

ZONING CODE  
LOT / PARCEL

**Definitions**

LOT: A plot, parcel, or tract of land with fixed boundaries of sufficient size to meet minimum zoning requirements for use, coverage, and area to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street or an approved private street and may consist of a single lot of record or a combination of completed lots of record or portions of lots of record.

PARCEL: (no definition)

**R-1 District**

10-7A-1 Purpose

The purpose of the R-1 Residential District is to set aside land in accordance with the comprehensive plan to preserve and enhance predominantly larger, estate type residential neighborhoods with very low density to prevent overcrowding, to provide open space and to encourage the development of low density areas that are best suited for residential purposes. (Ord. 313-08, 6-9-2008)

10-7A-3 Uses Permitted

On property of not less than nine thousand (9,000) square feet with a minimum lot width of seventy five feet (75') frontage on a public street, the following uses are permitted:

City public utility facilities.

Home occupations subject to the regulations outlined in section 10-11-8 of this title.

Nonprofit parks, playgrounds, and recreational facilities.

One single-family dwelling with the usual accessory buildings.

Public or private academic schools.

Temporary buildings and temporary uses necessary for construction purposes for a period not to exceed one year. (Ord. 313-08, 6-9-2008; amd. Ord. 364-2019, 12-9-2019)

10-7A-6 Area Requirements

The following site area requirements apply to the R-1 Residential District; except, that where a lot has less area or frontage than required in this section, as shown by an official plat on file in the Office of the County Clerk or shown by the last conveyance of record at the effective date hereof, these regulations shall not prohibit one private dwelling and its accessory buildings on such lot, subject to the setback requirements for this zoning district:

1. The footprint of the primary structure, plus the accessory buildings, shall have a maximum lot coverage of no more than thirty three percent (33%).

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2. A minimum of two (2) off street parking spaces per dwelling unit is required. Lots abutting arterial or collector streets shall have alleys to provide off street parking access from the alley to the rear of the lot. Parking of vehicles, RVs, boats, trailers and other recreational items in the front, rear and side setback areas is prohibited.
3. A five foot (5') wide sidewalk shall be required at the edge of the street right-of-way abutting each lot. The lot owner/renter shall be responsible for keeping the sidewalk clear and open for pedestrian traffic and for the maintenance, upkeep and reconstruction of said sidewalk. (Ord. 313-08, 6-9-2008)

## **R-2 District**

### **10-7B-3 Uses Permitted**

On property of not less than seven thousand five hundred (7,500) square feet, with a minimum lot width of sixty feet (60') or seventy five feet (75') on a corner lot with frontage on a public street not less than equal to the minimum lot width, the following uses are permitted:

Multiple-family dwellings require a ten thousand (10,000) square foot lot, and each dwelling unit above two (2) shall require an additional two thousand (2,000) square feet to the minimum lot size requirement.

One single-family dwelling.

### **10-7B-4 Accessory Uses**

Accessory uses are permitted if constructed either at the same time or subsequent to the primary allowed building. Such uses shall be limited to one story in height, shall not encroach upon the front or side yard setback areas and shall be considered a structure when calculating lot coverage. (Ord. 313-08, 6-9-2008)

### **10-7B-6 Area Requirements**

The following site area requirements apply to the R-2 Medium Density Residential District; except, that where a lot has less area or frontage than required in this section, as shown by an official plat on file in the Office of the County Clerk or shown by the last conveyance of record at the effective date hereof, these regulations shall not prohibit one private dwelling and its accessory buildings on such lot, subject to the setback requirements for this zoning district:

1. One single-family dwelling shall have a lot with a minimum of seven thousand five hundred (7,500) square feet.
2. A two-family dwelling (duplex) shall have a lot with a minimum of ten thousand (10,000) square feet.
3. A multi-family dwelling may be allowed by conditional use permit, but the development shall not exceed ten (10) dwelling units, and each unit above two (2) shall require an additional two thousand (2,000) square feet of lot over and above the ten thousand (10,000) square feet required for a two-family dwelling.
4. The footprint of the primary structure, plus the accessory structures, shall have a maximum lot coverage of no more than thirty five percent (35%).

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**R-3 District**

10-7C-3 Uses Permitted

On property of not less than six thousand (6,000) square feet, with a minimum lot width of sixty feet (60'), or seventy five feet (75') on a corner lot, with frontage on a public street not less than equal to the minimum lot width, the following uses are permitted:

10-7C-4 Accessory Uses

Accessory uses are permitted if constructed either at the same time or subsequent to the primary allowed building. Such uses shall be limited to one story in height, shall not encroach upon the front or side yard setback areas, and shall be considered a structure when calculating lot coverage. (Ord. 313-08, 6-9-2008)

10-7C-6 Area Requirements

The following site area requirements apply to the R-3 High Density Residential District; except, that where a lot has less area or frontage than required in this section, as shown by an official plat on file in the Office of the County Clerk or shown by the last conveyance of record at the effective date hereof, these regulations shall not prohibit one private dwelling and its accessory buildings on such lot, subject to the setback requirements for this zoning district:

1. One single-family dwelling shall have a lot with a minimum of six thousand (6,000) square feet.
2. A two-family dwelling (duplex) shall have a lot with a minimum of eight thousand (8,000) square feet.
3. A multi-family dwelling may be allowed by conditional use permit, but the development shall not exceed fifteen (15) dwelling units, and each unit above two (2) shall require an additional one thousand two hundred fifty (1,250) square feet of lot over and above the eight thousand (8,000) square feet required for a two-family dwelling.
4. The footprint of the primary structure plus the accessory structures shall have a maximum lot coverage of no more than forty percent (40%).
5. Two (2) off street parking spaces per dwelling unit are required. Lots on arterial and collector streets shall have alleys to provide off street parking access from the alley to the parking in the rear of the lot.
6. A five foot (5') wide sidewalk shall be required at the edge of the street right-of-way abutting each lot. The lot owner/renter shall be responsible for keeping the sidewalk clear and open for pedestrian traffic and for the maintenance, upkeep and reconstruction of said sidewalk. (Ord. 313-08, 6-9-2008)

10-7C-7 Setback Requirements

1. Front Yard: No building or structure shall be erected nearer than fifteen feet (15') from the right-of-way line of the street.
2. Side Yards: No building shall be erected closer than ten feet (10') from any side property line; except corner lots shall maintain a fifteen foot (15') side yard adjacent to the street which intersects the street upon which the building fronts.
3. Rear Yard: There shall be a rear yard having a depth of not less than fifteen feet (15'). (Ord. 313-08, 6-9-2008)

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