

ARTICLE III. DISTRICTS

DIVISION 1. GENERALLY

Sec. 110-81. Miscellaneous districts.

Certain classes of districts designated by various primary symbols such as "A" or "P" and referred to collectively in this section as miscellaneous districts are established for special purposes as set forth in this article. Density and parking requirements for these districts uses are listed in sections 110-85 and 110-236, respectively.

(Code 1977, § 42.500)

Sec. 110-82. A agricultural district; purpose.

This A district is intended to provide a location for the land situated on the fringe of the urban area that is used for agricultural purposes, but will be undergoing urbanization in the foreseeable future. Therefore, the agricultural uses and activities should not be detrimental to urban land uses. It is not intended that this A district provide a location for a lower standard of residential, commercial or industrial development than is authorized in other districts. The types of uses, area and intensity of use of land which is authorized in this A district is designed to encourage and protect any agricultural uses until urbanization is warranted and the appropriate changes in district classification are made.

(Code 1977, § 42.510)

Sec. 110-83. Uses permitted in A districts.

Uses permitted in A districts are as follows:

- (1) Agricultural uses and their accessory structures, as defined in section 110-8; and
- (2) Farmhouses, to the extent they qualify as agricultural accessory uses.

(Code 1977, § 42.520)

Sec. 110-84. Conditional uses in A districts.

The following uses shall be permitted in A districts only if authorized by the planning commission, as provided in section 110-226:

- (1) Churches or similar places of worship, with their accessory structures;
- (2) Public, parochial or private schools and institutions of higher learning;
- (3) Public parks, public playgrounds, public institutions and recreational areas operated by membership organizations for the benefit of their members and not for gain;
- (4) Dog kennels;
- (5) Billboards;

- (6) Raising of fur bearing animals; and
- (7) Livestock sale barn.

(Code 1977, § 42.530)

Sec. 110-85. Density requirements in A districts.

Density requirements in A districts are as follows:

- (1) The minimum building site area shall be 20,000 square feet.
- (2) The minimum lot width shall be 100 feet.
- (3) The maximum height of a principal building shall not exceed 35 feet, except as provided in section 110-228. For accessory buildings the maximum height shall not exceed 15 feet, except that required farm structures shall have no height limitations unless located in an existing, or proposed, flight zone, in which case existing federal regulations shall apply.
- (4) The minimum depth of front yard shall be 50 feet.
- (5) The minimum width of each side yard shall be 20 feet.
- (6) The minimum depth of the rear yard shall be 20 feet.

(Code 1977, § 42.570)

Sec. 110-86. P parking district; purpose.

Certain areas called P districts are reserved for the purpose of providing space for off-street parking of automobiles, and to avoid the absorption of land needed for this use by other types of business uses.

(Code 1977, § 42.540)

Sec. 110-87. Permitted uses in P districts.

Uses permitted in P districts are as follows: The operation and maintenance of a parking lot, subject in each case to approval by the planning commission under regulations similar to conditional uses in section 110-226.

(Code 1977, § 42.550)

Sec. 110-88. Prohibited uses in P districts.

Uses not permitted in P districts are as follows: One building of a size sufficient to operate a parking lot shall be permitted; however, no facilities for servicing automobiles shall be permitted, including filling stations, washing or repairing.

(Code 1977, § 42.560)

Secs. 110-89--110-110. Reserved.

DIVISION 2. RESIDENCE DISTRICTS

Sec. 110-111. Residence districts; purpose.

Certain classes of districts, designated by the primary symbol "R" and referred to collectively herein as residence districts or R districts, are established to provide space in suitable locations for the various types of dwelling accommodations needed in the city and to provide a means of regulating the density and distribution of the population in conformance with the comprehensive development plan of the city. Density and parking requirements for all R residence uses are listed in sections 110-122 and 110-236, respectively.

(Code 1977, § 42.200)

Sec. 110-112. R-1 single-family residential district; generally.

The regulations in sections 110-113 and 110-114 shall apply to every lot and building site in an R-1 residence district and shall be subject to all of the general provisions of this chapter.

(Code 1977, § 42.210)

Sec. 110-113. Permitted uses in R-1 districts.

Uses permitted in R-1 districts are as follows:

- (1) One single-family dwelling;
- (2) Accessory buildings and uses customarily incident to the uses permitted, all located on the same lot or parcel, and regulated as provided in sections 110-222 and 110-223;
- (3) Temporary buildings for use incident to construction, which buildings must be removed upon completion or abandonment of the construction work; and
- (4) Temporary signs pertaining to the lease or sale of a building or premises; provided, however, that such signs do not exceed four square feet in area, and no more than one sign, for the identical purpose, may be exhibited.

(Code 1977, § 42.220)

Sec. 110-114. Conditional uses in R-1 districts.

The following uses shall be permitted in R-1 districts only if authorized by the planning commission, as provided in section 110-226:

- (1) Public, parochial or private schools, attendance at which satisfies the requirements of the compulsory education laws for the state, but not including private nurseries, day schools or kindergartens accommodating ten or more children;
- (2) Churches, providing any bulletin boards or identification signs not exceed 20 square feet in area;
- (3) Municipal parks and playgrounds and community clubhouses; and
- (4) Parking lots when established to fulfill parking requirements for an existing or

permitted use in the R-1 district.

(Code 1977, § 42.230)

Sec. 110-115. R-2 two-family residence district; generally.

The regulations in sections 110-116 and 110-117 shall apply to every lot and building site or parcel in an R-2 district and shall be subject to all of the general provisions of this chapter.

(Code 1977, § 42.240)

Sec. 110-116. Permitted uses in R-2 districts.

Uses permitted in R-2 districts are as follows:

- (1) One two-family dwelling;
- (2) One single-family dwelling;
- (3) Accessory buildings and uses as regulated in this chapter;
- (4) Temporary buildings or uses as regulated in this chapter; and
- (5) Temporary signs as regulated in section 110-113(4).

(Code 1977, § 42.245)

Sec. 110-117. Conditional uses in R-2 districts.

The following uses shall be permitted in R-2 districts only if authorized by the planning commission, as provided in section 110-226:

- (1) Planned unit development as regulated in section 110-237;
- (2) Public, parochial or private schools as regulated in section 110-114(1);
- (3) Churches as regulated in section 110-114(2);
- (4) Municipal parks, playgrounds and community clubhouses; and
- (5) Parking lots when established to fulfill parking requirements for an existing or permitted use in the R-2 district.

(Code 1977, § 42.250)

Sec. 110-118. R-3 multiple-family residence districts; generally.

The regulations in sections 110-119, 110-120 and 110-121 shall apply to every lot and building site or parcel in an R-3 district, and shall be subject to all of the general provisions of this chapter.

(Code 1977, § 42.260)

Sec. 110-119. Permitted uses in R-3 districts.

Uses permitted in R-3 districts are as follows:

- (1) One multiple-family dwelling;
- (2) Boardinghouse;
- (3) One two-family dwelling;
- (4) One single-family dwelling;
- (5) Accessory buildings and uses as regulated in sections 110-222 and 110-223;
- (6) Temporary building or use as regulated in section 110-113(3); and
- (7) Temporary signs as regulated in section 110-113(4).

(Code 1977, § 42.610)

Sec. 110-120. Conditional uses in R-3 districts.

The conditional uses in the R-3 district shall be permitted only if authorized by the planning commission as provided in section 110-226:

- (1) A dwelling group, as regulated in section 110-121;
- (2) Planned unit development, as regulated in section 110-237;
- (3) Public, parochial or private schools, as regulated in section 110-114(1);
- (4) Churches, as regulated in section 110-114(2);
- (5) Municipal parks and playgrounds and community clubhouses;
- (6) A parking lot when established to fulfill parking requirements for an existing or permitted use in the R-3 district;
- (7) Hospitals and clinics, nursing homes, but not including the housing or treatment of animals;
- (8) Private clubs, fraternities, sororities and lodges, not including those whose activities are the providing of services customarily carried on as a business;
- (9) Private nurseries, day schools, kindergartens and children's homes;
- (10) Convalescent homes and housing for the aged; and
- (11) Professional offices.
- (12) Pregnancy support office.

(Code 1977, § 42.270; Ord. No. 738, § 3, 7-24-07)

Sec. 110-121. Dwelling groups in R-3 districts.

The following requirements, in addition to those requirements for approval of a conditional use, shall be a minimum for approval of a dwelling group in the R-3 district:

- (1) No dwelling facing a side lot line shall be less than 15 feet from such line.
- (2) No dwelling having its rear to a side lot line shall be less than ten feet from such line.
- (3) The distance between dwellings which face one another shall be not less than 25 feet, and, otherwise, the distance between buildings shall be not less than ten feet.

(Code 1977, § 42.275)

Sec. 110-122. Residential density requirements.

Residential density requirements are as follows:

TABLE INSET:

Density requirements	R-1 Single-family and R-M Manufactured home	R-2 Two- family	R-3 Multifamily
Minimum lot area (square feet):			
Single-family dwelling	10,000	6,000	6,000
Two-family unit, family	--	3,000	3,000
Family over two	--	--	3,000 each family for first two families and 1,000 each family over two
Churches, hospitals, schools	20,000	20,000	20,000
All other permitted uses	10,000	10,000	10,000
Minimum lot width (feet):			
Dwelling, internal lot	70	70	60
Dwelling, external lot	80	80	70
Maximum height of buildings (feet):			
Principal building	35	35	35
Accessory building	15	15	15
Other restrictions	(see section 110-228)		
Minimum front yard (feet):			
Principal buildings	35	35	35
Other restrictions	(see section 110-244)		
Minimum side yard (feet):			
Dwellings:			
Single-family and			

	two-family to 20-foot height	7	7	6