**R-7(I) Single-Family Residential Infill District**

(1) Purpose

 It is the purpose of the R-7(I) district to encourage *infill* single-*family* *residential* *development* on undeveloped or underdeveloped land within or adjacent to established *residential* areas, consistent with the *lot* patterns and *densities* of those areas.

(2) Rezoning Requirements

 *Property* is eligible for rezoning to R-7(I) if the *property* is less than 5 acres in size and located within or adjacent to an established *residential* area that is zoned R-4, R-5 or R-6 if all other applicable requirements are satisfied.

**Permitted Uses**

1. Daycare; preschool; for infants & children (6 or fewer)
2. Dwelling, single-family
3. Electrical distribution facilities
4. Electrical substation
5. Electrical transmission lines
6. Group residential care facility (limited)
7. Manufactured homes
8. Police substations (6 or fewer staff)
9. Urban Farm Ground Level, less than 10,000 sq. ft.

**Special Use Permits**

The following uses may be conditionally permitted in R-7(I) districts subject to a Special Use Permit:

1. Adult day care
2. Boarding, dormitory, monastery
3. Continuing care community
4. Daycare; preschool; for infants & children (more than 6)
5. Fire stations
6. Group residential care facility
7. Mobile home; permanent installation
8. Nursing, extended care, convalescent, recovery care facilities
9. Police stations
10. Urban Farm Ground Level greater than 10,000 sq. ft.
11. Urban Farm Roof Level, Open Air, 1000 sq. ft. or less

**Accessory Uses**

The following accessory uses are permitted in R-7(I) districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use
11. Urban Farm Ground Level, less than 10,000 sq. ft.
12. Utility sheds, located within the rear yard only