

## **CHAPTER 1268**

### **“R-1-F” (SINGLE FAMILY RESIDENTIAL, GOLF COURSE COMMUNITY)**

#### **1268.01 PURPOSE:**

The “R-1-F” (Single Family Residential - Golf Course Community) zoning district has been established to permit residential development in areas developed integrally with a new and/or existing golf course. It is the intent of this Chapter to permit large scale golf course community development while providing for a more flexible placing of buildings on land, allowing for the grouping of green spaces, and providing for flexibility in architectural design. In addition to the requirements specified herein for this zoning district, the Planning Commission and/or City Council may impose any reasonable conditions deemed necessary to safeguard the health, safety, welfare, and property values of the Community.

#### **1268.02 PERMITTED USES:**

- A. One (1) single family dwelling unit per lot.
- B. Public Uses, including playgrounds, parks, recreational buildings, and reservoirs.
- C. Golf Course Uses, including driving ranges, practice putting greens, clubhouses with parking, maintenance buildings, and restroom outbuildings.
- D. Banquet facility with parking.
- E. Recreational Uses, including swimming pools, tennis courts, and basketball courts.
- F. Signage.
- G. Guardhouses
- H. All other uses customarily accessory to a golf course.

**1268.03 DEVELOPMENT STANDARDS:**

1. MINIMUM LOT AREA PER DWELLING UNIT - Fifteen Thousand (15,000) sq. ft.
2. MINIMUM LOT WIDTH AT THE BUILDING LINE - One hundred and ten (110) ft.
3. MINIMUM LOT FRONTAGE:
  - a. Straight Street Frontage - One hundred (100) ft.
  - b. Curved Street Frontage - Seventy five (75) ft.
  - c. Cul-de-sac Frontage- Fifty (50) ft.
4. MINIMUM FRONT YARD SET-BACK – The front of a building shall be located within a range of thirty five (35) to thirty eight (38) feet from the front street right of way line, unless otherwise specified as a condition for plat approval by the action of Planning Commission and/or City Council.
5. MINIMUM SIDE YARD SET-BACK - No building may be located closer than fifteen (15) feet to any interior side property line nor closer than a range of thirty five (35) to thirty eight (38) feet from a side street right of way line.
6. MINIMUM REAR YARD SET-BACK - No building may be located closer than thirty (30) feet to any rear property line.
7. MINIMUM LIVING AREA PER DWELLING UNIT - No residential structure shall contain less than 1,800 square feet of living area.
8. MINIMUM EXTERIOR WALL WIDTH – No overall dimension of any side of a principal residential structure may be less than thirty (30) feet.
9. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES - No principal structure may be located closer than thirty (30) feet to any other principal structure.
10. MAXIMUM HEIGHT – No structure may exceed a height of thirty five (35) feet above the grade, nor shall any structure exceed two and one-half (2 ½) stories.
11. MINIMUM PROJECT AREA – No golf course community project shall contain less than two hundred fifty (250) contiguous acres.
12. MAXIMUM PROJECT DENSITY - The maximum permitted density shall be one (1) dwelling unit per every one and nine tenths (1- 9/10) acre of total

recorded site area including golf course property.

13. MINIMUM PROJECT GREENSPACE – At least fifty percent (50%) of the total recorded site area, less all existing and proposed public and private streets, existing and proposed public and private right of ways and highway easements, shall be reserved as “green space”. All existing or proposed lakes or ponds, golf course property (even if under separate ownership), retention and detention areas, and wetland areas shall be considered to constitute part of the “greenspace” area for the purposes of this section.

<b>1268.04 GENERAL SITE REQUIREMENTS</b>
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1. OWNERSHIP REQUIREMENTS – The proposed project area shall be in one (1) ownership, or, if in several ownerships, the application for project approval shall be jointly filed by all the owners of properties in the plan.
2. WATER AND SEWER FACILITIES - Central water and sewer facilities shall be required.
3. UNDERGROUND UTILITIES - All utilities shall be installed underground.

<b>1268.05 GREENSPACE SPECIFICATIONS</b>
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1. USE OF GREENSPACE – Green space shall be designated primarily for the use of the residents of the development and may consist of a mix of the following two (2) types of uses:
  - a. Active Recreational Uses - Green space may be devoted to active recreational uses such as, but not limited to, golf courses, play fields, picnic areas, multi purpose trails, swimming pools, tennis courts, etc.
  - b. Preserved Land - Green space may be devoted to the preservation of open clear areas, woodlands, natural areas, wildlife habitat, wetlands, waterways and ponds.
2. BUFFER AREAS - Where the boundaries of a golf course community development touch an abutting residential zoning district, that is not part of the golf course community development, the golf course or a green space buffer area of a minimum width of twenty (20) feet shall be provided to provide a visual and safety barrier between the golf course community development and the adjacent district lands. Such buffer areas shall be counted as greenspace. In areas where insufficient natural buffering exists, additional trees shall be planted to provide the required visual or safety barrier.

### 3. GREENSPACE CARE AND MAINTENANCE REQUIREMENTS –

- a. Maintenance Agreement Required - A golf course community development shall not be approved unless legal instruments setting forth a plan or manner of permanent care and maintenance of all common greens space and recreation facilities is submitted to and approved by the Planning Commission with the advice of the Director of Law.
- b. Standards Guiding the Approval of the Maintenance Agreement - Approval of the maintenance agreement by the Director of Law shall be based on the following standards:
  1. Restrictive Covenants - Permanent restrictive covenants shall be attached to the green space in order to guarantee that the green space as shown on the final development plan will remain unaltered.
  2. Homeowners Association Required - Common open space and recreation facilities (excluding the golf course and its facilities) shall be deeded to a homeowner's association. Such entity shall not be dissolved nor shall it dispose of any common green space or recreation facility without having established a successor entity to take over said property. Membership in a homeowners association shall be mandatory for all property owners within the development.
  3. Right of Entry Required - The City and other appropriate governmental bodies shall have the right of entrance to the common green space and recreation facilities for emergency purposes or in the event of nonperformance or maintenance of improvements affecting the public interest. Such governments shall have the right, after proper notice, to make improvements and perform maintenance functions with the costs levied as a lien against the association and the property of the association members. Advance notice is not necessary for emergency entrance onto common green space and recreational facilities.
  4. Green Space Provision in Phases - When the development is improved in phases, the green space percentage contained in each phase shall be proportional to the percentage of the total allowable dwelling units contained in that phase.
  5. Private Ownership of Golf Course - Golf courses may be privately owned and licensed for use by the residents of the golf course community and others, provided that the said golf course shall be otherwise required to be maintained to at least the minimum level delineated in the maintenance plans filed for common open space.

<b>1268.06 APPLICATION REQUIREMENTS:</b>
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1. In addition to any other application requirements specified for single family homes within this code, any application for the review of a golf course community project shall include the following:
  - a) Topography plan
  - b) Table designating the total number of acres in the project; the number and percentage of dwelling types and non-residential uses, including streets, parks, existing highway easements, and permanent utility easements.
  - c) Preliminary plans of the development, including the following elements:
    - 1) Site plan, drawn to scale, indicating the approximate location, type and use of buildings, the use and division of all land, and the location of structures on surrounding properties.
    - 2) Circulation system for vehicles, pedestrians, other public ways; the parking and service system.
    - 3) Architectural drawings of buildings and other structures, including signs.
    - 4) Landscaping/utility plan, indicating the grading and planting plan, the disposal of sanitary waste and storm water, recreational and other open space, and other land features.
    - 5) Erosion control and storm water management measures.
    - 6) Existing wooded areas and wetland areas.
    - 7) Proposed golf course layout.
  - d) Any other data the Planning Commission may decide is necessary to determine compliance with the regulations herein.
  - e) Parking which shall be provided as further regulated within this code to the extent necessary to accommodate the particular requirements of a proposed golf course community development.
  - f) A homeowners association(s) shall be established in order to provide for the maintenance of common green space, recreational facilities, and private streets through a mandatory social membership to the golf course. The restrictions and covenants shall provide for, but not be limited to, the maintenance of green space, private streets, and common areas. The restrictions and covenants shall be subject to review and approval by the Planning Commission and/or City Council with the advice of the City's Director of Law. Membership in the homeowner's association shall be mandatory of all property owners within the development, and such membership shall be required as a deed restriction. The developer or homeowner's association will dedicate the water mains as public utilities to the City for maintenance. However, all streets, sanitary sewers, storm sewers, force mains and pump stations will remain private, together with all lakes and ponds, and shall be maintained by the homeowner's association, unless other sanitary sewage is taken through the development, in which case all of the above

mentioned utilities, except the streets, storm sewers, lakes and ponds, shall be dedicated to the City.

**SUMMARY TABLE OF  
“R-1-F” (GOLF COURSE COMMUNITY)  
REQUIREMENTS\***

**BUILDING**

<b>FRONT SETBACK.....</b>	<b>35-38 ft</b>
<b>SIDE YARD (interior).....</b>	<b>15 ft</b>
<b>SIDE YARD (street).....</b>	<b>35-38 ft</b>
<b>CUMULATIVE SIDE YARD.....</b>	<b>30 ft</b>
<b>REAR YARD.....</b>	<b>30 ft</b>
<b>MAXIMUM HEIGHT .....</b>	<b>35 ft</b>
<b>MINIMUM LIVING AREA.....</b>	<b>1,800 sq ft</b>

**LOT**

<b>MINIMUM LOT AREA.....</b>	<b>15,000 sq ft (.34 ac)</b>
<b>MINIMUM LOT WIDTH.....</b>	<b>110 ft</b>

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*

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**COMPARISON OF SINGLE FAMILY RESIDENTIAL ZONING REQUIRMENTS\***

	<b>“R-1-A” SINGLE FAMILY</b>	<b>“R-1-B” SINGLE FAMILY</b>	<b>“R-1-C” SINGLE FAMILY</b>	<b>“R-1-D” SINGLE FAMILY</b>	<b>“R-1-E” SINGLE FAMILY</b>	<b>“R-1-F” GOLF COURSE</b>
<b>BUILDING</b>						
<b>FRONT SET-BACK</b>	<b>60-63 ft.</b>	<b>60-63 ft</b>	<b>70-73 ft</b>	<b>100- 105 ft</b>	<b>150-155 ft</b>	<b>35-38 ft</b>
<b>REAR YARD</b>	<b>(variable, see text)</b>	<b>40 ft</b>	<b>40 ft</b>	<b>40 ft</b>	<b>40 ft</b>	<b>30 ft</b>
<b>SIDE YARD (interior)</b>	<b>5 ft</b>	<b>7 ft</b>	<b>8 ft</b>	<b>20 ft</b>	<b>40 ft</b>	<b>15 ft</b>
<b>SIDE YARD (street)</b>	<b>40 ft</b>	<b>40 ft</b>	<b>40 ft</b>	<b>50 ft</b>	<b>100 ft</b>	<b>35-38 ft</b>
<b>CUMULATIVE SIDE YARD</b>	<b>20 ft</b>	<b>20 ft</b>	<b>18 ft</b>	<b>40 ft</b>	<b>80 ft</b>	<b>30 ft</b>
<b>MAX. BUILDING HEIGHT</b>	<b>35 ft</b>	<b>35 ft</b>	<b>35 ft</b>	<b>35 ft</b>	<b>35 ft</b>	<b>35 ft</b>
<b>MIN. LIVING AREA</b>	<b>1,600 sq ft</b>	<b>1,800 sq ft</b>	<b>1,800 sq ft</b>	<b>2,000 sq ft</b>	<b>2,000 sq ft</b>	<b>1,800 sq ft</b>
<b>LOT</b>						
<b>MIN. LOT AREA</b>	<b>16,000 sq ft (.37 ac)</b>	<b>18,000 sq ft (.41 ac)</b>	<b>24,000 sq ft (.55 ac)</b>	<b>43,560 sq ft (1 ac)</b>	<b>217,800 sq ft (5 ac)</b>	<b>15,000 sq ft (.34 ac)</b>
<b>MIN LOT WIDTH</b>	<b>80 ft</b>	<b>90 ft</b>	<b>90 ft</b>	<b>140 ft</b>	<b>300 ft</b>	<b>110 ft</b>
<b>*SEE TEXT FOR COMPLETE REQUIREMENTS</b>						