

# R-1, R-2 AND R-3 RESIDENTIAL DISTRICTS

## 1268.07 SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS.

(a) <u>AREA AND WIDTH</u>	<u>Residential District</u>							
	A	B	R-3 C	D	A	R-2 B	C	R-1
1. Minimum lot area	1 ac	2 ac	3 ac	5 ac	1 ac	2 ac	5 ac	12,000 SF
2. Minimum lot width (ft.)	130	150	175	225	100	150	225	60
3. Minimum frontage (ft.)	130	150	175	225	100	150	225	60
4. Minimum frontage on cul-de-sac	80	80	90	120	60	80	120	45

(b) <u>YARDS</u>	<u>Residential District</u>							
	A	B	R-3 C	D	A	R-2 B	C	R-1
1. Front								
Right-of-Way	50	80	90	100	50	80	100	30
Centerline	80	110	120	130	80	110	130	60
2. Side	20	25	25	30	15	20	30	5
3. Side (corner lot)*	30	40	50	70	30	40	70	20
4. Rear	50	80	90	100	50	80	100	5

(c) HEIGHT                      The height of a one-family dwelling or two-family dwelling shall not exceed 2-1/2 stories nor more than 35 feet. The height of non-residential main buildings may exceed 2-1/2 stories or 35 feet if approved by the Planning and Zoning Commission.

\*From right-of-way; for corner lots on approved private drives the side yard setback shall be measured from the edge of the easement.

1268.15 YARD AND HEIGHT REGULATIONS FOR ACCESSORY USES IN R-1, R-2 AND R-3 DISTRICTS.

Accessory Use	Yard in Which Use Permitted	Rear Lot Line		Minimum Distance From (ft.)			Side Street (corner lot)		Height (ft.)
		R-1	R-2;R-3	Side Lot Line		Main Building	R-1	R-2;R-3	All
				R-1	R-2;R-3				
Detached Garage	Rear, Side	5	20(d)	5	20(d)	10	20	30	15/25(a)
Vehicular Recreational Equipment	Rear, Side (b)	5	25	5	20	0	20	30	11
Utility Building	Rear, Side	5	20(d)	5	20(d)	10	20	30	15/25(a)
Swimming Pool	Rear, Side	10	20	10	20	0	30	30	N.A.
Stable	Rear, Side Front(c)	50	50	50	50	100	30	30	35

- (a) Height shall not exceed 15 feet on lots less than 12,000 square feet in area and shall not exceed 25 feet on lots more than 12,000 square feet in area.
- (b) Recreational equipment may be stored in a required front, side or rear yard provided equipment is screened from a public right-of-way, approved private drive easement or adjacent property by a fence or live plantings and further provided such equipment is not less than 20 feet from a front lot line.
- (c) A stable or barn may be located in a required front yard but shall be not less than 50 feet from public right-of-way or approved private drive easement.
- (d) Side and rear yard setbacks shall be 5 feet for lots of 12,000 square feet or less, and 10 feet for lots more than 12,000 square feet and less than two acres in area.

1268.04(b) Accessory buildings. For residential lots of two acres or less, the total ground floor area of all accessory buildings shall not exceed 600 square feet or two percent of the area of the lot, whichever is greater.

MULTI-FAMILY DISTRICTS

1270.06 SCHEDULE OF AREA, YARD AND HEIGHT REGULATIONS

Dwelling Type (stories)	Maximum Lot Area/ Unit (s.f.)	Minimum		Minimum Lot Width		Maximum Percent Lot Coverage Main & Accessory	Minimum Yard Requirement			Height	
		Development Area	At Building Line	At Street	At Street		Front (a)	Side Min.	Rear Total		
One Family and Two Family		As permitted and as regulated in R-1 Districts.									
One Family Detached (cluster)	8,000	1 acre	100	80	30	25	5	15	40	2	
Townhouse One Family Attached	6,000	2 acres	150	100	30	25	5	15	40	2	
Apartment	4,000	2 acres	150	100	30	20	10	30	40	2	

(a) Corner lots shall have a setback from the second street not less than required for the front yard.

1270.07 YARDS FOR ACCESSORY BUILDINGS AND USES

Building or Use	Minimum Required Yard (feet)				
	Front	Side		Rear	
		Adjacent to R-3, R-2, R-1 Districts	Other Districts	Adjacent to R-3, R-2, R-1 Districts	Other Districts
(a) Accessory building	Not permitted	20	10	20	10
(b) Swimming pool	Not permitted	30	15	30	15
(c) Off-street parking					
(1) parking garage *	Not permitted	20	10	20	10
(2) parking space **	10	20	10	20	10
(3) aisle, drive **	10	20	10	20	10

\* Parking garage may be attached to building or shall be not less than 25 feet from a residential building.

\*\* Parking spaces, aisles and drives shall be not less than 20 feet from a building wall.

1270.08 DWELLING UNIT AREA REQUIREMENTS.

Multifamily dwelling units shall contain minimum gross floor area of living space per dwelling unit, exclusive of porches, balconies, basements, utility and general storage rooms, common halls, stairways and garages, measured from the interior face of exterior walls and partition walls between units, as follows:

<u>Type of Dwelling Unit</u>	<u>Area (sq. ft.)</u>
Efficiency apartment (no separate bedroom)	500
One bedroom	700
Two bedroom	850
Each additional bedroom	200

The following percentage of dwelling units shall not be exceeded:

<u>Type of Dwelling Unit</u>	<u>Percentage of Total Dwelling Units</u>
Efficiency apartment (no bedroom)	50
One bedroom	75
Two bedroom	50
Three or more bedroom	25

1268.17 SINGLE FAMILY CONSERVATION DEVELOPMENTS

(a) Purpose. In order to encourage flexibility in design of single family residential developments that promote efficient use of land and preserve any natural, scenic and historic qualities, the Planning and Zoning Commission may permit a single family Conservation Development in an R-2 or R-3 District provided there shall be no increase in the number of dwelling units than are permitted in conventional developments and further provided the proposed development meets the minimum standards for Conservation Developments in this Zoning Code.

These regulations are intended:

- (1) To maximize protection of the City's natural resources by:
  - Avoiding development on and destruction of sensitive natural resource areas;
  - Reducing the quantity and improving the quality of storm water runoff;
  - Maintaining natural characteristics (such as woods, hedgerows, natural vegetation, meadows, slopes and streams);
  - Reducing the amount of disturbed land, the conversion of natural areas to landscaped areas for lawns, and the use of invasive vegetation; and
  - Conserving areas of prime agricultural soils, to the extent possible.
- (2) To conserve the quality of ruralness in a community which is characterized by:
  - Large, aggregated, undeveloped land areas;
  - Natural features such as woodlands, steep slopes, floodplains, wetland, stream and river corridors, hedgerows and rock outcroppings;
  - Scenic vistas and rural views;
  - Significant historic features such as old barns, heritage trees, etc.;
  - Traditional rural settlement patterns characterized by clusters of compact groupings of development in otherwise wide open spaces.
- (3) To encourage more efficient use of land and public services through unified development.
- (4) To ensure the proposed Conservation Development is in compliance with the goals and objectives of the City's Comprehensive Plan.

(b) Permitted uses. The following uses shall be permitted in a Conservation Development:

- (1) Single and two-family dwellings in R-2 Districts.
- (2) Single-family dwellings in R-3 Districts
- (3) Single-family cluster dwellings.
- (4) Recreation facilities.
- (5) Common open space.

(c) Minimum project area. The area of the proposed Conservation Development shall be not less than 25 contiguous acres and shall not include the area within any public right-of-way.

The area proposed shall be in one ownership, however multiple ownership of two or more contiguous property owners may be permitted provided the development is undertaken jointly.

(d) Lot area and width regulations. The minimum lot area and lot width required for single-family dwellings in a Conservation Development shall be as follows:

<u>Area Designation</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>	<u>Minimum Street Frontage on a Cul-de-sac</u>
R-2A; R-3A	½ acre	75 feet	50
R-2B; R-3B	1 acre	100 feet	75
R-3C	1-½ acre	125 feet	90
R-2C; R-3D	2 acres	150 feet	100

Provided that the overall density as described or the number of dwelling units per acre of buildable land within the area of the Conservation Development shall not exceed the following:

<u>Area Designation</u>	<u>Maximum Number of Dwelling Units per Acre</u>
R-2A; R-3A	0.8
R-2B; R-3B	0.45
R-3C	0.3
R-2C; R-3D	0.2

(e) Yard regulations. The minimum front, side and rear yards in Conservation Developments in R-2 and R-3 Districts shall be not less than as follows:

<u>Area Designation</u>	<u>Minimum Yard</u>		
	<u>Front</u>	<u>Side</u>	<u>Rear</u>
R-2A; R-3A	35	15	30
R-2B; R-3B	35	20	50
R-3C	40	20	50
R-2C; R-3D	50	25	60

In a condominium single-family development, dwellings shall be separated by a space equal to two times the side or rear yard required for the Area Designation in which dwellings are located.

INSTITUTIONAL AND OFFICE DISTRICTS

1273.06 MINIMUM LOT AREA AND WIDTH REGULATIONS

- (a) Minimum Lot Area.  
The minimum lot area shall be not less than two acres.
- (b) Minimum Lot Width  
The minimum lot width, measured at the required setback line, shall be two hundred (200) feet.

1273.07 YARD REGULATIONS

Front, side and rear yards shall be provided on each lot occupied by a permitted use, conditional use or accessory use according to the following schedule:

Minimum Yard Dimensions (feet)

Building or Use	Front Yard		Side Yard		Rear Yard		
	From Center Line	From Lot Line	Adjoins Res. District	Adjoins Non-res. District	Abuts Street (corner)(b)	Adjoins Res. District	Adjoins Non-res. District
Permitted or Conditionally Permitted Building	80	50	30	15	50	40	40
Parking area	80	50	30	15	25	30	20
Loading area	N/A(a)	N/A(a)	30	15	30	30	20

- (a) Not permitted in front yard.
- (b) From right-of-way.

## HISTORIC TOWN CENTER DISTRICT

### 1275.06 MINIMUM LOT AREA AND WIDTH REGULATIONS

#### (a) Minimum Lot Area

A minimum lot area for the following permitted or conditional uses shall be:

- Motels, hotels – two acres. The minimum lot area per bedroom unit shall be not less than 2,000 square feet.
- The minimum development area for single-family dwellings, cluster detached dwellings, townhouses, attached single-family dwellings and multi-family dwellings shall be not less than two acres. The minimum lot area per unit shall be not less than 5,000 square feet.
- The minimum lot area per unit in a mixed-use building shall be not less than 2,000 square feet.
- All other permitted and conditional uses – within the Historic Town Center District there shall be no minimum lot area, provided the use shall meet all yard requirements.
- Minimum dwelling unit densities for multi-family dwellings shall be as provided in the R-5 District.

#### (b) Lot Width Regulations

The minimum lot width, measured at the required setback, for the following permitted or conditional uses shall be:

- Motels, hotels – 200 feet.
- All other permitted and conditional uses – within the Historic Town Center District no minimum lot width is required if the use meets all required yards.
- Minimum required frontage for a multi-family dwelling development shall be not less than 200 feet.

1275.07 YARD REGULATIONS

Front, side and rear yards shall be provided on each lot occupied by a main, conditional or accessory building or use according to the following schedule:

Minimum Yard Dimensions (feet)							
Building or Use	Front Yard		Side Yard			Rear Yard	
	From Center Line (a)	From Lot Line (a)	Adjoins Res. Use	Adjoins Non-Res. Use	Abuts Street (corner) (d)	Adjoins Res. Use	Adjoins Non-Res. Use
Any permitted dwelling	50	20	10	20	50/20	25	30
Any other permitted or conditionally permitted building or use; accessory building	50	20	20	(b) 10	60/30	30	15
Parking Area	50	20	10	(c) 0/5	40/10	10	(c) 0/5
Loading Area	60	30	40	10	30/10	40	10

(a) On lots within the Historic Town Center District, the Planning and Zoning Commission may modify the front yard setback requirement by reducing the distance for up to fifty (50) percent if the Commission determines that the overall design of the site will contribute to and enhance the town center concept.

(b) Where an office or business building is planned adjacent to another office or business building, the buildings shall be attached or shall be located not less than the required distance from the lot line.

(c) Required side and rear yards for parking areas shall be landscaped and not used for driveways except as permitted by the Planning and Zoning Commission to connect adjacent parking areas.

(d) First figure is distance from center line; second figure is distance from right-of-way.

RETAIL BUSINESS DISTRICTS

1277.06 MINIMUM LOT AREA AND WIDTH REGULATIONS

(a) Minimum Lot Area.

The minimum lot area shall be not less than one acre.

(b) Minimum Lot Width

The minimum lot width, measured at the required setback, shall be not less than one hundred (100) feet.

1277.07 YARD REGULATIONS

Front, side and rear yards shall be provided on each lot occupied by a permitted use, conditional use or accessory use according to the following schedule:

Minimum Yard Dimensions (feet)

Building or Use	Front Yard		Side Yard		Rear Yard		
	From Center Line	From Lot Line	Adjoins Res. District	Adjoins Non-res. District	Abuts Street (corner)(b)	Adjoins Res. District	Adjoins Non-res. District
Any permitted use	80	50	25	15	25	50	30
Conditional use							
Building	80	50	25	15	25	50	30
Outdoor display	55	25	40	15	25	50	30
Parking area	40	10	30	10	25	30	10
Loading area	N/A(a)	N/A(a)	30	10	25	30	10

(a) Not permitted in front yard.

(b) From right-of-way.

LIMITED INDUSTRIAL DISTRICTS

1279.06 MINIMUM LOT AREA AND WIDTH REGULATIONS

(a) Minimum Lot Area.

The minimum lot area shall be not less than one acre.

(b) Minimum Lot Width

The minimum lot width, measured at the required setback line, shall be not less than one hundred (100) feet.

1279.07 YARD REGULATIONS

Front, side and rear yards shall be provided on each lot occupied by a permitted use, conditional use or accessory use according to the following schedule:

Minimum Yard Dimensions (feet)

Building or Use	Front Yard		Side Yard		Rear Yard		
	From Center Line	From Lot Line	Adjoins Res. District	Adjoins Non-res. District	Abuts Street (corner)(b)	Adjoins Res. District	Adjoins Non-res. District
Permitted or Conditionally Permitted Building	80	50	50	15	30	50	40
Parking area	80	50	30	15	30	30	20
RV and Boat Outdoor Storage	N/A(a)	N/A(a)	30	15	30	30	20
Loading area	N/A(a)	N/A(a)	30	15	30	30	20

(a) Not permitted in front yard.

(b) From right-of-way.