

CHAPTER 6

RESIDENTIAL DISTRICTS

**ARTICLE A. ADR-0.5 AVERAGE DENSITY
RESIDENTIAL - 0.5 ACRE DISTRICT**

SECTION:

- 9-6A-1: Purpose
- 9-6A-2: Uses Allowed
- 9-6A-3: Conditional Uses Permitted
- 9-6A-4: Area And Coverage Requirements
- 9-6A-5: Setback Requirements
- 9-6A-6: Building Height
- 9-6A-7: Accessory Buildings
- 9-6A-8: Off Street Parking Requirements
- 9-6A-9: Manufactured Homes

9-6A-1: **PURPOSE:** The purpose of the ADR-0.5 district is to provide for residential development along a gradient of density, from urban neighborhoods to rural land, while allowing for maximum lot design flexibility and encouraging the blending of natural and manmade attributes into efficient patterns of development that will create positive effects, both visually and environmentally. (Ord. 281-07, 9-4-2007)

9-6A-2: **USES ALLOWED:**

Accessory dwelling unit, as regulated in section 9-3-8 of this title.

Accessory use building as regulated in section 9-6A-7 of this article.

Agricultural uses not operated as an on site commercial enterprise; provided, that one horse or other farm animal may be kept on each one acre of land; and further provided, that no usual farm animals shall be maintained in buildings and enclosures less than thirty feet (30') from all property lines and at least one hundred feet (100') from all residential structures. All requirements of city, state and federal health departments must be met.

Church.

Daycare business, six (6) or fewer children enrolled.

"Home occupation" as defined in section 9-1-5 of this title.

School.

Single- and two-family dwellings.

Single-family attached dwelling, no more than two (2) units per building.

Temporary building as necessary for construction purposes for a period not to exceed one year. (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)

9-6A-3: CONDITIONAL USES PERMITTED:

Building for nonprofit community functions.

Building for public service uses.

Daycare business, more than six (6) children enrolled.

"Home business" as defined in section 9-1-5 of this title.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title. (Ord. 281-07, 9-4-2007; amd. Ord. 314-10, 5-18-2010)

9-6A-4: AREA AND COVERAGE REQUIREMENTS:

- A. Average Density: Development shall be limited to one dwelling unit for each 0.5 acre. This is not a minimum lot size requirement. The number of units permitted is determined by parcel size divided by 0.5 acre and rounding to the nearest whole number. Lot size may vary; provided, that the resulting development complies with all other requirements of this article.
- B. Open Space: Any new development containing ten (10) acres or more shall devote ten percent (10%) of the total area of the development to common open space. The provision and maintenance of common open space in new developments shall be regulated by title 10, chapter 6 of this code. (Ord. 281-07, 9-4-2007)

- C. Lot Area And Width: The minimum lot area for each principal residential structure shall be nine thousand (9,000) square feet with a lot width (at the established setback line) of not less than seventy five feet (75'). (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)
- D. Lot Coverage: Not more than thirty five percent (35%) of the lot area may be covered by buildings or structures including accessory buildings as defined in section 9-1-5 of this title. (Ord. 281-07, 9-4-2007)

9-6A-5: **SETBACK REQUIREMENTS:**

- A. Front Yard: No building or structure shall be erected nearer than twenty feet (20') from the right of way line of the street; provided, when lots comprising fifty percent (50%) or more of the frontage between two (2) intersecting streets are already developed with buildings having front yards with a variation of not more than twenty feet (20') in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than thirty five feet (35') be required.
- B. Side Yards: No building shall be erected nearer than ten feet (10') to any side property line; corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-6A-6: **BUILDING HEIGHT:** Any building or structure or portion thereof hereafter erected shall not exceed thirty feet (30') in height above grade, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-6A-7: **ACCESSORY BUILDINGS:**

- A. Accessory buildings shall not be placed in the front yard and shall meet the same setback requirements as principal buildings. (Ord. 281-07, 9-4-2007)

- B. An accessory building or group of accessory buildings in this district shall not cover more than thirty percent (30%) of the rear yard. (Ord. 281-07, 9-4-2007; amd. 2010 Code)
- C. Accessory buildings under one hundred twenty (120) square feet in size shall not be required to meet rear and side yard setback requirements. (Ord. 281-07, 9-4-2007)

9-6A-8: **OFF STREET PARKING REQUIREMENTS:** All off street parking shall be governed by chapter 4 of this title. (Ord. 281-07, 9-4-2007)

9-6A-9: **MANUFACTURED HOMES:** Manufactured housing units are permitted on individual lots in the ADR-0.5 district if the conditions for manufactured housing as outlined in section 9-3-7 of this title are met. (Ord. 281-07, 9-4-2007)

CHAPTER 6

RESIDENTIAL DISTRICTS

**ARTICLE B. ADR-1.0 AVERAGE DENSITY
RESIDENTIAL - 1.0 ACRE DISTRICT**

SECTION:

- 9-6B-1: Purpose
- 9-6B-2: Uses Allowed
- 9-6B-3: Conditional Uses Permitted
- 9-6B-4: Area And Coverage Requirements
- 9-6B-5: Setback Requirements
- 9-6B-6: Building Height
- 9-6B-7: Accessory Buildings
- 9-6B-8: Off Street Parking Requirements
- 9-6B-9: Manufactured Homes

9-6B-1: **PURPOSE:** The purpose of the ADR-1.0 district is to provide for residential development along a gradient of density, from urban neighborhoods to rural land, while allowing for maximum lot design flexibility and encouraging the blending of natural and manmade attributes into efficient patterns of development that will create positive effects, both visually and environmentally. (Ord. 281-07, 9-4-2007)

9-6B-2: **USES ALLOWED:**

Accessory dwelling unit, as regulated in section 9-3-8 of this title.

Accessory use building as regulated in section 9-6B-7 of this article.

Agricultural uses not operated as an on site commercial enterprise; provided, that one horse or other farm animal may be kept on each one acre of land; and further provided, that no usual farm animals shall be maintained in buildings and enclosures less than thirty feet (30') from all property lines and at least one hundred feet (100') from all residential structures. All requirements of city, state and federal health departments must be met.

Church.

Daycare business, six (6) or fewer children enrolled.

"Home occupation" as defined in section 9-1-5 of this title.

School.

Single- and two-family dwellings.

Single-family attached dwelling, no more than two (2) units per building.

Temporary building as necessary for construction purposes for a period not to exceed one year. (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)

9-6B-3: CONDITIONAL USES PERMITTED:

Building for nonprofit community functions.

Building for public service uses.

Daycare business, more than six (6) children enrolled.

"Home business" as defined in section 9-1-5 of this title.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title. (Ord. 281-07, 9-4-2007; amd. Ord. 314-10, 5-18-2010)

9-6B-4: AREA AND COVERAGE REQUIREMENTS:

- A. Average Density: Development shall be limited to one dwelling unit for each one (1.0) acre. This is not a minimum lot size requirement. The number of units permitted is determined by parcel size divided by one (1.0) acre and rounding to the nearest whole number. Lot size may vary; provided, that the resulting development complies with all other requirements of this article.

- B. Open Space: Any new development containing ten (10) acres or more shall devote ten percent (10%) of the total area of the development to common open space. The provision and maintenance of common open space in new developments shall be regulated by title 10, chapter 6 of this code. (Ord. 281-07, 9-4-2007)

- C. Lot Area And Width: The minimum lot area for each principal residential structure shall be nine thousand (9,000) square feet with a lot width (at the established setback line) of not less than seventy five feet (75'). (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)
- D. Lot Coverage: Not more than thirty five percent (35%) of the lot area may be covered by buildings or structures including accessory buildings as defined in section 9-1-5 of this title. (Ord. 281-07, 9-4-2007)

9-6B-5: **SETBACK REQUIREMENTS:**

- A. Front Yard: No building or structure shall be erected nearer than twenty feet (20') from the right of way line of the street; provided, when lots comprising fifty percent (50%) or more of the frontage between two (2) intersecting streets are already developed with buildings having front yards with a variation of not more than twenty feet (20') in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than thirty five feet (35') be required.
- B. Side Yards: No building shall be erected nearer than ten feet (10') to any side property line; corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-6B-6: **BUILDING HEIGHT:** Any building or structure or portion thereof hereafter erected shall not exceed thirty feet (30') in height above grade, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-6B-7: **ACCESSORY BUILDINGS:**

- A. Accessory buildings shall not be placed in the front yard and shall meet the same setback requirements as principal buildings. (Ord. 281-07, 9-4-2007)

- B. An accessory building or group of accessory buildings in this district shall not cover more than thirty percent (30%) of the rear yard. (Ord. 281-07, 9-4-2007; amd. 2010 Code)
- C. Accessory buildings under one hundred twenty (120) square feet in size shall not be required to meet rear and side yard setback requirements. (Ord. 281-07, 9-4-2007)

9-6B-8: **OFF STREET PARKING REQUIREMENTS:** All off street parking shall be governed by chapter 4 of this title. (Ord. 281-07, 9-4-2007)

9-6B-9: **MANUFACTURED HOMES:** Manufactured housing units are permitted on individual lots in the ADR-1.0 district if the conditions for manufactured housing as outlined in section 9-3-7 of this title are met. (Ord. 281-07, 9-4-2007)

CHAPTER 6

RESIDENTIAL DISTRICTS

**ARTICLE C. ADR-2.5 AVERAGE DENSITY
RESIDENTIAL - 2.5 ACRE DISTRICT**

SECTION:

- 9-6C-1: Purpose
- 9-6C-2: Uses Allowed
- 9-6C-3: Conditional Uses Permitted
- 9-6C-4: Area And Coverage Requirements
- 9-6C-5: Setback Requirements
- 9-6C-6: Building Height
- 9-6C-7: Accessory Buildings
- 9-6C-8: Off Street Parking Requirements
- 9-6C-9: Manufactured Homes

9-6C-1: **PURPOSE:** The purpose of the ADR-2.5 district is to provide for residential development along a gradient of density, from urban neighborhoods to rural land, while allowing for maximum lot design flexibility and encouraging the blending of natural and manmade attributes into efficient patterns of development that will create positive effects, both visually and environmentally. (Ord. 281-07, 9-4-2007)

9-6C-2: **USES ALLOWED:**

Accessory dwelling unit, as regulated in section 9-3-8 of this title.

Accessory use building as regulated in section 9-6C-7 of this article.

Agricultural uses not operated as an on site commercial enterprise; provided, that one horse or other farm animal may be kept on each one acre of land; and further provided, that no usual farm animals shall be maintained in buildings and enclosures less than thirty feet (30') from all property lines and at least one hundred feet (100') from all residential

structures. All requirements of city, state and federal health departments must be met.

Church.

Daycare business, six (6) or fewer children enrolled.

"Home occupation" as defined in section 9-1-5 of this title.

School.

Single- and two-family dwellings.

Single-family attached dwelling, no more than two (2) units per building.

Temporary building as necessary for construction purposes for a period not to exceed one year. (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009; 2010 Code)

9-6C-3: CONDITIONAL USES PERMITTED:

Building for nonprofit community functions.

Building for public service uses.

Daycare business, more than six (6) children enrolled.

"Home business" as defined in section 9-1-5 of this title.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title. (Ord. 281-07, 9-4-2007; amd. Ord. 314-10, 5-18-2010)

9-6C-4: AREA AND COVERAGE REQUIREMENTS:

- A. Average Density: Development shall be limited to one dwelling unit for each two and one-half (2.5) acres. This is not a minimum lot size requirement. The number of units permitted is determined by parcel size divided by two and one-half (2.5) acres and rounding to the nearest whole number. Lot size may vary; provided, that the resulting development complies with all other requirements of this article.

- B. Open Space: Any new development containing ten (10) acres or more shall devote twenty percent (20%) of the total area of the development to common open space. The provision and maintenance of common open space in new developments shall be regulated by title 10, chapter 6 of this code. (Ord. 281-07, 9-4-2007)
- C. Lot Area And Width: The minimum lot area for each principal residential structure shall be nine thousand (9,000) square feet with a lot width (at the established setback line) of not less than seventy five feet (75'). (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)
- D. Lot Coverage: Not more than thirty five percent (35%) of the lot area may be covered by buildings or structures including accessory buildings as defined section 9-1-5 of this title. (Ord. 281-07, 9-4-2007)

9-6C-5: **SETBACK REQUIREMENTS:**

- A. Front Yard: No building or structure shall be erected nearer than twenty feet (20') from the right of way line of the street; provided, when lots comprising fifty percent (50%) or more of the frontage between two (2) intersecting streets are already developed with buildings having front yards with a variation of not more than twenty feet (20') in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than thirty five feet (35') be required.
- B. Side Yards: No building shall be erected nearer than ten feet (10') to any side property line; corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-6C-6: **BUILDING HEIGHT:** Any building or structure or portion thereof hereafter erected shall not exceed thirty feet (30') in height above grade, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-6C-7: ACCESSORY BUILDINGS:

- A. Accessory buildings shall not be placed in the front yard and shall meet the same setback requirements as principal buildings. (Ord. 281-07, 9-4-2007)
- B. An accessory building or group of accessory buildings in this district shall not cover more than thirty percent (30%) of the rear yard. (Ord. 281-07, 9-4-2007; amd. 2010 Code)
- C. Accessory buildings under one hundred twenty (120) square feet in size shall not be required to meet rear and side yard setback requirements. (Ord. 281-07, 9-4-2007)

9-6C-8: OFF STREET PARKING REQUIREMENTS: All off street parking shall be governed by chapter 4 of this title. (Ord. 281-07, 9-4-2007)

9-6C-9: MANUFACTURED HOMES: Manufactured housing units are permitted on individual lots in the ADR-2.5 district if the conditions for manufactured housing as outlined in section 9-3-7 of this title are met. (Ord. 281-07, 9-4-2007)

CHAPTER 6

RESIDENTIAL DISTRICTS

**ARTICLE D. R-1 SINGLE- AND TWO-FAMILY
RESIDENTIAL DISTRICT**

SECTION:

- 9-6D-1: Purpose
- 9-6D-2: Uses Allowed
- 9-6D-3: Conditional Uses Permitted
- 9-6D-4: Area And Coverage Requirements
- 9-6D-5: Setback Requirements
- 9-6D-6: Building Height
- 9-6D-7: Accessory Buildings
- 9-6D-8: Off Street Parking Requirements
- 9-6D-9: Manufactured Homes

9-6D-1: **PURPOSE:** The purpose of the R-1 single- and two-family residential district is to preserve low density residential neighborhoods, to prevent overcrowding of the land and to encourage the development of low density areas which are best suited to residential purposes. (Ord. 281-07, 9-4-2007)

9-6D-2: **USES ALLOWED:**

Accessory dwelling unit, as regulated in section 9-3-8 of this title.

Accessory use building as regulated in section 9-6D-7 of this article.

Agricultural uses not operated as an on site commercial enterprise; provided, that one horse or other farm animal may be kept on each one acre of land; and further provided, that no usual farm animals shall be maintained in buildings and enclosures less than thirty feet (30') from all property lines and at least one hundred feet (100') from all residential

structures. All requirements of city, state and federal health departments must be met.

Church.

Daycare business, six (6) or fewer children enrolled.

"Home occupation" as defined in section 9-1-5 of this title.

School.

Single- and two-family dwellings.

Single-family attached dwelling, no more than two (2) units per building.

Temporary building as necessary for construction purposes for a period not to exceed one year. (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)

9-6D-3: CONDITIONAL USES PERMITTED:

Building for nonprofit community functions.

Building for public service uses.

Daycare business, more than six (6) children enrolled.

"Home business" as defined in section 9-1-5 of this title.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title. (Ord. 281-07, 9-4-2007; amd. Ord. 314-10, 5-18-2010)

9-6D-4: AREA AND COVERAGE REQUIREMENTS:

A. Lot Area And Width:

1. Lot Area:

a. Single-Family Structures: The minimum lot area for each principal single-family residential structure shall be seven thousand (7,000) square feet, except that corner lots shall be at least eight thousand (8,000) square feet.

b. Duplex And Two-Unit SFAD: The minimum lot area for each duplex or two-unit single-family attached dwelling shall be nine thousand (9,000) square feet.

2. Lot Width:

a. Single-Family Structures: The minimum lot width for a principal single-family residential structure shall be sixty five feet (65') (at the established front setback line).

b. Duplex And Two-Unit SFAD: The minimum lot width for a duplex or two-unit single-family attached dwelling shall be seventy five feet (75') (at the established front setback line). (Ord. 305-09, 4-21-2009)

B. Lot Coverage: Not more than thirty five percent (35%) of the lot area may be covered by buildings or structures including accessory buildings as defined in section 9-1-5 of this title. (Ord. 281-07, 9-4-2007)

9-6D-5: **SETBACK REQUIREMENTS:**

A. Front Yard:

1. Local Street Rights Of Way:

a. Principal Structure: No enclosed portion of the principal structure shall be erected nearer than fifteen feet (15') from the right of way line of a street classified by the city as local.

b. Partially Enclosed Structure: Front porch, balcony, portico, patio/garden wall and similar architectural elements that are less than fifty percent (50%) enclosed may extend up to ten feet (10') from the right of way line of a street classified by the city as local, provided that clear vision requirements at intersections are met, as established in subsection 9-3-4C of this title.

c. Garages And Carport Entries: No garage or carport structure may be erected nearer than twenty feet (20') from the right of way line of a street classified by the city as local.

2. Collector And Arterial Rights Of Way: no structure shall be erected nearer than twenty feet (20') from the right of way line of a street

classified by the city as either collector or arterial. (Ord. 305-09, 4-21-2009)

- B. Side Yards: No building shall be erected nearer than ten feet (10') to any side property line; corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-6D-6: **BUILDING HEIGHT:** Any building or structure or portion thereof hereafter erected shall not exceed thirty feet (30') in height above grade, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-6D-7: **ACCESSORY BUILDINGS:**

- A. Accessory buildings shall not be placed in the front yard and shall meet the same setback requirements as principal buildings. (Ord. 281-07, 9-4-2007)
- B. An accessory building or group of accessory buildings in this district shall not cover more than thirty percent (30%) of the rear yard. (Ord. 281-07, 9-4-2007; amd. 2010 Code)
- C. Accessory buildings under one hundred twenty (120) square feet in size shall not be required to meet rear and side yard setback requirements. (Ord. 281-07, 9-4-2007)

9-6D-8: **OFF STREET PARKING REQUIREMENTS:** All off street parking shall be governed by chapter 4 of this title. (Ord. 281-07, 9-4-2007)

9-6D-9: **MANUFACTURED HOMES:** Manufactured housing units are permitted on individual lots in the R-1 district if the conditions for manufactured housing as outlined in section 9-3-7 of this title are met. (Ord. 281-07, 9-4-2007)

CHAPTER 6

RESIDENTIAL DISTRICTS

ARTICLE E. R-2 COMBINED RESIDENTIAL DISTRICT

SECTION:

- 9-6E-1: Purpose
- 9-6E-2: Uses Allowed
- 9-6E-3: Conditional Uses Permitted
- 9-6E-4: Area And Coverage Requirements
- 9-6E-5: Setback Requirements
- 9-6E-6: Building Height
- 9-6E-7: Accessory Buildings
- 9-6E-8: Off Street Parking And Loading Requirements
- 9-6E-9: Manufactured Homes

9-6E-1: **PURPOSE:** The purpose of the R-2 combined residential district is to provide medium density residential development creatively designed and properly located in the community adjacent to shopping, recreation, cultural and other community facilities. (Ord. 281-07, 9-4-2007)

9-6E-2: **USES ALLOWED:**

Those uses allowed in the R-1 district as regulated therein.

Accessory dwelling unit, as regulated in section 9-3-8 of this title.

Accessory use building as regulated in section 9-6E-7 of this article.

Multiple-family dwelling, no more than four (4) units per building.

Office dedicated to administrative use or of an administrative character.

Single-family attached dwelling, no more than four (4) units per building. (Ord. 281-07, 9-4-2007; amd. Ord. 304-09, 4-21-2009)

9-6E-3: CONDITIONAL USES PERMITTED:

Those uses, other than those allowed under section 9-6E-2 of this article, requiring conditional use permits in the R-1 district as regulated therein.

Bed and breakfast establishment.

Boarding and rooming house.

Clinic or office of a medical nature.

Home for ambulatory aged and rest home.

Hospital.

Housing for the elderly.

Mortuary.

Multiple-family dwelling consisting of more than four (4) units per building.

Nursing home, convalescent hospital.

Single-family attached dwelling, more than four (4) units per building.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title. (Ord. 281-07, 9-4-2007; amd. 2010 Code; Ord. 314-10, 5-18-2010)

9-6E-4: AREA AND COVERAGE REQUIREMENTS:**A. Lot Area:**

1. The minimum lot area for single-family and two-family dwellings shall be seven thousand (7,000) square feet; corner lots shall be at least eight thousand (8,000) square feet.

2. The minimum lot area for each dwelling unit above that required for two-family dwellings shall be one thousand (1,000) square feet of land area for each additional unit.

B. Lot Coverage: Not more than forty percent (40%) of the lot may be covered by buildings or structures including accessory buildings as defined in section 9-1-5 of this title. (Ord. 281-07, 9-4-2007)

9-6E-5: SETBACK REQUIREMENTS:

- A. Front Yard: No building or structure shall be erected nearer than twenty feet (20') from the right of way line of the street. When lots comprising fifty percent (50%) or more of the frontage between two (2) intersecting streets are already developed with buildings having front yards with a variation of not more than fifteen feet (15') in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than thirty feet (30') be required.
- B. Side Yards: No building shall be erected nearer than ten feet (10') to any side property line; corner lots shall maintain a twenty foot (20') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-6E-6: BUILDING HEIGHT: Any building or structure or portion thereof hereafter erected shall not exceed thirty feet (30') in height above grade, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-6E-7: ACCESSORY BUILDINGS:

- A. Accessory buildings shall not be placed in the front yard and shall meet the same setback requirements as principal buildings. (Ord. 281-07, 9-4-2007)
- B. An accessory building or group of accessory buildings in this district shall not cover more than thirty percent (30%) of the rear yard. (Ord. 281-07, 9-4-2007; amd. 2010 Code)
- C. Accessory buildings under one hundred twenty (120) square feet in size shall not be required to meet rear and side yard setback requirements. (Ord. 281-07, 9-4-2007)

9-6E-8

9-6E-9

9-6E-8: **OFF STREET PARKING AND LOADING REQUIREMENTS:**
All off street parking and loading shall be governed by chapter
4 of this title. (Ord. 281-07, 9-4-2007; amd. 2010 Code)

9-6E-9: **MANUFACTURED HOMES:** Manufactured housing units are
permitted on individual lots in the R-2 district if the conditions
for manufactured housing as outlined in section 9-3-7 of this title are met.
(Ord. 281-07, 9-4-2007)

CHAPTER 6

RESIDENTIAL DISTRICTS

ARTICLE F. R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

SECTION:

- 9-6F-1: Purpose
- 9-6F-2: Uses Allowed
- 9-6F-3: Conditional Uses Permitted
- 9-6F-4: Area And Coverage Requirements
- 9-6F-5: Setback Requirements
- 9-6F-6: Building Height
- 9-6F-7: Accessory Buildings
- 9-6F-8: Off Street Parking And Loading Requirements
- 9-6F-9: Manufactured Homes

9-6F-1: **PURPOSE:** The purpose of the R-3 multiple-family residential district is to provide areas for medium to high density residential development. This type of zoning pattern is intended to create transition areas and buffer zones between commercial and low density residential development. It is also intended to permit higher density activities adjacent to more intensive community use facilities and areas. (Ord. 281-07, 9-4-2007)

9-6F-2: **USES ALLOWED:**

Those uses allowed in the R-1 and R-2 districts, as regulated therein.

Accessory use building as regulated in section 9-6F-7 of this article.

Boarding and rooming house.

Clinic and office of a medical nature.

Daycare business.

Home for ambulatory aged and rest home.

Housing for the elderly.

Multiple-family dwelling.

Nursing home, convalescent hospital.

Single-family attached dwelling. (Ord. 281-07, 9-4-2007; amd. 2010 Code)

9-6F-3: CONDITIONAL USES PERMITTED:

Those uses, other than those allowed under section 9-6F-2 of this article, requiring conditional use permits and as regulated in the R-1 and R-2 districts.

Club or lodge of a service or fraternal character when not operated for profit.

Hospital.

Motel.

Office of a professional or administrative nature.

Recreation/fitness center.

Temporary on site rock crushing for on site construction and maintenance meeting the standards found in section 9-3-9 of this title.

"Travel trailer or recreational vehicle park" as defined in section 9-1-5 of this title. (Ord. 281-07, 9-4-2007; amd. Ord. 314-10, 5-18-2010)

9-6F-4: AREA AND COVERAGE REQUIREMENTS:

A. Lot Area:

1. The minimum lot area for single-family and two-family dwellings shall be seven thousand (7,000) square feet, except corner lots shall contain at least eight thousand (8,000) square feet.

2. The minimum lot area for each dwelling unit above that required for two-family dwellings shall be one thousand (1,000) square feet of land area for each additional unit.

- B. Lot Coverage: Not more than forty five percent (45%) of the lot may be covered by buildings or structures including accessory buildings as defined in section 9-1-5 of this title. (Ord. 281-07, 9-4-2007)

9-6F-5: **SETBACK REQUIREMENTS:**

- A. Front Yard: No building or structure shall be erected nearer than twenty feet (20') from the right of way line of the street. When lots comprising fifty percent (50%) or more of the frontage between two (2) intersecting streets are already developed with buildings having front yards with a variation of not more than fifteen feet (15') in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than thirty feet (30') be required.
- B. Side Yards: No building shall be erected nearer than five feet (5') to any side property line; corner lots shall maintain a fifteen foot (15') side yard adjacent to the street which intersects the street upon which the building fronts.
- C. Rear Yard: There shall be a rear yard having a depth of not less than twenty feet (20'). (Ord. 281-07, 9-4-2007)

9-6F-6: **BUILDING HEIGHT:** Any building or structure or portion thereof hereafter erected shall not exceed thirty five feet (35') in height above grade, unless a height exception is granted by the planning and zoning commission following the procedures in chapter 2, article D of this title. (Ord. 315-10, 6-15-2010)

9-6F-7: **ACCESSORY BUILDINGS:**

- A. Accessory buildings shall not be placed in the front yard and shall meet the same setback requirements as principal buildings. (Ord. 281-07, 9-4-2007)

- B. An accessory building or group of accessory buildings in this district shall not cover more than thirty percent (30%) of the rear yard. (Ord. 281-07, 9-4-2007; amd. 2010 Code)
- C. Accessory buildings under one hundred twenty (120) square feet in size shall not be required to meet rear and side yard setback requirements. (Ord. 281-07, 9-4-2007)

9-6F-8: **OFF STREET PARKING AND LOADING REQUIREMENTS:**
All off street parking and loading shall be governed by chapter 4 of this title. (Ord. 281-07, 9-4-2007; amd. 2010 Code)

9-6F-9: **MANUFACTURED HOMES:** Manufactured housing units are permitted on individual lots in the R-3 district if the conditions for manufactured housing as outlined in section 9-3-7 of this title are met. (Ord. 281-07, 9-4-2007)