

PART II - CODE  
APPENDIX B - ZONING  
ARTICLE IV. - DISTRICT REGULATIONS  
DIVISION 1. RESIDENTIAL DISTRICTS

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***DIVISION 1. RESIDENTIAL DISTRICTS***

**Sec. 4-1. Purposes of the residential districts.**

- (a) The purpose of the R-LD residential low-density district is to provide appropriate areas for low density single-family residential development and promote a suitable residential environment with necessary community facilities and public services. The district is intended to preserve the predominant character of established neighborhoods with relatively large lots and to afford protection from encroachment by potentially incompatible nonresidential and higher density residential uses. It is also intended for application in areas that are not yet fully developed, where agricultural activities, forestlands or open areas remain and where public utilities are not yet provided or may not be provided in the future.
- (b) The purpose of the R-1 residential district is to provide appropriate areas for moderate density single-family residential development and promote a suitable residential environment with necessary community facilities and public services. The district is also intended to preserve the predominant character of established neighborhoods and protect single-family residential areas from encroachment by potentially incompatible nonresidential uses and higher density residential uses.
- (c) The purpose of the R-2 residential district is to provide appropriate areas for moderate density residential development and promote a suitable residential environment with necessary community facilities and public services. Although the primary intended use is single-family detached, the district also provides for flexibility in housing types by permitting two-family dwellings and townhouses at densities compatible with single-family detached. The district is also intended to preserve the predominant character of established neighborhoods and protect them from encroachment by potentially incompatible nonresidential uses and higher density residential uses.
- (d) The purpose of the R-3 residential district is to provide for a variety of housing types at medium to high density in a suitable residential environment protected from encroachment by incompatible nonresidential uses. The district is intended to be applied to areas having convenient access and adequate services and facilities for residents with minimal impact on minor streets and lower density neighborhoods. The lot size, density, open space, yard and other requirements of the district are intended to avoid congestion and overcrowding of land, promote a compatible mixture of housing types and avoid undue burden on public services.

**Sec. 4-2. Use table for residential districts.**

| District                                              | R-LD | R-1 | R-2 | R-3 | Supplemental Regulation Section |
|-------------------------------------------------------|------|-----|-----|-----|---------------------------------|
| <b>Residential Uses</b>                               |      |     |     |     |                                 |
| Dwelling, single-family                               | P    | P   | P   | P   |                                 |
| Dwelling, two-family                                  |      |     | P   | P   | Section 5-30                    |
| Dwelling, multifamily (12 or fewer du per acre)       |      |     |     | P   | Section 5-18                    |
| Dwelling, multifamily (Between 13 and 24 du per acre) |      |     |     | S   | Section 5-18                    |
| Dwelling, townhouse                                   |      |     | S   | P   | Section 5-29                    |

|                                                                                                                                                                                                                                         |   |   |   |   |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|--------------|
| Dwelling, manufactured home park                                                                                                                                                                                                        |   |   |   | S | Section 5-14 |
| <b>Accommodations and Group Living Uses</b>                                                                                                                                                                                             |   |   |   |   |              |
| Bed and breakfast                                                                                                                                                                                                                       | S | S | S | P |              |
| Boardinghouse/rooming house                                                                                                                                                                                                             |   |   |   | P | Section 5-7  |
| Group homes                                                                                                                                                                                                                             | P | P | P | P |              |
| Tourist homes                                                                                                                                                                                                                           |   |   |   | P | Section 5-28 |
| <b>Commercial Uses</b>                                                                                                                                                                                                                  |   |   |   |   |              |
| Day care home, adult                                                                                                                                                                                                                    | P | P | P | P |              |
| Day care center, adult                                                                                                                                                                                                                  |   |   |   | P | Section 5-9  |
| Day care center, child                                                                                                                                                                                                                  |   |   |   | P | Section 5-9  |
| Day care home, family                                                                                                                                                                                                                   | S | S | S | S |              |
| Home occupations, other than personal service home occupations                                                                                                                                                                          | P | P | P | P |              |
| Personal service home occupations                                                                                                                                                                                                       | S | S | S | S |              |
| <b>Public, Institutional, and Community Facilities</b>                                                                                                                                                                                  |   |   |   |   |              |
| Cemeteries                                                                                                                                                                                                                              | S | S |   |   |              |
| Churches and other places of worship                                                                                                                                                                                                    | P | P | P | P |              |
| Golf course and country club                                                                                                                                                                                                            | S |   |   |   |              |
| Educational facilities, elementary, middle, and secondary (public or private)                                                                                                                                                           | P | P | P | P |              |
| Fire stations and rescue squad facilities                                                                                                                                                                                               | S | S | S | S |              |
| Parks, playgrounds, other recreational facilities and community centers                                                                                                                                                                 | P | P | P | P |              |
| <b>Utility and Accessory Uses</b>                                                                                                                                                                                                       |   |   |   |   |              |
| Accessory uses and structures                                                                                                                                                                                                           | P | P | P | P |              |
| Accessory dwelling unit                                                                                                                                                                                                                 | P | P | P | P | Section 5-3  |
| Major utility services                                                                                                                                                                                                                  | S | S | S | S |              |
| Minor utility services                                                                                                                                                                                                                  | P | P | P | P |              |
| Signs, as permitted in article VI                                                                                                                                                                                                       | P | P | P | P |              |
| <b>Agricultural Uses</b>                                                                                                                                                                                                                |   |   |   |   |              |
| Agricultural and forestry uses and stands for retail sale of agricultural products produced on-site                                                                                                                                     | P |   |   |   |              |
| Livestock, raising and keeping                                                                                                                                                                                                          | P |   |   |   | Section 5-24 |
| "P" indicates a use permitted as of right.<br>"S" indicates a use permitted only by special use permit.<br>A blank cell indicates the use is not permitted; any use not listed in this table is not permitted in residential districts. |   |   |   |   |              |

### Sec. 4-3. Dimensional regulations for residential districts.

| District                                              | R-LD   | R-1    | R-2    | R-3    |
|-------------------------------------------------------|--------|--------|--------|--------|
| <b>Minimum Lot Area (square feet)</b>                 |        |        |        |        |
| Served by public water and public water systems       | 12,000 | 8,000  | 6,000  | 6,000  |
| Served by either public water or public sewer systems | 20,000 | 20,000 | 20,000 | 20,000 |

|                                                                                             |        |        |        |        |
|---------------------------------------------------------------------------------------------|--------|--------|--------|--------|
| Served by private water and sewage disposal systems                                         | 30,000 | 30,000 | 30,000 | 30,000 |
| <b>Minimum Lot Width (feet)</b>                                                             |        |        |        |        |
| Served by public water and public water systems                                             | 75     | 65     | 50     | 50     |
| Served by either public water or public sewer systems                                       | 100    | 100    | 100    | 100    |
| Served by private water and sewage disposal systems                                         | 120    | 120    | 120    | 120    |
| <b>Minimum Yard Requirements (feet)</b>                                                     |        |        |        |        |
| Front yard                                                                                  | 30     | 25     | 25     | 25     |
| Side yard                                                                                   | 15     | 6.5    | 5      | 5      |
| Rear yard                                                                                   | 25     | 25     | 25     | 25     |
| <b>Height Maximum (feet)</b>                                                                | 35     | 35     | 35     | 45     |
| <b>Lot Coverage Maximum (percentage of lot area covered by all buildings)</b>               | None   | None   | None   | 35     |
| A numeric entry means the dimension shall apply based on the unit of measurement indicated. |        |        |        |        |