

Sec. 114-182. - R-1A, Residential District.

- (a) *Principal uses.* Principal uses permitted in the R-1A, Residential District are as follows:
- (1) Single-family detached dwellings.
 - (2) Small group residential projects.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1A district as follows:
- (1) Private garages, storage sheds, parking and private recreation.
 - (2) Living quarters without cooking facilities, but only for guests or domestic employees.
 - (3) Home occupations and roomers or boarders as for A-1 districts.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1A district as follows:
- (1) Cemeteries and other burial grounds.
 - (2) Day care nurseries.
 - (3) Country clubs and golf courses.
 - (4) Churches and other places of worship.
 - (5) Schools and colleges for academic instruction.
 - (6) On-site subdivision sales offices while sales are underway.
- (d) *Prohibited uses.* Uses prohibited in the R-1A district are as follows:
- (1) Residential, other than single-family detached dwellings.
 - (2) Retail sales and services, wholesaling, offices and industrial uses.
- (e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1A district are as follows:
- (1) *Minimum requirements.*
 - a. Lot area, 10,000 square feet.
 - b. Lot frontage, 60 feet.
 - c. Front yard, 40 feet.
 - d. Each side yard:
 1. Ten feet for one or two stories;
 2. 15 feet for three stories;
 3. Plus 50 percent on the street side yard.
 - e. Rear yard, 30 feet.
 - f. Usable open space, not applicable.
 - (2) *Maximum permitted.*

- a. Lot coverage, 30 percent including accessory buildings.
- b. Building height, 35 feet or three stories.

(f) *Signs.* A sign permit is required for most signs in the R-1A district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1A district are the same as for the A-1 district.

(g) *Parking.* The vehicle parking spaces required for the R-1A district are the same as the A-1 district. (Code 1981, app. A, art. IV, § 9; Code 1998, § 114-191; Ord. No. 4018, § IV(11), 3-21-1995; Ord. No. 5083, § III, 2-4-2003)

Sec. 114-184. - R-1C, Residential District.

- (a) *Principal uses.* Principal uses permitted in the R-1C, Residential District are the same as for R-1A districts.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1C district the same as for R-1A districts.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1C district the same as for R-1A districts.
- (d) *Prohibited uses.* Uses prohibited in the R-1C district are the same as for R-1A districts.
- (e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1C district are as follows:
 - (1) *Minimum requirements.*
 - a. Lot area, 5,000 square feet.
 - b. Lot frontage, 50 feet.
 - c. Front yard, 25 feet.
 - d. Each side yard, eight feet.
 - e. Rear yard, 25 feet.
 - f. Usable open space, not applicable.
 - (2) *Maximum permitted.*
 - a. Lot coverage, 40 percent, including accessory buildings.
 - b. Building height, two stories.
- (f) *Signs.* A sign permit is required for most signs in the R-1C district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1C district are the same as for A-1 districts.
- (g) *Parking.* The vehicle parking spaces required for the R-1C district are the same as for A-1 districts.

Sec. 114-195. - B-3, Highway Oriented Business District.

(a) *Principal uses.* Principal uses and other substantially similar uses permitted in the B-3, Highway Oriented Business District area as follows:

- (1) Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and internment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses (garden supplies, lawn furniture, plant nurseries, playground equipment); pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; residential use on the 2nd floor or higher floor of a building; restaurants; retail sales; shopping centers; wineries.
- (2) Clubs and lodges; cultural institutions; community centers; institutions for human care; day care centers; parking lots and structures; public facilities; meeting centers.
- (3) Commercial recreation and entertainment; park and recreation facilities; public and private campgrounds; RV parks; golf courses; theaters and auditoriums.
- (4) Government uses; religious assembly; schools, public, private, trade.
- (5) Communication facilities.
- (6) Adult oriented establishments: adult bookstores, cabaret, motion picture theater, sexual encounter establishments, provided however, that the property line of such businesses shall not be closer than 1,500 feet from any residential district or residential use; and public amusement or entertainment activity, public gathering place, including but not limited to: arcades, motion picture theaters, bowling alleys, marinas, golf courses, playgrounds, ice-skating or roller skating rinks or arenas, zoos, community centers, and similar amusements offered to the general public; any public recreation, school, library, day care center, park, church, mortuary, hospital or cemetery; or closer than one-half mile from any other adult oriented establishment property line. Measurement for the purpose of this regulation shall be made in a straight line without regard to intervening structures or objects, from the nearest portion of the structure used as part of the adult oriented establishment to the nearest property line or boundary of any restricted area set out herein. Documentation illustrating existing land uses, zoning, and other pertinent features located within one-half mile of the property proposed for use by an adult oriented establishment shall be submitted in

conjunction with an application for approval for such use, along with site plans, surveys, and other pertinent site information as may reasonably be required by the zoning administrator to make a thorough evaluation of such proposal.

(b) *Accessory uses.* Accessory uses which are incidental and subordinate to the principal use are as follows:

- (1) Dwelling unit for owner, operator or employee of principal use.
- (2) Industry, manufacturing and offices, but only as accessory and incidental to principal use.
- (3) Telecommunication facilities.

(c) *Special exceptions.* Special exceptions are permitted only with approval of board of zoning appeals and are as follows:

- (1) Automobile storage; automobile impoundment yards.
- (2) Lumberyards.

(d) *Prohibited uses.* Uses prohibited in the B-3 district are as follows:

- (1) Industry, manufacturing as principal uses; junkyard; auto salvage.
- (2) Mini-storage warehouses.

(e) *Locational standards.* Not applicable.

(f) *Design standards; dimensional requirements.*

(1) *Minimum requirements.*

- a. Lot area, 10,000 square feet.
- b. Lot frontage, 50 feet.
- c. Front yard, 20 feet.
- d. Each side yard, not applicable.
- e. Rear yard, 30 feet.
- f. Usable open space, not applicable.

(2) *Maximum requirements.*

- a. Lot coverage, 40 percent.
- b. Building height, not applicable.

(g) *Parking.* Parking and loading provisions shall be as required by article VI of this chapter. Parking areas should interconnect with adjacent commercial property.

(h) *HVAC Landscaping.* All HVAC units located at ground level shall be landscaped by a vegetative buffer containing the entire unit or units.

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