

SUBCHAPTER 1D "R-1" RESIDENTIAL DISTRICT

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5-1D-1 "R-1" DISTRICT REGULATIONS. The regulations set forth in this Chapter or set forth elsewhere in this Title, when referred to in this Chapter, are the regulations in the "R-1" Residential District.

5-1D-2 USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Single family dwellings.
2. Two (2) family dwellings.
3. Churches.
4. Public buildings, parks, playgrounds, community center, and recreational vehicle campsites in City Parks as designated by Council Resolution. (Ord. 773, Passed January 6, 1992)
5. Public schools, elementary and high, and private education institutions having a curriculum the same as ordinarily given in public schools, and having no rooms regularly used for housing and sleeping rooms.
6. Home occupations.
7. Golf courses, except miniature courses or practice driving tees operated for commercial purposes.
8. Temporary buildings, the uses of which are incidental to the construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years from the time of erection of such temporary buildings, whichever is sooner.
 - a. Cemetery or mausoleum on sites not less than twenty (20) acres.
 - b. Signs: Refer to the Subchapter 1O, Signs.
 - c. Accessory buildings and uses including, but not limited to, accessory private garages, swimming pools, home barbecue grills, accessory storage, and accessory off street parking and loading space.

5-1D-3 PARKING REGULATIONS. Off street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Subchapter 1N.

5-1D-4 HEIGHT REGULATIONS. No building shall exceed two and one-half (2 1/2) stories nor shall it exceed thirty-five (35') feet except as provided in Subchapter 1M.

5-1D-5 AREA REGULATIONS.

1. Yard Regulations. Subject to the modifications set out in Subchapter 1K, the regulations are as follows:
 - a. Front Yard. There shall be a front yard of not less than thirty feet (30').
 - b. Side Yard. There shall be a side yard on each side of a lot of not less than seven feet (7').
 - c. Rear Yard. There shall be a rear yard of not less than thirty feet (30').
 - d. Front Porch Reconstruction.
 - e. If a residence was constructed prior to January 1, 1964, with a front porch that does not comply with the front yard or side yard setback requirements, then the front porch may be rebuilt provided that the overall square footage of the porch is not increased and the existing nonconforming front and side yard setbacks are not decreased.

2. Minimum Lot Area.
 - a. A lot occupied by a single-family dwelling shall contain not less than seven thousand two hundred (7,200) square feet and shall not be less than sixty feet (60') in width.
 - b. A lot occupied by a two (2) family dwelling shall contain not less than nine thousand (9,000) square feet and shall not be less than seventy-five feet (75') in width.
 - c. A lot having an area or width less than herein required and which was recorded under separate ownership from adjoining lots at the effective date of this Title may be occupied by a single-family dwelling or by any other permitted nonresidential use.

5-1D-6 DEFINITIONS OF RECREATIONAL VEHICLE AND VESSEL. As used in this Ordinance, camping and recreational vehicles and equipment is defined. The following words and phrases whenever used in the ordinances of the City, shall be construed as defined in this section unless, from the context, a different meaning is intended or unless different meaning is specifically defined and more particularly directed to the use of such words or phrases:

1. "Recreational Vehicle." A general term for a vehicular unit not exceeding thirty-six feet (36') in overall length, eight feet (8') in width, or twelve feet (12') in overall height, which applies to the following specific vehicle types:
2. "Camper Trailer." A folding or collapsible vehicular structure without its own power, designed as a temporary living quarters for travel, camping, recreation, and vacation uses, and which is licensed and registered for highway use.
3. "Travel Trailer." A rigid structure, without its own motive power, designed as a temporary dwelling for travel, camping, recreation, and vacation use; licensed and registered for highway use; and which when equipped for the road, has a body width of not more than eight feet (8').
4. "Truck Camper." A portable structure, without its own motive power, designed to be transported on a power vehicle as a temporary dwelling for travel, camping, recreation, and vacation use; and which in combination with the carrying vehicle is licensed and registered for highway use.

5. “Motor Home.” A vehicular unit built on or as a part of a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for travel, camping, recreation, and vacation use, and which is for highway use licensed and registered.
6. “Boat Trailer.” A vehicular structure without its own motive power, designed to transport a recreational vessel for recreation and vacation use, for highway use and which is licensed and registered.
7. “Horse Trailer.” A vehicular structure without its own motive power designed primarily for the transportation of horses and which, in combination with the towing vehicle, is licensed and registered for highway use.
8. “Utility Trailer.” A vehicular structure without its own motive power designed and/or used for the transportation of all manner of motor vehicles, goods, or materials and licensed and registered for highway use.
9. “Recreational Vessel.” A general term applying to all manner of watercraft, other than a seaplane on water, whether impelled by wind, oars, or mechanical devices, and which is designed primarily for recreation or vacation use. A recreation vessel, when mounted upon a boat trailer, and its towing vehicle, when parked, shall be considered one (1) unit, exclusive of its towing vehicle.

5-1D-7 REGULATIONS GOVERNING RECREATIONAL VEHICLES AND VESSELS. Any owner, lessee, or bailer of a recreational vehicle may park one such vehicle or one such vessel on a single lot in a residential district, subject to the following:

1. Such recreational vehicle or vessel shall be maintained in a clean, well-kept state so as not to detract from the appearance of the surrounding area.
2. If such recreational vehicle or vessel is equipped with liquefied gas containers, such containers shall meet the standards of either the Interstate Commerce Commission or the Federal Department of Transportation or the American Society of Mechanical Engineers, as such standards exist on the date of passage hereof. Further, the valves of such liquefied petroleum gas containers must be closed when the vehicle or vessel is not being readied for immediate use, and in the event that leakage is detected from such liquefied petroleum gas containers, immediate corrective action must be taken.
3. At no time shall such parked recreational vehicle or vessel be occupied or used for living, sleeping, or housekeeping purposes except as provided in Sub-section (4) of this Section.
4. It shall be lawful for only non-paying guests at a residence in a residential district to occupy one recreational vehicle or vessel, parked subject to the provisions of this Ordinance, for sleeping purposes only for a period not exceeding seventy-two (72) consecutive hours. The total number of days during which a recreational vehicle or vessel may be occupied under this Subsection shall not exceed fourteen (14) in any calendar year.
5. Such recreational vehicle or vessel may be parked in the following manner:
 - a. Inside any enclosed structure which structure otherwise conforms to the zoning requirement of that particular location.
 - b. Outside in the side yard or in the rear yard and shall not be nearer than two feet (2') to any side or rear lot lines.

6. Parking of recreational vehicles or vessels is permitted in front driveway or an area adjacent to the driveway, provided:
 - a. Space is not available in the side yard, or there is no reasonable access to either the side or rear yard. A lot shall be deemed to have reasonable access to the rear yard if terrain permits and an access can be had without substantial damage to existing large trees or landscaping. A corner lot shall normally be deemed to have reasonable access to the rear yard.
 - b. Inside parking is not possible.
 - c. The recreational vehicle or vessel may not extend over the public sidewalk or publicly owned right-of-way.

The City Manager or Chief of Police may issue a permit for parking on any City street or alley for a period not to exceed seventy-two (72) hours.

The City Manager or Chief of Police may issue a permit for parking more than one recreational vehicle or more than one recreational vessel on a single lot in a residential district.

The owner of a recreational vehicle or recreational vessel parked on a single lot in a residential district shall also be the owner or the renter of such residential lot.

5-1D-8 REPEALED

TITLE V LAND USE REGULATIONS

CHAPTER 1 ZONING REGULATIONS

