

12.130 Residential Historic (RH) Zone

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12.130.010 Purpose And Intent

The purpose of the Residential Historic (RH) zone is to provide residential use of under or undeveloped lots in the historic core of the City through the permitting of accessory dwelling units (ADUs) and flag lots, and the reduction of certain development requirements (i.e., minimum lot area and setbacks) to encourage infill development.

The RH zone shall no longer be considered as a new subdivision choice for development. All additions and modifications to lots, dwellings and structures within this zone shall follow the conditions of this chapter.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.130.020 RH Areas; Infill Development

The RH zone is the area defined by the City's Core Blocks, bordered by 300 North, 200 South, 200 West and 200 East, except for the southwest block of this area which was wholly developed as Ollie's Place Subdivision. The RH zone is also defined by its ten (10) acre blocks and ninety-nine foot (99') right-of-ways (ROW). The purpose of defining this RH area is to encourage regulated infill development possibilities including single family detached, multi-plex house, and flag lot development.

When proposed infill developments meet the requirements of a minor subdivision as outlined in 13.40 of HMPC, the minor subdivision approval process shall be utilized.

New infill developments within the RH zone shall be required to provide the following:

- A. Utility Connections. A separate water meter and separate connection for sewer shall be provided for each residential building.

- B. Sidewalks. Sidewalks shall be provided for the street that is in front of the building lot. In the event a sidewalk is not required across the frontage per the City's master sidewalk/trail plan, payment of a sidewalk fee shall be made to the City pursuant to the City's fee schedule in lieu of the installation of the sidewalk.
- C. Street Improvements. Street improvements including the replacing of any asphalt damaged during utility improvements or during construction.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.130.030 Permitted, Conditional and Prohibited Uses

Permitted, conditional and prohibited uses within the RH zone shall be those as outlined in 12.290 of HPMC.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

Repealed by Ord. [2016-01](#) on 4/13/2016

12.130.040 Site Development Standards

<u>SITE DEVELOPMENT STANDARDS</u>	
<u>Residential Historic (RH) Zone</u>	
<u>Minimum Lot Area</u>	<u>10,000 sq. ft.</u>
<u>Minimum Lot Width</u>	<u>80'</u>
<u>Minimum Setbacks (Main Building)</u>	<u>Front: 30' ***</u> <u>Rear: 30' ***</u> <u>Side: 8'</u> <u>Min. Total Side: 16'</u>
<u>Minimum Setbacks (Corner Lots, Main & Accessory)</u>	<u>Designated Front: 30' ***</u> <u>Street Side: 30' ***</u> <u>Side/Rear Yard: 1' (10' From Dwellings On Neighboring Lots)</u> <u>(Note: Accessory buildings located on a corner lot, adjacent to a 99' ROW in the RH zone may be located no closer than 10' from the non-</u>

	<u>frontage street. If the lot has access to said street the setback shall be increased to 20'. No reduction shall be granted for lots on Center Street.</u>
<u>Building Heights</u>	<u>Main Bldg Max: 35'</u> <u>Main Bldg Min: 1 Story</u> <u>Accessory Bldg Max: 25'</u>
<u>Accessory Buildings (Detached)</u>	<u>See "Residential Accessory Setbacks" Table</u>
<u>Maximum Lot Coverage</u>	<u>60%</u>

<u>A-1, RE-20, RH, R-4 Zones</u>			
<u>Class</u>	<u>Standard (<200' sq.)</u>	<u>Class A (≥200' sq., <450' sq.)</u>	<u>Class B (≥450' sq. or height ≥14')</u>
<u>Front</u>	<u>30'**</u>	<u>30'**</u>	<u>30'**</u>
<u>Side</u>	<u>1' *</u>	<u>5' (but 2' with firewall) *</u>	<u>10'</u>
<u>Rear (If ≥6' Behind Main Bldg)</u>	<u>1' *</u>	<u>5' (but 2' with firewall) *</u>	<u>5' (if height <14') or 10' (if height ≥14')</u>
<u>Rear (If <6' Behind Main Bldg)</u>	<u>Same as main building</u>	<u>Same as main building</u>	<u>Same as main building</u>
<u>Max Area</u>	<u>25% of rear lot</u>	<u>25% of rear lot</u>	<u>25% of rear lot</u>

Superscripts:

*** But not closer than ten feet (10') to any dwelling on an adjacent lot.**

**** May be reduced to twenty feet (20') if located in the R-4 zone.**

*****May be reduced by to twenty feet (20') to accommodate additions to existing homes with grandfathered setbacks.**

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

Amended by Ord. [2016-08](#) on 11/9/2016

Amended by Ord. [2017-10](#) on 11/15/2017

Amended by Ord. [2018-10](#) on 9/26/2018

Amended by Ord. [2019-01](#) on 1/23/2019

Amended by Ord. [2019-05](#) on 4/24/2019

12.130.050 Sign Regulations

Any signs in the RH zone shall conform to HPMC 12.90 Sign Regulations.

HISTORY

Adopted by Ord. [2015-03](#) on 5/13/2015

12.130.060 Parking Requirements

Off-street parking shall be provided as outlined in 12.70 of HPMC.

12.130.070 Flat Lots Requirements For RH Zone

To promote infill development within the RH zone, flag lots may be allowed as a conditional use. The following requirements shall be met:

- A.** *No more than one (1) flag lot may be split from a single parcel of land.*
- B.** *When split from a single parcel of land, both lots shall meet the minimum requirements of the RH zone including minimum lot area requirements. The stem portion of the flag lot shall not count towards meeting the minimum lot area requirements.*
- C.** *The flag lot or access easement shall have a minimum of twenty-five feet (25') of frontage on an improved, dedicated City street. Twenty feet (20') of which shall be hard surface with either asphalt or concrete, with a five foot (5') landscape strip to allow for snow removal and garbage-recycling container placement.*
- D.** *Where two (2) adjacent property owners petition for separate splits the following may apply:*
 - 1.** *One (1) access easement with a minimum width of thirty feet (30') may be used for common access for the two (2) adjacent lots.*
 - 2.** *The combined pavements shall have a minimum width of twenty feet (20') when shared by one (1) or more adjacent or contiguous lots, with a total of ten feet (10'), five feet (5') on each side as a landscaped area for snow removal and garbage-recycling container placement.*
 - 3.** *Driveways shall have a paved concrete or asphalt surface.*

12.130.080 Reduction Of Impact Fees For Moderate Income Housing

To promote the development of moderate income housing within the City, a proposed multi-plex house within the RH zone may, upon written request to the City Council, receive approval for up to a fifty percent (50%) reduction of required impact fees. If approved by the City Council, such approval and any associated terms related thereto shall be documented and recorded with the County Recorder either through a notation on the final plat or by development agreement.