

ARTICLE 16 RESIDENCE 1-C DISTRICT REGULATIONS

Purpose

The purpose of the Residence 1-C District is to provide a single family zoning district designed to meet the existing small lot dimensions of older neighborhoods. The intent is to minimize non-conformities while encouraging the preservation and continuity of the neighborhood. It is not the intent that these regulations should be applied to new subdivisions.

Within a Residence 1-C District as shown on the official Zoning Maps of the City of Huntsville, the following regulations shall apply:

16.1 - Uses Permitted

Land and buildings shall be used only for uses permitted in Section 10.1 hereof. (91-109)

16.2 - Density Controls

The following yard, density, and height of building requirements shall be observed except as provided in Article 73 hereof.

16.2.1	Minimum required lot area:	5,500 square feet
16.2.2	Minimum required lot width:	40 feet
16.2.3	Minimum required lot frontage:	20 feet
16.2.4	Minimum required depth of front yard:	
	From major arterials (See Section 73.15):	50 feet
	From other streets:	15 feet
	From side street on corner lots (See Section 73.7.4):	5 feet
16.2.5	Minimum required depth of rear yard:	25 feet
16.2.6	Minimum required width of each side yard:	
	Main building 1 story in height:	4 feet
	Main building 2 stories in height:	5 feet
16.2.7	Maximum total building area:	40% of total lot area
16.2.8	Maximum stories:	2

16.2.9 Maximum height: 30 feet

(91-109, 01-644, 09-1051)

16.3 - Off-Street Parking Requirements

Required off-street parking spaces shall be provided as set forth in Article 70 hereof. (91-109)

16.4 - Signs Permitted

Signs shall be permitted in accordance with the provisions of Article 72 - Sign Control Regulations. (91-109, 21-46)

16.5 - Conditions on Uses

No primary or accessory non-residential building or structure with a footprint in excess of one thousand (1000) square feet shall be allowed to use aluminum, steel, or other metal siding or cladding as an exterior finish, except as a special exception in accordance with Section 92.5.3(39). This requirement shall not include window framework, doors, roofs and walkway covers. (15-758)

*91-109, 01-644, 08-429, 09-105, 15-758, 21-46