R1 RESIDENCE DISTRICT

Building code requirements as detailed in Village ordinance **475 Zoning**

Description

R1-75 Detached house with minimum lot size 7,500s q/ft

R1-50 Detached house with minimum lot size 5,000 sq/ft

Regulation	R1-75	R1-50
(1)	**Lot**	
Minimum lot area (square feet)	7,500	5,000
Minimum lot frontage (feet)	75	40
Minimum lot width (feet)	65	50
(2)	**Principal Building Siting**	
Minimum principal building setbacks		
Front (feet)	30 or average setback[1]	25 or average setback[1]
Street side (corner lot)	50% of front yard depth of the lot abutting the rear lot line	
Interior side (feet) (per side/total)	6/14	6/14
Rear (% of lot depth)	20%[2]	20%[2]
(3)	**Accessory Building Siting**	
Street side setback	Same as front yard depth of the lot abutting the rear lot line or 15 feet if the lots share a rear lot line	
Minimum interior side setback (feet)	4	4
Minimum rear setback (feet)	2	2
(4)	**Maximum Building Coverage**	
All buildings, interior lots (% of lot area)	40%	40%
All buildings, corner lots (% of lot area)	50%	50%
Accessory buildings (% of rear yard area)	30%[3]	30%[4]
(5)	**Maximum Building Height**	
Principal building (stories/feet)	2.5/35[5]	2.5/35
Accessory building (feet)	15	15
(6)	**Minimum Facade Transparency**	
Front (%)	15%	15%
Street side (%)	10%	10%

NOTES:

[1] See also the average setback provisions in **475-1502E(3)**.

[2] Rear setback may not be less than 15 feet and is not required to exceed 30 feet.

[3] Accessory buildings may not exceed 1,200 square feet in floor area.

[4] Accessory building may not exceed 900 square feet in floor area.

[5] Buildings occupied by permitted public or civic uses may be up to 75 feet in height if interior side setbacks are increased by at least two feet for each foot of building height in excess of 35 feet.

Accessory Uses 475-709	Accessory uses are allowed only in connection with lawfully established principal uses. They are subordinate and clearly incidental to the principal use of the property. They serve as a necessary function for or contribute to the comfort, safety or convenience of occupants of the principal use.
Garage/Carport 475-808	Garages At least one garage parking space must be provided for each dwelling unit within a detached house, semidetached house and two-unit house located in an R Zoning District. Required garage parking spaces must have a minimum indoor floor area of 220 square feet and be in place before issuance of a certificate of occupancy for the principal building. The garage must be attached to the principle structure unless authorized and conforms to the completion requirements of height, size, setbacks, and lot coverage as listed above and specified in section 475-202 of the Village Zoning Ordinance. Carport Attached and detached carports are prohibited in all R Districts.

This information shall not be construed as a comprehensive view of the Zoning or Building Codes. All applicable code provisions shall be followed. Building permits, land use permits, plumbing, electrical permits, HVAC permits, and flood plain permits are required prior to beginning construction. Drawings with elevations, plot maps, erosion control, or other information may be required by the official code.

The official Village Zoning Map, as well as a copy of the Village Zoning Ordinance (with the above sections in depth) is available on the Village website (www.villageofallouez.com), or upon request at the Village Hall.