
§ 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;

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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

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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)

§ 156.063 CHART 2: RESIDENTIAL ZONING REQUIREMENTS.

	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	TH/C	DU-1	4PLX	MF	RR	PU
% masonry required	55	55	55	55	55	55	55	55	55	see § 156.064 for MF-1, MF-2 requirements	55	
Garage required	2-Car	2-Car	2-Car	No	1-Car	2-Car	2-Car	1-Car	1-Car1		2-Car	-
Off-street parking required	3	3	3	3	3	3	3				3	
Maximum dwelling units per lot	1	1	1	1	1	1	1	2	4		1	-
Maximum dwelling height	30'	30'	30'	30'	30'	30'	30'	30'	30'		30'	-
Maximum impervious cover	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²	30 ²		30 ²	-
Minimum setbacks												

Front	25'	25'	10'	20'	20'	25'	25'	25'	25'		25'	
Interior side	7-1/2'	7-1/2'	0'	0'	7-1/2'	5'	7-1/2'	7-1/2'	7-1/2'		7-1/2'	-
Rear	25'	25'	15'	15'	15'	25'	25'	25'	25'		25'	
Street side	10'	10'	5'	5'	10'	10'	15'	15'	15'		10'	-
Minimum square footage												
One-story	1,500	1,000	1,000	900	1,000	1,000	1,000 ¹	1,000 ¹	800 ¹		1,500	-
Second-story	500	500	200				200 ¹	200 ¹	800 ¹		500	-

NOTES TO TABLE:

¹ per unit

² Maximum impervious cover is capped at 30 percent for construction for which a site development plan was prior to October 20, 2006.

(Ord. 00-65N, 6-1-2005; Ord. 06-103, 10-20-2006; Ord. 06-103A, 1-10-2007; Ord. 10-135, 1-13-2010; Ord. 10-139, 2-10-2010; Ord. 14-194, 6-11-2014; Ord. 19-255, 3-13-2019)