

Sec. 25-10. - Residential district requirements.

There is hereby created an "R" Residential District (Residential) for those areas so designated by this chapter and the zoning map of the city, which "R" Districts shall allow: Accessory structures; gardens; playgrounds; parks; public buildings; including public schools and libraries. These uses shall also be permitted on appeal: Customary home occupations; public utilities, general hospitals for humans, except primary for mental cases; semi-public buildings; golf courses; municipal, county, state or federal use; clubs located on and embracing within its sole possessory right, one (1) tract or parcel of land not less than twenty (20) acres in size; and on premises and off premises sale of alcoholic beverage by clubs meeting the acreage requirements above when duly licensed as a class I or class II club by the city and the state alcoholic beverage control board under and pursuant to the Alcoholic Beverage Licensing Code.

(1) *General requirements.*

- a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.
- b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.

(2) *Specific requirements.*

- a. Minimum lot area: None specified.
- b. Maximum building area: None specified.
- c. Minimum front yard setback:
  1. Public and semi-public structures: Thirty-five (35) feet.
- d. Minimum rear yard setback:
  1. Public and semi-public structures: Thirty-five (35) feet.
  2. Accessory structures: Five (5) feet.
- e. Minimum side yard setbacks:
  1. Public and semi-public structures: Thirty-five (35) feet.
  2. Accessory structures: Five (5) feet.
- f. Maximum building height: Forty-five (45) feet.
- g. Maximum height in stories: Three (3).
- h. Uses prohibited: Except as expressly permitted, or permitted on appeal, the following uses are prohibited in all residential districts, including without limitation planned residential development districts, specialty and restricted residential districts: ("R" Districts): All buildings, structures and units constructed off-site (except for modular homes as in section 25-2) without regard to whether or not such building, structures or units are designed and built in compliance with state or federal standards, including without limitation, mobile homes, manufactured homes, house trailers, and trailer coaches; trailer or manufactured home parks, courts or camps, and commercial and industrial uses, including parking lots and parking areas in connection with any of these uses, not specifically permitted.

(Ord. No. 98-3434, § 5, 3-2-98; Ord. No. 05-3835, § 1, 7-11-05)

Sec. 25-10.9 - R-2 Residential District requirements.

There is hereby created an R-2 Residential District for those areas so designated by this chapter and the zoning map of the city, which R-2 Districts shall allow: Single-family dwellings (see also regulations common to all "R" Districts, listed in section 25-10).

(1) *General requirements.*

- a. Off-street parking and vehicle access shall be provided as set forth in section 25-16 hereof.
- b. A carport, porte-cochere, porch or structure part thereto, attached to or situated within five (5) feet of the main structure as defined in section 25-2 thereof, shall be considered as a part of the main building and shall be subject to the setback and side yard requirements of the district in which it is located.

(2) *Specific requirements.*

- a. Minimum lot area: Ten thousand (10,000) square feet.
- b. Maximum building area: None specified.
- c. Minimum front yard setback: Thirty-five (35) feet.
- d. Minimum rear yard setback: Forty (40) feet.
- e. Minimum side yard setbacks: Eight (8) feet.
- f. Minimum feet at building line: Seventy (70) feet.
- g. Maximum building height: Thirty-five (35) feet.
- h. Maximum height in stories: Two and one-half (2½).
- i. Uses prohibited: Any use not permitted, or permitted on appeal, is prohibited.

(Ord. No. 05-3835, § 3, 7-11-05)