

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 accessory dwelling unit; 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 alcohol and drug recovery facilities, 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) Alcohol and drug recovery facilities, 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.

(d) Telecommunications facilities in the Single-Family Residential Zones (2-R, 3-R, 7-R) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 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; § 1, Ord. 05-1022, eff. Mar. 3, 2005; and § 2, Ord. 07-1061, eff. December 6, 2007, § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019; § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019, § 1 (Exh. A), Ord. 2019-1126, eff. December 19, 2019

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 as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

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

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

(c) Setback for existing garage that is converted to an accessory dwelling unit: None; and

(d) Side and rear yard setbacks for an accessory dwelling unit that is constructed above a garage: Five (5') feet.

(§ 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, § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019

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; accessory dwelling units; and

(2) Child day care homes, limited child day care homes, limited residential alcohol and drug recovery facilities, 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) Alcohol and drug recovery facilities, 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.

(c) Telecommunications facilities in the Multiple-Family Residential Zone (M-R) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 3, Ord. 84-593, eff. January 3, 1985; as amended by § 10, Ord. 86-623, eff. February 6, 1986; § 2, Ord. 89-713, eff. July 13, 1989; § 3, Ord. 89-716, eff. October 5, 1989; § 1, Ord. 89-719, eff. November 2, 1989; § 1, Ord. 91-759, eff. August 1, 1991; § 1, Ord. 92-787, eff. July 16, 1992; § 3, Ord. 93-817, eff. November 11, 1993; Exh. A, § 7, Ord. 99-924, eff. Nov. 11, 1999; and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

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 as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

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

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

(c) Setback for existing garage that is converted to an accessory dwelling unit: None; and

(d) Side and rear yard setbacks for an accessory dwelling unit that is constructed above a garage: Five (5') feet.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985; as amended by § 1, Ord. 91-762, eff. December 13, 1991; § 3, Ord. 04-998, eff. Feb. 5, 2004; and § 1, Ord. 05-1021, eff. Feb. 10, 2005, § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

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)