

CHAPTER 5

SPECIFIC DISTRICT REGULATIONS

SECTION

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14-501. R-1 Low Density Residential District.

14-501.1 GENERAL DESCRIPTION

The purpose of the R-1 District is to provide a low density residential environment having good access to schools, public water and sewer, and other community services, but well separated from other incompatible uses and activities.

14-501.2 PERMITTED USES

14-501.2A Single-family detached dwellings; excluding mobile homes.

14-501.2B Accessory buildings or uses customarily incidental to aforementioned permitted uses. Such uses may include noncommercial gardens and greenhouses, tool sheds, unattached carports and garages, swimming pools (subject to the conditions of § 14-604.4 of this Official Zoning Code, gazebos and the like).

14-501.2C Television, radio, and satellite dish antennas when in compliance with conditions specified in § 14-604.10 of this Official Zoning Code.

14-501.2D Temporary structures, subject to the provisions of § 14-608 of this Official Zoning Code.

14-501.3 USES PERMITTED ON APPEAL (SPECIAL EXCEPTIONS)

After public notice and hearing and subject to appropriate conditions and safeguards, the Board of Zoning Appeals may permit as special exceptions:

14-501.3A Bed and breakfast establishments and the renting of rooms by the residents on premises provided that the floor area used for said purpose may not exceed fifty percent (50%) of total habitable floor area of the dwelling, and provided that the following additional conditions are complied with:

1. Three (3) off-street parking spaces shall be provided for the residence plus one (1) additional space for each room offered for rent. Required additional parking shall not be allowed in any front yard.
2. Signs associated with bed and breakfast establishments shall meet the requirements of § 14-609 of the Official Zoning Code.

14-501.3B Accessory apartments meeting the following conditions:

1. Only one (1) accessory apartment per single-family dwelling shall be permitted.
2. The accessory apartment shall be located within or connected to the single-family dwelling and shall be a clearly subordinate part thereof.
3. The accessory apartment shall not exceed twenty-five percent (25%) of the gross floor area of the principal dwelling; shall not be larger than eight hundred (800) square feet; and shall not contain more than two (2) bedrooms.
4. The principal dwelling shall be owner-occupied.
5. All exterior entrances to the accessory apartment shall be made from the rear or side of the principal dwelling.
6. Two (2) additional off-street parking spaces shall be provided.
7. The accessory apartment shall conform with all applicable housing and building codes.
8. A floor plan and site plan depicting all proposed changes to the single-family dwelling shall be submitted.

14-501.3C Public utilities such as water, sewer, gas, electric, cable TV and telephone but limited to those facilities necessary to serve the immediate neighborhood and excluding general office buildings, warehouses and storage areas. Opaque screening in conformance with § 14-601 of this Official Zoning Code shall be provided along all shared lot lines.

14-501.3D Municipal fire or police substation subject to the following conditions:

1. Sites shall contain a minimum of one (1) acre and have a minimum street frontage of one-hundred fifty feet (150').
2. They shall be located on an arterial or collector street only.
3. Such facilities shall be set back a minimum of fifty feet (50') from all lot lines.
4. Opaque screening in conformance with § 14-601 of this Official Zoning Code shall be provided along all lot lines adjoining residential properties.
5. Off-street parking shall be provided for all anticipated equipment, employees and visitors.

14-501.3E Where this district adjoins a commercial or industrial district without an intervening street, but with or without an intervening alley, off-street parking lots in connection with nearby commercial or industrial uses, provided:

1. Such parking lots may be permitted only between the commercial or industrial district and the nearest street in the residential district.
2. Opaque screening in conformance with § 14-601 of this Official Zoning Code shall be provided along edges of portions of such lots adjoining residential districts as the Board of Zoning Appeals may direct.
3. The design requirements for parking spaces and lots in § 14-301.5 of this Official Zoning Code shall be complied with.
4. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district.
5. There shall be no movement of vehicles on such lots between the hours of 10:00 P.M. and 6:00 A.M. and the Board of Zoning Appeals may impose greater limitations.
6. There shall be no sales or service activity on such lots.

14-501.3F Churches and other places of worship, public parks and public recreational facilities, daycare homes for the care of up to seven children, and customary home occupations.

14-501.4 USES PROHIBITED

14-501.4A Mobile homes on individual lots; mobile home parks; two-family dwellings; and multi-family dwellings.

14-501.4B Storage or overnight parking of commercial or industrial vehicles.

14-501.4C Commercial and industrial uses.

14-501.4D Outdoor storage of any type, except that in connection with and on the premise of active building and/or land developments.

14-501.4E Any other use or structure not specifically permitted or permitted on appeal.

14-501.5 MINIMUM LOT AREA, WIDTH, AND YARD REQUIREMENTS
The principal building shall be located so as to comply with the following requirements:

14-501.5A Minimum lot area 10,000 sq. ft.

14-501.5B Minimum lot width at building line 80 ft.

14-501.5C Minimum depth of front yard (from ROW) 30 ft.

14-501.5D Minimum depth of rear yard 20 ft.

14-501.5E Minimum interior side yard:

1. One or two story building 15 ft.
2. Three story building 20 ft.

14-501.5F The minimum widths of side yards on corner lots along an intersecting street shall be fifty percent (50%) greater than the minimum side yard requirements of the district in which the lot is located. Side yard accessory buildings shall also comply with this setback from the intersecting street.

14-501.6 LOCATION OF ACCESSORY BUILDINGS

Accessory buildings shall meet the following provisions:

14-501.6A No accessory building shall be erected in any required front or side yard.

14-501.6B Accessory buildings shall not cover more than twenty percent (20%) of the required rear yard.

14-501.6C Minimum setback from other buildings 15 ft.

14-501.6D Minimum setback from all lot lines 5 ft.

14-501.6E Minimum setback for street side corner lots 25 ft.

14-501.6F Maximum height 1 story or 18 ft.

14-501.7 MAXIMUM BUILDING AREA

On any lot the area occupied by all buildings, including accessory buildings, shall not exceed twenty-five percent (25%) of the total area of such lot.

14-501.8 PARKING REQUIREMENTS

Uses in the R-1 District shall conform with the provisions of § 14-301 of this Official Zoning Code.

14-501.9 ACCESS REQUIREMENTS

Uses in the R-1 District shall conform with the provisions of § 14-302 of this Official Zoning Code.

14-501.10 MAXIMUM BUILDING HEIGHT

No structure in the R-1 District shall exceed thirty-five feet (35') or three (3) stories in building height.

14-501.11 SIGN REQUIREMENTS

No billboards or similar off-premise advertising structures are allowed in the R-1 District; all other signs and similar advertising structures shall conform with the provisions of § 14-609 of the Official Zoning Code.

14-501.12 PLOT PLAN OR SITE PLAN REQUIREMENTS

All developments in the R-1 District requiring building permits shall conform with the applicable plot plan requirements in § 14-609 of this Official Zoning Code or site plan requirements in § 14-705 of this Official Zoning Code. (1980 Code, §11-501, as replaced by Ord. #441, Sept. 2006 and amended by Ord. #446, Aug. 2007, and Ord. #11-502, Aug. 2011)