

165.22 R-2 DISTRICT REGULATIONS. The R-2 Single and Two Family Dwelling District is intended and designed to provide for certain medium density residential areas now developed with single family and two family dwellings, and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-2 District.
 - A. Any use permitted in the R-1 District
 - B. Single and two family dwellings
 - C. Conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this section
 - D. Institutions of a religious, educational or philanthropic nature, including libraries
2. Permitted Accessory Uses. Accessory uses permitted in the R-2 District are the same as those permitted in and as limited in the R-1 District.
3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.
4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
5. Perimeter Foundation Requirement. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.
6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and 165.35 of this chapter.

165.22A R-2 60 DISTRICT REGULATIONS. The R-2 60 Single and Two Family Dwelling District is intended and designed to provide a buffer and transitional area between R-3 or Commercial Zoned Districts and Single Family Dwelling Districts, and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses.
 - A. Any use permitted in the R-1 District.

- B. Single and two Family dwellings.
 - C. Conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this section.
 - D. Institutions of a religious, educational or philanthropic nature, including libraries.
- 2. Permitted Accessory Uses. Accessory uses permitted in the R-2 District are the same as those permitted in and as limited in the R-1 District.
 - 3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.
 - 4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
 - 5. Perimeter Foundation Requirement. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.
 - 6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and 165.35 of this chapter.

165.22B R-2 70 DISTRICT REGULATIONS. The R-2 70 Single and Two Family Dwelling District is intended and designed to provide for single family and certain medium density residential areas now developed with single family and two family dwellings, and areas where similar residential development seems likely to occur.

- 1. Principal Permitted Uses.
 - A. Any use permitted in the R-1 District.
 - B. Single and two family dwellings.
 - C. Conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage, height and yard requirements of this section.

D. Institutions of a religious, educational or philanthropic nature, including libraries.

2. Permitted Accessory Uses. Accessory uses permitted in the R- 2 District are the same as those permitted in and as limited in the R-1 District.
3. Bulk Regulations. See Table 165.48 for minimum requirements subject to the modifications contained in Section 165.36.
4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
5. Perimeter Foundation Required. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.
6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and 165.35 of this chapter.

165.23 R-3 DISTRICT REGULATIONS. The R-3 Multiple Family Dwelling District is intended and designed to provide for certain medium and high density residential areas now developed with two family and multiple family dwellings and areas where similar residential development seems likely to occur. The R-3 district is divided into two districts: R-3 MED and R-3 HIGH. R-3 MED and R-3 High districts are defined and their intentions and requirements are provided in 165.23A and 165.23B respectively. Any reference in this Chapter to the uses or requirements of the R-3 district shall refer to the requirements and uses listed and described in 165.23A (R-3 MED) and 165.23B (R-3 HIGH). Effective as of *January 1, 2006* all R-3 District areas shall be considered as R-3 HIGH unless restricted by special conditions.

165.23A R-3 MED DISTRICT REGULATIONS. The R-3 MED (Medium Density Family Dwelling District) is intended and designed to provide for certain medium density residential areas now developed with two family and multiple family dwellings and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-3 District.
 - A. Two family dwellings and multiple family dwellings, including row dwellings and condominium dwellings

- B. Boarding and rooming houses
 - C. Institutions of a religious, educational, or philanthropic nature, including libraries
 - D. Colleges and universities, both public and private, including administrative buildings, classrooms, dormitories, athletic facilities, and similarly related structures, but not including commercial trade schools and business colleges
 - E. Nursing, convalescent and retirement homes
 - F. Private clubs, lodges, or veterans organizations, except those holding a wine permit or beer permit or liquor license
2. Permitted Accessory Uses.
- A. Accessory uses permitted in and as limited in the R-1 District
 - B. One non-lighted sign not to exceed eight (8) square feet in total area attached flat against the principal structure, indicating the name of the premises and/or the names of the occupants, is permitted.
 - C. In lieu of subsection B above, one monument or directory sign is permitted. Such sign shall not exceed twenty (20) square feet in area and shall be set back at least twenty (20) feet from any public right-of-way or property line. Such sign may be indirectly or internally lighted.
3. Bulk Regulations. See Table 165.48 and Table 165.49 for minimum requirements subject to the modifications contained in Section 165.36.
4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
5. Perimeter Foundation Requirements. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.
6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and 165.35.

7. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

165.23A R-3 HIGH DISTRICT REGULATIONS. The R-3 HIGH (High Density Family Dwelling District) is intended and designed to provide for certain high density residential areas now developed with two family and multiple family dwellings and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-3 District.
 - A. Multiple family dwellings, including row dwellings and condominium dwellings
 - B. Boarding and rooming houses
 - C. Institutions of a religious, educational, or philanthropic nature, including libraries
 - D. Colleges and universities, both public and private, including administrative buildings, classrooms, dormitories, athletic facilities, and similarly related structures, but not including commercial trade schools and business colleges
 - E. Nursing, convalescent and retirement homes
 - F. Private clubs, lodges, or veterans organizations, except those holding a wine permit or beer permit or liquor license
2. Permitted Accessory Uses.
 - A. Accessory uses permitted in and as limited in the R-1 District
 - B. One non-lighted sign not to exceed eight (8) square feet in total area
Attached flat against the principal structure, indicating the name of the premises and/or the names of the occupants, is permitted.
 - C. In lieu of subsection B above, one monument or directory sign is

Permitted. Such sign shall not exceed twenty (20) square feet in area and shall be set back at least twenty (20) feet from any public right-of-way or property line. Such sign may be indirectly or internally lighted.

3. Bulk Regulations. See Table 165.48 and Table 165.49 for minimum Requirements subject to the modifications contained in Section 165.36

4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.

5. Perimeter Foundation Requirements. A permanent perimeter foundation meeting the City Building Code standards is required for all principal buildings.

6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 165.34 and 165.35.

7. Site Plans. Site plans shall be required in accordance with the provisions of Section 165.38 for all uses permitted in this district.

165.24 R-4 DISTRICT REGULATIONS. The R-4 Planned Residential Development District is intended to provide for the development or redevelopment of tracts of ground on a unit basis, allowing greater flexibility of land use and building locations than the conventional single lot method provided in other sections of this chapter. It is the intent of this section that basic principles of land use planning, including an orderly relationship between various types of land uses, be maintained and that zoning standards set forth in this chapter and other ordinances of the City concerning adequate light and air, recreation, open space and building coverage be preserved.

1. Submission of Petition and Preliminary Plan. The owner or owners of any tract of land comprising an area of not less than five (5) acres may petition the Council for a change to R-4 Zoning District Classification. The petition shall be accompanied by evidence that the proposed development is compatible with the surrounding area, evidence showing how the owner or owners propose to maintain any common ground included within the development, evidence of the feasibility of providing adequate storm and surface water drainage, water mains and sanitary sewers for the proposed development, and evidence that the developer is capable of successfully completing the proposed development. A preliminary plan of the proposed development shall be submitted in triplicate, showing in schematic form the proposed location of all of the following:

Bulk Requirements

Zoning Districts	Max DU/AC	Max Bldg. Ht./ Max No. of Stories		Min. Lot Area	Min. Lot Width	Min. Setbacks				Min. Percent Greenspace
		Primary	Accessory			Front	Side/Sum		Rear	
						1 1/2 Stories	2-3 Stories			
								ft	ft	
Single Family Dwelling										
A-1	0.1	NA	NA	43,560 ¹	330	75	10/30	15/35	75	NA
R-1	3.5	35/3	15/1	11,000	75	35	7/14	10/20 ²	35	40
R-2	4.5	35/3	15/1	8,500	70	30	7/14	10/20 ²	25	40
R-2 70	5.0	35/3	15/1	8,500	70	30	7/14	10/20 ^{2, 4}	25	40
R-2 60	6.0	35/3	15/1	7,500	60 ³	30	7/14	7/15 ²	25	40

1. Min. area for single family (non-farm) dwellings is 10 acres.
2. Churches and schools shall have min. side setback of 40 ft on each side.
3. Max. of 25% of lots can be 65 feet or greater per plat (excluding corner lots).
4. If 50% or more of the lots submitted on a preliminary plat have a lot width greater than or equal to 75 feet -- the side yard setback for 50% of the lots on said plat shall be a minimum of 8 feet, 17 feet composite. The remaining lots on said plat shall be a minimum of 10 feet, 20 feet composite. Setbacks shall be indicated on each lot at time of plat submittal. If 50% or more of the lots submitted on a plat have a lot width greater than or equal to 80 feet -- the side yard setback for 100% of the lots on said plat shall be a minimum of 8 feet, 17 feet composite. Corner lots shall not be included in the calculation in either determining lots greater than 75 feet or 80 feet or in the total lots in the plat when calculating the percentages to determine if 50% of the lots qualify for 8 feet, 17 feet composite setbacks.

Two Family Dwelling

R-2	8.7	35/3	15/1	10,000	80	30	7/14	7/15 ¹	25	40
R-2 70	8.7	35/3	15/1	10,000	80	30	7/14	10/20 ^{1,2}	25	40
R-2 60	8.7	35/3	15/1	10,000	80	30	7/14	7/15 ¹	25	40
R-3 MED	10.2	40/3	15/1	8,500	70	30	7/14	15/30	30	40
R-3 HIGH	10.2	50/4	15/1	8,500	200	30	7/14	20/40	30	40

1. Churches and schools shall have min. side setback of 40 ft on each side.

Multiple Family Dwelling*

R-3 MED	8.0	40/3	15/1	80,000	200	30	7/14	15/30	30	40
R-3 HIGH	16.0	50/4	15/1	80,000	200	30	7/14	20/40	30	40

* Bulk requirements are applicable to the development site. For multiple family dwellings refer to Section 165.49 Internal Bulk Requirements Table. Minimum lot area is only applicable if lot is subdivided.

165.49 INTERNAL BULK REQUIREMENTS TABLE

District R-3 Medium and District R-3 High Internal Bulk Requirements	Standard
Min. separation between principal buildings.	16 ft
Min. separation between principal buildings when that wall surface is the only source of light and air for the living unit.	30 ft
Min. separation between principal and accessory buildings.	10 ft
Max. accessory structure height.	20 ft
Min. separation between garage and edge of common drive (driveway approach).	25 ft
Min. lot area per unit.	500 s.f.
Trash and recycle containers and enclosures. ¹	
Min. amount of greenspace expressed as a percent of total site area.	40%
Min. area provided for tot lots (or playground area). ²	
Min. amount of outdoor lighting. ²	
Min. PCC sidewalk width.	4 ft
Min. PCC sidewalk area. ²	
Air conditioners and mechanical equipment shall be screened from public right of way. ²	
Min. number of directory boards with building number and addresses at entrance of site. ²	1
Min. number of on-site parking spaces. ²	
Min. access drive width with no parking allowed on drive.	24 ft
Min. access drive width with parking allowed on drive.	26 ft
Standard parking stall dimensions.	9 ft x 19 ft
Alternative parking stall dimensions with 2 ft overhang.	9 ft x 17 ft
Max. access drive length without turnaround. ³	150 ft
Max. access drive length with turnaround. ³	600 ft
Min. turning radius on access drive. ⁴	45 ft
Min. PCC pavement thickness for access drives. ⁴	6 in
Min. HMA pavement thickness for access drives. ⁴	7 in
All access drives shall be constructed with permanent PCC curb and gutter. ²	

1. All trash and recycle containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least 6 feet high and no higher than 8 feet, with appropriate solid gate. The gate shall not be visible from the public street and shall be constructed with metal posts to withstand heavy use. The enclosure shall be consistent in architecture with project in which it is located.

2. The adequacy of this requirement shall be determined during the review of the site plan.

3. Access drives may exceed 150 feet in length if the design includes turnaround arrangements, or emergency only access arrangements, to the satisfaction of the Fire Department and the City.

4. Alternative pavement design options for access drives may be approved by City Engineer.

The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement provided in this Chapter, provided said waiver or modification does not adversely affect the intent of these requirements to adequately safeguard the general public and surrounding property.

