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ARTICLE V. RESIDENTIAL DISTRICTS

Sec. 23-91. AG Agricultural district.

(a) **Purpose.** The AG district is intended for areas of active agricultural use that are subject to future urban or suburban development. Permitted land uses include relatively low density uses such as agriculture and uses which require large sites and relatively limited investment in fixed structures. This zoning district serves as a holding district for land that may be subject to rezoning for purposes other than agricultural uses.

(b) **Principal permitted uses.** The following uses are permitted as of right in the AG district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|--|---|
| <ul style="list-style-type: none"> Dwelling, single family, detached. | <ul style="list-style-type: none"> Community living arrangements serving eight (8) or fewer persons, pursuant to §23-22 and §23-52. Governmental facilities. Public parks or playgrounds. | <ul style="list-style-type: none"> Agriculture. Community garden. Greenhouse or greenhouse nursery. Nursery, orchards or tree farm. Urban farm pursuant to §23-66(h)(17) |

(c) **Accessory uses.** Accessory uses in the AG district may include:

- The accessory uses, buildings and structures specified in §23-43 are permitted as of right in the AG District.
- Bed and breakfast establishments pursuant to §23-48.
- Home occupation pursuant to §23-45.
- Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the AG District.

(e) **Special uses.** Special uses in the AG district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|---|---|--|
| <ul style="list-style-type: none"> None. | <ul style="list-style-type: none"> Essential services. | <ul style="list-style-type: none"> Electronic towers pursuant to §23-66(h)(1) Outdoor commercial entertainment pursuant to §23-66(h)(11). Indoor kennel or outdoor kennel; pursuant to §23-66(h)(12). |

(f) **Site plan.** Prior to obtaining a permit for site plan uses as listed below, a site plan shall be required in accordance with §23-570, Site plan review and approval.

- Governmental facilities.
- Earthen berms over three (3) feet in height.

(g) **Development standards.** The space limits applicable in the AG district are as follows:

- Minimum lot area.** Ten (10) acres.
- Minimum lot width.** One hundred fifty (150) feet.
- Minimum front yard.** Thirty (30) feet.
- Minimum rear yard.** Forty (40) feet.

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(5) **Minimum side yard.** Forty (40) feet

(6) **Maximum building height.** One hundred (100) feet for non-residential uses. Thirty-five (35) feet for residential uses.

(7) **Maximum lot coverage.** Twenty percent (20%).

(h) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(Ord 121-05, §1, 10-25-05; Ord 83-07, §1, 5-8-07; Ord 90-08, §1, 5-27-08; Ord 147-08, §1, 10-7-08; Ord 48-12, §1, 6-6-12; Ord 49-12, §1, 6-6-12)

Sec. 23-92. R-1A single-family district.

(a) **Purpose.** The R-1A district is intended to provide for, and maintain, residential areas characterized predominately by single family detached dwellings on larger sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential land uses.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the R-1A district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|--|---|
| <ul style="list-style-type: none"> Dwelling, single family, detached. | <ul style="list-style-type: none"> Community living arrangements serving eight (8) or fewer persons, pursuant to §23-22 and §23-52. Day care, adult; serving five (5) or fewer persons. Day care, family. Family home, adult (A) and (D), pursuant to §23-22. Family home, adult (B) and (C), pursuant to §23-52. Governmental facilities. | <ul style="list-style-type: none"> None. |

(c) **Accessory uses.** Accessory uses in the R-1A district may include:

(1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the R-1A district, except for boats or boat trailers greater than twenty-six (26) feet in length.

(2) Bed and breakfast establishments pursuant to §23-48.

(3) Home occupation pursuant to §23-45.

(4) Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the R-1A District.

(e) **Special uses.** Special uses in the R-1A district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|---|---|--|
| <ul style="list-style-type: none"> None. | <ul style="list-style-type: none"> Cemetery, including a mausoleum, provided that a mausoleum shall have a forty- (40-) foot setback from any lot line of the cemetery. Community living arrangements serving nine (9) to fifteen (15) persons, pursuant to §23-22 and §23-52. Day care, group, when located and | <ul style="list-style-type: none"> Electronic towers pursuant to §23-66(h)(1). Recycling collection point; pursuant to §23-66(h)(14). Urban farm pursuant to §23-66(h)(17). |

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| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|------------------|--|----------------------|
| | <p>operated in an educational institution, place of worship or semi-public building.</p> <ul style="list-style-type: none"> • Educational institution; business, technical or vocational school. • Educational institution; college or university. • Educational institution; elementary school, junior high school, or high school. • Essential services. • Golf course. However, the clubhouse, practice driving range, practice greens, or miniature golf course shall not be located closer than two hundred (200) feet from any residential structure. • Marina and/or boat landing. • Place of worship. • Public parks or playgrounds. • Recreation facility, non-profit. • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building. | |

(f) **Site plan.** Prior to obtaining a building permit for site plan uses as listed below, a site plan shall be required in accordance with §23-570, Site plan review and approval.

- (1) Governmental facilities.
- (2) Place of worship.
- (3) Educational institution; elementary school, junior high school, high school.
- (4) Educational institution; college or university.
- (5) Educational institution; business, technical or vocational school.
- (6) Earth berms over three (3) feet in height.

(g) **Development standards.** The space limits applicable in the R-1A district are as follows:

- (1) **Minimum lot area.** Eight thousand (8,000) square feet.
- (2) **Maximum lot coverage.** Forty percent (40%).
- (3) **Minimum lot width.** Seventy (70) feet.
- (4) **Minimum front yard.** Twenty (20) feet (twenty-five (25) feet minimum on arterial street).
- (5) **Minimum rear yard.** Twenty-five (25) feet.
- (6) **Minimum side yard.** Eight (8) feet.
- (7) **Maximum building height.** Thirty-five (35) feet.

(h) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(Ord 121-05, §1, 10-25-05; Ord 84-07, §1, 5-8-07; Ord 91-08, §1, 5-27-08; Ord 148-08, §1, 10-7-08)

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Sec. 23-93. R-1B single-family district.

(a) **Purpose.** The R-1B district is intended to provide for and maintain residential areas characterized predominately by single-family, detached dwellings on medium sized lots while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the R-1B district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|---|---|
| <ul style="list-style-type: none"> • Dwelling, single-family, detached. | <ul style="list-style-type: none"> • Community living arrangements serving eight (8) or fewer persons, pursuant to §23-22 and §23-52. • Day care, adult; serving five (5) or fewer persons. • Day care, family. • Family home, adult (A) and (D), pursuant to §23-22. • Family home, adult (B) and (C), pursuant to §23-22 and §23-52. • Governmental facilities. | <ul style="list-style-type: none"> • None. |

(c) **Accessory uses.** Accessory uses in the R-1B district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the R-1B district, except for boats or boat trailers greater than twenty-six (26) feet in length.
- (2) Bed and breakfast establishments pursuant to §23-48.
- (3) Home occupation pursuant to §23-45.
- (4) Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the R-1B District.

(e) **Special uses.** Special uses in the R-1B district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|---|--|---|
| <ul style="list-style-type: none"> • None. | <ul style="list-style-type: none"> • Cemetery, including a mausoleum, provided that a mausoleum shall have a forty- (40) foot setback from any lot line of the cemetery. • Community living arrangements serving nine (9) to fifteen (15) persons, pursuant to §23-22 and §23-52. • Day care, group, when located and operated in an educational institution, place of worship or semi-public building. • Educational institution; business, technical or vocational school • Educational institution; college or university. • Educational institution; elementary school, junior high school or high school. • Essential services. • Golf course. However, the clubhouse, practice driving range, practice greens, or miniature golf course shall not be located closer than two hundred (200) feet from | <ul style="list-style-type: none"> • Electronic towers pursuant to §23-66(h)(1). • Recycling collection point pursuant to §23-66(h)(14). • Urban farm pursuant to §23-66(h)(17). |

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| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|------------------|--|----------------------|
| | any residential structure. • Marina and/or boat landing. • Place of worship. • Public parks or playgrounds. • Recreation facility, non-profit. • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building. | |

(f) **Site plan.** Prior to obtaining a building permit for site plan uses as listed below, a site plan shall be required in accordance with §23-570, Site plan review and approval.

- (1) Governmental facilities.
- (2) Place of worship.
- (3) Educational institution; elementary school, junior high school, high school.
- (4) Educational institution; college or university.
- (5) Educational institution; business, technical or vocational school.
- (6) Earth berms over three (3) feet in height.

(g) **Development standards.** The space limits applicable in the R-1B district are as follows:

- (1) **Minimum lot area.** Six thousand (6,000) square feet.
- (2) **Maximum lot coverage.** Fifty percent (50%).
- (3) **Minimum lot width.** Fifty (50) feet.
- (4) **Minimum front yard.** Twenty (20) feet (twenty-five (25) foot minimum on arterial street).
- (5) **Minimum rear yard.** Twenty-five (25) feet.
- (6) **Minimum side yard.** Six (6) feet.
- (7) **Maximum building height.** Thirty-five (35) feet.

(h) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(Ord 121-05, §1, 10-25-05; Ord 85-07, §1, 5-8-07; Ord 118-07, §1, 7-24-07; Ord 92-08, §1, 5-27-08; Ord 149-08, §1, 10-7-08; Ord 51-12, §1, 6-6-12)

Sec. 23-94. R-1C central city residential district.

(a) **Purpose.** The R-1C district is intended to provide for the conservation and revitalization of residential areas located in the oldest parts of the City characterized predominately by single-family, detached dwellings on small sized lots of record while protecting residential neighborhoods from the intrusion of incompatible non-residential uses.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the R-1C district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--------------------------------------|---|----------------------|
| • Dwelling, single-family, detached. | • Community living arrangements service eight (8) or fewer persons, | • None. |

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| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|------------------|--|----------------------|
| | pursuant to §23-22 and §23-52. <ul style="list-style-type: none"> • Day care, adult; serving five (5) or fewer persons. • Day care, family. • Family home, adult (A) and (D), pursuant to §23-22. • Family home, adult (B) and (C), pursuant to §23-22 and §23-52. • Governmental facilities. | |

(c) **Accessory uses.** Accessory uses in the R-1C district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the R-1C district, except for boats or boat trailers greater than twenty-six (26) feet in length.
- (2) Bed and breakfast establishments pursuant to §23-48.
- (3) Home occupation pursuant to §23-45.
- (4) Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in Section 23-54 may be permitted in the R-1C District.

(e) **Special uses.** Special uses in the R-1C district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|------------------|---|--|
| | <ul style="list-style-type: none"> • Community living arrangements serving nine (9) to fifteen (15) persons, pursuant to §23-22 and §23-52. • Day care, group, when located and operated in an educational institution, place of worship or semi-public building. • Essential services. • Place of worship. • Public parks or playgrounds. • Recreation facility, non-profit. • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building. | <ul style="list-style-type: none"> • Electronic towers pursuant to §23-66(h)(1) • Recycling collection point pursuant to §23-66(h)(14). • Urban farm pursuant to §23-66(h)(17). |

(f) **Site plan.** Prior to obtaining a building permit for site plan uses as listed below, a site plan shall be required in accordance with §23-570, Site plan review and approval.

- (1) Governmental facilities.
- (2) Place of worship.
- (3) Earth berms over three (3) feet in height.

(g) **Development standards.** The space limits applicable in the R-1C district are as follows:

- (1) **Minimum lot area:**
 - a. Four thousand (4,000) square feet for single-family detached dwellings.
 - b. Six thousand (6,000) square feet for all other uses.

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(2) **Maximum lot coverage.** Seventy-five percent (75%).

(3) **Minimum lot width.**

- a. Forty (40) feet for single-family detached dwellings.
- b. Fifty (50) feet for all other uses.

(4) **Minimum front yard.**

- a. Ten (10) feet.
- b. Twenty (20) feet on an arterial street.

(5) **Minimum rear yard.** Twenty-five (25) feet.

(6) **Minimum side yard.**

- a. Five (5) feet for single-family dwellings.
- b. Six (6) feet for all other uses.

(7) **Maximum building height.** Thirty-five (35) feet.

(h) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(Ord 121-05, §1, 10-25-05; Ord 86-07, §1, 5-8-07; Ord 19-07, §1, 7-24-07; Ord 93-08, §1, 5-27-08; Ord 150-08, §1, 10-7-08; Ord 52-12, §1, 6-6-12)

Sec. 23-95. R-2 two-family district.

(a) **Purpose.** The R-2 district is intended to provide for and maintain residential areas characterized by single-family detached and two- (2-) family dwelling units. Increased densities and the introduction of two- (2-) family housing types are intended to provide for greater housing options for owners and renters while maintaining the basic qualities of a moderately dense residential neighborhood.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the R-2 district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|---|---|---|
| <ul style="list-style-type: none"> • Dwelling, single-family, detached. • Dwelling, two-family. | <ul style="list-style-type: none"> • Community living arrangements serving eight (8) or fewer persons, pursuant to §23-22 and §23-52. • Day care, adult; serving five (5) or fewer persons. • Day care, family. • Family home, adult (A) and (D), pursuant to §23-22. • Family home, adult (B) and (C), pursuant to §23-22 and §23-52. • Governmental facilities. | <ul style="list-style-type: none"> • None. |

(c) **Accessory uses.** Accessory uses in the R-2 district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the R-2 district, except for boats or boat trailers greater than twenty-six (26) feet in length.
- (2) Bed and breakfast establishments pursuant to §23-48.

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(3) Home occupation pursuant to §23-45.

(4) Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the R-2 District.

(e) **Special uses.** Special uses in the R-2 district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|---|--|---|
| <ul style="list-style-type: none"> • None. | <ul style="list-style-type: none"> • Cemetery, including a mausoleum, provided that a mausoleum shall have a forty- (40-) foot setback from any lot line of the cemetery. • Community living arrangements serving nine (9) to fifteen (15) persons, pursuant to §23-22 and §23-52. • Day care, group, when located and operated in an educational institution, place of worship or semi-public building. • Educational institution; business, technical or vocational school. • Educational institution; college or university. • Educational institution; elementary school, junior high school, or high school. • Essential services. • Golf course. However, the clubhouse, practice driving range, practice greens, or miniature golf course shall not be located closer than two hundred (200) feet from any residential structure. • Marina and/or boat landing. • Place of worship. • Public parks or playgrounds. • Recreation facility, non-profit. • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building. | <ul style="list-style-type: none"> • Electronic towers pursuant to §23-66(h)(1) • Recycling collection point pursuant to §23-66(h)(14). • Urban farms pursuant to §23-66(h)(17). |

(f) **Site plan.** Prior to obtaining a building permit for site plan uses as listed below, a site plan shall be required in accordance with §23-570, Site plan review and approval.

(1) Governmental facilities.

(2) Place of worship.

(3) Educational institution; elementary school, junior high school, high school.

(4) Educational institution; college or university.

(5) Educational institution; business, technical or vocational school.

(6) Earth berms over three (3) feet in height.

(g) **Development standards.** The space limits applicable in the R-2 district are as follows:

(1) **Minimum lot area:**

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- a. Six thousand (6,000) square feet for single-family dwelling.
- b. Seven thousand (7,000) square feet for two story two-family dwellings.
- c. Nine thousand (9,000) square feet for single story two-family dwelling.
- d. Seven thousand (7,000) square feet for all other uses.

(2) **Maximum lot coverage.** Sixty percent (60%).

(3) **Minimum lot width:**

- a. Fifty (50) feet for single-family dwellings.
- b. Seventy (70) feet for all other uses.

(4) **Minimum front yard.** Twenty (20) feet (twenty-five (25) feet minimum on arterial street).

(5) **Minimum rear yard.** Twenty-five (25) feet.

(6) **Minimum side yard.** Six (6) feet.

(7) **Maximum building height.** Thirty-five (35) feet.

(h) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening requirements.

(Ord 121-05, §1, 10-25-05; Ord 87-07, §1, 5-8-07; Ord 94-08, §1, 5-27-08; Ord 151-08, §1, 10-7-08; Ord 53-12, §1, 6-6-12)

Sec. 23-96. R-3 multifamily district.

(a) **Purpose.** The R-3 district is intended to provide for and maintain residential areas characterized by multiple family dwellings, while maintaining the basic qualities of a dense residential neighborhood, which may include other housing types and institutional and limited non-residential uses.

(b) **Principal permitted uses.** The following principal uses are permitted as of right in the R-3 district:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|--|--|---|
| <ul style="list-style-type: none"> • Assisted living facility or retirement home. • Dwelling, multi-family, of three (3) or more units, apartment building, or townhouse. • Dwelling, single-family, detached. • Dwelling, two-family. • Nursing or convalescent home. • Residential care apartment complex. | <ul style="list-style-type: none"> • Community living arrangements serving fifteen (15) or fewer persons, pursuant to §23-22 and §23-52. • Day care, adult; serving five (5) or fewer persons. • Day care, family. • Family home, adult (A) and (D), pursuant to §23-22. • Family home, adult (B) and (C), pursuant to §23-22 and §23-52. • Governmental facilities. | <ul style="list-style-type: none"> • None. |

(c) **Accessory uses.** Accessory uses in the R-3 district may include:

- (1) The accessory uses, buildings and structures set forth in §23-43 are permitted as of right in the R-3 district, except for boats or boat trailers greater than twenty-six (26) feet in length.
- (2) Bed and breakfast establishments pursuant to §23-48.

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(3) Home occupation pursuant to §23-45.

(4) Fences and walls pursuant to §23-44.

(d) **Temporary uses and structures.** Temporary uses and structures specified in §23-54 may be permitted in the R-3 District.

(e) **Special uses.** Special uses in the R-3 district may include:

| Residential Uses | Public and Semi Public Uses | Non-Residential Uses |
|---|--|--|
| <ul style="list-style-type: none"> • Manufactured and mobile home communities; pursuant to §23-66(h)(10) and Chapter 11 of the Municipal Code. | <ul style="list-style-type: none"> • Cemetery, including a mausoleum, provided that a mausoleum shall have a forty- (40) foot setback from any lot line of the cemetery. • Community living arrangements serving sixteen (16) or more persons, pursuant to §23-22 and §23-52. • Day care, group, when located and operated in an educational institution, place of worship or semi-public building. • Educational institution; business, technical or vocational school. • Educational institution; college or university. • Educational institution; elementary school, junior high school or high school. • Essential services. • Golf course. However, the clubhouse, practice driving range, practice greens, or miniature golf course shall not be located closer than two hundred (200) feet from any residential structure. • Group home, adult. • Group housing. • Marina and/or boat landing. • Place of worship. • Public parks or playgrounds. • Recreation facility, non-profit. • Registered historic places open to the public and having retail space occupying not more than 10% of the gross floor area of the building. | <ul style="list-style-type: none"> • Electronic towers pursuant to §23-66(h)(1) • Recycling collection point pursuant to §23-66(h)(14). • Shelter facility. • Urban farms pursuant to §23-66(h)(17). |

(f) **Site plan.** Prior to obtaining a building permit for any use except for one- (1-) and two- (2-) family dwellings on land in the R-3 district, a site plan shall be required in accordance with §23-570, Site plan review and approval.

(g) **Development standards.** The space limits applicable in the R-3 district are as follows:

(1) **Minimum lot area.**

- a. Six thousand (6,000) square feet for single-family dwelling.
- b. Seven thousand (7,000) square feet for two (2) story two- (2-) family dwellings.
- c. Nine thousand (9,000) square feet for single story two- (2-) family dwelling.
- d. Three thousand (3,000) square feet per dwelling unit for multi-family dwellings.

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- e. Seven thousand (7,000) square feet for all other uses.
- (2) **Maximum lot coverage.** Seventy percent (70%).
- (3) **Minimum lot width.**
 - a. Fifty (50) feet for single-family dwellings.
 - b. Seventy (70) feet for two- (2-) family dwellings.
 - c. Eighty (80) feet for all other uses.
- (4) **Minimum front yard.**
 - a. Twenty (20) feet.
 - b. Twenty-five (25) feet if located on an arterial street.
- (5) **Minimum rear yard.** Thirty-five (35) feet.
- (6) **Minimum side yard.**
 - a. Six (6) feet for single and two-family dwellings.
 - b. Twenty (20) feet all other uses.
- (7) **Minimum setback from single or two-family lot line.** Thirty (30) feet.
- (8) **Maximum building height:**
 - a. Thirty-five (35) feet for single- and two- (2-) family dwellings.
 - b. Forty-five (45) feet or all other uses.
- (9) **Minimum distance between multi-family buildings.** Twelve (12) feet.

(h) **Parking and landscape standards.** Off-street parking and loading requirements are set forth in §23-172, Off-street parking and loading standards. Landscaping requirements are set forth in §23-601, Landscaping and screening standards.

(Ord 121-05, §1, 10-25-05; Ord 88-07, §1, 5-8-07; Ord 85-08, §1, 5-27-08; Ord 137-08, §1, 10-7-08; Ord 152-08, §1, 10-7-08; Ord 54-12, §1, 6-6-12)

Secs. 23-97 – 23-99. Reserved.