

ARTICLE 6

RESIDENTIAL ZONED DISTRICTS (R-1 : R-3)

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SECTION 6-1 INTENT

6-101. It is the intent of the residential zoning districts to provide for areas of low, medium and high density residential development including certain public or private uses which are compatible with residential development.

SECTION 6-2 RESIDENTIAL ZONING DISTRICTS

6-201. The following three residential zoning districts are hereby created: R-1, Low Density Residential District; R-2, Medium Density Residential District; and R-3, High Density Residential District.

SECTION 6-3 PERMITTED AND CONDITIONAL USES

6-301. In the residential zoning districts the uses listed in Table 6-1 within the designated zoning districts are permitted uses or conditional uses as designated. Conditional uses require the issuance of a Conditional Use Permit in accordance with the provisions of Article 26. No building or land shall be used and no building or structure shall be hereafter erected, enlarged or altered unless otherwise provided for in these zoning regulations, except as listed in Table 6-1.

**TABLE 6-1
RESIDENTIAL ZONED DISTRICTS
PERMITTED AND CONDITIONAL USES**

P = Indicates Permitted Uses

C = Indicates Conditional Uses

USE		R-1	R-2	R-3
1.	Any public building or land use by any department of the City, county, state or federal government.	C	C	C
2.	Bed and breakfast inns.	C	C	P(1)/C
3.	Churches and similar places of worship.	P	P	P
4.	Community recreation building owned and operated by a public agency.		P	P
5.	Day care facilities: adult day care homes, child care centers, day care homes, family day care homes, group day care homes and preschools.	P(3)	P(3)	P(3)/C(1)
6.	Dwellings: a. Single family b. Two-family c. Three or more families	P	P P	P P P
7.	Fraternal organizations, lodges		C	C
8.	Group boarding homes for adults.	C(6)	C(6)	P(2)/C(5)
9.	Group boarding homes for minors.	P(4)/C(4)	P(4)/C(4)	P(2)/C(5)
10.	Group homes.	P	P	P
11.	Hospitals and related medical facilities including, but not limited to, medical, dental and health clinics.	C	C	C
12.	Large group homes.		C(2)	P(1)/C(3)
13.	Lodging houses.			P(1)/C
14.	Nonprofit institutions of an educational, philanthropic or eleemosynary nature			P
15.	Nursing homes, rest homes, convalescent homes and similar facilities			C
16.	Rehabilitation houses.			P(2)/C(3)
17.	Schools: a. Public and Private elementary schools. b. Public and private secondary schools.	P C	P C	P P
18.	Telephone exchanges, electric substations, pumping stations and similar public utilities.	C	C	C
19.	Food Trailers & Mobile Kitchens for the purpose of food sales	C		

TABLE 6-1
Residential Zoned Districts

Permitted Uses Footnotes:

- (1) When having nine (9) or fewer sleeping rooms.
- (2) When having twenty (20) or fewer residents, including staff.
- (3) When having twelve (12) or fewer children or twelve (12) or fewer adults for whom care is provided.
- (4) When having eight (8) or fewer residents plus no more than two (2) staff.

Conditional Uses Footnotes:

- (1) For facilities having thirteen (13) or more children or thirteen (13) or more adults for whom care is provided.
- (2) For group homes having more than ten (10) residents, including staff.
- (3) For facilities having more than twenty (20) residents, including staff.
- (4) When having more than ten (10) residents, including staff.
- (5) When having more than twenty (20) residents, including staff.
- (6) When having fewer than twenty (20) residents, including staff.

SECTION 6-4 HOME OCCUPATIONS

6-401. Home occupation regulations for the residential districts are set out in Article 17.

SECTION 6-5 INTENSITY OF USE

6-501. Every dwelling structure erected, enlarged, relocated or reconstructed in the residential districts shall be upon lots or tracts containing the following minimum areas measured in square feet per dwelling unit.

**TABLE 6-2
MINIMUM LOT AREAS**

Use		R-1	R-2	R-3
1.	Single-family dwelling	7,000	6,500	6,000
2.	Two-family dwelling	NA	4,000	4,000
3.	Three and four family dwelling	NA	NA	2,000
4.	Five or more family dwelling	NA	NA	2,000

Additional requirements:

Maximum lot coverage by principal buildings shall not exceed fifty percent (50%). Where a lot has less area than required in Table 6-2 and was in existence as a separate legal lot prior to the effective date of these regulations, a zoning certificate may be issued for such lot.

SECTION 6-6 HEIGHT AND YARD REGULATIONS

6-601. Height Regulations. No building or structure shall exceed three (3) stories or thirty-five (35) feet in height except in the R-3 district where a building or structure may:

- a. Be up to fifty (50) feet in height with the written approval of the Zoning Administrator subject to additional front, rear and side yard setbacks required at a rate of one (1) additional foot of yards for every two (2) feet of height above thirty-five (35) feet; or
- b. Be higher than fifty (50) feet upon approval of the Board of Zoning Appeals and with additional front, rear and side yard setbacks as required in (a) above for all height above thirty-five (35) feet.

6-602. Yard Regulations. Front, side and rear yards shall conform with Table 6-3.

**TABLE 6-3
MINIMUM YARD REGULATIONS**

District	Front (1) (feet)	Side (2) (feet)	Rear (3) (feet)
R-1	20	7	20
R-2	20	7	20
R-3	20	7	20

Footnotes:

- (1) Front yards on arterial or collector streets shall comply with Article 19.
- (2) Where a lot is located at the intersection of two or more streets, there shall be a setback from the side street of the lot of one-half of the required front yard setback; except that when lots have been platted facing said side street, the setback from the side street shall be no less than five (5) feet less than the required front yard setback of the lots platted on the same street.
- (3) Or twenty (20) percent of the depth of the lot whichever is less.

6-603. Additional yard regulations are set out in Article 24.

SECTION 6-7 ACCESSORY USES

6-701. All accessory uses or structures shall be located in the side and/or rear yard only.

6-702. Regulations relating to accessory uses and structures in residential districts are set out in Article 24.

SECTION 6-8 SIGN REGULATIONS

6-801. Sign regulations for the residential districts are set out in Article 27.

SECTION 6-9 PARKING REGULATIONS

6-901. Parking regulations for the residential districts are set out in Article 22.

SECTION 6-10 SUPPLEMENTAL REGULATIONS

6-1001. Additional supplemental regulations for the residential districts are set out in Article 24.

6-1002. Screening of Property in the R-3 District. Except where otherwise provided in this section, when R-3 zoned property abuts property in the R-1 District, a solid or semi-solid fence or wall from six (6) to eight (8) feet in height and having a visual density of not less than ninety percent (90%) per square foot shall be erected upon the property zoned R-3, within three feet of the property line(s) abutting the property zoned R-1. Plantings may be used for screening subject to the approval of the Zoning Administrator as to type, size and number of plants. All required screening shall be maintained by the owner of the property zoned R-3. The requirements of this section are not required of a property within the R-3 District which has as its only use single-family residences.

SECTION 6-11 REMOVAL AND RELOCATION OF MANUFACTURED HOMES

6-1101. The removal and relocation of manufactured homes, other than residential-design manufactured homes, shall be governed by the provisions of Article 21 of these regulations.

SECTION 6-12 PROHIBITED CONSTRUCTION AND MATERIAL

6-1201. The following types of construction and/or buildings are prohibited as a Primary Building or Structure in all Residential Districts:

- a. Sea Land Containers, Trailer Boxes and/or Truck Boxes

6-1202. Material commonly referred to as galvanized metal, galvanized tin, galvanized steel, galvanized aluminum or metal that is not painted, coated and is shiny in appearance shall not be used for construction or repair of and structure or building.