

CHAPTER 10 RESIDENTIAL ZONES

10-10-1: R1 (SINGLE-FAMILY RESIDENTIAL)

The purpose of the R1 Zone is to provide residential areas that will accommodate the development of dwelling types for single-family units with their associated necessary public services. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Refer to the table below for site development standards.

**TABLE 10-10A
SITE DEVELOPMENT STANDARDS FOR R1**

Minimum Lot Area	6,000 square feet
Minimum Lot Width	40 feet
Minimum Front Yard Setbacks	25 feet, except average where 50% frontage is developed, but not less than 20 feet.
Minimum Side Yard Setbacks	Dwelling: 8 feet with total width of two side yards not less than 18 feet Accessory Building: 8 feet, except 1 foot if located at least 6 feet from rear of main building and 60 feet back from front lot line but not closer than 8 feet to dwelling on adjacent lot.
Side Facing Street on Corner Lot	20 feet, except 8 feet where accessory building rears on side yard of adjacent corner lot.
Minimum Building Height	1 Story
Maximum Building Height	2 ½ stories or 35 feet
Lot Coverage	No accessory building or group of accessory buildings shall cover more than twenty-five percent (25%) of the rear yard area.

10-10-2: R2 (MULTI-FAMILY RESIDENTIAL)

The purpose of the R2 Zone is to provide residential areas that will accommodate the development of dwelling types from single-family through multi-family units with their associated necessary public services. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Refer to the table below for site development standards.

**TABLE 10-10B
SITE DEVELOPMENT STANDARDS FOR R2**

Minimum Lot Area for One Building Dwelling	7,500 plus 2,000 square feet for each dwelling unit (including bachelor or bachelorette dwelling) in excess of two in each building; plus 1,000 square feet for each occupant in excess of four in each dwelling unit.
Minimum Lot Area for Group Dwelling	7,500 square feet for each building, plus 2,000 square feet for each dwelling unit (including bachelor or bachelorette dwelling) in excess of two in each building; plus 1,000 square feet for each occupant in excess of four in each dwelling unit.
Minimum Lot Width	40 feet
Minimum Front Yard Setbacks	25 feet, except average where 50% frontage is developed, but not less than 20 feet.

Side Yard Setbacks for the Main Building	One building dwelling and group dwelling: 8 feet with total width of two required yards of not less than 18 feet, plus 1 foot each side for each 1 foot main building is over 35 feet
	Other main building: 20 feet each side, plus 1 foot each side for each 1 foot building is over 35 feet.
Side Yard Setbacks for an Accessory Building	8 feet, except 1 foot if located at least 6 feet from rear of main building, but not closer than 8 feet to dwelling on adjacent lot.
Side Facing Street on Corner Lot	20 feet, except average where 50% frontage is developed, but not less than 15 feet.
Rear Yard Setbacks	Main Building: 30 feet
	Accessory Building: 1 foot, except 8 feet where accessory building rears on side yard of adjacent corner lot.
Lot Coverage	No accessory building or group of accessory buildings shall cover more than twenty-five percent (25%) of the rear yard area.
Density	Group dwellings shall be considered as one building for the purpose of front, side and rear yard requirements, the entire group as a unit requiring one front, one rear and two side yards as specified for dwelling structures. The minimum distance between structures shall be 10 feet for single-story buildings, 15 feet for two-story buildings and 20 feet for three or more story buildings.

10-10-3: DESIGNATION OF RESIDENTIAL PERMITTED AND NON PERMITTED USES

If a use does not show up in the table it is considered to be not be permitted in the zones.

TABLE 10-10C

(P = Permitted Use, C = Conditional Use, (-) = Not Permitted)

USE	R1	R2
Accessory Building (including private garages)	P	P
Agriculture	C	C
Bachelor and/or bachelorette dwelling with eight (8) or less dwelling units	-	P
Bachelor and/or bachelorette dwelling with nine (9) or more dwelling units	-	C
Cemetery	P	P
Communication Towers	C	C
Condominiums / Suites	-	P
Day Care	-	C
Educational Institutions	P	P
Greenhouses (non-commercial only)	C	C
Golf Course (except miniature golf courses)	C	C
Group dwellings (with nine (9) or more dwelling units)	-	C
Home Occupation	C	C
Library or Museum	P	P
Manufactured (Mobile) Home Park	C	C
Multi-Family Dwellings (with eight (8) or less dwelling units)	-	P
Multi-Family Dwellings (with nine (9) or more dwelling units)	-	C
Nursery Home	-	C
Parking Lot Accessory to Uses Permitted	P	P
Places of Religious Worship	P	P
Police and Fire Department Stations	P	P
Private Garages	P	P
Private Park, Playground or Recreation Area (not including a privately owned commercial amusement business)	C	C

Public and Governmental Services (including Public Utility Stations)	P	P
Public Libraries	P	P
Public Owned and Operated Parks (including associated buildings)	P	P
Public Parking Lots	P	P
Public Swimming Pools and Playgrounds	P	P
Recreation Centers	P	P
Single-Family Dwellings	P	P
Solar Panels	C	C
Temporary Building (including buildings for use incidental to construction work for which such building shall be removed upon the completion or abandonment of the construction work. Temporary shall not exceed 24 months)	C	C
Two-Family Dwellings	-	P
Wind Turbines	C	C

Adopted this 1st day of October, 2015.