

## **ARTICLE 14-4 R DISTRICT - RESIDENTIAL**

### **14-4-1 Intent and Purpose**

### **14-4-2 Use Regulations**

### **14-4-3 Specific Requirements**

### **14-4-4 Pool and Spa Regulations**

#### **SECTION 14-4-1 INTENT AND PURPOSE**

The principal purpose of this zoning district is to conserve and protect the existing and potential residential character of the Town taking into consideration existing conditions including the present size of lots, use of land and availability of utilities and future land use needs.

#### **SECTION 14-4-2 USE REGULATIONS**

A. A building or premises shall be used only for the following purposes:

1. One-family dwellings.
2. Two-family dwellings.
3. Multi-family dwellings.
4. Manufactured homes no older than 25 years at the time of placement and Twenty (20') X forty (40') minimum on individual lots outside of a Manufactured Home park with regulations as outlined in article 14-4 Section 3 .
5. Manufactured homes parks, subject to review for compliance with regulations outlined in Article 14-5.
6. Public parks, public recreation grounds, but not including privately-owned amusement parks or recreation grounds.
7. Schools, churches, day-care/nurseries, rest homes and cemeteries,, provided sufficient open space in the form of front and side yard setbacks, playgrounds, and parking is provided.
8. Customary household pets.
9. Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work, but not for longer than 12 months and subject to use permit approval.
10. Utility buildings and structures such as water, sewer, telephone and electric buildings and structures provided they are fenced and landscaped to conform to the general character of the zone.
11. Gardens are limited to the growing of garden crops. Such uses shall be restricted to the back of the lot and shall not comprise more than ten (10) percent of the lot area.
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12. Fences, walls, and hedges not exceeding 6 feet in height shall be permitted, except in a front or side yard adjacent to a street, then the fence shall not exceed 4 feet in height and shall be a see through fence.
13. Accessory buildings and uses customarily incidental to the aforementioned uses including the following:

- (a) Private garage for the storage of vehicles owned by persons residing on the premises.
- (b) Greenhouses for private use only.
- (c) Buildings for storage of personal effects provided:
  - (i) they shall not be closer than 5 feet from drip line of storage to drip line of main building.

- (ii) they shall not encroach on any required front or side yards, and
  - (iii) they have a minimum setback of six (6) feet from the rear property line and three (3) feet if an alley is present.

- (d) swimming pools, provided they are for private residential use only, have a minimum setback of three (3) feet from any property line, and are enclosed by a fence with a minimum height of five (5) feet, Refer to the Pinal county Codes as outlined in Section 14-4-4 of this document.

- (e) Home Occupation, provided that:

- (i) the home occupation is conducted entirely within a dwelling, or else in an accessory building which contains not more than 400 square feet.
  - (ii) the home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not change the character of the building from that of the dwelling.
  - (iii) Not more than the equivalent of twenty-five percent (25%) of the ground floor area of the dwelling is devoted to the home occupation.
  - (iv) The home occupation is registered with the Town Clerk as to the nature of the occupation, personnel involved, and hours of operation.
  - (v) The physical appearance, traffic and other activities in connection with the home occupation is not contrary to the objective and characteristics of the zone which the home is located and does not adversely impact the neighborhood.

### **SECTION 14-4-3 SPECIFIC REQUIREMENTS**

1. maximum building height shall be two stories, not to exceed 40 feet, excluding a basement.
2. The minimum lot area shall be:
  - (a) 6,000 square feet for a single-family dwelling.
  - (b) 8,000 square feet for a two-family dwelling.
3. The minimum lot width (measured at the front building line) shall be
  - (a) 60 linear feet for a single-family dwelling.
  - (b) 80 linear feet for a two-family dwelling.

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4. Front yard setback:

- (a) The minimum front yard setback shall be 20 feet.

5. Side yard setback:

- (a) The minimum side yard setback shall be 10 feet, except where lots have a double frontage, than the required front yard shall be provided on both streets.

6. Rear yard setback:

- (a) The minimum rear yard setback shall be 20 feet, except when an alley is present, then the minimum setback shall be 10 feet.

7. Frontage on a public street:

(a) At least one side of each lot used as a dwelling site shall abut upon a public street.  
8. The Cluster Development Option shall be permitted for subdivided residential lots and their associated open space as provided in Article 14-16.

9. Manufactured Homes:

(a) All mobile homes shall be skirted with material similar in appearance to the material used to cover the mobile home and maintained to enhance the character of the mobile home.

10. All residential areas:

(a) No yard or other open space surrounding an existing building shall be used for the storage of junk, debris, or obsolete vehicles.

(b) Any and all vehicles being repaired or restored must be kept within your properties boundaries in a manner which is shielded from public view.

**SECTION 14-4-4 POOL AND SPA REGULATIONS**

All swimming pools must meet or exceed Pinal county Regulations as follows:

A swimming pool must be provided with a barrier or fence that is installed, inspected and approved before final plastering or filling the pool with water.

The barrier must comply with the following:

1. The top must be at least 60 inches above finished grade measured on the outside of the barrier. Where fencing material is used, like wrought iron or chain link, there shall be a maximum of 2" between the bottom of the barrier and the finished grade unless the grade is a solid surface such as a concrete deck in which case the space may be increased to 4". If the design is such that it creates a foothold or ladder effect, allowing a child to easily climb the fence (e.g.-block with wrought iron), then it must be constructed so that there are no horizontal members closer together than 45".

Spas which meet all of the following criteria may use an approved safety cover and need not comply with the barrier described above.

- a. Spa must be no wider than 8' at the widest part, and;
- b. Cover must be able to support 100 lb. static load, and;

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d. Cover must be designed to prevent the passage of a 4" sphere into the water when in the closed position.

2. Openings in the barrier, when using chain link fencing, shall not allow the passage of a sphere 1 3/4 inches in diameter and the fencing shall not be less than 11 gauge.

3. Gates shall comply with the above requirements and pedestrian gates shall be self-closing and self-latching. when the latch is less than 54" above the bottom of the gate, the latching mechanism shall be located on the pool side no less than 3" below the gate top and there shall not be an opening larger than 1/2" within 18" of the release mechanism.

Pedestrian gates must swing away from the pool. all other gates shall be equipped with lockable hardware or padlocks and shall be locked at all times when not in use.

4. Where telephone service is utilized at the residence, a telephone must be installed where it will allow a direct unobstructed view of the pool.

**INTERMEDIATE BARRIER**

1. Where a wall of the house is used for part of the perimeter barrier and contains doors that open directly to the pool area a barrier which meets the requirements of a perimeter barrier must be installed, except when approved by the Building Official, one of the following may be used.

- a. The height of the separation or intermediate barrier need only be 48" and must not obstruct the view of the pool.
- b. Self-closing and self-latching devices installed on all doors with direct access to the pool with release located a minimum of 54" above the floor.
- c. an alarm installed on all doors with direct access to the pool.

2. Where an above ground pool structure is used as an approved barrier or where the barrier is mounted on top of the pool structure and means of access is a ladder or steps, then the ladder or steps must be capable of being locked or removed to prevent access to the pool. If the ladder or steps cannot be removed, then they must be surrounded by a perimeter barrier.

3. an indoor pool protection must meet the requirements of item 1 of this section.