

CHAPTER 2.05 “R” GENERAL RESIDENTIAL DISTRICT

Section 2.05.01 Permitted Uses:

The following uses and structures shall be permitted in the “R” General Residential District:

1. Site-built single-family dwellings.
2. Type I modular homes.
3. Type I manufactured home.
4. Public and parochial schools.
5. Public park and recreation areas.
6. Public buildings or facilities erected or established and operated by any governmental agency.

Section 2.05.02. Permitted Accessory Uses:

The following accessory uses and structures shall be permitted in the “R” General Residential District:

1. Accessory uses and structures customarily incidental to permitted uses, except stables;
2. Signs conforming to Chapter 4.04.

Section 2.05.03 Special Permitted Uses:

The following uses and structures shall be permitted Special Permitted Use in the “R” General Residential District.

1. Temporary occupancy of a recreational vehicle on a lot with an active building permit for new construction or reconstruction of a single-family dwelling;
2. Private storage structures on otherwise vacant lots. (See Chapter 4.27, Section 4.27.01);
3. Harboring of chickens or other fowl. (See Chapter 4.25).
4. Decreased side or rear yard setback as referenced in Section 2.05.06 (Table 2.05.06.2.C)
5. Unenclosed deck in the required front yard. See Section 2.05.06 (Table 2.05.06.2.D).

Section 2.05.04 Conditional Uses

The following uses may be permitted as a Conditional Use in the “R” General Residential District by the Board of Adjustment, subject to such requirements as Board deems necessary.

1. Lodging/boarding houses or bed and breakfast establishments.
2. Utility substations.
3. Home occupations.
4. Religious institutions.
5. Type II modular and manufactured homes.
6. Two-family dwellings.
7. Multiple-family dwellings (i.e., apartment buildings, town houses, and group row houses).
8. Hospitals, nursing homes, and homes for the aged. Any building approved for such use shall be set back not less than fifty (50) feet from the street line on which it fronts and shall have side and rear setbacks of not less than thirty (30) feet and shall meet other requirements of this Ordinance.
9. Commercial storage buildings used exclusively for storage and not for the performance of any other services.
10. Day care facilities;
11. Switch primary and secondary front yards;
12. Extended home occupations. See Chapter 4.19;
13. Recreational vehicles on otherwise vacant lots. See Chapter 4.26;
14. Private storage structure on an otherwise vacant lot. (See Chapter 4.27, Section 4.27.02);
15. Private wind energy conversion systems and vertical access wind turbines. See Chapter 4.29.
16. Museum

Section 2.05.05. Prohibited Uses:

All uses and structures not specifically listed as Permitted Uses, Special Permitted Uses, accessory uses, or Conditional Uses shall be prohibited in the “R” General Residential District.”

Section 2.05.06 Area Regulations.

1. Minimum lot area, maximum building height, maximum lot coverage, and minimum yard requirements shall be regulated in accordance with the following tables:

Table 2.05.06.1

	Minimum Lot Area	Minimum Lot Width	Maximum Height	Maximum Percent Lot Coverage
Single Family Residential	5,000 square feet	50'	35'	40%
Two (2) Dwelling Units (A)	6,000 square feet/dwelling unit	100'	35'	40%
Three (3) - Eight (8) Dwelling Units (A)	12,000 plus 1,000 square feet for each dwelling unit over two (2)	100'	45'	40%
Assisted Living, Nursing and Rest Homes, etc.	2,000 square feet/dwelling unit	60'	35'	40%
Churches and other religious institutions established after January 1, 2025	30,000 square feet	75'	35'*	30%
Other Conditional Uses	To be determined by the Board of Adjustment			

*Maximum height for steeples and towers shall be seventy-five (75) feet

- A. At the time of construction, lot area and width shall comply with these requirements. In order to obtain future building permits for replacement, additions, expansions, etc., each respective unit shall maintain the minimum lot area and lot width for single family residences after subdivision of individually owned units.

Figure 2.05.06.1

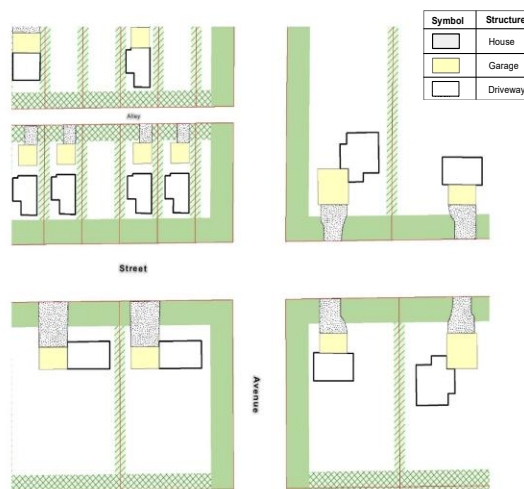





Table 2.05.06.2

	Minimum Front Yard		Minimum Rear Yard	Minimum Side Yard (A)
	Primary	Secondary		
SYMBOL				
Permitted Uses and Two-Family Dwellings	20'	10'	10'	7'(B)
Three and Four Dwelling Units	30'	15'	25' (C)	7'
Hospitals, convalescent and nursing homes, supervised care facilities and congregate housing	50'	30'	30' (C)	30' (C)
Conditional Uses	To be determined by the Board of Adjustment			

- A. No portion of a structure, including the overhang or sill shall be located less than five (5) feet from any property line.
- B. Upon subdivision into individual units, two family dwellings will be allowed one "shared" wall (required yard = zero (0) feet) provided all other yard requirements are met.
- C. Special Permitted Use may be granted to decrease side yard or rear yard setback to fifteen (15) feet with written consent from the affected adjacent property owner.
- D. An unenclosed deck may, by permitted special use, be constructed equal to or greater than ten (10) feet from any front lot line/right-of-way provided the dwelling it is attached to was constructed on or before January 1, 2025. See 2.05.02.