

165.06 R-1 SINGLE-FAMILY RESIDENCE DISTRICT. In R-1 Districts the following regulations shall apply, except as otherwise provided herein:

1. Permitted Uses. Uses permitted in an R-1 District are as follows:
 - A. Single-family dwellings. No temporary buildings, trailers or mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.
 - B. Modular homes.
 - C. Manufactured homes.
 - D. Duplexes.
 - E. Single apartment within principal dwelling.
 - F. Churches and accessory buildings.
 - G. Museums, libraries, parks, playgrounds, community centers and similar uses operated by the City.
 - H. Golf courses, country clubs, tennis courts and similar recreational uses, provided that any such use not be operated primarily for commercial gain.
 - I. Private swimming pools. *(Ord. 700 – Aug. 19 Supp.)*
 - J. Public and private schools and colleges for academic instruction.
 - K. Nursery schools, child nurseries.
 - L. See Section 165.23(2) of this chapter for Special Uses.
2. Accessory Uses. Accessory uses in an R-1 District include the following:
 - A. Signs on Site. Only one sign, not exceeding twelve (12) square feet in area, pertaining only to the lease, hire or sale of the building or premises on which said sign is located, which shall be removed not later than thirty days after said premises has been leased, hired or sold. Such sign may have attached to it another sign indicating that the property has been sold, which shall not exceed one square foot and shall not emit any flickering, flashing or glaring lights. Only one nameplate, affixed to the home, relative to a home occupation or a permitted use not exceeding two square feet in area, providing that no such sign or nameplate shall emit any flickering or glaring light. Also, only one

165.07 R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT. In R-2 Districts, the following regulations shall apply, except as otherwise provided herein:

1. Permitted Uses. Uses permitted in an R-2 District are as follows:
 - A. Uses permitted in R-1 Districts. No temporary buildings, trailers or mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.
 - B. Two-family dwellings.
 - C. Alterations and conversions of single-family dwellings into two-family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section.
 - D. See Section 165.23(2) of this chapter for special uses.
2. Accessory Uses. Accessory uses in an R-2 District shall include accessory uses as permitted and regulated in the R-1 District.
3. Building Height Limit. Building height limit in an R-2 District shall be the same as in an R-1 District.
4. Lot Area. Minimum lot area in an R-2 District shall be 8,000 square feet for each single-family dwelling and 9,000 square feet for each two-family dwelling; however, where public sewer and water facilities are not available, not less than 20,000 square feet. If public water only is available, not less than 10,000 square feet.
5. Lot Width. Minimum lot width in an R-2 District shall be 65 feet for a single-family dwelling and 70 feet for a two-family dwelling. Where public sewer and water facilities are not available, 100 feet. If public water only is available, 80 feet. The minimum width for corner lots platted after the effective date of this chapter shall be 75 feet.
6. Front Yard Depth. Minimum front yard depth in an R-2 District shall be 30 feet. When fronting on the right-of-way of a major thoroughfare shown on the official major thoroughfare plan, the front yard shall be measured from the proposed right-of-way line.
7. Side Yard Width. Minimum side yard with in an R-2 District shall be 8 feet on one side with a total of the two side yards of 15 feet for a dwelling and 15 feet on each side for any other principal building. On lots of record at the time of adoption or amendment of this chapter having a width less than 60 feet, the side yards may be reduced as follows, for a single-family dwelling only:

165.09 C-1 COMMERCIAL DISTRICT. In C-1 Districts the following regulations shall apply, except as otherwise provided herein.

1. Permitted Uses. Uses permitted in a C-1 District are as follows:
 - A. Uses permitted in R-3 Districts. No temporary buildings, trailers or mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.
 - B. Any local retail business or service establishment such as the following:
 - Animal hospital, veterinary clinic or kennel.
 - Antique shop.
 - Automobile body and fender shop.
 - Baby store.
 - Bakery whose products are sold only at retail and only on the premises.
 - Barbershop or beauty parlor.
 - Bowling alleys.
 - Candy shops whose products are sold only at retail and only on the premises.
 - Clothes cleaning and laundry pickup.
 - Collection office of public utility.
 - Dairy store - retail.
 - Dance and/or music studio.
 - Drive-in eating and drinking establishments.
 - Drug store.
 - Filling station.
 - Florist shop.
 - Fruit and vegetable market.
 - Furniture store.
 - Garages, public.
 - Golf driving range and miniature golf course.
 - Gift shop.
 - Grocery and delicatessen.
 - Hardware store.
 - Hobby shop.
 - Hotel, motel or motor lodge.
 - Household appliances - sales and repair.
 - Ice storage and distributing station of not more than five-ton capacity.
 - Jewelry shop.
 - Launderette and similar businesses.
 - Paint and wallpaper store.
 - Post office substation.
 - Radio and television - sales and repair.

165.08 R-3 MULTI-FAMILY RESIDENCE DISTRICT. In R-3 Multi-Family Residence Districts the following regulations shall apply, except as otherwise provided herein.

1. Permitted Uses. Uses permitted in an R-3 District are as follows:
 - A. Uses permitted in R-2 Districts. No temporary buildings, trailers or mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes.
 - B. Multiple dwellings.
 - C. Boarding and lodging houses, tourist homes.
 - D. Office of a dentist or physician.
 - E. Hospitals, clinics, nursing and convalescent homes, excepting animal hospitals and clinics.
 - F. Institutions of a religious, education or philanthropic nature.
 - G. Funeral homes.
 - H. See Section 165.23(2) of this chapter for special uses.
2. Accessory Uses. Accessory uses in an R-3 District shall include the following:
 - A. Accessory uses as permitted and regulated in the R-2 District.
 - B. Storage garages, where the lot is occupied by multiple dwelling, hospital or institutional building.
 - C. One sign only, not exceeding 24 square feet in area, pertaining to the office of medical professions, hospitals, clinics, nursing and convalescent homes, institutions of a religious, educational or philanthropic nature, and funeral homes in the building or premises on which said sign is located. Such sign shall not be lighted or illuminated in a manner which impairs the vision of a driver of any motor vehicle or obstruct the view of any street so as to constitute a danger or hazard in the operation of motor vehicles and the use of City streets. No such sign may imitate or resemble an official traffic-control sign or device. No such signs shall be located or erected without first obtaining a permit from the zoning administrative official of the City upon the proper application for such permit.