

Chapter 425. Zoning

Article III. Residential General District (R-G)

§ 425-13. Statement of intent.

This district shall be composed of certain quiet, medium-density residential uses plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit activities of a commercial nature.

§ 425-14. Use regulations.

In Residential General District R-G no building or land shall be used, and no building shall be erected which is arranged, intended, or designed to be used, for other than one or more of the following uses:

Permitted Uses:

- ~~A. All uses permitted and in the same manner permitted in Residential Limited District R-L.~~
- B. Single-family ~~and multifamily dwellings~~ and apartments, ~~provided that multifamily dwellings and apartments must be authorized by a conditional use permit under § 425-57 of this chapter. [Amended 3-10-2008 by Ord. No. 2008-01]~~
- ~~C. Dormitories, boardinghouses, hospitals, nursing homes, funeral homes, funeral chapels and undertaking establishments.~~
- C. Poles, lines, distribution transformers, pipes, meters, and other facilities necessary for the maintenance of public utilities, including water and sewerage facilities and fire and rescue facilities.

Permitted by Conditional Use:

- A. Multifamily dwellings and apartments
- B. Dormitories, boardinghouses, hospitals, nursing homes, funeral homes, funeral chapels and undertaking establishments
- D.

§ 425-15. Area regulations.

- A. All dwellings and buildings in this district shall be served by a public or private water system.
- B. For permitted uses other than residential utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Health Department, but in no case less than 15,000 square feet.
- ~~A. Whereas all new dwellings and buildings in this district shall be served by a public water and sewer system.~~
- ~~B. Residential lots served by public water and sewage disposal systems.~~

~~(1) For residential lots served by public water and sewage disposal systems, the lot area shall not be less than:~~

~~(a) One unit: 15,000 square feet.~~

~~(b) Two units: 17,000 square feet.~~

~~(c) Three units: 19,000 square feet.~~

~~(d) For each additional unit above three: 2,000 square feet.~~

~~(2)(1) All these subject to Health Department approval and/or County Water Authority where it is a multifamily development, multi building development on several lots (lots that are shown on the Mineral City Map of 1890).~~

~~C. The lot area shall be at least five times the square footage of the floor area of the first or ground level of the dwelling or other building constructed on said lot, the floor area to be the total floor area of the floor on each story of such dwelling and any other building.~~

~~D. Multifamily dwellings, apartments or other buildings that will house children will need to include provisions for a playground, green space, or recreational area and will require the approval of the planning commission upon receipt of the plans in keeping with the Town's~~

~~Comprehensive Plan for the purpose of maintaining the Town's historic image while fostering growth and maintaining a clean and healthy appearance.~~

~~C. For permitted uses other than residential utilizing individual sewage disposal systems, the required area for any such use shall be determined by the Health Department, but in no case less than 15,000 square feet.~~

~~D. The lot area shall be at least five times the square footage of the floor area of any such dwelling or other building constructed on said lot, the floor area to be the total floor area of the floor on each story of such dwelling and any other building.
[Added 9-12-1988]~~

~~E. Multifamily dwellings, apartments or other buildings that will house children under the age of 16 years, in addition to the other requirements set forth herein, shall establish a recreational and playground area on the premises consisting of an area of at least 1,000 square feet for each child under the age of 16 years that the Planning Commission and the Town Council determine will likely occupy such buildings, and if such playground or recreational area is in a heavily congested area, the Council of the Town of Mineral may require that such area be fenced or supervised by the owner of such multifamily dwelling or apartment.
[Added 9-12-1988]~~

§ 425-16. Setback regulations.

No building shall be located closer than 30 feet to any street. This shall be known as the "setback line," as defined herein.

§ 425-17. Yard regulations.

A. Side. The side yard shall be not less than 10 feet.

B. Rear. Each main building shall have a rear yard of not less than 25 feet.

§ 425-18. Frontage regulations.

The lot width at the setback line shall be not less than 75 feet.

§ 425-19. Height regulations.

A. Height regulations are as follows:

- (1) Single-family residence: 40 feet maximum.
- (2) Two-family residence: 40 feet maximum.
- (3) Multifamily and other permitted structures: 60 feet maximum. B. No building shall be erected to contain more than three stories.

C. These limitations shall not apply to church spires, belfries, cupolas, ~~monument~~, water towers, chimneys, flues, flagpoles, television antennas, and radio aerials.

D. All accessory buildings shall be less than the main building in height.

§ 425-20. Special provisions for corner lots.

A. Of the two sides of a corner lot the front shall be deemed to be the shortest of the two sides fronting on the streets.

B. The side yard on the side facing the side street shall be not less than 20 feet for both main and accessory buildings.

§ 425-21. Off-street parking.

See § 425-53.

§ 425-22. Signs.

Refer to Article X.