

R1: Single-Family District



General Description

The R1 Single-Family District is established to provide an environment of predominantly low density, single family dwellings. In addition to residential uses, institutional and public uses and public utilities may be allowed.

Examples of uses permitted

Single family dwellings
Cluster development
Community residential facility for
6 or fewer persons
Library, School, Church, Park

Examples of uses not permitted

Supportive housing
Commercial uses
Parking lot serving commercial uses
or multiple family dwellings

Development characteristics

Minimum lot area: 6,000 square feet per dwelling unit in general

Minimum Lot Width: 50 feet

Maximum height: 2.5 stories or thirty five feet, whichever is less

Required front setback: 25 feet

Required side setback: 6 feet

Mixed Use

Commercial development not allowed

R2B: Two-Family District



General Description

The R2B Two Family District is established to provide an environment of predominantly low density, single and two family dwellings and cluster developments. In addition to residential uses, institutional and public uses and public utilities may be allowed.

Examples of uses permitted

Single family dwellings
Two family dwelling
Cluster development
Community residential facility for
6 or fewer persons
Library, School, Church, Park

Examples of uses not permitted

Supportive housing
Commercial uses
Parking lot serving commercial uses
or multiple family dwellings

Development characteristics

Minimum lot area: 5,000 square feet per dwelling unit in general

Minimum Lot Width: 40 feet

Maximum height: 2.5 stories or thirty five feet, whichever is less

Required front setback: 20 feet

Required side setback: 5 feet

Mixed Use

Commercial development not allowed

R3: Multiple-Family District



General Description

The R3 Multiple-family District is established to provide an environment of predominantly single and two-family dwellings, cluster developments and smaller multiple-family developments on lots with a minimum of 5,000 square feet and at least 1,500 square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Examples of uses permitted

Single family dwellings
Two family dwelling
Multiple family dwelling, 3 - 4 units
Cluster development
Planned residential development
Community residential facility for
16 or fewer persons
Library, School, Church, Park

Examples of uses not permitted

Commercial uses
Parking lot serving commercial uses

Development characteristics

Minimum lot area: 5,000 square feet, or 1,500 square feet per dwelling unit

Maximum height: 2.5 stories or thirty five feet, whichever is less

Required front setback: 20 feet

Required side setback: 5 feet or more

Mixed Use

Commercial development not allowed, except as a limited part of a planned residential development of greater than 1 acres.

R4: Multiple-Family District



General Description

The R4 Multiple Family District is established to provide an environment of predominantly medium-density apartments and congregate living arrangements, single family, two-family, and cluster developments on lots with a minimum of five thousand (5,000) square feet and at least one thousand five hundred (1,250) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Examples of uses permitted

Single family dwellings
Two family dwelling
Multiple family dwelling
Cluster development
Planned residential development
Community residential facility for
32 or fewer persons
Supportive housing
Nursing home
Library, School, Church, Park

Examples of uses not permitted

Commercial uses
Parking lot serving commercial uses

Development characteristics

Minimum lot area: 5,000 square feet, or 1,250 square feet per dwelling unit

Maximum height: 4 stories or fifty-six feet, whichever is less

[Higher building proposals can be evaluated through a conditional use permit process]

Required front setback: 15 feet

Required side setback: 5 feet or more

Mixed Use

Commercial development not allowed, except as a limited part of a planned residential development of greater than 1 acres.

R5: Multiple-Family District



General Description

The R5 Multiple Family District is established to provide an environment of high-density apartments, congregate living arrangements and cluster developments on lots with a minimum of five thousand (5,000) square feet and at least nine hundred (700) square feet of lot area per dwelling unit. In addition to residential uses, institutional and public uses and public services and utilities may be allowed.

Examples of uses permitted

Multiple family dwelling
Cluster development
Planned residential development
Community residential facility for
 32 or fewer persons
Supportive housing
Nursing home
Library, School, Church, Park

Examples of uses not permitted

Commercial uses
Parking lot serving commercial uses

Development characteristics

Minimum lot area: 5,000 square feet, or 700 square feet per dwelling unit

Maximum height: 4 stories or fifty-six feet, whichever is less

[Higher building proposals can be evaluated through a conditional use permit process]

Required front setback: 15 feet

Required side setback: 5 feet or more

Mixed Use

Commercial development not allowed, except as a limited part of a planned residential development of greater than 1 acres.

C1 Neighborhood Commercial District

General Description

The C1 Neighborhood Commercial District is established to provide a convenient shopping environment of small scale retail sales and commercial services that are compatible with adjacent residential uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

Examples of uses permitted

Residential development,

700 s.f. of lot area per d.u.

General retail sales and services

Bakery

Barber shop

Clothing and accessories

Drug store

Dry cleaning pick-up station

Electronics

Hardware store

Restaurant with limited entertainment

Parking facility

Bed and breakfast home

Examples of uses not permitted

Automobile sales

Liquor store

Pawn shop

Secondhand goods store

Small engine repair

Tattoo and body piercing parlor

Tobacco shop

Rental of household goods and equipment



Development characteristics

Maximum height: 2.5 stories or 35 feet, whichever is less.

Maximum floor area: 4,000 - 8,000 square feet

Business characteristics

Hours open to the public:

Sunday through Thursday, from 6:00 a.m. to 10:00 p.m.

Friday and Saturday, from 6:00 a.m. to 11:00 p.m.

Drive through facilities and car washes are prohibited

Fast food restaurants may be located only in existing storefront buildings

Mixed Use

Allowed

C2 Neighborhood Corridor Commercial District



General Description

The C2 Neighborhood Corridor Commercial District is established to provide an environment of retail sales and commercial services that are larger in scale than allowed in the C1 District and to allow a broader range of automobile related uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed.

Examples of uses permitted

Residential development, 700 s.f. of lot area per d.u.
General retail sales and services
Car wash (conditional)
Minor automobile repair (conditional)
Automobile sales (conditional)
Tobacco shop (conditional)
Rental of household goods and equipment
Parking facility
Restaurant with general entertainment

Examples of uses not permitted

Bed and breakfast home
Pawnshop
Nightclub
Fast food restaurants are permitted only in storefront buildings in existence on the effective date of ordinance.

Development characteristics

Maximum height of principle structures: 4 stories or 56 feet, whichever is less

Maximum height of single and two family dwellings and cluster developments: 2.5 stories or 35 feet, whichever is less.

[Higher building proposals can be evaluated through a conditional use permit process]

Business characteristics

Hours open to the public:

Sunday through Thursday, from 6:00 a.m. to 10:00 p.m.

Friday and Saturday, from 6:00 a.m. to 11:00 p.m.

Drive-through facilities permitted

Mixed Use

Allowed

OR1: Neighborhood Office Residence District



General Description

The OR1 Neighborhood Office Residence District is established to provide a small scale mixed use environment of low to moderate density dwellings and office uses. This district may serve as a transition between neighborhood commercial centers and the surrounding residential uses.

Examples of uses permitted

Single or two family dwellings
Offices
Parking facilities
School, vocational or business
Residential development, 1,500 s.f. per d.u.

Examples of uses not permitted

Commercial/retail businesses
Restaurants
Automobile oriented commercial uses
Clothing, electronics, furniture stores
Pawnshop, second hand goods, tattoos
College or university, hospital

Development characteristics

Minimum lot area: 5,000 square feet or 1,500 square feet per dwelling unit *FAR:* 1.5

Maximum height: 2.5 stories

[Higher building proposals can be evaluated through a conditional use permit process]

Required front setback: 15 feet

Required side setback: 5 feet or greater

Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings or the zoning lot shall be prohibited where the property originally was designed or used for residential purposes.

Mixed Use

Allowed, but no retail/commercial

OR2: High Density Office Residence District

General Description

The OR2 High Density Office Residence District is established to provide a mixed use environment of moderate to high density dwellings and large office uses, with additional small scale retail sales and services designed to serve the immediate surroundings. The district may serve as a transition between downtown and surrounding moderate to low density residential neighborhoods.

Examples of uses permitted

Offices

Neighborhood serving retail sales and services,

2000 s.f. or less

Barber shop, beauty salon

Bookstore

Coffee shop or restaurant, 30 seats or less

Drug store

Florist

Grocery store

Hardware store

Parking facilities

School, vocational or business

Residential development, 700 s.f. per d.u.



Examples of uses not permitted

Single or two family dwellings

Commercial businesses, >2000 s.f.

Restaurants, > 30 seats

Automobile oriented commercial uses

Clothing, electronics, furniture stores

Pawnshop, second hand goods, tattoos

College or university, hospital

Development characteristics

Minimum lot area: 5,000 square feet or 700 square feet per dwelling unit *FAR:* 2.5

Maximum height: 4 stories

[Higher building proposals can be evaluated through a conditional use permit process]

Required front setback: 15 feet

Required side setback: 5 feet or greater

Maximum size of neighborhood serving retail and services: 2,000 square feet gross floor area

All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two stories with no more than two retail uses on a single lot

Business characteristics

Hours open to the public:

Sunday through Thursday, from 7 a.m. - 10 p.m.

Friday and Saturday: from 7 a.m. to 11 p.m.

Drive-through facilities and car washes are prohibited

Mixed Use

Allowed

PO Pedestrian Oriented Overlay District



General Description

The PO Pedestrian Oriented Overlay District is established to encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities, and by prohibiting certain high impact and automobile-oriented uses.

Examples of Permitted Prohibited by the Overlay District

Drive-through facilities, automobile services uses, and transportation uses are prohibited. Fast food restaurants may be located only in existing storefront buildings.

Development characteristics

Maximum setback: 8 feet, unless a greater setback is required by the primary zoning district

Buildings should be oriented so that at least one principle entrance faces the public street.

Parking lots may be located to the rear or interior of the site and are limited to not more than 60 feet of street frontage.

Forty percent of first floor façade that faces a public street should be clear doors or windows at eye level.