



CHAPTER 22¹³⁹

PATIO HOME ZONE (PH)

13.04 Minimum Lot Development Standards.....1

- 1. Area –
 - a. Minimum: 5,100 square feet
 - b. Average: 6300
 - c. Corner minimum: 5,400 square feet
- 2. Width –
 - a. Minimum: 57 feet
 - i. Average: 64 feet
 - ii. Corner: 61 feet
- 3. Yard Setback:

22. PATIO HOME ZONE (PH)

22.1 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 quality product within Clinton City. Development within the Zone is to be based upon a overall site design created by and developed completely by one developer and home builder.

22.2 PERMITTED USES

- 1. Single-family dwelling.
- 2. Publicly-owned and operated recreation uses and facilities; public buildings; public parks and playgrounds.
- 3. Home Office in accordance with Chapter 6 of this Ordinance.
- 4. Household Pets.
- 5. Nameplate and identification signs in accordance with the Clinton City Sign Ordinance.
- 6. Accessory buildings and uses customarily incidental to any permitted use.

22.3 CONDITIONAL USES

Common area and amenities maintained by the homeowners association.

22.4 MINIMUM LOT Development Standards.

Front of dwelling to property line	Major Street	Not Allowed
	Other Street	15 feet
Front of dwelling to sidewalk	Major Street	Not Allowed
	Other Street	19 feet
Side, interior	Dwelling	16 feet
	Other Main Building	20 feet
	Accessory Building	10 feet a
Side, facing street	Major Street	Not Allowed
	Other Street	4 feet
Rear	Main Building	10 feet
	Accessory Building	3 feet

a Except 3 feet if located at least 5 feet from the main building

4. Building Height:

Table 22.4.2		
Main Building	Story	1 story
	Height	25 feet
Accessory Building	Minimum	6 feet
	Maximum	1 story or 15 feet a

a not to exceed height of main building on lot

5. Building size:

Table 22.4.3	
Minimum Dwelling Unit Square Footage	1430
Minimum number of dwelling variations	3
Minimum increase in square footage between variations	200
Minimum Finished Living Space	1430/1630/1830
Minimum Garage Size	2 car with a minimum 15% of dwellings with three car garages
Accessory Building	400 sq. ft. maximum

6. Aesthetics:

Table 22.4.3		
Exterior	Front	100% Brick or Stone
	Sides	75% Brick or Stone
	Rear	75% Brick or Stone
	Trim	Maintenance Free
Patio	Minimum	200 square feet
Landscaping and Automatic Sprinkler System		Installed with construction contract
Park strip trees		1 per frontage, 1.5 average per frontage
Fencing		Standardized within development
Architecture		Consistent theme among all structures

7. Development Characteristics:

Table 22.4.3	
Maximum Acreage	18
Maximum Density/Acre	5
Minimum Lots	85
Public Streets	Public
Utilities	Public

Street Design	City Alternate Design
Street Lights	City Design

8. Homeowners Association:

All developments within the zone shall have a Homeowners Association established with Conditions, Covenants and Restrictions (CC&R's). CC&R's shall be consistent between all phases of the development and apply equally to all property owners.