

**Sec. 44-140. - R-3 Residential District, high-density.**

Within the R-3 residential district, the following uses shall be permitted:

- (1) All uses permitted in R-2 residential district.
- (2) Multifamily residential developments which allow up to nine dwelling units per acre with provisions for customary accessory uses. Single-family attached subdivisions (fee simple ownership) may have up to nine units per acre.
- (3) Manufactured houses, provided they are located in a manufactured home park which meets the requirements of article V of this chapter, pertaining to manufactured home parks.
- (4) Buildings with five attached dwelling units or more shall be considered apartment buildings. Total building area is limited to 50 percent of site area. Two off-street parking spaces shall be provided on site for each dwelling unit, except in the case of low income public housing which shall provide one and one-half parking spaces per dwelling unit. Each dwelling unit shall have separate bath/toilet and kitchen/dining areas. Each dwelling units shall contain a minimum of:
  - a. 850 square feet for two bedroom units.
  - b. 1,000 square feet for three bedroom units.
  - c. 1,200 square feet for four bedroom units.
- (5) Buildings should be placed at least 20 feet apart. The front of the one building must not face the rear of another building on the site.
- (6) The developer of the apartment complex shall set aside and develop not less than 25 percent of the land area within the complex for open space, parks or recreational use. Required drives, yard areas and common parking court areas shall not be credited toward this minimum required open space allocation. Only 50 percent of such area may be developed with recreational facilities. Not more than 50 percent of the land reserved for open space purposes shall be within a floodplain.

(Ord. No. OA-2012-04, 3-19-2012)

**Sec. 44-139. - R-2 residential district.**

Within the R-2 residential district, the following uses shall be allowed:

- (1) All uses permitted in R-1 residential district with a total density limitation of three dwellings/acre.
- (2) Two-family and low-density multifamily dwelling (duplexes, triplexes and quadruplexes) with a total density limitation of three dwellings/acre. Separate bath/toilet facilities shall be provided for each dwelling.
- (3) Manufactured homes.
  - a. Manufactured homes, provided each manufactured home is located within an approved manufactured home park and conforms to the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective on June 15, 1976. All manufactured housing (mobile homes) produced before this date shall not be moved into the city.
  - b. Any existing manufactured housing located within the city upon adoption of the ordinance from which this chapter is derived shall be exempt until either relocated, vacant for a period of six months or destroyed greater than 50 percent of its value, at which time the provisions of the ordinance from which this chapter is derived shall prevail.
- (4) Manufactured home parks are permitted within R-2 residential districts provided they meet the requirements of article V of this chapter, pertaining to manufactured home parks.
- (5) Tourist homes; rooming houses and boardinghouses.
- (6) A business, occupation or profession carried on within a single-family residential dwelling by the resident thereof that is designated as a home occupation shall conform to the following criteria:
  1. The occupation carried on within the dwelling unit shall be restricted to the heated floor space of the dwelling, shall not involve the sale of those articles on the premises, and shall be conducted entirely within the dwelling by a member of the family in residence only.
  2. The occupation carried on within the dwelling unit shall not occupy in excess of 25 percent of the heated floor space within the structures, and said occupational use shall be clearly secondary to the use of the dwelling for dwelling purposes.
  3. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business or profession.
  4. There shall be no emission of smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable at the lot line or beyond.
  5. There shall be no stock of goods or materials on the premises with the exception of literature and brochures appurtenant to the occupation, business or profession. Said literature and brochures shall remain in that part of the residence designated for home occupation purposes.
  6. There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence.
  7. Contact with customers and clients shall be made by telephone or mail. No on-street parking of business-related vehicles shall be permitted at any time. No business vehicle larger than a van, or pickup truck shall be permitted to remain on the premises other than a vehicle owned by the resident.
  8. Music lessons given to one pupil at a time and cultural, art or dance instruction given to as many as four pupils at one time is a home occupation.
  9. Child Care, but not for more than five children at a time, is a home occupation.
  10. Beauty salons, barbershops and similar businesses are not home occupations.

11. There shall be no external identification sign exceeding two square feet in area.
12. The above listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided that this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
13. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a single-family residence.

(Ord. No. OA-2012-04, 3-19-2012; Ord. No. [OA-2017-01](#), 12-11-2017)

**Sec. 44-137. - R-1 Single-family residential district.**

Within an R-1 residential district, the following uses shall be permitted:

- (1) Single-family dwellings except for manufactured homes.
- (2) Churches and similar places of worship and their customary related uses.
- (3) Public and private schools offering general education courses.
- (4) Municipal, county, state, federal and other public uses, including parks and playgrounds.
- (5) Accessory buildings provided such shall be permitted only in a rear yard and shall not be less than ten feet from any property line.
- (6) Nursery schools (day care centers) and kindergartens, provided that they shall have at least 35 square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area; and that the outdoor area shall be enclosed by a fence having a minimum height of six feet; and provided that the principal building of such use shall meet all the yard requirements of the R-1 residential district.
- (7) Bed and breakfast/special events facilities, provided that they shall have at least one bath per each bedroom; parking spaces for at least 50 vehicles; and an owner or manager shall reside at the facility.

(Ord. No. OA-2012-04, 3-19-2012)