

CHAPTER 4: RESIDENTIAL DISTRICTS

- 400. Purpose
- 401. Principal Uses
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- 403. Requirements For Special Exception Use
- 404. Bulk and Area Requirements

SECTION 400. PURPOSE

A. General Purposes

The Residential Districts are designed to:

1. Achieve the residential objectives of the Comprehensive Plan.
2. Protect the character of residential areas by excluding inharmonious commercial, industrial activities, and other incompatible uses.
3. Achieve a suitable environment for family life by permitting in residential areas appropriate neighborhood facilities such as churches, schools, and certain cultural and recreational facilities.
4. Preserve the openness of areas and avoid overcrowding by requiring minimum yards, open spaces, lot areas, and by limiting the bulk of structures.
5. Permit a variety of dwelling types and densities to meet the varying needs of families.
6. Control the density of residential development to facilitate planning for the economical provision of streets, utilities, and other public facilities.

B. Purposes of the RS-60 Residential Single-Family Low Density District

The RS-60 District is designed to permit the development and conservation of single-family dwellings in large lot environments with a density of approximately 0.7 dwellings units per acre.

C. Purposes of the RSTD-60 Residential Single-Family Doublewide Manufactured Home Low Density District – **Unincorporated Areas Only**

The RSTD-60 District is designed to permit the development and conservation of doublewide single-family manufactured home dwellings in large lot environments with a density of approximately 0.7 dwellings units per acre **in unincorporated areas only.**

- D. Purposes of the RSTS-60 Residential Single-Family Singlewide Manufactured Home Low Density District – **Unincorporated Areas Only**

The RSTS-60 District is designed to permit the development and conservation of singlewide single-family manufactured home dwellings in large lot environments with a density of approximately 0.7 dwellings units per acre **in unincorporated areas only.**

- E. Purposes of the RS-40 Residential Single-family Low Medium Density District

The RS-40 District is designed to permit development and conservation of single-family dwellings with a density of approximately 1.09 dwelling units per acre.

- F. Purposes of the RSTD-40 Residential Single-family Doublewide Manufactured Home Low Medium Density District – **Unincorporated Areas Only**

The RSTD-40 District is designed to permit the development and conservation of doublewide single-family manufactured home dwellings in large lot environments with a density of approximately 1.09 dwelling units per acre **in unincorporated areas only.**

- G. Purposes of the RSTS-40 Residential Single-family Singlewide Manufactured Home Low Density District – **Unincorporated Areas Only**

The RSTS-40 District is designed to permit the development and conservation of singlewide single-family manufactured home dwellings in large lot environments with a density of approximately 1.09 dwellings units per acre **in unincorporated areas only.**

- H. Purposes of the RS-30 Residential Estate District – **Unincorporated Areas Only**

The RS-30 District is designed to permit development and conservation of single-family dwellings with a density of approximately 1.45 dwelling units per acre **in unincorporated areas only.**

- I. Purposes of the RS-25 Residential Single-Family Medium Density District

The RS-25 District is designed to permit the development and conservation of single-family detached dwellings in suitable environments with a density of approximately 1.74 dwelling units per acre.

- J. Purposes of the RSTD-25 Residential Doublewide Manufactured Home Single-Family Medium Density District – **Unincorporated Areas Only**

The RSTD-25 District is designed to permit the development and conservation of doublewide manufactured home single-family detached dwellings in suitable environments with a density of approximately 1.74 dwelling units per acre in **unincorporated areas only**.

- K. Purposes of the RSTS-25 Residential Singlewide Manufactured Home Single-Family Medium Density District – **Unincorporated Areas Only**

The RS-25 District is designed to permit the development and conservation of singlewide manufacture home single- family detached dwellings in suitable environments with a density of approximately 1.74 dwelling units per acre in **unincorporated areas only**.

- L. Purpose of the RS-20 Residential Single-Family Medium District

The RS-20 District is designed to permit the development and conservation of single-family detached dwellings in suitable environment with a density of approximately 2.12 dwelling units per acre.

- M. Purpose of the RS-10 Residential Single-Family High Medium Density District

The RS-10 District is designed to permit the development and conservation of single-family detached dwellings in suitable environments with an approximate density of 4.36 dwelling units per acre.

- N. Purpose of the RS-6 Residential Single-Family High Density District

The RS-6 District is designed to permit the development and conservation of single-family detached dwellings in suitable environments with an approximate density of 7.26 dwelling units per acre.

- O. Purpose of the RST-60 Residential Single-Family Manufactured Home Low Density- **Unincorporated Areas Only**

The RST-60 District is designed to permit development of single-family manufactured homes in large lot environments with a density of approximately 0.7 dwelling units per acre in **unincorporated areas only**.

- P. Purposes of the RST-40 Residential Single-Family Manufactured Home Low Medium Density District – **Unincorporated Areas Only**

The RST-40 District is designed to permit development of single-family manufactured homes in large lot environments with a density of approximately 1.09 dwelling units per acre in **unincorporated areas only**.

- Q. Purposes of the RST-30 Residential Single-family Manufactured Home Estate District – **Unincorporated Areas Only**

The RST-30 District is designed to permit development and conservation of single-family manufactured home dwellings with a density of approximately 1.45 dwelling units per acre **in unincorporated areas only.**

- R. Purposes of the RST-25 Residential Single-Family Manufactured Home Medium Density District – **Unincorporated Areas Only**

The RST-25 District is designed to permit the development of single-family manufactured homes in unincorporated areas with a density of approximately 1.74 dwelling units per acre **in unincorporated areas only.**

- S. Purpose of the RST-20 Residential Single-Family Manufactured Home Medium Density District – **Unincorporated Areas Only**

The RST-20 District is designed to permit the development of single-family manufactured homes with a density of approximately 2.12 dwelling units per acre **in unincorporated areas only.**

- T. Purposes of the RST-10 Residential Single-Family Manufactured Home High Medium Density District – **Unincorporated Areas Only**

The RST-10 District is designed to permit the development of residential single-family manufactured homes with a density of approximately 4.36 dwelling units per acre **in unincorporated areas only.**

- U. Purpose of the RST-6 Residential Single-Family Manufactured Home High Density District – **Unincorporated Areas Only**

The RST-6 District is designed to permit the development of residential single-family manufactured homes with a density of approximately 7.26 dwelling units per acre **in unincorporated areas only.**

- V. Purpose of the RM-6 Residential Multi-Family Low Density District

The RM-6 District is designed to permit development of single-family townhouses and other such development at varying densities.

- W. Purpose of the RM-4 Residential Multi-Family Low Medium Density District

The RM-4 District is designed to permit development of single-family townhouses and other such development at varying densities.

- X. Purpose of the RM-2.5 Residential Multi-Family High Medium Density District

The purpose of the RM-2.5 District is to permit development of single-family townhouses and other such development at varying densities.

Y. Purpose of the RM-1.5 Residential Multi-Family High Density District

The purpose of the RM-1.5 District is to permit development of single-family townhouses and other such development at varying densities.

Z. Purpose of the RT Residential Single-Family Manufactured Home Park District

The purpose of the RT District is to permit development of manufactured home parks.

SECTION 401. PRINCIPAL USES

The principal uses Permitted in the Residential Districts are designated by Use Units. Use Units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 15. The Use Units permitted in Residential Districts are set forth in Table 4-1 which follows. Where an "X" appears in the column of a District, the use set off opposite the "X" is a use permitted by Right. Where an "E" appears, the use is permitted subject to the granting of a Special Exception by the Board of Adjustment.

TABLE 4 - 1

USE UNITS PERMITTED IN RESIDENTIAL DISTRICTS (R)*

No.	Use Units Name	Districts			
		RS	RST ¹	RM	RT
1.	Area-Wide Uses by Right	X	X	X	X
2.	Area-Wide Special Exception Uses	E ⁶	E ⁶	E ⁶	E ⁶
4.	Public Protection and Utility Facilities	E ²	E ²	E ²	E ²
5.	Single-Family Dwelling	X	X	X	X
6.	Duplex Dwelling			X	
7.	Townhouse Dwelling			X	
8.	Multi-family Dwelling and Similar Uses	X ³	X ³	X	
9.	Manufactured Home Dwelling		X ⁴		X
10.	Off-street Parking			E ⁵	
11.	Offices, Studios and Support Services			E ⁵	

*X = Use by Right

E = Special

¹Unincorporated Areas Only. A minimum lot area of ten (10) acres is required for the RST District. Manufactured home parks or subdivisions are subject to Section 403.B.

²Principal Use Antenna and Antenna Supporting Structures are not permitted by Special Exception in any R District.

³Community group home, convent, monastery, and novitiate are the only uses within Use Unit 8 permitted by Special Exception in the RS and RST Districts.

⁴Development for one residential single-family manufactured home is permitted in unincorporated areas only.

⁵In RM-1.5 and RM-2.5 Districts only.

⁶Detention/Correctional Facilities, Emergency and Protective Shelters, Homeless Centers, Transitional Living and Residential Treatment Centers and Bed and Breakfast Inns are not permitted in RS, RST or RT Districts.

SECTION 402. ACCESSORY USES**A. Accessory Uses Permitted**

Accessory uses customarily incidental to a principal use permitted in a Residential Districts are permitted in such District. In addition, the following uses set forth in Table 4 -2 are permitted as accessory uses. Where applicable, use conditions are set forth in Section 402.B.

TABLE 4 - 2**ACCESSORY USES PERMITTED IN RESIDENTIAL DISTRICTS (R)**

Uses	Districts
1. Home Occupations (As permitted by Section 402.B.7 Accessory Use) (As permitted by Section 403.B. Special Exception)	All R Districts, All R Districts ¹
2. Sleeping Rooms (Section 402.B.4)	All R Districts ²
3. Storm Shelters	All R Districts
4. Signs: (Section 402.B.5 and Chapter 11 Signs) Bulletin Board Identification Sign Real Estate Sign Construction Sign	All R Districts
5. Swimming Pool	All R Districts
6. Management Office and Private Recreation, Laundry, and Accessory Storage Facilities	All RM Districts
7. Family Day Care Home (Section 402.B.6)	All R Districts
8. Parking/Storage of Recreational Vehicles (Section 402.B.8)	All R Districts
9. Accessory Antennas and Antenna Supporting Structures (Section 402.B.2)	All R Districts

¹By Special Exception requiring Board of Adjustment approval.

²By Special Exception requiring Board of Adjustment approval if the total number of persons in the dwelling unit exceeds the number permitted in definition of a "Family" in Chapter 21, Definitions.

B. Accessory Use Conditions**1. Accessory Buildings**

- a. No accessory buildings shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless construction of the main building on the lot has been completed.
- b. Accessory buildings on permanent foundations shall conform to all setback regulations. (See also Sections 302, 502, 602, 702, 802 and 1002).
- c. An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal buildings.
- d. Detached accessory buildings in all R Districts, not exceeding one (1) story in height and not on a permanent foundation:
 - 1) Shall not be located in the front yard;
 - 2) Shall not in the aggregate exceed 750 square feet of floor area, nor cover more than 30% of the rear yard, nor exceed 30% of the floor area of the principal residential structure, whichever is greater, unless granted a Special Exception by the Board of Adjustment;
 - 3) Shall be located in the rear two-thirds (2/3) of the lot; however, this limitation shall not apply to carports, provided that the front building setback is observed;
 - 4) Shall be located a minimum of six (6) feet from any existing dwelling or dwelling under construction and a minimum of three (3) feet from any interior lot line;
 - 5) Within the rear yard, shall be located at least three (3) feet from any lot line. If the rear lot line abuts a public street, the detached accessory building shall be setback from the centerline of the street 20 feet plus one-half (1/2) of the right-of-way designated on the Major Street Plan, or 45 feet from the centerline of the street if the street is not designated on the Major Street Plan; and

- 6) If on a corner lot, shall not project in front of the required or existing front building setback line on the adjacent lot, nor extend closer than 25 feet to the street right-of-way from which vehicular access is gained.

2. Accessory Antennas and Antenna Supporting Structures

- a. Accessory Antennas and Antenna Supporting Structures which are accessory to a residential use are permitted to be mounted on a residential dwelling or customary accessory building provided:

- 1) The Antenna Supporting Structure is considered part of the residential building and shall comply with the building height restrictions of the District; and
- 2) In no instance may the total Antenna height exceed 65 feet which shall be measured from the average ground elevation at the residential dwelling to the highest horizontal point of the Antenna and Antenna Supporting Structure.
- 3) The surface area of all such mounted antennas shall not exceed ten (10) square feet. Only one side, which has the largest surface area is to be measured.
- 4) These provisions do not apply to principal use Antennas or to Antennas which are accessory to uses requiring Board of Adjustment approval.

- b. Structures other than a dwelling or customary accessory building which are used to support Accessory Antennas (including guy lines) shall:

- 1) Be limited to one (1) such structure;
- 2) Be located in the rear yard only;
- 3) Not exceed 65 feet in height, measured from the average ground elevation of the rear building wall of the residential dwelling to the highest horizontal point of the Antenna and Antenna Supporting Structure;
- 4) Not encroach upon the land or airspace of any abutting property; and

- 5) Not exceed 24 inches in width above 25 feet in height, exclusive of guy lines.

3. Accessory Commercial Uses in Multi-Family Districts

- a. Permitted accessory commercial uses are limited to the uses included in Use Unit 12, Eating Establishments Other Than Drive-Ins and Use Unit 14, Convenience Goods and Services designed and located for the convenience of the occupants of a multi-family dwelling.
- b. Accessory commercial uses shall be located entirely within a multi-family structure and may have an exterior public entrance for each interior lobby entrance.
- c. Commercial accessory uses shall not occupy more than 10% of the gross floor area of the building in which located.
- d. No signs or other advertising shall be visible from outside the lot.

4. Sleeping Rooms

In a dwelling unit occupied as a private residence, one (1) or more rooms may be rented or meals furnished, to not exceeding two (2) persons not members of the family occupying said premises, providing no window display or sign board is used to advertise such use.

5. Signs

Accessory signs in Residential Districts are subject to the requirements established in Chapter 11, Signs.

6. Family Day Care Homes

- a. Must be licensed by the State of Oklahoma Department of Human Services and the City or County.
- b. Must be the primary residence of the Family Day Care Operator.
- c. Must obtain a Certificate of Occupancy from the Building Inspector if established after the effective date of this amendment.

- d. A maximum of seven (7) children, including those pre-school children under five (5) years of age who reside in the residence, may be cared for in the home.
- e. No person shall be employed other than a member of the immediate family residing on the premises or a substitute caregiver as required by the standards for Family Day Care Homes adopted by the Oklahoma Department of Human Services.
- f. No signs advertising the Family Day Care Home shall be permitted on the lot.
- g. No exterior alterations of the dwelling or any customary accessory structure shall be made which would detract from the residential character of the structures.
- h. No Family Day Care Home may be located on a lot within 300 feet of another lot containing a Family Day Care Home if any boundary of said lots abut the same street. "Street" as used herein shall mean any named or numbered street along its full length, irrespective of any intervening street.
- i. State licensed Family Day Care Homes in existence on the effective date of this amendment, but which would be prohibited by the spacing requirements herein, may continue as otherwise regulated herein.

7. Home Occupations

- a. Accessory Home Occupations permitted by Right shall include only service oriented occupations, and include, but are not limited to the following:
 - 1) Artists;
 - 2) Authors and Composers;
 - 3) Beauty Shop, limited to one patron at a time;
 - 4) Catering/Food Service;
 - 5) Computer programming;
 - 6) Home cooking and preserving;
 - 7) Home crafts;
 - 8) Ironing;

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- 9) Music Lessons, limited to one student at a time;
 - 10) Sewing;
 - 11) Telephone answering and/or solicitation; and
 - 12) Tutorial service, limited to one (1) student at a time.
- b. Such Home Occupations permitted by Right shall comply with the following requirements:
- 1) Only members of the family residing in the dwelling shall participate in the Home Occupation;
 - 2) Signs or displays advertising the Home Occupation on the premises which are visible from outside the lot are prohibited;
 - 3) The Home Occupation shall be conducted entirely within an enclosed principal residential structure;
 - 4) Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited;
 - 5) Exterior alterations of the structure which would detract from the residential character of the structure are prohibited;
 - 6) Outside storage or display of materials or items associated with the Home Occupation is prohibited;
 - 7) A maximum of 300 square feet of floor area, or not more than 30% of the total floor area of the principal residential structure, whichever is less, may be used in the Home Occupation;
 - 8) Vehicles used in conjunction with the Home Occupation shall be parked off the street on the lot containing the Home Occupation, and shall be of a type customarily found in a residential area;
 - 9) The sale of any products is prohibited on the premises; and
 - 10) The Home Occupation must be accessory to the use of the dwelling unit as a residence.

c. Home Occupations Permitted by Special Exception

Home Occupations which are not permitted by Right may be permitted as a Special Exception subject to the minimum requirements as set forth in Section 403.B, Special Exception Uses In Residential Districts and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

d. Uses excluded from consideration as a Home Occupation are uses listed in Use Units 12 through 31 inclusive.

8. Parking or Storage of a Recreational Vehicle

a. Other than for purposes of loading and unloading, which shall take place within a 48 hour period, Recreational Vehicles located in an R District shall be parked or stored:

- 1) Inside a garage; or
- 2) Within a rear yard, if located at least five (5) feet from any lot line; provided, however, where said lot line abuts a public street, the Recreational Vehicle shall not be parked or stored closer to the street than the existing dwelling; or
- 3) Within a non-required side yard; or
- 4) Within a required side yard if the Recreational Vehicle is less than six (6) feet in height (excluding the height of an outboard motor or windshield) and it is screened by a six (6) foot screening fence along the lot line nearest the Vehicle and extending the full length of the Vehicle; or
- 5) Within the front yard, provided:
 - a) Space is not available or there is no reasonable access to either the side yard or rear yard; a corner lot is always deemed to have reasonable access to the rear yard and a fence is not necessarily deemed to prevent reasonable access;
 - b) Parking inside the garage is not possible because of the size of the garage structure;

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- c) The Vehicle is parked perpendicular to the front lot line;
 - d) The body of the Recreational Vehicle is at least 12 feet from the face of the curb or traveled portion of the street, but in no instance shall any portion of the Vehicle extend over a sidewalk or other public right-of-way; and
 - e) Not more than one (1) Recreational Vehicle is parked or stored in the front yard. A boat with or without a trailer is considered one (1) recreational vehicle.
- b. The parking and storage of Recreational Vehicles in an R District as established herein is permitted only if:
- 1) The Vehicle is not used for dwelling purposes;
 - 2) The Vehicle is not permanently connected to any public or private utility; and
 - 3) The Vehicle is not used for storage of goods, materials, or equipment other than those items considered to be a part of the unit or essential for its use as a Recreational Vehicle.
- c. The Board of Adjustment may, as a Special Exception, permit Recreational Vehicles to be parked or stored in the front yard or required side yard if the conditions listed in this Section can not be met.

SECTION 403. REQUIREMENTS FOR SPECIAL EXCEPTION USE

The Special Exception Uses permitted in the Residential Districts, as designated in Table 4-1, are subject to the minimum requirements set out below, the conditions established within the Use Units and such additional safeguards and conditions as may be imposed by the Board of Adjustment.

- A. The accessory use provisions of the Residential Districts pertaining to signs are applicable to accessory signs for principal uses permitted by Special Exception. (Section 402.B. and Chapter 11, Signs).

B. Home Occupations Permitted by Special Exception

1. The Home Occupation must be accessory to the use of the dwelling unit as a residence.
2. Only members of the family residing in the dwelling shall participate in the Home Occupation.
3. Signs advertising the Home Occupation on the premises which are visible from outside the lot are prohibited.
4. The Home Occupation shall be conducted entirely within an enclosed principal residential structure or customary accessory building.
5. Mechanical equipment which creates noise, dust, odor or electrical disturbance is prohibited.
6. Exterior alterations of the structure which would detract from the residential character of the structure are prohibited.
7. Outside storage or display of materials or items associated with the Home Occupation is prohibited.
8. In no case may the Home Occupation exceed 500 square feet or 30% of the total floor area of the house or accessory building, whichever is less.
9. Vehicles used in conjunction with the Home Occupation shall be parked off the street on the lot containing the Home Occupation, and shall be of a type customarily found in a residential area.
10. The sale of product on the premises is prohibited.

C. In the RM-4 or RM-6 District, townhouse use (3 or more units per building) shall conform to the Zoning District requirements and the following restrictions:

1. Maximum floor area ratio of 0.5;
2. Minimum lot size of 3,675 square feet;
3. Minimum frontage of 100 feet; and
4. A minimum building setback of 25 feet from abutting lot lines located within an RS District.

- D. Unless otherwise provided, the Bulk and Area requirements for Special Exceptions shall be as follows:
1. Use Unit requirements, when more restrictive, shall prevail.
 2. Otherwise, Special Exception uses shall comply with the least restrictive yard and height requirements of the Zoning District in which located and in addition, shall comply with the following requirements:
 - a. Maximum floor area ratio of 0.5;
 - b. Minimum lot size of 10,000 square feet;
 - c. Minimum frontage of 100 feet; and
 - d. A minimum building setback of 25 feet from abutting lot lines located within an R District.
 3. Special Exceptions shall comply with Section 210, Lot Area and Width Exceptions.
 4. The Board of Adjustment may, as a condition of approval, make other requirements in addition to those provided by this Ordinance to assure compatibility with adjacent and/or planned uses.
- E. Office use in the RM-1.5, and RM-2.5 Districts shall comply with the bulk and area requirements of the OL District.
- F. Off-street parking lots may be permitted by Special Exception in RM-1.5 and RM-2.5 Districts only, provided:
1. It is not a commercial lot; and
 2. It is not abutting the side lot lines of two (2) existing single-family dwellings.

SECTION 404. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS

A. Lot Width and Area Requirements

Lot width and area requirements in Residential Districts shall be provided as shown below in Table 4-3. For modification of these requirements see Section 404.E.

TABLE 4 - 3

LOT WIDTH AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS*

District	Lot Width, Minimum (feet)					Lot Area, Minimum (square feet)			
	Townhouse Individual Lot*	All Other Dwellings One Family	Two Family	Three Family	Townhouse Development	Other Dwellings Individual Lots	One Family	Two Family	Three or more Family
RS-60 and RS-60CL****	-	165	-	-	-	-	60,000	-	-
RS-40 and RS-40 CL****	-	150	-	-	-	-	40,000	-	-
RS-30**	-	140	-	-	-	-	30,000	-	-
RS-25 and RS-25 CL****	-	120	-	-	-	-	25,000	-	-
RS-20	-	100	-	-	-	-	20,000	-	-
RS-10	-	80	-	-	-	-	10,000	-	-
RS-6	-	60	-	-	-	-	6,000	-	-
RST-60**	-	165	-	-	-	-	60,000	-	-
RSTD-60**	-	165	-	-	-	-	60,000	-	-
RSTS-60**	-	165	-	-	-	-	60,000	-	-
RST-40**	-	150	-	-	-	-	40,000	-	-
RSTD-40**	-	150	-	-	-	-	40,000	-	-
RSTS-40**	-	150	-	-	-	-	40,000	-	-
RST-30**	-	140	-	-	-	-	30,000	-	-
RST-25**	-	120	-	-	-	-	25,000	-	-
RSTD-25**	-	120	-	-	-	-	25,000	-	-
RSTS-25**	-	120	-	-	-	-	25,000	-	-
RST-20**	-	100	-	-	-	-	20,000	-	-
RST-10**	-	80	-	-	-	-	10,000	-	-
RST-6**	-	60	-	-	-	-	6,000	-	-
RM-6	24	60	75	100	36,000	1,900	6,000	7,500	10,000
RM-4	24	60	75	100	24,000	1,900	6,000	7,500	10,000
RM-2.5	24	60	75	100	20,000	1,900	6,000	7,500	10,000
RM-1.5	20	60	75	100	16,000	1,600	6,000	7,500	10,000
RT***	-	-	-	-	-	-	-	-	-

* A minimum of three (3) Townhouse lots is required for Townhouse Development.

** Unincorporated areas only.

*** See Section 404.F.

**** Incorporated areas only: RT, RS-25 CL, RS-40 CL and RS-60 CL

B. Lot Area Per Dwelling Unit and Height Requirements

Lot area per dwelling unit and height requirements in Residential Districts shall be as provided in Table 4-4. For modification of these requirements see Section 404.E.

TABLE 4 - 4

LOT AREA PER DWELLING UNIT AND HEIGHT REQUIREMENTS IN RESIDENTIAL DISTRICTS

District	Townhouse Developments		All Other Dwellings			Height, maximum (feet) if no additional setback is provided	Additional height (feet) permitted for each additional foot of side and rear setback
	Two or more Bedrooms	One or fewer Bedrooms	Two or more Bedrooms	One Bedroom	No Bedroom		
RS-60 and RS-60 CL****	-	-	60,000	60,000	60,000	35	0.4
RS-40 and RS-40 CL****	-	-	40,000	40,000	40,000	35	0.5
RS-30*			30,000	30,000	30,000	35	0.5
RS-25 and RS-25 CL****	-	-	25,000	25,000	25,000	35	0.6
RS-20	-	-	20,000	20,000	20,000	35	0.7
RS-10	-	-	10,000	10,000	10,000	35	0.8
RS-6	-	-	6,000	6,000	6,000	35	1.0
RST-60*	-	-	60,000	60,000	60,000	20	0.4
RSTD-60*	-	-	60,000	60,000	60,000	20	0.4
RSTS-60*	-	-	60,000	60,000	60,000	20	0.4
RST-40*	-	-	40,000	40,000	40,000	20	0.5
RSTD-40*	-	-	40,000	40,000	40,000	20	0.5
RSTS-40*	-	-	40,000	40,000	40,000	20	0.5
RST-30*			30,000	30,000	30,000	20	0.5
RST-25*	-	-	25,000	25,000	25,000	20	0.6
RSTD-25*	-	-	25,000	25,000	25,000	20	0.6
RSTS-25*	-	-	25,000	25,000	25,000	20	0.6
RST-20*	-	-	20,000	20,000	20,000	20	0.7
RST-10*	-	-	10,000	10,000	10,000	20	0.8
RST-6*	-	-	6,000	6,000	6,000	20	1.0
RM-6**	6,000	5,200	6,000	5,200	4,500	35	1.0
RM-4**	4,000	3,500	4,000	3,500	3,000	35	1.3
RM-2.5**	2,500	2,500	2,500	2,200	1,900	35	1.6
RM-1.5**	2,000	2,000	1,500	1,300	1,100	35	2.0
RT***	-	-	-	-	-	-	-

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- * Unincorporated areas only.
- ** In the case of multi-family dwellings in RM Districts, the area in abutting streets out to the centerline for a distance not to exceed 65 feet and in abutting public open spaces to the center thereof for a distance not exceeding 65 feet may be counted as part of the area of the lot in determining lot area per dwelling unit.
- *** See Section 404.F.
- **** In incorporated areas only: RS-25 CL, RS-40 CL and RS-60 CL

C. Yard Coverage Requirements

Yard coverage requirements in Residential Districts shall be provided as shown in Table 4-5. For modification of these requirements see Section 404.E.

TABLE 4 - 5

YARD AND COVERAGE REQUIREMENTS IN RESIDENTIAL DISTRICTS*

District	Yards (feet), Minimum								
	Front Yard	Interior Lots		Interior Side Yard	Corner Lots		Rear Yard	Lot Coverage Maximum (%)	
		One Interior Lot Yard	Other Interior Lot Yard		If Back-to-Back with another corner lot	If not Back-to-Back with another corner lot		Interior Lot	Corner Lot
RS-60 and 40 RS-60 CL****		16	8	8	30	35	35	15	20
RS-40 and 40 RS-40 CL****		16	8	8	30	35	35	15	20
RS-30**	35	16	8	8	30	35	35	15	20
RS-25 and 35 RS-25 CL****	35	14	7	7	25	30	30	20	25
RS-20	35	14	7	7	25	30	30	20	25
RS-10	30	12	6	6	20	25	25	25	30
RS-6	25	10	5	5	15	20	20	25	30
RST-60**	40	16	8	8	30	35	35	15	20
RSTD-60**	40	16	8	8	30	35	35	15	20
RSTS-60**	40	16	8	8	30	35	35	15	20
RST-40**	40	16	8	8	30	35	35	15	20
RSTD-40**	40	16	8	8	30	35	35	15	20
RSTS-40**	40	16	8	8	30	35	35	15	20
RST-30**	35	16	8	8	30	35	35	15	20
RST-25**	35	14	7	7	25	30	30	20	25
RSTD-25**	35	14	7	7	25	30	30	20	25
RSTS-25**	35	14	7	7	25	30	30	20	25
RST-20**	35	14	7	7	25	30	30	20	25
RST-10**	30	12	6	6	20	25	25	25	30
RST-6**	25	10	5	5	15	20	20	25	30
RM-6	25	10	5	5	15	20	20	25	30
RM-4	25	10	5	5	15	20	20	30	35
RM-2.5	15	10	5	5	10	10	20	30	35
RM-1.5	10	10	5	10	10	10	20	30	35
RT***	-	-	-	-	-	-	-	-	-

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- * Front yards or any yard abutting a public street shall be measured from the centerline of the abutting street, adding to the distance shown in Table 4-5 one-half (1/2) the distance designated in the Major Street Plan (MSP).
- ** Unincorporated areas only. The front yard requirements of the RS-30 District may be reduced five (5) feet upon approval of a Special Exception by the Rogers County Board of Adjustment.
- *** See Section 404.F.
- **** In incorporated areas only: RS-25 CL, RS-40 CL and RS-60 CL

D. Minimum Recreational Area for Townhouse Development

In any Townhouse Development there shall be provided a recreation area for use in common by all residents of the development as set forth in Table 4 - 6 below.

TABLE 4 - 6

**BULK AND AREA REQUIREMENTS FOR TOWNHOUSE DEVELOPMENT
RECREATION AREA**

District	Minimum Area (sq. ft.) of Recreation Area	
	Per Dwelling Unit	Each Area
RM-6	1,600	10,000
RM-4	800	5,000
RM-2.5	400	4,000
RM-1.5	200	3,000

E. Modification of Bulk and Area Requirements in Residential Districts

1. All multifamily dwellings and their accessory buildings, except garages, shall be setback at least 25 feet from any RS District. A single-story limitation shall apply to multifamily dwellings which are within 50 feet of an RS District. All three (3) story or greater multifamily dwellings shall be at least 75 feet from an RS District.
2. When a lot or portion of a lot abuts a cul-de-sac having a radius greater than 25 feet, or when a lot or portion of a lot abuts a nonarterial street right-of-way which exceeds 50 feet in width, the designated setback distance shall be measured from the property line, or as otherwise provided in Table 4-5.
3. Side yards shall not apply to interior lot lines of Townhouse Developments.

4. Front yard requirements in the RS-60, RS-40, RS-30, RS-25, and RS-20 Districts may be reduced five (5) feet with Board of Adjustment approval as a Special Exception.

F. Bulk and Area Requirements in RT Residential Single-Family Manufactured Home District

1. Residential Manufactured Home Park Development

a. General requirements

- 1) The tract shall have a minimum area of at least five (5) acres, and shall consist of one (1) or more contiguous tracts under common ownership or control. Contiguous shall mean separated only by non-arterial streets or alleys. If so divided, no part shall be less than one (1) acre.
- 2) Internal private streets shall be constructed to City or County standards and the minimum permitted internal private street surfacing width shall be 26 feet.
- 3) All dwellings shall be completely skirted.
- 4) All dwellings shall be anchored as required by the City or County Ordinance, regulation, or manufacturers recommendations, whichever is more restrictive.
- 5) All manufactured homes placed shall be certified and shall conspicuously display such certification that they have been constructed and comply with the current applicable National Manufactured Home Construction and Safety Standards, or were constructed after the first edition of said code.
- 6) For sign regulations for the Manufactured Home Park District, see Section 1107.2.

b. Tract Development Standards

- | | | |
|---|-----------------------|----------|
| 1) Tract Area | (Minimum) | 5 acres |
| The minimum area may be reduced to two (2) acres upon approval of a Special Exception from the Board of Adjustment. | | |
| 2) Land Area per Dwelling Unit | (Minimum/Square Feet) | 5,445 SF |
| 3) Tract Width | (Minimum) | 200 feet |

4) **Setback Abutting a Public or Private Street: (Minimum)**

Measured from the centerline of an abutting street: Add to the distance designated in the column to the right, one-half (1/2) of right-of-way width designated on Major Street Plan, or 25 feet, if not designated on the Major Street Plan:

- | | |
|---|------------|
| a) Abutting an Arterial or Freeway Service Road | 35 feet |
| b) Not Abutting an Arterial or Freeway Service Road | 25 feet |
| c) Abutting a private street | 25 feet |
| 5) Setback from a perimeter boundary, except where abutting a public street | 15 feet |
| 6) Height (Maximum) | One Story* |

*Two (2) stories may be permitted only upon approval of a Special Exception from the Board of Adjustment.

- 7) Common park/recreational open space and facilities (which may include trails, playgrounds, and community buildings) shall be delineated and provided on each development established under this Ordinance equal to at least 6% of the total gross tract area, exclusive of open area on each space. A minimum of 800 square feet shall be provided for each dwelling unit and a minimum of 5,000 square feet shall be provided for each recreation area.

c. **Internal Space Requirements exclusive of streets and required open space:**

- 1) **Minimum Space Width** 40 feet

Minimum space width is based on meeting the minimum requirements for side yards as established in this Section.

- 2) **Minimum Space Area** 4,000 SF

Minimum space area is based on meeting all minimum requirements of this Section.

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- 3) Side Yards (Minimum)
 - a) One Side Yard 5 feet
 - b) Other Side Yard 10 feet
- 4) Rear Yard (Minimum) 15 feet
- 5) Front Yard (Minimum) 20 feet
- 6) Minimum Separation between Dwellings 15 feet
- 7) Minimum Paved Off-Street Parking Spaces per Dwelling Unit 2 spaces
- 8) Detached Accessory Building
 - a) Minimum area/Square Feet (SF) 36 SF
 - b) Maximum area/Square Feet (SF) 100 SF
 - c) Minimum Setback from Space Boundary 3 feet
- 9) Maximum Area Under Roof
 - a) 45% of the space
 - b) Area under roof is the sum of the square footages of the dwelling plus carport and outdoor shelters, plus any attached or detached accessory buildings.
- 10) Paved outdoor living area shall be provided on each space and shall be a minimum of 100 square feet and shall have an average dimension of not less than ten (10) feet. Paved outdoor living area may be covered with a roof, subject to limitations imposed by maximum area under roof. Required parking areas and driveways shall not be included as part of this outdoor living area.

d. Screening

Manufactured Home Park developments which abut an RS District shall be screened in accordance with Section 216 and 1509 of this Ordinance.

2. Residential Manufactured Home Subdivision

a. A Residential Manufactured Home Subdivision is a subdivision designed for the sale of lots for the purpose of siting manufactured homes on individual lots and must comply with the requirements set out below. Additionally, a subdivision plat incorporating these requirements must be submitted to and approved by the Planning Commission and City Council or the Planning Commission and the Board of County Commissioners and filed of record in the office of the County Clerk.

b. General Requirements:

- 1) All dwellings shall be attached to a conventional permanent foundation.
- 2) All manufactured homes placed shall be certified and shall conspicuously display certification that they have been constructed to and comply with current applicable National Manufactured Home Construction and Safety Standards, or were constructed after the first edition of said code.
- 3) The tract to be subdivided shall have a minimum area of at least five (5) acres, and shall consist of one (1) or more contiguous tracts under common ownership or control. Contiguous shall mean separated only by non-arterial streets or alleys. If so divided, no part shall be less than one (1) acre.
- 4) For sign regulations in a Manufactured Home Subdivision District, see Section 1107.2.
- 5) All internal streets shall be designed and constructed to the standards of the City or County and shall be dedicated to the public unless maintenance is otherwise assumed by a Homeowners Association.

c. Bulk and Area Requirements:

- | | |
|--|----------|
| 1) Lot Width (Minimum) | 60 feet |
| 2) Lot Area (Minimum/Square Feet) | 6,000 SF |
| 3) Land Area per Dwelling Unit (Minimum/Square Feet) | 7,500 SF |

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- 4) Structure Height (Maximum) One Story*

*Two (2) stories may be permitted only upon approval of a Special Exception from the Board of Adjustment.

- 5) Recreational Area per Dwelling Unit (Minimum) 2,500 SF
- 6) Front Yard and Any Yard Abutting a Public Street:

Measured from Centerline of an abutting Street: Add to the distance designated in the column to the right, one-half (1/2) of the right-of-way width designated on the Major Street Plan, or 25 feet if not designated on Major Street Plan (Minimum). However, where a lot or portion on a lot abuts a cul-de-sac having a radius greater than 25 feet; the setback distance designated in the column to the right shall be measured from the property line:

Abutting an Arterial or Freeway Service Road	35 feet
Not Abutting an Arterial or Freeway Service Road	25 feet

Side Yards	(Minimum)	
One side		5 feet
Other side		10 feet

Rear Yard	(Minimum)	15 feet
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- 7) Accessory building setback from side or rear yard 3 feet
- 8) Accessory buildings shall not be permitted in any required front yard.
- 9) Minimum Paved Off-Street Parking Spaces per Dwelling Unit 2 spaces
- 10) Minimum separation between dwellings 15 feet
- 11) Detached accessory buildings in the aggregate shall not exceed 750 square feet of floor area nor exceed 30% of the floor area of the principal residential structure, whichever is greater.
- 12) Manufactured home subdivisions which abut RS Districts shall be screened in accordance with Sections 216 and 1509 of this Ordinance.