

**ARTICLE VI
RESIDENTIAL ZONING DISTRICTS**

Section 1. "R-1" Single Family Dwelling District

A. Intent and Purpose of Districts: The "R-1", Single-Family District is established for the purpose of low density single-family dwelling control and to allow certain public facilities and certain special uses. It is intended that no uses be permitted in this district that will devalue property used for residential purposes or interfere with health, safety, order or general welfare for persons residing in the district. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

B. In District "R-1" no building or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged or designed for other than one of the uses listed.

C. Use Regulations:

1. Single-family dwelling units
2. Residential design manufactured homes as defined in Article V, Section 7 of the Ordinance
3. Churches and similar places of worship and parish homes
4. Golf courses, except miniature golf courses and driving tees operated for commercial purposes
5. Public parks, playgrounds, recreational areas, and community buildings owned and operated by a public agency
6. Public schools and parochial or private schools with an equivalent curriculum
7. Public libraries
8. Institutions of higher learning, including dormitory accommodations when located on the same tract of land as the educational buildings
9. Customary *accessory* uses and structures located on the same lot or parcel of land with the principal use includes, tennis courts, open air or enclosed swimming pools, private garages, garden houses, but does not include use unrelated to the principal use of any activity commonly conducted for gain, except as provided in other sections of this Ordinance
10. Temporary structures incidental to construction work, but only for the period of such work. Camper trailers, or basements may not be occupied for residential purposes during construction
11. The renting of not to exceed two (2) sleeping rooms with a total occupancy of not to exceed three (3) persons for whom board may be furnished, but with the prohibition of separate culinary accommodations for such tenants
12. Off-street parking and loading as required by Article XXII

13. *Accessory* and temporary uses and home occupations as permitted by Article XXV
14. Signs as permitted by Article XXI
15. **The following uses may be allowed by Special Use Permit when submitted, reviewed and approved by the Board of Zoning Appeals**
 - (a) Any public building erected on land used by any department of the City, County, State or Federal Government
 - (b) Communication towers. (meeting the requirements of Article XXV, Section 1, K, of this code)
 - (c) Telephone exchanges, electric substations and regulator stations, or other public utilities
 - (d) Home occupations
 - (e) Any use following the Land Use & Growth Framework of the comprehensive plan

D. Intensity of Use Regulation: Every lot shall have an area of not less than eight thousand square feet (8,000') and an average width of not less than sixty feet (60'), except that if a single lot of record as of the effective date of this Ordinance, as defined in the definitions section of this Ordinance, has less area or width than herein required and its boundary lines along their entire length touched lands under other ownership on the effective date of this Ordinance and have not since been changed, such lot may be used for a single-family dwelling if the structure conforms with other yard and height requirements in this district.

Exception: The lot may be less than an average 60 feet width if it abuts a lot with a smaller width and is congruent with the neighborhood.

E. Height Regulations: No building shall exceed thirty-five feet (35') in height. A request to exceed the thirty-five feet (35') limit may be submitted for an exception to the Board of Zoning Appeals.

F. Lot Coverage: The maximum lot coverage of impervious surfaces shall not exceed **sixty (60) percent** of the lot. Not more than one single family dwelling may be placed on a lot.

G. Yard Regulations:

1. Front yard

- (a) There shall be a front yard having a depth of not less than Twenty-five (25') measured at right angles from the front lot line to the nearest point of the front of the building, except as provided in other sections of this ordinance or required for arterial and collector streets.

- (b) Cornices, canopies, cantilever roofs, eaves, bay windows, balconies or similar features may overhang into a required setback up to (3) feet.
- (c) Porches, stoop overhangs, cornices and bay windows may project into a Front Yard setback a maximum of eight (8) feet IF the main living unit is setback at least twenty-five (25) feet from the lot line.
- (d) Carports may be placed over a concrete driveway in a front yard, provided they are open on all sides and anchored correctly, and in no case closer than eight (8) feet back from the curb, but remain fully inside property lines.
- (e) Where a lot is located at the intersection of two (2) or more streets there shall be a twenty-five (25) foot front yard and a side yard of twenty feet (20').
- (f) Corner lots shall have a sight triangle within which no planting, landscaping or building shall occur that will impair motor vehicle driver's vision. The sight triangle is defined in Article III, Section 2.

2. Side yard

- (a) There shall be a side yard having a width of not less than six feet (6') on each side of the principal structure measured at right angles from the nearest point on the side lot line of the lot to the nearest point of the wall or projection of the structure (whichever is closest), establishing a setback line parallel to the side lot line which extends between the front and rear setbacks.
- (b) Wherever a lot of record as of the effective date of this Ordinance has a lot width of fifty feet (50') or less, the side yard on each side of the principal structure may be not less than five feet (5').
- (c) Whenever a side yard abuts an *alley* or easement the side yard shall be not less than eight (8) feet. *Alleys* or easements shall not be included in the setback.
- (d) Any development which follows the legal covenants of the addition and the Row housing specifications of Article XXV, may have a zero (0) foot side yard.

3. Rear yard

- (a) There shall be a rear yard of not less than thirty feet (30') measured at right angles from the nearest point on the rear lot line to the nearest point of the structure or if an *alley* or easement abuts the rear lot line the thirty feet (30') may be from the center of the *alley* or easement providing the *alley* or easement is no wider than twenty feet (20').

The above setbacks are for most residential lots within the City of Liberal. Some setbacks may vary from the standard, and each will be reviewed accordingly by the Building Inspector or his or her designee. The decision of the Building

Inspector or his or her designee as to the approval of setbacks that vary from the standard is final.

No structure may be built in, on or over an easement, including, any architectural features listed above.