

ARTICLE V RESIDENTIAL ZONING DISTRICTS

5.0 The residential zoning categories distinguish primarily the densities of residential development as well as the type of dwelling unit, whether single-family or multi-family. This section also identifies and allows some ancillary uses determined compatible with the nature of residential land uses.

5.1 Single Family Residential District R-I

- A. Purpose:** The R-I designation is to provide for areas of relatively low to moderate density single family residential development along with other ancillary uses, compatible in a residential environment. The R-I district shall be considered for traditional residential subdivision and neighborhood development. Consideration shall be given to the availability of infrastructure, general location, and access to adequate street system. Development standards in the R-I district are subject to all applicable sections contained within this code.
- B. Permitted Uses:** Principal, accessory, and special/conditional uses allowed in this district are listed in section Article VIII.
1. Single Family Detached dwelling unit
 2. Accessory buildings when located on the same lot as the main structure and customarily incidental thereto and provided that the applicable requirements of this code are met.
 3. Swimming pools, provided that they are ancillary to the use of the dwelling unit and are surrounded by a fence at least 4 ft. in height.
 4. Home Office
 5. Agricultural, forestry, and the keeping of cows, horses, sheep, goats, swine, or fowl, on lots having an area of at least 1 acre. The total number of all such animals or fowl allowed on a lot shall be limited to the square footage of the lot, less area dedicated to non-agricultural uses. Total minimum area in square footage requirements per animal or fowl shall be as follows:
 - a. Horse: 43,560
 - b. Cow, bovine: 43,560
 - c. Sheep or goat: 20,000
 - d. Fowl: 20 per 43,560
 - e. Swine: 43,560
 6. Any such animal shall be placed to the rear of all adjacent and adjoining residences and no structure containing livestock, or dedicated to the maintenance of livestock, or dust, or odor producing substance shall be located within 200 feet of a property line, provided that such structure existing at the time of passage of this code shall be allowed to extent to the exist. All new structures shall be located to the rear of the property.
 7. Municipal, county, state, and federal uses which are necessary to the general public welfare, such as community center, schools, parks, utility substations, but excluding such uses as incinerators, land fills, garages, machine or equipment shops, equipment and material storage yards. Such structure shall be properly screened as required by this code and architecturally harmonious with the general character of the surrounding area.
 8. Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks and recreation area, provided that applicable sections of this code are met.

5.2 Single Family Residential District R-II

- A. Purpose:** The R-II designation is to provide for areas of slightly higher density single-family residential development along with other ancillary uses, compatible in a residential environment. The R-II district shall be considered for smaller-lot residential subdivision and neighborhood development. Consideration shall be given to the availability of infrastructure, general location, and access to adequate street system. Development standards in the R-II district are subject to all applicable sections contained within this code.
- B. Permitted Uses:** Principal, accessory, and special/conditional uses allowed in this district are listed in section Article VIII.
1. Single Family Detached dwelling unit.
 2. Accessory buildings when located on the same lot as the main structure and customarily incidental thereto and provided that the applicable requirements of this code are met.
 3. Swimming pools, provided that they are ancillary to the use of the dwelling unit and are surrounded by a fence at least 4 ft. in height.
 4. Home Office
 5. Municipal, county, state, and federal uses which are necessary to the general public welfare, such as community center, schools, parks, utility substations, but excluding such uses as incinerators, land fills, garages, machine or equipment shops, equipment and material storage yards. Such structure shall be properly screened as required by this code and architecturally harmonious with the general character of the surrounding area.
 6. Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks and recreation area, provided that applicable sections of this code are met.

5.3 Single Family Attached, Single Family Detached, and Two-Family Residential District R-III

- A. Purpose:** The purpose of the R-III district is to allow for fee simple row-houses, fee simple town-houses, condominiums, or fee simple single-family attached or detached dwelling units. Each unit shall be platted and deeded separately in either condominium or fee simple form. This code shall not dictate the form in which units are transferred and how associations are established and maintained. All common areas within the development shall also be owned by a homeowners association. Town home developments shall generally be situated in areas where higher density and clustering is logical and planned with infrastructure availability. Compatibility with existing land use patterns should also be considered. Minimal ancillary uses shall be allowed to complement the nature of the primary residential use of the property. Articles VIII and IX describe in detail the density and development standards applied to this district.
- B. Permitted Uses:** Principal, accessory, and special/conditional uses permitted in this district are listed in Article VIII.
1. Single Family Detached or Attached dwelling unit
 2. Two Family dwellings
 3. Townhomes
 4. Condominiums
 5. Home Office

6. Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks and recreation area, provided that applicable sections of this code are met.
Accessory buildings, provided that the requirements in section Article IX are met.

5.4 Residential Multi-Family District R-M

- A. Purpose:** The purpose of this district is to allow for the development of duplexes, townhomes, apartment buildings and other multi-family dwellings. The R-M zone shall be located where adequate infrastructure is in place or can be obtained and where access to a major or arterial street system can be arranged. The multi-family district is logically located along transitional areas between more intense land uses and conventional residential developments. Community need for multi-family units should also be considered.
- B. Permitted Uses:** Principal, accessory, and special/conditional uses permitted in this district are listed in Article VIII.
1. Two-Family dwellings
 2. Townhomes
 3. Apartment Complexes
 4. Owner-occupied Condominiums
 5. Home Office
- Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks and recreation area, provided that applicable sections of this code are met.
6. Accessory buildings, provided that the requirements in Article IX are met.

5.5 Manufactured Housing District MHD

- A. Purpose:** The purpose of the MHD is to allow for the controlled development and maintenance of communities where concentrated neighborhoods of manufactured and industrialized housing can be located. This district should be located where appropriate infrastructure and compatibility with surrounding land uses can be justified. Development standards for the MHD are located in Article IX
- B. Permitted Uses:** Principal, accessory, and special/conditional uses permitted in this district are located in Article VIII.
1. Manufactured Homes
 2. Industrialized Homes
 3. Manufactured Home Subdivision provided that the requirements in Article IX are met.
 4. Home Office
 5. Travel Trailer Park
 6. Accessory structures and uses ancillary to the primarily residential use of the property.
 7. Golf, swimming, tennis, or country clubs, privately owned and operated community clubs or associations, athletic fields, parks and recreation area, provided that applicable sections of this code are met.

5.6 Traditional Neighborhood Development District TND

See Article 14