

---

**§ 156.062 CHART 1: RESIDENTIAL ZONING DISTRICTS.**

(A) *General.*

- (1) All floor space is calculated exclusive of garage, porches, patios, driveways, terraces and other similar additions. Maximum building height for all structures is 30 feet.
- (2) Bi-level buildings shall have a minimum living area as calculated at the midpoint between the requirements of one and two stories.

(B) *Districts.*

- (1) *SF-1, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:

- (a) Minimum square feet living area:

1. One story: 1,500 square feet; and
2. Second story: 500 square feet,

- (b) Minimum setbacks:

1. Front and back: 25 feet
2. Interior sides: seven and one-half feet; and
3. Side street: ten feet.

- (c) Two-car garage, not less than 400 square feet (20x20).

- (2) *SF-2, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:

- (a) Minimum square feet living area:

1. One story: 1,000 square feet:
2. Second story: 500 square feet

- (b) Minimum setbacks:

1. Front: 25 feet;
2. Interior sides: seven and one-half feet; and
3. Side street: ten feet.

- (c) Two-car garage, not less than 400 square feet (20x20)

- (3) *SF-3, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:

- (a) Minimum square feet living area:

1. One story: 1,000; and
2. Second story: 200 square feet.

- (b) Minimum setbacks:

1. Front: ten feet;
2. Rear: 15 feet;

- 
- 3. Interior lot lines: zero;
  - 4. Side street: five feet.
  - (c) Two-car garage, not less than 400 square feet (20x20)
  - (4) *SF-4, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
    - (a) Minimum square feet living area: 900;
    - (b) Minimum setbacks: zero lot lines;
    - (c) No garage required; and
    - (d) Short-term rentals allowed.**
  - (5) *SF-5, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
    - (a) Minimum square feet living area: 1,000;
    - (b) Minimum setbacks:
      - 1. Front: 20 feet;
      - 2. Rear: 15 feet;
      - 3. Side: seven and one-half; and
      - 4. Side street: ten feet.
    - (c) One-car garage not less than 200 square feet (10x20).
  - (6) *SF-6, Single-Family Residence.* One-family dwelling with no more than one residence per lot occupied by no more than one family:
    - (a) Minimum square feet living area: 1,000;
    - (b) Minimum setbacks:
      - 1. Front: 25 feet;
      - 2. Rear: 25 feet;
      - 3. Side: five feet; and
      - 4. Side street: ten feet.
    - (c) Two-car garage not less than 400 square feet (20x20).
  - (7) *TH/C, Townhouse and Condominium Residence.* Multiple-dwelling units with one family per dwelling unit. Zoning can include single-family dwelling, duplex, townhouses, condominiums:
    - (a) Minimum square feet living area:
      - 1. One story: 1,000 feet; and
      - 2. Two story: 1,200 feet.
    - (b) Minimum setbacks:
      - 1. Front and back: 25 feet;
      - 2. Interior lot lines: seven and one-half feet; and

- 
3. Side street: 15 feet.
  - (c) Two-car garage not less than 400 square feet (20x20).
  - (8) *DU-1, Two-Family Duplex*. Two single-family dwelling units limited to no more than one building per lot occupied by no more than two families. Zoning can include single-family dwelling or two-family duplex:
    - (a) Minimum square feet living area per individual unit:
      1. One story: 1,000 feet; and
      2. Two story: 1,200 feet.
    - (b) Minimum setbacks:
      1. Front and back: 25 feet;
      2. Interior: seven and one-half feet; and
      3. Side street: 15 feet.
    - (c) One car garage not less than 200 square feet (10x20) per individual unit
  - (9) *4PLX, Four-Plex*. Four single-family dwelling units limited to no more than one building per lot occupied by no more than four families. Zoning can include single-family dwelling, two-family dwelling or four-family four-plex:
    - (a) Minimum square feet living area per individual unit: 800;
    - (b) Minimum setbacks:
      1. Front and back: 25 feet;
      2. Interior lot lines: seven and one-half feet; and
      3. Side street: 15 feet.
    - (c) One-car garage per individual unit not less than 200 square feet (10x20).
  - (10) *Multi-Family Residences*. (See § 156.064 of this chapter for additional information on multi-family residences.)
  - (11) *MF-1, Multi-Family Residence*. Maximum units per acre: 14.
  - (13) *MF-2, Multi-Family Residence*. Maximum units per acre: 16.
  - (14) *RR, Rural Residence District*. One-family dwelling with no more than one residence per lot occupied by no more than one family:
    - (a) Minimum lot: one acre;
    - (b) Minimum square feet living area:
      1. One story: 1,500; and
      2. Two story: 2,000.
    - (c) Minimum setbacks:
      1. Front and back: 25 feet;
      2. Interior sides: seven and one-half; and
      3. Side street: 15 feet.
-

- 
- (d) Two-car garage not less than 400 square feet (20x20).
- (15) *PUD, Planned Unit Development.* Planned unit development with planned diverse land uses, such as housing, recreation and shopping in one contained development, and allowing for cluster development and alternative design standards. Minimum site areas: inside City, ten acres recommended.
- (16) *MH-1, Manufactured Housing Subdivision.*
- (a) Minimum lot: 7,200 feet;
- (b) Minimum square feet living area: 1000;
- (c) Minimum setbacks:
1. Front and back: 25 feet;
  2. Interior lot lines: seven and one-half feet; and
  3. Side street: 15 feet.
- (d) Property and areas of the City zoned MH-1 may be planned, used, approved, platted and occupied as a manufactured housing subdivision with lots sold and conveyed to individual lot owners. Land and areas of the City zoned MH-1 and having an approved subdivision plan may be used for manufactured housing.
- (17) *Personal care facility.* See § 156.065 of this chapter.
- (Ord. 00-65N, 6-1-2005; Ord. 19-255, 3-13-2019)