

c. Side corner lot: 30 feet.

d. Rear: 50 feet.

(Code 1988, § 24-40(e))

Sec. 118-309. Maximum height of structures.

In the R-1 single-family residential district, the maximum height of structures is as follows:

(1) Single-family residences: 30 feet.

(2) Churches and other uses: 40 feet or higher, if approved by special exception.

(Code 1988, § 24-40(f))

Sec. 118-310. Off-street parking and loading.

The minimum off-street parking and loading requirements for the R-1 single-family residential district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-40(g))

Sec. 118-311. Minimum living area.

Each residential unit constructed in this zoning district after October 1, 1998, must have at least 1,500 square feet of living area.

(Ord. No. 98-42, § II, 9-24-98)

Secs. 118-312—118-345. Reserved.

**DIVISION 4. R-1B SINGLE-FAMILY
RESIDENTIAL DISTRICT**

Sec. 118-346. Intent.

The R-1B single-family residential district is intended to be low-density residential, with non-residential uses restricted to public park and recreational facilities.

(Code 1988, § 24-41(a))

Sec. 118-347. Permitted principal uses and structures.

Permitted principal uses and structures in the R-1B single-family residential district are the same as for the R-1 district.

(Code 1988, § 24-41(b)(1))

Sec. 118-348. Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-1B single-family residential district are the accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures, provided that for residential uses no accessory structure shall be located on property other than that on which the principal residential structure is located. Customary home occupations are permitted in connection with residential uses, provided that there shall be no external evidence of such home occupation, except that one sign, unilluminated, and not exceeding one square foot in area, may be erected flat against the wall of the principal building.

(Code 1988, § 24-41(b)(2))

Sec. 118-349. Special exceptions.

In the R-1B single-family residential district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Public schools and private schools with conventional curriculums.
- (2) Public libraries.
- (3) Churches and other places of worship, parish houses.
- (4) Golf courses and clubs, tennis and racquet clubs and similar activities in keeping with the residential character of the district.
- (5) Public safety structures and equipment, such as fire substations, civil defense facilities, etc.
- (6) Hospitals.
- (7) Permitted uses in structures over 40 feet in height.
- (8) Kindergartens, nurseries and child day care facilities.

(Code 1988, § 24-41(b)(3))

Sec. 118-350. Prohibited uses and structures.

In the R-1B single-family residential district, the uses and structures prohibited are as follows:

- (1) House trailers in vacant lots or residential yards;

- (2) Communication towers; and
- (3) Any structure or use not of a nature specifically or provisionally permitted in this division.

(Code 1988, § 24-41(b)(4); Ord. No. 97-31, § 1, 9-11-97)

Sec. 118-351. Minimum lot requirements.

In the R-1B single-family residential district, the minimum lot requirements are as follows:

- (1) *Single-family residences.*
 - a. Width: 75 feet at building front set-back line;
 - b. Depth: 100 feet;
 - c. Area: not less than 7,500 square feet; and
 - d. Lot width at the curb or cul-de-sac: 35 feet.
- (2) *Churches and other uses permitted by special exception.*
 - a. Width: 200 feet.
 - b. Area: two acres.

(Code 1988, § 24-41(c))

Sec. 118-352. Minimum yard requirements.

In the R-1B single-family residential district, the minimum yard requirements are as follows:

- (1) *Single-family.*
 - a. Front: 25 feet.
 - b. Side: ten feet each.
 - c. Rear: 25 feet.
- (2) *Churches and other uses.*
 - a. Front: 30 feet.
 - b. Side interior lot: 50 feet.
 - c. Side corner lot: 30 feet.
 - d. Rear: 50 feet.

(Code 1988, § 24-41(e))

Sec. 118-353. Maximum height of structures.

In the R-1B single-family residential district, the maximum height of structures is as follows:

- (1) Single-family residences: 30 feet.

- (2) Churches and other uses: 40 feet or higher, if approved by special exception.

(Code 1988, § 24-41(f))

Sec. 118-354. Off-street parking and loading.

The minimum off-street parking and loading requirements for the R-1B single-family residential district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-41(g))

Sec. 118-355. Minimum living area.

Each residential unit constructed in this zoning district after October 1, 1998, must have at least 1,200 square feet of living area.

(Ord. No. 98-42, § II, 9-24-98)

Secs. 118-356—118-390. Reserved.

DIVISION 5. R-2 RESIDENTIAL DISTRICT

Sec. 118-391. Intent.

The R-2 residential district is intended to be medium-density residential. Single-family and two-family residential uses are permitted subject to appropriate density controls and provisions for reducing interresidential friction. Structures and uses required to serve governmental, religious, educational, and noncommercial recreational needs are permitted in this district subject to restrictions and requirements intended to protect its character.

(Code 1988, § 24-42(a))

Sec. 118-392. Permitted principal uses and structures.

Permitted principal uses and structures in the R-2 residential district are the same as in the R-1 district and, in addition, the following:

- (1) Two-family dwellings.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.

- (4) Public parks, playgrounds in keeping with the character and requirements of the district.
- (5) Customary agricultural uses and structures including groves and gardens.
- (6) Utility substations.
(Code 1988, § 24-42(b)(1))

Sec. 118-393. Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-2 residential district are the accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures, provided that for residential uses no accessory structure shall be located on property other than that on which the principal residential structure is located. Customary home occupations are permitted in connection with residential uses, provided that there shall be no external evidence of such home occupation, except that one sign, unilluminated, and not exceeding one square foot in area, may be erected flat against the wall of the principal building.
(Code 1988, § 24-42(b)(2))

Sec. 118-394. Special exceptions.

In the R-2 residential district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Golf clubs and golf courses.
- (2) Marinas and boat basins operated as private clubs.
- (3) Roominghouses in single-family or two-family dwellings.
- (4) Hospitals, restoriums, convalescent homes, nursing homes.
- (5) Public and private clubs and lodges not involved in the conduct of commercial activities.
- (6) Governmental institutions and cultural facilities.
- (7) Mobile home parks subject to division 5 of article VI of this chapter.

- (8) Medical and dental clinics, excluding animal clinics.
- (9) Children day care centers.
(Code 1988, § 24-42(b)(3); Ord. No. 02-01, § 3, 2-28-02)

Sec. 118-395. Prohibited uses and structures.

In the R-2 residential district, the uses and structures prohibited are as follows:

- (1) House trailers in vacant lots or residential yards;
- (2) Establishments for the conduct of retail trade, including filling stations;
- (3) Private driveways for access to commercial or industrial uses in commercial or industrial districts;
- (4) Storage yards or warehouses for commercial or industrial vehicles or materials;
- (5) Communication towers; and
- (6) Any structure or use not of a nature specifically or provisionally permitted in this article.
(Code 1988, § 24-42(b)(4); Ord. No. 97-31, § 4, 9-11-97)

Sec. 118-396. Minimum lot requirements.

In the R-2 residential district, the minimum lot requirements are as follows:

- (1) *Single-family.*
 - a. Lot width: 75 feet at building front setback line;
 - b. Lot depth: 100 feet;
 - c. Lot area: not less than 7,500 square feet; and
 - d. Lot width at curb on a cul-de-sac: 35 feet.
- (2) *Two-family.*
 - a. Lot width: 100 feet at building front setback line;
 - b. Lot depth: 100 feet;
 - c. Lot area: not less than 10,000 square feet; and

- d. Lot width at curb on a cul-de-sac: 35 feet.

(3) *Churches.*

- a. Lot width: 200 feet.
- b. Lot area: two acres.

(Code 1988, § 24-42(c))

Sec. 118-397. Maximum lot coverage.

In the R-2 residential district, the maximum lot coverage is as follows:

- (1) Single-family: 35 percent.
- (2) Two-family: 35 percent.
- (3) Hospitals, governmental institutions, private clubs, etc.: 40 percent.
- (4) Churches: 35 percent.

(Code 1988, § 24-42(d))

Sec. 118-398. Minimum yard requirements.

In the R-2 residential district, the minimum yard requirements are as follows:

- (1) *Single-family and two-family.*
 - a. Front: 30 feet.
 - b. Side: ten feet.
 - c. Rear: 20 percent of depth of lot.
- (2) *Churches.*
 - a. Front: 30 feet.
 - b. Side:
 - 1. Adjacent to street, 30 feet.
 - 2. Adjacent to interior lot, 50 feet.
 - c. Rear: 50 feet.

(Code 1988, § 24-42(e))

Sec. 118-399. Maximum height of structures.

In the R-2 residential district, the maximum height of structures is as follows:

- (1) Single-family, two-family and churches: 30 feet for portions of buildings intended for human occupancy.
- (2) One hundred feet for other structures or portions of structures.

(Code 1988, § 24-42(f))

Sec. 118-400. Off-street parking and loading.

The minimum off-street parking and loading requirements for the R-2 residential district shall be as provided in article VIII of this chapter. (Code 1988, § 24-42(g))

Sec. 118-401. Minimum living area.

Each single family detached residential unit constructed in this zoning district after October 1, 1998, must have at least 1,200 square feet of living area. Each half of a duplex constructed in this zoning district after October 1, 1998, must have at least 700 square feet of living area. This requirement excludes mobile homes in mobile home parks that are permitted via a special exception.

(Ord. No. 98-42, § II, 9-24-98)

Secs. 118-402—118-435. Reserved.

DIVISION 6. R-3 MULTIFAMILY
RESIDENTIAL DISTRICT

Sec. 118-436. Intent.

The R-3 multifamily residential district is intended to be high-density multifamily residential. Structures and uses required to serve governmental, religious, educational and noncommercial recreational needs are permitted in this district subject to restrictions and requirements intended to protect its character.

(Code 1988, § 24-43(a))

Sec. 118-437. Permitted principal uses and structures.

Permitted principal uses and structures in the R-3 multifamily residential district are as follows:

- (1) Garden apartments, townhouses and all multifamily dwellings in excess of two-family dwellings.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.

- (4) Public parks, playgrounds in keeping with the character and requirements of the district.
 - (5) Customary agricultural uses and structures including groves and gardens.
 - (6) Utility substations.
- (Code 1988, § 24-43(b)(1))

Sec. 118-438. Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-3 multifamily residential district are the appropriate accessory structures.
(Code 1988, § 24-43(b)(2))

Sec. 118-439. Special exceptions.

In the R-3 multifamily residential district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Roominghouses.
 - (2) Golf clubs and golf courses.
 - (3) Cemeteries.
 - (4) Marinas and boat basins operated as private clubs.
 - (5) Hospitals, restoriums, convalescent homes, nursing homes.
 - (6) Public and private clubs and lodges not involved in the conduct of commercial activities.
 - (7) Governmental institutions and cultural facilities.
 - (8) Kindergartens, nurseries and child care facilities.
 - (9) Any structure over 40 feet in height.
 - (10) Planned unit developments subject to division 2 of article V of this chapter.
- (Code 1988, § 24-43(b)(3))

Sec. 118-440. Prohibited uses and structures.

In the R-3 multifamily residential district, the uses and structures prohibited are as follows:

- (1) House trailers in vacant lots or residential yards;

- (2) Establishments for the conduct of retail trade, including filling stations;
 - (3) Private driveways for access to commercial or industrial uses in commercial or industrial districts;
 - (4) Storage yards or warehouses for commercial or industrial vehicles or materials;
 - (5) Communication towers; and
 - (6) Any structure or use not of a nature specifically or provisionally permitted in this article.
- (Code 1988, § 24-43(b)(4); Ord. No. 97-31, § 4, 9-11-97)

Sec. 118-441. Minimum lot requirements.

In the R-3 multifamily residential district, the minimum lot requirements are as follows:

- (1) *Multifamily.*
 - a. For first dwelling unit:
 - 1. Lot width, 75 feet.
 - 2. Lot area, 7,500 square feet.
 - b. For each additional dwelling unit, an additional 2,500 square feet of lot area.
 - (2) *Garden apartments.* See division 4 of article VI of this chapter.
 - (3) *Hospitals, governmental institutions, private clubs, etc.*
 - a. Lot width: 150 feet.
 - b. Lot depth: 100 feet.
 - c. Minimum lot area: one-half acre.
 - (4) *Churches.*
 - a. Lot width: 200 feet.
 - b. Lot area: two acres.
- (Code 1988, § 24-43(c))

Sec. 118-442. Maximum lot coverage.

In the R-3 multifamily residential district, the maximum lot coverage is as follows:

- (1) Multifamily: 40 percent.
- (2) Garden apartments: See division 4 of article VI of this chapter.

- (3) Hospitals, governmental institutions, private clubs, etc.: 40 percent.

- (4) Churches: 35 percent.
(Code 1988, § 24-43(d))

Sec. 118-443. Minimum yard requirements.

In the R-3 multifamily residential district, the minimum yard requirements are as follows:

- (1) *Multifamily.*
- a. Front: 30 feet.
 - b. Rear: 25 feet.
 - c. Side interior lot: 20 feet.
 - d. Side corner lot: 25 feet.
- (2) *Churches.*
- a. Front: 30 feet.
 - b. Side:
 - 1. Adjacent to street, 30 feet.
 - 2. Adjacent to interior lot, 50 feet.
 - c. Rear: 50 feet.

(Code 1988, § 24-43(e))

Sec. 118-444. Maximum height requirements.

In the R-3 multifamily residential district, the maximum height of structures is as follows:

- (1) Garden apartments: See division 4 of article VI of this chapter.
- (2) Hospitals, governmental institutions, private clubs, etc.: 40 feet or higher if approved by special exception.

(Code 1988, § 24-43(f))

Sec. 118-445. Off-street parking and loading.

The minimum off-street parking and loading requirements for the R-3 multifamily residential district shall be as provided in article VIII of this chapter.

(Code 1988, § 24-43(g))

Sec. 118-446. Maximum development.

Ten units per acre is the maximum development permitted in the R-3 multifamily residential district.

(Code 1988, § 24-43(h))

Sec. 118-447. Minimum living area.

Each residential unit constructed in this zoning district after October 1, 1998, must have the following living area:

- 1,000 s.f. for a 3 or more bedroom apartment.
- 750 s.f. for a 2 or 1 bedroom apartment.

(Ord. No. 98-42, § II, 9-24-98)

Secs. 118-448—118-450. Reserved.

DIVISION 6.1. R-4 ZONING DISTRICT

Sec. 118-451. Intent.

The intent of the R-4 zoning district is to provide for quality residential neighborhoods in an urban setting. These neighborhoods should contain predominantly single family residential, churches, and daycares. With the exception of low intensity home occupations, no commercial or industrial uses are allowed. The overall residential density of this area should be between 2 to 6 dwelling units per acre. A fundamental goal of this district is to foster and protect the existing residential character of the district.

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-452. Permitted principal uses and structures.

Permitted principal uses and structures in the R-4 zoning district are as follows:

- (1) All permitted principal uses and structures identified in the R-1 zoning district.
- (2) Public parks and playgrounds in keeping with the character and requirements of the district.
- (3) Government facilities.

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-453. Permitted accessory uses and structures.

Permitted accessory uses and structures in the R-4 zoning districts are the accessory uses and structures customarily incidental and subordinate to permitted principal uses and structures, provided that for residential uses no accessory structure shall be located on property other than that on which the principal residential structure is located. Customary home occupations are permitted in connection with residential uses, provided that there shall be no external evidence of such home occupation, except that one sign, unilluminated, and not exceeding one square foot in area, may be erected flat against the wall of the principal building. Home occupations shall have no customers or employees visiting the site. Only inside storage of material and goods is allowed. No outdoor assemble or work is allowed as part of the home occupation.

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-454. Special exceptions.

Special exception uses and structures in the R-4 zoning district are as follows:

- (1) Day care facilities.
- (2) Public schools and private schools with academic curriculums similar to those in public schools.
- (3) Churches.
- (4) Any structure exceeding the maximum height requirement.

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-455. Prohibited uses and structures.

In the following uses and structures are prohibited R-4 zoning district:

- (1) Recreational vehicles and house trailers.
- (2) Duplexes, townhomes, apartments and other multi-family structures.
- (3) Commercial uses (except home occupations).
- (4) Agriculture.
- (5) Communication towers and communication antennas.

- (6) Rooming or boarding houses.

- (7) Accessory dwelling units or garage apartment.

- (8) Any structure or use not of a nature specifically or provisionally permitted in this article.

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-456. Minimum lot requirements.

In the R-4 zoning district, the minimum lot requirements are as follows:

- (1) *Single-family.*

- a. Lot width: 50 feet at building front setback line;
- b. Lot depth: 110 feet;
- c. Lot area: not less than 5,500 square feet;
- d. Lot width at curb on a cul-de-sac: 25 feet.

- (2) *Churches.*

- a. Lot area: One acre;
- b. Lot width: 100 feet.

- (5) *Other permitted and special exception uses.*

- a. Lot area: one-half acre;
- b. Lot width: 100 feet;
- c. Lot depth: 100 feet.

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-457. Maximum lot coverage.

In the R-4 zoning district, the maximum lot coverage is as follows:

- (1) Single-family: 40 percent.

- (2) Churches: 40 percent.

- (3) Other permitted and special exception uses: 40 percent

(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-458. Minimum yard requirements.

In the R-4 zoning district, the minimum yard requirements are as follows:

- (1) *Single-family.*
 - a. Front: 20 feet.
 - b. Side: 7.5 feet.
 - c. Rear: 30 feet.
- (2) *Churches.*
 - a. Front: 30 feet.
 - b. Side:
 1. Adjacent to street, 30 feet.
 2. Adjacent to interior lot, 50 feet.
 - c. Rear: 50 feet.
- (3) *Other permitted and special exception uses.*
 - a. Front: 30 feet.
 - b. Side:
 1. Side interior lot, 20 feet.
 2. Side corner lot, 25 feet.
 - c. Rear: 25 feet; 20 feet when abutting an alley.
- (4) *Accessory buildings (shed).* See section 118-1310.
(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-459. Maximum height of structures.

In the R-4 zoning district, the maximum heights of structures are 35 feet, unless higher height approved by special exception.
(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-460. Off-street parking and loading.

The minimum off-street parking and loading requirements for the R-4 zoning district shall be provided in article VIII of this chapter.
(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-461. Maximum density of development.

Unless preempted by the comprehensive plan, the maximum development permitted in the R-4 zoning district will be six dwelling units per acre.
(Ord. No. 06-32, § 2, 8-24-06)

Sec. 118-462. Minimum living area.

Each residential unit constructed in the R-4 zoning district constructed after January 1, 2007, must have a minimum living area of 1,200 square feet.
(Ord. No. 06-32, § 2, 8-24-06)

Secs. 118-463—118-470. Reserved.**DIVISION 6.2. R-5 ZONING DISTRICT****Sec. 118-471. Intent.**

The intent of the R-5 zoning district is to provide for quality residential neighborhoods in an urban setting. These neighborhoods should contain predominantly single family residential, churches, and daycares. With the exception of low intensity home occupations, no commercial or industrial uses are allowed. The overall residential density of this area should be between two to six dwelling units per acre. A fundamental goal of this district is to foster and protect the existing residential character of the district
(Ord. No. 06-33, § 2, 8-24-06)

Sec. 118-472. Permitted principal uses and structures.

Permitted principal uses and structures in the R-5 Zoning district are as follows:

- (1) All permitted principal uses and structures identified in the R-1 zoning district.
- (2) Public parks and playgrounds in keeping with the character and requirements of the district.
- (3) Government facilities.
(Ord. No. 06-33, § 2, 8-24-06)