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## Sec. 4. [Districts.]

[a.] The city is hereby divided into nine use districts:

[1.]	R-1	Single-family residence.
[2.]	R-1A	Single-family residence—Zero lot line or patio homes.
[2.5.]	R-1B	Single-family attached residence zone (Townhomes)
[3.]	R-2	Two-family residence.
[4.]	R-3	Multifamily residence.
[5.]	R-4	Single-family rural residential.
[6.]	B-1	Business.
[7.]	C-1	Commercial.
[8.]	C-2	Commercial.
[9.]	M-1	Industrial.

[b.] Each zoning classification has specific purposes and descriptions, permitted uses, maximum percentage of lot specifications to be used for building, minimum floor area or living space square feet requirements, maximum building height requirements, minimum lot area requirements, minimum lot frontage requirements, minimum depth requirements, minimum building set-back requirements, permitted accessory uses, accessory building limitations and conditional uses.

5. *R-4, single-family rural residential zone.* The purpose and description for single-family rural residence is to provide for the development of primarily very low-density detached, single-family residences on lots not less than one acre. The permitted uses are single family dwellings, and any conditional uses allowed by this ordinance. Garage apartments are not allowed in this district.

[a.] The maximum percentage of the lot used for building will be 35 percent of the lot.

[b.] The minimum floor area, or living space in square feet will be 1,500 square feet.

[c.] The maximum building height will be 2½ stories or 35 feet.

[d.] The minimum lot size is as follows:

[1.] Front, 150 feet.

[2.] Depth, 200 feet.

[3.] Area, one acre or 43,560 square feet.

[e.] The minimum building setbacks are as follows:

[1.] Front, 50 feet.

[2.] Side, ten percent of the lot width, not to exceed 25 feet.

[3.] Rear, 25 feet for the main building and any accessory building(s); ten feet from a main building to an accessory building.

[4.] Side street, 25 feet.

[f.] The permitted accessory uses are for private garages, storage sheds, barns. Detached servants quarters without garage shall be permitted. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm worker actually and regularly employed by the land owner or occupant of the main building or is

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a guest or family member. The structure shall in any case not be rented, leased or sold and shall not be separately metered. No structure is permitted for any business enterprise.

[g.] The accessory building requirements in a R-4 zone are as follows:

[1.] Maximum height, 25 feet.

[2.] Minimum setbacks are as follows:

[i.] Front, 60 feet.

[ii.] Side, 25 feet.

[iii.] Back, 25 feet.

[h.] The map color code for R-4 single-family residence zone is purple.

[i.] Conditional uses: Home occupations, homes for the aged, nursery schools/day care, parks/playgrounds/playfield/stadium, schools.

( Ord. No. 324-15A , 8-10-15; Ord. No. 324-17A , 4-10-2017; Ord. No. 18-427 , §§ 2, 3, 6-11-18)