

(a) Minimum Lot Area	5 acres
(b) Minimum Lot Frontage	330 feet
(c) Maximum Height	30 feet
(d) Minimum Setback	30 feet
(e) Minimum Side Yard	20 feet
(f) Minimum Rear Yard	50 feet

12.09.02 "R-1" Single-Family Residential District.

Intent. This district is intended to permit development which has a moderate density community character. Density and intensity standards for this district are designed to ensure that the single-family residential district shall serve as a designation which preserves and protects the residential community character of its area.

(1) Permitted Uses.

- (a) Single-family dwellings. (Rep. and Cr. #255)
- (b) Bed and Breakfast Establishments

(2) Conditional Uses.

- (a) Churches, public schools, parochial schools, colleges, public libraries, public museums and art galleries.
- (b) Municipal buildings except sewage disposal plants, garbage incinerators, public warehouses, public garages, public shops and storage yards, and penal or correctional institutions and asylums.
- (c) Buildings used exclusively for governmental purposes whether city, county, state or federal, provided that no vehicle or equipment storage or repair shall be permitted.
- (d) Farms, market gardens, nurseries or greenhouses, providing that no products are offered for sale on the premises and excepting chicken, fur and stock farms, and farms operated for the disposal of garbage, rubbish or offal.
- (e) Essential Service Structures (CR. #476)
- (f) Non-scholastic schools including, but not limited to dance, music and karate.
- (g) Assisted Living Facilities. (Ord. 569)
- (h) Parks.

(3) Permitted Accessory Uses. No accessory structure or use of land shall be permitted except for one or more of the following:

- (a) Private garages and parking spaces.
- (b) Signs as regulated in this Chapter.
- (c) Private swimming pool, tennis court or other recreational activity intended for the primary use of the occupants of the dwelling located on the same site as the recreational use.
- (d) Any other use customarily considered to be accessory to the foregoing permitted uses.
- (e) Alternative energy as regulated in this Chapter.

(4) Lot Area, Height, lot Width, Yard and Building Requirements.

(a) Minimum Lot Area	8,000 square feet; single family
(b) Minimum Lot Frontage	80 feet
(c) Maximum Height	30 feet
(d) Minimum Setback	30 feet
(e) Minimum Side Yard	- 8 feet; 20 feet in aggregate 1 story - 10 feet; 25 feet in aggregate in excess of 1 story
(f) Minimum Rear Yard	25 feet

12.09.03 "R-2" Multiple-Family Residential District Low Density.

Intent. This district is intended to permit development which has a moderate density community character. The land use standards for this district permit multifamily dwellings up to eight units permitted by right. Density and intensity standards for this district are designed to ensure that the district shall serve as a designation which preserves and protects the moderate density residential community character of its area.

(1) Permitted Uses.

- (a) Any use permitted in the "R-1" District.
- (b) Multiple dwellings up to eight units.
- (c) Multiple dwelling units with more than eight units in place before January 1, 2016.

(2) Conditional Use.

- (a) Any permitted conditional use in the "R-1" District.
- (b) Mobile home parks.

(c) Professional offices.

(3) **Accessory Uses.** Any permitted accessory use in the "R-1" District.

(4) **Lot Area, Height, lot Width, Yard and Building Requirements.**

(a) Minimum Lot Area	- 8,000 square feet; single family - 12,000 square feet; two-family
(b) Minimum Lot Frontage	80 feet
(c) Maximum Height	30 feet
(d) Minimum Setback	30 feet
(e) Minimum Side Yard	10 feet
(f) Minimum Rear Yard	25 feet
(g) Open Space Requirement	A minimum of 25% of new construction lots shall be maintained as an open landscaped space. This calculation shall be included on submittal with a description of landscape materials.
(h) Garbage/Recycling Dumpster location	All refuse/recycling/garbage shall be in a screened or enclosed structure. Screening and/or enclosed structure shall be noted on submittal including location and building materials. Refuse/recycling/garbage shall not be located in front yard.

12.09.04 "R-3" Multiple-Family Residential District High Density.

Intent. This district is intended to permit development which has a high density. The land use standards for this district permit multifamily dwellings above eight units permitted by right. Density and intensity standards for this district are designed to ensure that the district shall serve as a designation which preserves and protects the moderate density residential community character of its area.

(1) **Permitted Uses.**

- (a) Any use permitted in "R-1" or "R-2" Districts.
- (b) Multiple dwellings with nine or more units.

(2) **Conditional Use.**

- (a) Any permitted conditional use in the "R-1" or "R-2" Districts.

(3) **Accessory Uses.** Any permitted accessory use in the "R-1" or "R-2" Districts.

(4) **Lot Area, Height, lot Width, Yard and Building Requirements.**

