

PH- RESIDENTIAL PATIO HOME ZONE

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1.01 Purpose

The Purpose of the Patio Home Zone is to provide an acceptable housing style for single family “empty nest” type housing that is a sustainable quality product within West Haven City. To provide for areas in appropriate locations where quiet residential neighborhoods may be established and protected.

1.02 Permitted Uses

- 1. Accessory Uses and buildings (Only behind homes) Less than 200 sq. ft.
- 2. Dwellings, single family
- 3. Animal Keeping. See Animal Keeping Ordinance.
- 4. Home Occupations with no visiting clientele
- 5. Pets, the Keeping of household pets

1.03 Conditional Uses

Conditions for approval shall be determined as provided in the conditional use ordinance.

- 1. Church (temporary churches held in open areas, tents or in temporary structures excluded.)
- 2. Home Occupations with visiting clientele in accordance with the Home Occupation Ordinance.

1.04 Building Lot Requirements

- 1. **Density:** There shall be no more than 5.0 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 5.0 residential units per acre or less.
- 2. **Lot Area:** There shall be a minimum of six thousand (6,000) sq. feet in each lot. Corner lots shall be a minimum of six thousand four hundred (6,400) sq. feet.
- 3. **Lot Width:** Minimum lot width shall be 50 feet, Corner lots 60 feet.

1.05 Location of Structures

1. Dwellings

- A. **Front Setback**- 20 feet from the property line to garage, 18 feet for the home.
- B. **Side Setback**- 5 feet minimum on each side, except 15 feet minimum for side fronting on a street. **Planning Commission can approve zero lot line setbacks with a 15' side setback on the opposite side.**
- C. **Rear Setback**-The rear lot line has to average 18 feet

- 2. **Detached accessory Buildings and Garages:** Accessory Buildings larger than 200 sq. 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 non allowed over 200 sq. ft. Accessory Dwelling Units are not permitted.

3. Detached Accessory Buildings and Garages-200 Sq. Ft. and smaller

- a. **Front Setback**-All accessory building must be behind the home or behind the plane of the rear wall of the home.
- b. **Side Setback**-5 feet
- c. **Rear Setback**-5 feet

1.06 Maximum Structure Height

- 1. Dwelling or other main building, twenty-five (25) feet. Habitable attic space permitted over garage area.
- 2. Accessory Building fifteen (15) feet

1.07 Landscaping

- 1. Landscaping and Automatic Sprinkler System to be installed with construction contract. A least one (1) tree is to be planted per lot. (trunk size is to be 2-inch diameter or larger). Fencing standardized within development.
- 2. Developer shall pay a Landscaper cash bond of \$8,500, specifically for landscape installation, ta the time of issuance of the building permit. The normal landscape installation will be required within 30 days of the C/O issuance. However, when that 30-day period cannon be achieved due to short secondary water season, the landscape shall be installed by or prior to the next May 15th. The entire Landscape Cash bone amount shall be held by the City until final completion of the required landscaping.

1.08 Off Street Parking

As provided in West Haven's parking ordinance

1.09 Permitted Signs

See West Haven City Sign Ordinance