

R-2 RESIDENTIAL DISTRICT

5.1.6 Intent: It is the intent of this district to provide for medium density residential uses and development of residential dwellings.

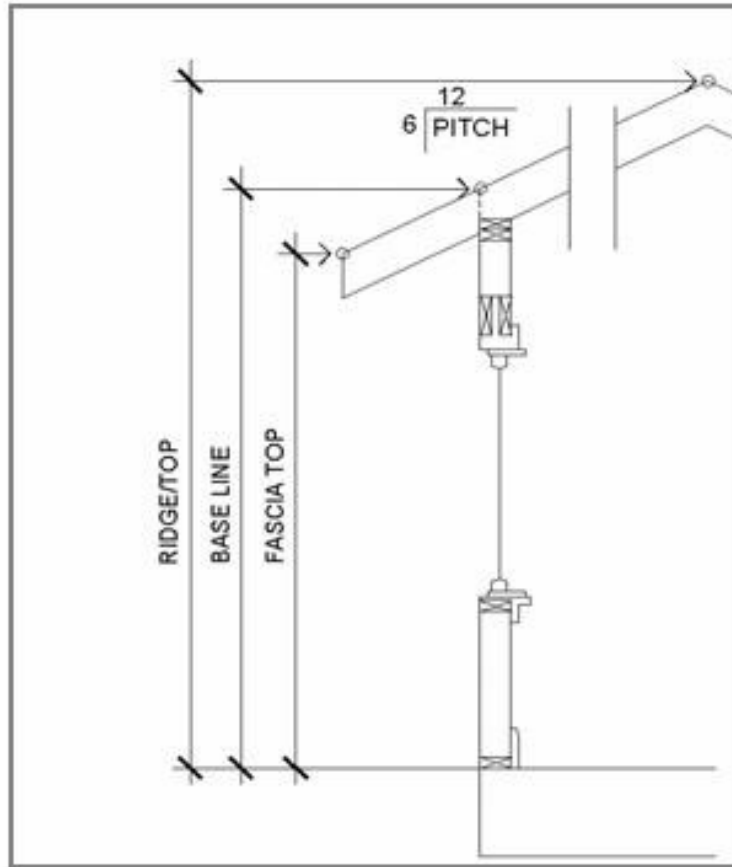
5.1.7 Permitted Principal Uses And Structures: The following shall be permitted as uses by right:

1. Single family dwellings;
2. Two-family dwellings;
3. Multi-family dwellings;
4. Child care homes;
5. Community buildings;
6. Public uses: including but not limited to public parks, playgrounds, recreational uses, fire stations, public elementary and high schools, public utilities and utility distribution systems; and
7. Places of worship such as churches and synagogues.
8. Private Kennel

5.1.1 Permitted Accessory Uses And Structures: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Article 8.2; and
2. Accessory uses and structures normally appurtenant to permitted uses and structures, provided that collectively the area(s) occupied:
 - a. By all existing and proposed structures, do not exceed 33% of the entire lot area; and
 - b. Collectively the area of all accessory structures shall not exceed 1064 square feet or 7% of the lot area up to 2,500 square feet, whichever is greater.
 - c. The side wall height of an accessory structure does not exceed 11 feet, measured from the lowest door threshold to baseline roof height. Accessory structures with a side wall height in excess of 10 feet may be approved by

application for special use permit in accordance with Article 6 of these regulations.



5.1.2 Permitted Special Uses: A building or premises may be used for the following purposes in the R- 2 Residential District if a special permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Child care center;
2. Bed and breakfast homes;
3. Communication and utility buildings and uses;
4. Medical clinics;
5. Funeral homes and mortuaries;
6. Clubs, fraternities, lodges, and meeting places of a non-commercial nature;
7. Retirement and/or nursing homes; and
8. Public and/or private golf courses.
9. Campgrounds

5.1.3 Prohibited Uses And Structures: All other uses and structures, which are not specifically permitted or not permissible as special uses, shall be prohibited from the R-2 Residential District.

5.1.4 Height And Area Regulations: The maximum height and minimum area regulations shall be as follows:

a) General Requirements

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7,000	50'	25'	5'	15'	35'
Two Family Dwelling	3,500 per family	25' per family	25'	5' or 7 1/2' On corner lots	15'	45'
Multi-family Housing	2,200 per family	50' per Family	25'	5' or 7 1/2' On corner lots	15'	45'
Other Permitted Uses	7,000	50'	25'	5'	15'	35'

- b) There shall be a required front yard set back of twenty-five (25) feet on each street side of a double frontage lot;
- c) Buildings on corner lots with a width less than fifty (50) feet shall provide a second frontage on the street side of not less than seven feet, provided that the buildable width need not be reduced to less than twenty-eight (28) feet, yards remaining shall be designated side yards each with a minimum depth of three (3) feet;
- d) Building on corner lots with a width of fifty (50) feet or greater shall provide a second frontage on the street side of not less than fifteen (15) feet, yards remaining shall be designated side yards with a minimum depth of five (5) feet; and
- e) Building and structures shall not exceed three (3) stories in height.

5.1.5 Parking Regulations: Parking within the R-2 Residential District shall be in conformance with the provisions of Article 7 of these regulations.

6 R-3 RESIDENTIAL/COMMERCIAL DISTRICT

6.1.1 Intent: This district is intended to provide for medium density residential uses and limited commercial services.

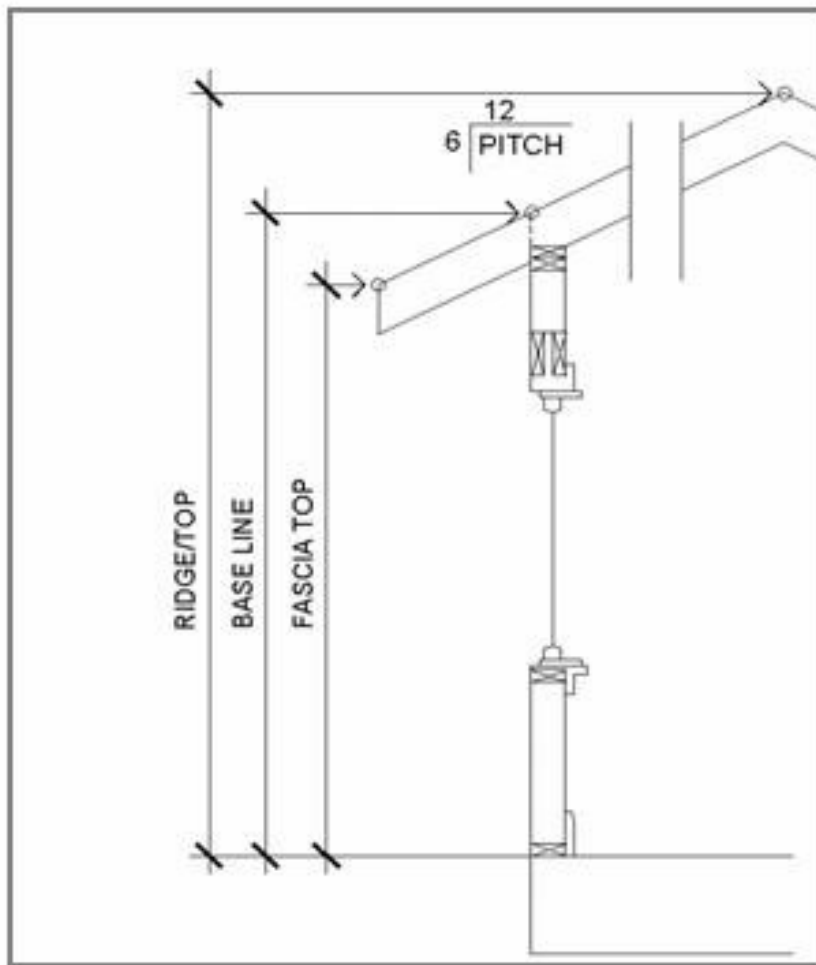
6.1.2 Permitted Principal Uses: The following uses are permitted in the R-3 Residential/Commercial District.

1. Automobile sales;
2. Automobile wash facilities;
3. Churches and other religious institutions;
4. Construction sales and services;
5. Commercial operations and businesses, intended for the purpose of servicing travel and recreational users;
6. Commercial recreational facilities (bowling alleys, miniature golf courses and similar uses);
7. Detached banking facilities (ATM);
8. Electric and telephone substations;

9. Farm implement sales and services;
10. Garden centers and nurseries;
11. Irrigation equipment sales and services;
12. Mini warehouses, and
13. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants.
14. Private Kennel

6.1.3 Permitted Accessory Uses And Structures:

1. Buildings and uses customarily incidental to the permitted uses;
2. Home occupation; and
3. Off-street parking.
4. Accessory uses and structures normally appurtenant to permitted uses and structures, provided that collectively the area(s) occupied:
 - By all existing and proposed structures, do not exceed 33% of the entire lot area; and
 - Collectively the area of all accessory structures shall not exceed 1064 square feet or 7% of the lot area up to 2,500 square feet, whichever is greater.
 - The side wall height of an accessory structure does not exceed 11 feet, measured from the lowest door threshold to baseline roof height. Accessory structures with a side wall height in excess of 10 feet may be approved by application for special use permit in accordance with Article 6 of these regulations.



6.1.4 Permitted Special Uses: A building or premises may be used for the following purposes in the R3 Residential/Commercial District if a special use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Mobile Home Court;
2. Private clubs and lodges;
3. Facilities for the commercial storage or sale of fertilizer or toxic or flammable chemicals;
4. Radio studios, transmitters and antenna;
5. Recycling centers;
6. Mobiles homes sales; and
7. Mobile homes for residential use.

6.1.5 Prohibited Uses And Structures: All other uses and structures that are not specifically permitted or not permissible as special uses shall be prohibited from the R-3 Residential District

6.1.6 Area And Lot Requirements:

1. A mobile home court shall have an area of not less than five (5) acres. No mobile homes shall be located within fifty (50) feet of the principal street on which the court has frontage. The setback on all other court property lines shall be twenty-five (25) feet. These areas shall be landscaped.
2. Each lot provided for occupancy of a single mobile home shall have an area of not less than four thousand (4000) square feet and a width of not less than forty (40) feet. Each individual lot shall have:
 - a. Side yards which total not less than twenty (20) feet provided one side yard shall not be less than five (5) feet.
 - b. Front yard of not less than twenty-five (25) feet.
 - c. Rear yard of not less than five (5) feet.
3. There shall be a minimum livable floor area of five hundred (500) square feet in each mobile home.

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	7,000	50'	25'	5'	15'	35'
Two Family Dwelling	3,500 per family	25' per family	25'	5' or 7 1/2' On corner lots	15'	45'
Multi-family Housing	2,200 per family	50' per Family	25'	5' or 7 1/2' On corner lots	15'	45'
Other Permitted Uses	7,000	50'	25'	5'	15'	35'

6.1.7 Community Facilities:

1. Community water and community sewage disposal facilities shall be provided with connections to each lot, in accordance with Article 5 of the subdivision regulations. The water supply shall be sufficient for domestic use and for fire protection.
2. Service buildings including adequate laundry and drying facilities, and toilet facilities for mobile home which do not have these facilities within each unit.
3. Not less than eight percent (8%) of the total court area shall be designated and used for park or playground and recreational purposes.

6.1.8 Plan Requirements: A complete plan of the mobile home court shall be submitted showing:

1. A development plan and grading plan of the court;
2. The area dimensions of the tract of land;
3. The number, location, and size of all mobile home spaces;
4. The area and dimensions of the park, playground and recreation areas;
5. The location and width of roadways and walkways;
6. The location of service buildings and any other proposed structures;
7. The location of water and sewer lines and sewage disposal facilities; and
8. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.

6.1.9 Use Limitations: Each mobile home park shall be designed in accordance with the following minimum design standards:

1. Minimum Design Standards:
 - a) The park shall be located on a well-drained site, properly

graded to ensure rapid drainage and freedom from stagnant pools of water;

- b) Mobile home parks hereafter approved shall have a maximum density of seven (7) mobile homes per gross acre, and minimum area of four thousand (4,000) square feet shall be provided for each mobile home space;
- c) Each mobile home space shall be at least forty (40) feet wide at the front setback line and clearly defined;
- d) Mobile homes shall be located on each space so as to maintain a setback of no less than twenty-five (25) feet from any public street, highway right-of-way, or R-2 District boundary; as to maintain a setback of no less than twenty (20) feet from the edge of a park roadway or sidewalk; as to maintain a setback of no less than fifteen (15) feet from a rear boundary line that is not common to any public street, highway right-of-way, or R-2 District boundary; and as to maintain a setback of no less than five (5) feet from any side boundary line of a mobile home space;
- e) All mobile homes shall be so located to maintain a clearance of not less than twenty (20) feet from another mobile home and as to maintain a clearance of not less than fifteen (15) feet between any mobile home and any appurtenance to a mobile home. No mobile home shall be located closer than twenty (20) feet from any building within the park;
- f) Mobile home spaces when front upon a private roadway shall not be of less than twenty four (24) feet in width, including curbs, if required; provided, however, that no on-street parking is permitted. Parallel parking is permitted on one side of the street; the width shall be increased to thirty-six (36) feet. All roadways shall have unobstructed access to a public street;
- g) Common walks shall be provided in locations where pedestrian traffic is concentrated; for example, to the

entrance and to the office and other important facilities;

- h) All roadways and sidewalks within the mobile home park shall be constructed in accordance with City standards and shall be adequately lighted at night. A Street must be completely constructed prior to the occupancy of any mobile home space fronting on said street;
 - i) A community building may be provided which may include recreation;
 - j) A storm shelter or an approved evacuation plan to a designated storm-shelter shall be provided; and
 - k) A landscape buffer may be required to provide screening for the park.
2. Tie-downs and ground anchors: All mobile homes shall be secured to the ground by tie-downs and ground anchors in accordance with industry standards.
 3. Blocking: All mobile homes shall be blocked at a maximum of ten (10) foot centers around the perimeter of each mobile home, and this blocking shall provide sixteen (16) inches bearing upon the stand.
 4. Pad Requirements: Shall be flexible surface with a minimum of five (5) inch thick gravel, stone or compacted surface, treated to discourage plant growth, constructed to discharge water and edged to prohibit fraying or spreading of surfacing materials, or shall be a hard surface of a minimum of two eighteen (18) inch wide concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points of the mobile home.
 5. Fire Safety Standards: When liquefied petroleum gas is used in a mobile home park, containers for such gas shall not hold more than five hundred (500) gallon water capacity, shall be the liquefied petroleum gas containers approved by the United States Commerce Commission for its intended purpose, and shall be attached to the mobile home in a manner approved by the Liquefied Petroleum Gas Association.

6. Skirting: Each mobile home shall be skirted within thirty (30) days after placement in the park by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home.

6.1.10 Parking Regulations: Parking within the R-3 Residential District shall be in conformance with the provisions of Article 7 of these regulations.