

3.4 **RESIDENCE DISTRICT**

3.4.1 **Legislative Intent**

The residence district is intended to provide an area for predominately single family homes, the necessary and beneficial public service facilities to support residential living, and certain appropriate other uses which are compatible to residential areas and which provide other beneficial services to the area's residents.

3.4.2 **Permitted Uses**

1. Agricultural uses, including farm dwellings and accessory structures, but not commercial feed lots.
2. Single family dwellings, but not mobile homes.
3. Two-family dwellings.
4. Parks and recreation areas and community buildings and facilities owned by a public or quasi-public entity.
5. Churches and similar religious facilities.
6. Greenhouses and nurseries.
7. Board and rooming houses providing not more than two sleeping rooms for not more than a total of four tenants, wherein board may be furnished for the tenants only but separate culinary accommodations for the tenants may not be provided.

3.4.3 **Special Uses**

1. Mobile home parks.
2. Multi-family dwellings.
3. Day care centers.
4. Private swimming, tennis, racquetball, and similar recreational clubs.
5. Hospitals and medical or dental offices and medical or health clinics.
6. Nursing and convalescent homes.
7. Public utility facilities such as electric and telephone substations and distribution centers, gas regulator stations, pumping stations, and water towers or standpipes.

3.4.4 **Lot Requirements**

3.4.4.1 **Minimum lot areas**

1. For single family dwellings--6000 square feet.
2. For two or more family dwellings--3000 square feet per family.
3. For other permitted uses--600⁰ square feet.

3.4.4.2 **Minimum lot width**

1. For lots having a required minimum of 6000 square feet.--50 feet.
2. For lots having a required minimum of more than
6000 square feet.--50 feet, plus 25 feet for each 3000 feet required over 6000 square feet.

3.4.5. **Yard Requirements**

- 3.4.5.1 Minimum front yard--40 feet.
- 3.4.5.2. Minimum side yard--12 feet. Where the side yard line is a street right-of-way line, that side yard shall be a minimum of 25 feet.
- 3.4.5.3 Minimum rear yard--12 feet.

3.4.6 **Building Requirements**

3.4.6.1 Location--No building or structure shall be constructed within 12--feet of the center line of any alley, or easement of access.

3.4.6.2 **Maximum structure height**--35 feet or 2½ stories, measured from the lot ground level to:

1. The highest point of a flat roof;
2. The deck line of a mansard roof; or
3. The mean height level between eaves and ridges for gable and hip roofs.

3.4.6.3 **Maximum lot coverage**--35 percent of the total lot area.

3.4.6.4 **Minimum ground floor area**--900 square feet.

3.4.7 **Accessories**

3.4.7.1 **Buildings and structures**

1. The following buildings and structures may be constructed on the same lot as the principal use or building to which they are accessory.

a. Customary accessory structures for permitted residential uses, including sheds, tool rooms, and similar structures for domestic or agricultural storage; garages and shelters for the offstreet parking of automobiles; and swimming pools and yard and garden fixtures such as trellises and seats.

b. Customary accessory structures for special uses in accordance with the conditions and limitations imposed on such use by the special use permit.

c. Temporary structures incidental to construction work, but only for the period of such work.

d. Accessory structures required or permitted under the provisions of these regulations governing signs and offstreet parking and loading requirements.

2. The following additional limitations shall apply to accessory buildings and structures.

- a. Accessory buildings and structures shall be so located on the lot as to comply with all yard and setback requirements for the zone in which they are located.
- b. No part of any accessory building shall be located closer than five feet to any principal building or structure, unless such is attached to and forms a part of the principal structure.
- c. No accessory structure constructed on any lot shall be occupied prior to the completion of the principal structure to which it is accessory.

3.4.7.2 Offstreet parking and loading requirements

1. For single family dwellings.--One parking space of not less than 180 square feet, enclosed or open, located on the lot.
2. For dwellings of more than one family.--One parking space of not less than 180 square feet for each family, enclosed or open, located on the lot.

3.4.7.3 Access and utilities

1. Access to each use established on a lot, in the form of driveways, walkways, or other such means, shall be provided on the same lot.
2. No use shall be established on a lot unless the same is provided with public water and sewer service. All other necessary utilities shall be provided through appropriate easements of access, and such shall be verified prior to the granting of a zoning permit or certificate of compliance.