

## **PH ZONE (RESIDENTIAL PATIO HOME ZONE)**

### **§ 157.411 PERMITTED USES.**

- (A) Accessory uses and buildings (only behind homes) less than 200 square feet;
- (B) Dwellings, single-family detached;
- (C) Animal keeping (see §§ [157.865](#) through [157.868](#));
- (D) Home occupations with no visiting clientele;
- (E) Pets, the keeping of household pets; and
- (F) Any use not specifically permitted or conditional is strictly prohibited.

(Prior Code, § 31.02) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

### **§ 157.412 CONDITIONAL USES.**

Conditions for approval shall be determined as provided in §§ [157.515](#) through [157.529](#):

- (A) Church (temporary churches held in open areas, tents, or in temporary structures excluded); and
- (B) Home occupations.

(Prior Code, § 31.03) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

### **§ 157.413 BUILDING LOT REQUIREMENTS.**

(A) *Density*. There shall be no more than five residential units per acre contained within the boundaries of each phase of every subdivision or planned unit development; except when previously completed phases of the same development have sufficiently low density that the average is still five residential units per acre or less.

(B) *Lot area*. There shall be a minimum of 6,000 square feet in each lot. Corner lots shall be a minimum of 6,400 square feet.

(C) *Lot width*. Minimum lot width shall be 50 feet; corner lots are 60 feet.

(Prior Code, § 31.04) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

### **§ 157.414 LOCATION OF STRUCTURES.**

(A) *Dwellings.*

- (1) *Front setback.* Twenty feet from the property line to garage, 18 feet for the home;
- (2) *Side setback.* Five feet minimum on each side, except 15 feet minimum for side fronting on a street;
- (3) *Rear setback.* The rear lot line has to average 18 feet.

~~(B) Detached accessory buildings and garages. Accessory buildings larger than 200 square feet shall be as follows. The size and location of accessory buildings shall be evaluated and approved during the approval process and shall be outlined in the development agreement and CC&R's. Otherwise not allowed over 200 square feet. Accessory dwelling units are not permitted.~~

~~(B) Detached accessory buildings and garages. Two hundred square feet and smaller.~~

- (1) *Front setback.* All accessory buildings must be behind the home or behind the plane of the rear wall of the home.
- (2) *Side setback.* Five feet.
- (3) *Rear setback.* Five feet.

~~(4) Maximum Size. 200 square feet, except for Detached Accessory Dwelling Units.~~

~~(5) Detached Accessory Dwelling Units (DADUs). DADUs within the PH Zone shall comply with all other requirements of this title and § 157.455 through § 157.480 for accessory dwellings that are not specified within this chapter.~~

(Prior Code, § 31.05) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

~~§ 157.415 ZERO LOT LINES.~~

~~(A) Developers wishing to provide attached single-level single-family homes (zero lot lines) may request a development agreement with the city which will outline the provisions under which such homes would be allowed.~~

~~(B) If a development agreement is approved allowing zero lot line projects, developer shall be required to maintain the density requirements of this zone, but shall not be required to maintain a minimum lot size for such uses.~~

~~(Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)~~

**§ 157.416 MAXIMUM STRUCTURE HEIGHT.**

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(A) ~~Main buildings or dwellings, and DADUs shall be limited to one (1) story in height and shall not exceed a height of twenty-five (25) feet. Basements and below-grade habitable spaces are strictly prohibited. Dwelling or other main building shall be 25 feet. Habitable attic space is permitted over a garage area; and~~

(B) *Accessory building.* Fifteen feet.

(Prior Code, § 31.06) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 18-2022, passed 9-7-2022; Ord. 03-2023, passed 2-1-2023)

#### **§ 157.417 LANDSCAPING.**

(A) ~~(1) All landscaping shall be installed in compliance with West Haven Landscape standards within this title. (1) Landscaping and an automatic sprinkler system is to be installed with construction contract.~~

(2) At least one tree is to be planted per lot (trunk size is to be a two-inch diameter or larger).

(3) Fencing is standardized within development.

~~(B) The developer shall pay a landscape cash bond of \$8,500, specifically for the landscape installation, at the time of issuance of the building permit.~~

~~(C) (1) The normal landscape installation will be required within 30 days of the certificate of occupancy issuance.~~

~~(2) However, when that 30-day period cannot be achieved due to the short secondary water season, the landscape shall be installed by, or prior to, the next May 15.~~

~~(D) The entire landscape cash bond amount shall be held by the city until final completion of the required landscaping.~~

(Prior Code, § 31.07) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

#### **§ 157.418 OFF-STREET PARKING.**

As provided in §§ [157.630](#) through [157.640](#).

(Prior Code, § 31.08) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022; Ord. 03-2023, passed 2-1-2023)

#### **§ 157.419 PERMITTED SIGNS.**

See §§ [157.755](#) through [157.761](#).

(Prior Code, § 31.09) (Ord. 38-2020, passed 10-21-2020; Ord. 04-2022, passed 3-2-2022;  
Ord. 03-2023, passed 2-1-2023)

