

**ARTICLE 6
R-1 AND R-2 - SINGLE- AND
TWO-FAMILY RESIDENTIAL DISTRICT**

50.600 Uses Permitted. In addition to the general regulations to which all buildings and uses are subject, as provided in Article 3 of this Chapter, no building or premises shall be used and no building shall hereafter be erected or altered in the R-1 and R-2, Single- and Two-Family Residential District, except for the following uses:

	R-1-A	R-1-B	R-1-C	R-1-E	R-2
(1) Principal Uses and Buildings.					
(a) Single family buildings	X	X	X	X	X
(b) Public parks	X	X	X	X	X
(c) Two-family buildings					X
(2) Minimum Requirements.					
(a) Lot area (sq.ft.)	10,000	8,000	6,500	43,560	[10,000] ²
(b) Lot width	100	[80] ²	65	150	[100] ²
(c) Front yard setback	25	25	20	40	25
(d) Rear yard setback	35	35	30	40	35
(e) [Side yard setback					
R-1-A	15	R-1-B	10	R-1-C	8
				R-1-E	20
				R-2	12
(each side, or 12% of the total lot width, whichever is greater)] ¹¹⁸					
(f) Corner side yard setback	25	25	[20] ¹⁰	40	25
			25	25	[20] ¹⁰
			40	40	25
(g) Dwelling unit size (sq. ft.)	[1,200] ²	[1,000] ²	864	1,200	864
(h) Off-street parking space (per dwelling unit)	2	2	2	2	2
(3) Maximum Allowables.					
(a) Building height in feet					

	35	35	35	35	35
(b) [Building height in stories]] ^{2,55,59}	2 1/2	2	2	2 1/2	2
(c) [Lot coverage (all buildings):					
R-1-A	R-1-	R-1-C	R-1-E	R-2	
	B				
Lot coverage for lots equal to or greater than the minimum lot area by district:	35%	35%	40%	25%	35%
Lot coverage for lots less than the minimum area by district:	40%	40%	40%	25%	40%] ¹¹⁹
(d) [Building proportion: Three (3) to One (1) as measured at the narrowest point of the principal structure for the lower number and the longest dimension of the principal structure for the greater number.] ⁸⁷					

50.601 [Accessory Uses and Buildings.

Accessory buildings and uses are permitted in this District, subject to the general restrictions set forth in Article 3 of this Chapter and subject to the following specific regulations:

	R-1-A	R-1-B	R-1-C	R-1-E	R-2
(1) Minimum Requirements.					
(a) Side Yard Setback (feet)	10	8	5	10	10
(b) Rear Yard Setback (feet)	10	8	5	10	10
(2) Maximum Allowable.					
(a) [Building Height in Feet: 25					
(b) Building Height in Stories: 2] ⁵⁶					
(3) Accessory buildings shall not occupy more than twenty-five percent (25%) of any rear yard.					
(4) [No accessory building shall be located closer than five (5) feet to any principal building, or any other permitted accessory building.] ⁴²					
(5) No accessory building shall be used as a dwelling, or for any business, profession, trade or occupation, unless special land use approval					

is obtained in those districts where such uses are permitted, as provided in the following section.

(6) [Guest quarters (as regulated in Section 50.302(1)) for use by friends or relatives or domestic employees, but not to be rented out as a separate living unit, are permitted in the R-1-A and R-1-E districts.”.]]^{2,26,89}

50.602 Special Land Use Approval in Single and Two-Family Residential Districts. The following special land uses and similar uses shall be permitted in this zoning district only after proper notice has been given as required by State law and after review and approval has been granted by the Planning Commission subject to the requirements and standards of Article 21 of this Chapter.

(1) Rooming and boarding houses in R-1-C and R-2 zoning districts only.

(2) Home occupations in R-1-C and R-2 zoning districts only.

(3) [Schools in R-1-B, R-1-C and R-2 districts only.

(4) Churches in R-1-C and R-2 districts only.

(5) Cluster development in all R-1 districts and R-2 districts, subject to the conditions set forth in Article 22 of this Chapter.

(6) Mobile homes in the R-1-B, R-1-C and R-2 districts only. Plans and structures for all such units shall meet the requirements set forth below. Each application shall be reviewed individually in accordance with procedures specified below.]²

(a) Applicants to place mobile homes outside of mobile home parks shall obtain all required permits and meet minimum requirements of all Codes and Ordinances of the City applicable to such structures.

(b) All mobile homes must be permanently fastened to a minimum six- (6) inch wide masonry foundation which is continuous

around the perimeter of the unit to a depth of at least forty-two (42) inches, with anchors placed every six (6) feet. In no instance will concrete piers, cement blocks without a footing, or other type of foundation be permitted.

(c) All mobile homes must meet the minimum floor area and proportional requirements of this Chapter. Any addition to such units must be designed and constructed by the original manufacturer or an architectural plan for a compatible addition may be submitted to the Planning Commission for approval.

(d) All mobile homes shall be compatible with nearby housing and not tend to adversely affect property values, by demonstrating a similarity to existing and permitted housing in the following features: Total square footage; Length to depth proportion; Value and quality of construction; Use of exterior materials; Architectural style and design; Roofline and overhangs (eaves).

(e) In all instances, wheels, towing apparatus and exposed chassis shall be removed before occupancy of any mobile home is permitted.

(f) Minimum lot size, yard spaces, setbacks, parking and all other site requirements of the applicable zoning district shall remain the same for approved mobile homes.

(g) Mobile home applicants shall demonstrate that sufficient storage is provided either in an attic, basement, separate closet area or garage exclusive of the area used for motor vehicle storage. For the purpose of this Chapter, such storage space shall equal at least fifteen percent (15%) of the structure's total floor area.

(h) Whenever a question arises concerning the quality of construction or regarding other standards of this Section, the Building Inspector shall make an inspection of the proposed unit and report his findings to the City Planning Commission for use in making a determination whether or not a special land use approval should be granted. The City and the applicant may also use such other specialists and experts as determined necessary for the proper presentation and review of the special land use application.

(7) Planned Unit Developments in the R-1-E district only, subject to the conditions set forth in Article 23 of this Chapter.

(8) [Guest quarters (as regulated in Section 50.302(1)) in accessory buildings in the R-1-B and R-1-C Districts.

(9) Guest quarters (as regulated in Section 50.302(1)) in accessory buildings in the R2 District, provided, guest quarters in accessory buildings are not permitted if a two-family unit is located or constructed on a lot in the R2 District.”⁸⁹

50.603 Signs. Subject to the general restrictions on signs contained in 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District:

(1) One (1) lighted name plate which does not exceed one (1) square foot in area is permitted, provided that the source of light is not visible.

(2) One (1) free standing bulletin board or sign which does not exceed thirty-six (36) square feet in area may be erected by a church, school or charitable institution, provided said board or sign is not located within ten (10) feet of any side or rear lot line or within twenty (20) feet of any street line.