

## **CHAPTER 9 DISTRICT REGULATIONS**

### **SECTION 9.1 – COMPLIANCE WITH REGULATIONS**

The regulations for each district set forth by this Zoning Code shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A.** No building, structure, or land shall be used or occupied, and no building, structure, or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered, except in conformity with all of the regulations specified for the district in which it is located.
- B.** Must be in conformance to off-street parking and off-street loading space regulations of the district in which the building or use is located.
- C.** In no case shall there be more than one main building on a lot.
- D.** Except as otherwise provided in this Zoning Code, no building or other structure shall be erected or altered as follows:
  - 1. To provide for greater height or bulk;
  - 2. To accommodate or house a greater number of families;
  - 3. To occupy a greater percentage of lot area;
  - 4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces; than required in its district, or in any other manner be contrary to the provisions of this Zoning Code.
  - 5. No structure intended or used for residential purposes or human occupancy may be constructed or moved to a site unless it is a minimum of one (1) foot above flood elevation, as defined by the flood plain map in Chapter 14.
  - 6. Any changes to color cosmetics to any dwelling or accessory structure will require prior approval from the Enforcing Officer to ensure harmony within the zoned district and not be detrimental to any other property values. All fees for color changes will be waived.
- E.** Except as otherwise provided in this Zoning Code, no yard or lot existing at the time of passage of this Zoning Code shall be reduced in dimension or area below the minimum requirements set forth in the district. Yards or lots created after the effective date of this Zoning Code shall meet at least the minimum requirements set forth in the district.
- F.** This Zoning Code shall not repeal, abrogate, annul, or in any way impair or interfere with any existing provisions of law, ordinance, rules, or regulations

previously adopted or issued or which shall be adopted or issued pursuant to law relating to the use of buildings or premises. Where the provisions of this Zoning Code impose a greater restriction upon the use of buildings or premises, upon the height of buildings, or require larger lots or yards than are imposed or required by such existing provisions of law, ordinance, or such rules or regulations, the provisions of this Zoning Code shall control.

## **SECTION 9.2 – RESIDENTIAL DISTRICT CONDITIONS**

- A.** No dwelling and accessory building, collectively, shall have a footprint of more than thirty percent (30%) of any lot.
- B.** In all R-1 Districts, seventy-five percent (75%) of minimum floor area must be on the first floor of any multi-floor dwelling.
- C.** In any Residential district, no structure intended or used for residential purposes or human occupancy may hereafter be constructed or moved to a site unless it is a minimum of one (1) foot above flood elevation.
- D.** In any Residential district, if the dwelling is damaged by explosion, fire, act of God or the public enemy, the owner may rebuild provided that the original footprint is not changed.
- E.** Whenever the frontage of one side of a block is more than forty percent (40%) developed at the time of the enactment of this Zoning Code, the required setback for new construction or alteration shall be the average of the established setbacks, provided this regulation shall not be so interpreted as to require a front yard of more than fifty feet.
- F.** Junk / Salvage yards, as defined in Section 1.2, are prohibited in any Residential District.
- G.** Mobile Homes, as defined in the Section 1.2, are prohibited in any Residential District.
- H.** The owner or owners of a tract of land shall request a Conditional Use Permit to allow a Planned Unit Development.

**SECTION 9.3 – SUMMARY OF RESIDENTIAL LOT STANDARDS  
AND YARD REQUIREMENTS**

	<b>R-1A</b>	<b>R-1B</b>	<b>R-1C</b>	<b>R-2</b>	<b>R-3</b>
<b>Minimum Lot Area (SQ FT)</b>	15,000	13,500	10,000	8,000	7,000
<b>Minimum Lot Width (FT)</b>	100	90	80	75	80
<b>Minimum Front Yard (FT)</b>	50	50	40	25	25
<b>Minimum Rear Yard (FT)</b>	30	30	30	30	30
<b>Minimum Side Yard (FT)</b>	10	6	6	6	6
<b>Total Side Yard (FT)</b>	25	15	15	15	15
<b>Maximum Height (Peak) of Dwelling</b>	30	30	30	30	35
<b>Minimum Floor Area Per Unit (SQ FT)</b>	1,350	1,100	1,000	1000	1000
<b>Maximum Lot Coverage</b>	30%	30%	30%	30%	30%

**FOR PUD LOT STANDARDS AND YARD REQUIREMENTS SEE CHAPTER 11**

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