

## TITLE 2: ZONING

### CHAPTER - 5 RESIDENTIAL DISTRICTS

2-5-1 Medium Density Residential District-R-1

2-5-2 Multi-Family Residential District-R-2

#### SECTION 2-5-1 MEDIUM DENSITY RESIDENTIAL DISTRICT

The purpose of the R-1 Residential district is to accommodate single family and two family residential structures at a medium density.

##### A. Permitted Uses:

1. Single-family dwelling.
2. Two-family dwelling where one unit is occupied by the resident property owner.
3. Family care home.
4. Unrelated group family home.
5. Churches.
6. Day care center – resident occupied.
7. Day care home.
8. Governmental offices, police and fire stations, municipal buildings, and parking for these facilities
9. Home occupation.
10. Public open space including customary public parks.
11. Schools, public, denominational, or private accommodating nursery, elementary, or high school grades with adjacent playgrounds and athletic fields, dormitories, and other accessory uses required for operations.
12. Temporary buildings or trailers at construction site but only during period of construction.
13. Temporary or off-seasonal outdoor storage of boats, campers, and other types of recreational vehicles providing not in required side or front yard. Indoor storage of such boats and recreational vehicles is unregulated providing other vehicles stored outdoors on the lot do not exceed the maximum allowed per lot or dwelling unit as specified in Section 2-10-4 of this Title.
14. Accessory uses of buildings providing that where garages for one and two-family dwellings are separate from the residence structure the size of the accessory building is limited to the floor area of the first floor of the residence structure of 1000 square feet, whichever is less.

##### B. Special Uses:

Following are permitted as special uses subject to the public hearing and other special use procedure requirements outlined in Chapter 11 of this Title.

1. Bed and breakfast inns.
2. Boarding houses.
3. Colleges and universities.
4. Day care centers non-resident occupied.
5. Day care group homes.
6. Electric and telephone substations.
7. Filtration plants, sewage treatment plants, dumping stations, and water reservoirs.
8. Libraries.
9. Nurseries, not including greenhouses.

10. Public and private outdoor recreation centers including accessory buildings and structures for administration, operation, and maintenance, and club house or pavilion facilities including sale of food and soft drinks.
11. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other uses required for operation.
12. Offices of doctors, dentists, lawyers, accountants, and bookkeepers, tax preparers, architects, engineers, and similar professionals.

C. Required Lot Area and Width:

All buildings erected or structurally enlarged in the R-1 Medium Density Residential District shall have the following minimum lot areas and lot widths at the building line. Except, however, lots of record as of the date of adoption of this ordinance may be utilized, although not meeting required lot area and lot width.

- a) Single-Family Dwellings on the Interior Lot – Lot area of not less than six thousand (6,000) square feet and a minimum width at the building line of not less than sixty (60) feet.
- b) Single-Family Dwelling on Corner Lot- Lot area of not less than eight thousand five hundred (8,500) square feet and a minimum width at the building line of not less than ninety (90) feet.
- c) Two-Family Dwelling on Interior Lot –Lot area of not less than ten thousand (10,000) square feet and a minimum width at the building line of not less than eighty (80) feet.
- d) Two-Family Dwelling on Corner Lot – Lot area of not less than eleven thousand two hundred fifty (11,250) square feet and a lot width of not less than one hundred (100) feet.

D. Required Yard Areas:

All buildings erected or structurally enlarged in the R-1 Medium Density Residential District shall provide or maintain the following minimum yards.

1. Front yard – twenty five (25) feet or the average setback of two adjoining developed lots.
2. Side yard.
  - a) Single-Family, Interior Lot – Combined total of both side yards of twenty (20) feet and no single side yard less than three (3) feet..
  - b) Single-Family, Corner Lot – Combined total of both interior side yards of twenty (20) feet and no single interior side yard less than three (3) feet. For street side yard of a corner lot, a minimum side yard of twenty-five (25) feet.
  - c) Two-Family, Interior Lot – Combined total of both side yards of twenty (20) feet and no single side yard less than three (3) feet.
  - d) Two-Family, Corner Lot – Combined total of both interior side yards of twenty (20) feet and no single interior side yard less than three (3) feet. For street side yard of a corner lot, a minimum side yard of twenty-five (25) feet.

E. Building Height:

No building hereafter erected or structurally enlarged shall exceed thirty-five (35) feet in height.

F. Required Off-Street Parking:

Required off-street parking shall be as provided in Chapter 10 of this Title.

## SECTION 2-5-2 MULTI-FAMILY RESIDENTIAL DISTRICT

The purpose of the R-2 Multi-Family Housing District is to accommodate a variety of housing types including detached, duplex and multiple-family structures.

A. Permitted Uses:

1. Single-family detached structures.
2. Two family dwelling.
3. Multiple-family dwelling.
4. Family care home.
5. Unrelated group family home.
6. Churches.
7. Day care center – resident occupied.
8. Day care home.
9. Governmental offices, police and fire stations.
10. Home occupation.
11. Libraries
12. Public open space including customary public parks.
13. Schools, public, denominational, or private accommodating nursery, elementary, or high school grades with adjacent playgrounds and athletic fields, dormitories, and other accessory uses required for operations.
14. Temporary buildings or trailers at construction site but only during period of construction.
15. Accessory uses of buildings providing that where garages for one and two-family dwellings are separate from the residence structure, the size of the garage is limited to the habitable floor area of the first floor of the residence structure or 1000 square feet, whichever is less.

**B. Special Uses:**

Following are permitted as special uses subject to the public hearing and other special use procedure requirements outlined in Chapter 11 of this Title.

1. Bed and breakfast inns.
2. Boarding houses.
3. a. Mobile homes and trailer parks
  - b. Retail sales of new and used mobile homes and trailers, provided such retail sales are connected within a mobile home park or trailer park
4. Colleges and universities.
5. Day care centers non-resident occupied.
6. Day care group homes.
7. Electric and telephone substations.
8. Filtration plants, sewage treatment plants, dumping stations, and water reservoirs.
9. Nursing homes and rest homes.
10. Public and private outdoor recreation centers including accessory buildings and structures for administration, operation, and maintenance, and club house or pavilion facilities including sale of food and soft drinks.
11. Seminaries, convents, monasteries, and similar religious institutions including dormitories and other accessory uses required for operation.
12. Offices of doctors, dentists, lawyers, accountants, and bookkeepers, tax preparers, architects, engineers, and similar professionals.

**C. Required Lot Area and Width:**

All buildings erected or structurally enlarged in the R-2 Multiple-Family Housing District shall have the following minimum lot areas and lot widths at the building line.

- e) Single-Family Dwellings on the Interior Lot – Lot area of not less than six thousand (6,000) square feet and a minimum width at the building line of not less than sixty (60) feet.

- f) Single-Family Dwelling on Corner Lot- Lot area of not less than eight thousand five hundred (8,500) square feet and a minimum width at the building line of not less than ninety (90) feet.
- g) Two-Family Dwelling on Interior Lot –Lot area of not less than ten thousand (10,000) square feet and a minimum width at the building line of not less than eighty (80) feet.
- h) Two-Family Dwelling on Corner Lot – Lot area of not less than eleven thousand two hundred fifty (11,250) square feet and a lot width of not less than one hundred (100) feet.

D. Required Yard Areas:

All buildings erected or structurally enlarged in the R-2 Multiple-Family Housing District shall provide or maintain the following minimum yards.

- 1. Front yard – twenty five (25) feet or the average setback of two adjoining developed lots.
- 2. Side yard.
  - a. Single-Family, Interior Lot – No single side yard less than three (3) feet.
  - b. Single-Family, Corner Lot – No single interior side yard less than three (3) feet. For street side yard of a corner lot, a minimum side yard of twenty-five (25) feet.
  - c. Two-family, Interior Lot-No single side yard less than three (3) feet.
  - d. Two-family, Corner Lot-No single interior side yard less than three (3) feet. For street side yard of a corner lot, a minimum side yard of twenty-five (25) feet.
- 3. Rear yard:  
Three (3) feet.

For construction on undeveloped lots:

- 1. Front yard:  
Twenty-five (25) feet.
- 2. Side yard:
  - a. Single-family, Interior Lot-Combined total of both side yards of twenty (20) feet and no single yard less than eight (8) feet.
  - b. Single-family, Corner Lot-combined total of both interior side yards of twenty (20) feet and no single interior side yard less than eight (8) feet. For street side yard of a corner lot, a minimum side yard of twenty-five (25) feet.
  - c. Two-family, Interior Lot-Combined total of both side yards of twenty (20) feet and not single side yard less than eight (8) feet.
  - d. Two-family, Corner lot-Combined total of both interior side yards of twenty (20) feet and no single interior side yard less than eight (8) feet. For street side yard of a corner lot, a minimum side yard of twenty-five (25) feet.

E. Building Height:

No building hereafter erected or structurally enlarged shall exceed forty-five (45) feet in height.

F. Required Off-Street Parking:

Required off-street parking shall be as provided in Chapter 10 of this Title.

SOURCE 96-3,96-21,97-10