

SINGLE-FAMILY RESIDENTIAL MULTIPLE-FAMILY RESIDENTIAL

Article 13. Single-Family Residential Zones (2-R, 3-R, 7-R)

Sec. 9-2.1301. Purpose (2-R, 3-R, 7-R).

The purpose of the Single-Family Residential Zones (2-R, 3-R, 7-R) is to provide for dwelling units in prime opportunity single-family residential areas with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1302. Uses (2-R, 3-R, 7-R).

(a) The following uses shall be permitted in the Single-Family Residential Zones (2-R, 3-R, 7-R):

(1) One dwelling unit; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and

(2) Child day care homes, limited child day care homes, limited residential community care facilities, limited home businesses, and bed and breakfast inns.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Child day care facilities, community care facilities, 4-H and FFA animal projects, home businesses, parks, places of assembly, public utility facilities, public service facilities, and schools.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

(1) Dwelling units and manufactured homes, including those in recreation oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. January 3, 1985, as amended by § 9, Ord. 86-623, eff. February 6, 1986; and § 4, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 2, Ord. 93-817, eff. Nov. 11, 1993; Exh. A, § 6, Ord. 99-924, eff. Nov. 11, 1999; and § 1, Ord. 05-1022, eff. Mar. 3, 2005)

Sec. 9-2.1303. Height (2-R, 3-R, 7-R).

No structure in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1304. Area, width, and coverage (2-R, 3-R, 7-R).

(a) The minimum net lot area in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as follows:

(1) 2-R, one-half (1/2) acre;

(2) 3-R, one-third (1/3) acre; and

(3) 7-R, one-seventh (1/7) acre.

(b) The minimum width shall be sixty (60') feet.

(c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1305. Yards (2-R, 3-R, 7-R).

The minimum yard requirements in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story; except

(c) The minimum yard requirements shall be increased as provided in Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 2, Ord. 04-998, eff. Feb. 5, 2004)

Sec. 9-2.1306. Parking and loading (2-R, 3-R, 7-R).

Parking and loading in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1307. Signs (2-R, 3-R, 7-R).

Signs in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Article 14. Multiple-Family Residential Zone (M-R)

Sec. 9-2.1401. Purpose (M-R).

The purpose of the Multiple-Family Residential Zone (M-R) is to provide for dwelling units in multiple-family residential areas with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1402. Uses (M-R).

(a) The following uses shall be permitted in the Multiple-Family Residential Zone (M-R):

(1) Dwelling units and manufactured homes, excluding additional quarters, at the ratio of up to one dwelling unit or manufactured home for each 1/21.8 acre of lot area; and

(2) Child day care homes, limited child day care homes, limited residential community care facilities, limited home businesses, one- or two-person business offices, and one- or two-person personal services.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Bed and breakfast inns, child day care facilities, community care facilities, 4-H and FFA animal projects, health services, home businesses, limited administrative offices, lodging facilities, parking lots, places of assembly, public utility facilities, public service facilities, recreation facilities, rooming facilities, and schools.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 10, Ord. 86-623, eff. February 6, 1986; and § 2, Ord. 89-713, eff. July 13, 1989; and § 3, Ord. 89-716, eff. October 5, 1989; and § 1, Ord. 89-719, eff. November 2, 1989; and § 1, Ord. 91-759, eff. August 1, 1991; and § 1, Ord. 92-787, eff. July 16, 1992; and § 3, Ord. 93-817, eff. November 11, 1993; and Exh. A, § 7, Ord. 99-924, eff. Nov. 11, 1999)

Sec. 9-2.1403. Height (M-R).

No structure in the Multiple-Family Residential Zone (M-R) shall exceed thirty-five (35') feet in height. (§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1404. Area, width, and coverage (M-R).

(a) The minimum net lot area in the Multiple-Family Residential Zone (M-R) shall be 6,000 square feet.

(b) The minimum width shall be sixty (60') feet.

(c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area.

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1405. Yards (M-R).

The minimum yard requirements in the Multiple-Family Residential Zone (M-R) shall be:

(a) Front yards: none (0') feet and;

(b) Side and rear yards: five (5') feet per story; except

(c) The minimum yard requirements shall be increased as provided in Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985; as amended by § 1, Ord. 91-762, eff. December 13, 1991; and § 3, Ord. 04-998, eff. Feb. 5, 2004; and § 1, Ord. 05-1021, eff. Feb. 10, 2005)

Sec. 9-2.1406. Parking and loading (M-R).

Parking and loading in the Multiple-Family Residential Zone (M-R) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

Sec. 9-2.1407. Signs (M-R).

(a) Signs in the Multiple-Family Residential Zone (M-R) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(b) Business signs shall not exceed a total area of twenty-four (24) square feet for each street frontage.

(§ 3, Ord. 84-593, eff. January 3, 1985)