

4 ZONING DISTRICTS AND ZONING MAP

4.1 ZONING DISTRICTS

In order to classify, regulate, and restrict the use and location of buildings designed for specified uses, to regulate and determine the area of yards, courts, and other open spaces surrounding buildings, and to realize the general purposes set forth in the Preamble of this Regulation, the City is divided into zoning districts. The specific purpose of each zoning district is set forth in Sections 4.2 through 4.13.

The City is divided into the following zoning districts. The schedule of District Regulations which follows this list sets forth the purpose and requirements for each zoning district.

- R-1 Low Density Residential
- R-1A Single-Family Residential
- R-2 Low-Moderate Density Residential
- R-3 Medium Density Residential
- R-4 High Density Residential
- C-1 Central Business District
- C-2 Highway Oriented Commercial
- C-3 Neighborhood Commercial
- I-1 Light Industrial
- I-2 General Industrial
- P Public and Semi-Public

4.2 LOW DENSITY RESIDENTIAL (R-1)

- A. Intent: The intent of this district is to provide for low density single family detached homes and supporting uses. This district should be the City's largest residential area. Lots should be large enough to accommodate septic systems in areas of the city not served by the wastewater collection system.
- B. Principal Uses: (Other uses substantially similar to those listed herein shall also be deemed permitted).
 - 1. Single-family residences.
 - 2. Parks and playgrounds operated by government.
- C. Accessory Uses: (Uses and structures which are customarily accessory as clearly incidental and subordinate to permitted uses).
 - 1. Private garages, storage sheds, and parking areas.
 - 2. Private swimming pools, tennis courts, and swing sets.
 - 3. Private, noncommercial parks and open space.
 - 4. Living quarters without cooking facilities and not rented for guests and employees of the premises.

5. Satellite dish antennas as regulated in Section 2.11.
6. Family day care homes as regulated in Section 2.4.6.
- D. Conditional Uses: (Permitted only with Board of Adjustment approval).
 1. Type II day care centers.
 2. Home occupations.
 3. Churches, Sunday schools and parish houses.
 4. Utility facilities.

Lot, Yard and Height Requirements

- A. Minimum lot size - 12,500 square feet
- F. Minimum lot frontage - 90 feet
- G. Minimum front yard depth - 30 feet
- H. Minimum side yard depth - 15 feet
- I. Minimum yard depth - 60 feet
- J. Maximum lot coverage - No limitation
- K. Maximum height of building - 35 feet
- L. Accessory uses shall only be located within the backyard, at least five feet from an adjoining side or back lot boundary and at least 20 feet from principal structure.
- M. Off-street parking - A paved driveway and either an enclosed two-car garage or two-car carport.

4.3 SINGLE-FAMILY RESIDENTIAL (R-1A)

- A. Intent: Same as for R-1.
- B. Principal Uses: (Other uses substantially similar to those listed herein shall also be deemed permitted).
 1. The principal uses permitted in the R-1 Zone.
- C. Accessory Uses: (Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses).
 1. The accessory uses permitted in the R-1 Zone.
- D. Conditional Uses: (Permitted only with Board of Adjustment approval)
 1. The conditional uses permitted in the R-1 Zone.
 2. Type II day care centers.
 3. Class A manufactured homes when compatible with surrounding structures.

Lot, Yard and Height Requirements

- A. Minimum lot size - 11,700 square feet
- B. Minimum lot frontage - 80 feet
- C. Minimum front yard depth - 30 feet
- D. Minimum side yard depth - 10 feet
- E. Minimum yard depth - 50 feet
- F. Maximum lot coverage - no limitation
- G. Maximum height of building - 35 feet
- H. Accessory uses shall only be located within the backyard, at least five feet from an adjoining side or back lot boundary and at least 20 feet from principal structure.
- I. Off-street parking - A paved driveway and adequate parking for two cars.

4.4 LOW-MODERATE DENSITY RESIDENTIAL (R-2)

- A. Intent: This district is intended to encourage low to moderate density residential development, including a compatible mixture of duplexes and triplexes with single-family residences. It is also the intent of this zone to allow the conversion of large, older homes in well established neighborhoods to two and three-family apartment units.
- B. Principal Uses: (Other uses substantially similar to those listed herein shall also be deemed permitted).
 - 1. The principal uses permitted in the R-1 Zone.
 - 2. Duplexes and triplexes.
 - 3. Class A manufactured homes.
 - 4. Apartments and townhouses with four or less units.
 - 5. Type II day care centers.
- C. Accessory Uses: (Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses).
 - 1. Private garages, storage sheds and parking areas.
 - 2. Private swimming pools, tennis courts, and swing sets.
 - 3. Private, noncommercial parks and open space.
 - 4. Satellite dish antennas as regulated in Section 2.11.
 - 5. Family day care homes as regulated in Section 2.4.6.
- D. Conditional Uses: (Permitted only with Board of Adjustment approval).
 - 1. The conditional uses permitted in the R-1 Zone.

2. Townhouses.
3. Bed and Breakfast Inns.
4. Type I day care centers.

Lot, Yard and Height Requirements

- E. Minimum lot size - 10,000 square feet (10,800 sq.ft for duplexes, 11,700 sq.ft. for triplexes).
- F. Minimum lot frontage - 80 feet.
- G. Minimum front yard depth - 30 feet.
- H. Minimum side yard depth - 10 feet.
- I. Minimum back yard depth - 40 feet
- J. Maximum lot coverage - 27% for single family: 33% for duplexes and triplexes (applies to principal structure only)
- K. Maximum height of building - 35 feet.
- L. Accessory uses shall only be located within the backyard, at least five feet from an adjoining side or back lot boundary and at least 20 feet from principal structure.
- M. Off-street parking - A paved driveway and two parking spaces per unit, parking in the rear is preferred.

4.5 MEDIUM DENSITY RESIDENTIAL (R-3)

- A. Intent: This district is intended for a compatible mix of single family and small multi-family residential uses. This district is also intended for mobile home parks.
- B. Principal Uses: (Other uses substantially similar to those listed herein shall also be deemed permitted).
 1. The principal uses permitted in the R-2 zone.
 2. Type B manufactured homes are permitted only in mobile home parks.
- C. Accessory Uses: (Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted uses).
 1. The accessory uses permitted in the R-2 Zone.
- D. Conditional Uses: (Permitted only with Board of Adjustment approval).
 1. The conditional uses permitted in the R- 1 Zone.
 2. Mobile home parks (development plan required).
 3. Bed & Breakfast Inns.
 4. Type I day care centers.