

LAND USE ZONES

§ 152.301 RESIDENTIAL ZONE - R-1.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the R-1 Residential Zone shall comply with the following regulations.

(1) *PERMITTED USES.*

(A) Single-family dwellings, including manufactured homes meeting the requirements of § 152.406.

(B) Public parks, public recreation areas and publicly owned community or neighborhood centers.

(C) Accessory uses or structures conforming with the requirements of § 152.301(8) customarily incidental to the above uses. Detached accessory building shall not be located within the required setback areas of less than 10 feet from the main building. Accessory uses are those which are clearly incidental and subordinate to the primary use of the main building.

(D) Name plates and signs. One non-illuminated name plate, not to exceed 4 square feet in area, placed flat against the building, for each dwelling containing a home occupation. One temporary non-illuminated sign not to exceed 8 square feet in area appertaining to the lease, rental, or sale of a building or premises upon which it is located. One bulletin board, not to exceed 24 square feet in area for each church, public library, neighborhood or community center. See § 152.410.

(E) Residential homes.

(F) Home occupation Type I.

(2) *CONDITIONAL USES.* Permitted with approval of the Planning Commission in accordance with § 152.501.

(A) Churches.

(B) Public buildings, schools and libraries.

(C) Lodge for civic or fraternal organization carrying on no commercial activity.

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- (D) Home occupation Type II.
- (E) Duplexes, two unit dwellings, triplexes, and fourplexes.
- (F) Necessary public utilities and public services with safeguards against non-compatibility to adjacent or abutting residential property as required by the Planning Commission.
- (G) Mobile home parks.
- (H) Bed and Breakfast facilities meeting the provisions of § 152.407.
- (I) Boarding house.
- (J) Residential facilities.
- (K) Child care center.

(3) *HEIGHT.* Buildings, structures, or portions thereof shall not be erected to exceed a height of 2½ stories or 35 feet. Accessory buildings shall not exceed 14 feet in height.

(4) *SETBACK AND AREA REQUIREMENTS.*

(A) Setbacks. The following setbacks apply to both primary and accessory structures.

1. Front Yard, Setback. There shall be a front yard of not less than 15 feet in depth.
2. Side Yard, Setback. There shall be a side yard on each side of the main building and each side yard shall have a width of not less than five feet. A corner lot shall have 15 feet of side yard setback.
3. Rear Yard, Setback. There shall be a rear yard of not less than five feet in depth.

(B) Area Requirements.

1. Lot Area. Every lot shall have a minimum average width of not less than 50 feet and an area of not less than 7,500 square feet.

Duplexes	7,500 square feet
Triplexes	8,500 square feet
Fourplexes	9,500 square feet

2. Lot Coverage. No lot in the Residential District shall have more than one principal building constructed thereon and such principal building shall not occupy more than 45% of the total area of the lot. Accessory buildings must be detached from other buildings by five feet or more. Private garages may be attached to other adjacent buildings.

(5) *PARKING REGULATIONS.*

(A) Dwellings. Two parking spaces shall be provided on the lot for each dwelling unit. A driveway apron, as defined, shall be provided.

(B) Uses other than Dwellings. See Supplemental Provisions § 152.411.

(6) *SANITATION REGULATIONS.* Before any dwelling is occupied, it must be connected to the city sewer system.

(7) *DESIGN FEATURES.* One or two-family dwellings and manufactured homes shall be provided with at least two of the following design features.

(A) Dormers.

(B) Recessed entries.

(C) Cupolas.

(D) Bay or bow windows.

(E) Attached garage.

(F) Window shutters.

(G) A roof with a pitch greater than nominal 3/12.

(H) Offsets on building face or roof (minimum 12").

(I) Gables.

(J) Covered porch entry.

(K) Pillars or posts.

(L) Eaves (minimum 6").

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(M) Tile or shake roof.

(N) Horizontal lap siding.

(8) *ACCESSORY USES OR STRUCTURES*. Accessory uses or structures larger than 120 square feet must meet all the following requirements:

(A) Have a peaked roof.

(B) If manufactured off site:

1. The manufacture date shall not be more than three years prior to date of placement, and

2. If purchased used, the seller must certify the unit has not been previously used for the manufacture, storage or transportation of hazardous wastes.
(Ord. 01-05, passed 6-6-01)

§ 152.302 RESIDENTIAL ZONE - R-2.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the R-2 Residential Zone shall comply with the following regulations.

(1) *PERMITTED USES*.

(A) Single-family dwellings, including manufactured homes meeting the requirements of § 152.406.

(B) Public parks, public recreation areas and publicly owned community or neighborhood centers.

(C) Accessory uses or structures conforming with the requirements of § 152.301(8) customarily incidental to the above uses. Detached accessory buildings shall not be located within the required setback areas of less than 10 feet from the main building. Accessory uses are those which are clearly incidental and subordinate to the primary use of the main building.

(D) Name plates and signs. One non-illuminated name plate, not to exceed four square feet in area, placed flat against the building, for each dwelling containing a home occupation. One temporary non-illuminated sign not to exceed eight square feet in area appertaining to the lease, rental, or sale of a building or premises upon which it is located. One bulletin board, not to exceed 24 square feet in area for each church, public library, neighborhood or community center. See § 152.410.

(E) Residential homes.

(F) Home occupation Type I.

(2) *CONDITIONAL USES.* Permitted with approval of the Planning Commission in accordance with § 152.501.

(A) Churches.

(B) Public buildings, schools and libraries.

(C) Lodge for civic or fraternal organization carrying on no commercial activity.

(D) Home occupation Type II.

(E) Duplexes, two unit dwellings, triplexes, and fourplexes.

(F) Necessary public utilities and public services with safeguards against non-compatibility to adjacent or abutting residential property as required by the Planning Commission.

(G) Mobile home parks.

(H) Bed and Breakfast facilities meeting the provisions of § 152.407.

(I) Boarding house.

(J) Residential facilities.

(K) Child care center.

(3) *HEIGHT.* Buildings, structures, or portions thereof shall not be erected to exceed a height of 2½ stories or 35 feet. Accessory buildings shall not exceed 14 feet in height.

(4) *SETBACK AND AREA REQUIREMENTS.*

(A) *Setbacks.* The following setbacks apply to both primary and accessory structures.

1. Front Yard Setback. There shall be a front yard of not less than 15 feet in depth.

2. Side Yard Setback. There shall be a side yard on each side of the main building and each side yard shall have a width of not less than five feet. A corner lot shall have 15 feet of side yard setback.

3. Rear Yard, Setback. There shall be a rear yard of not less than five feet in depth.

(B) Area Requirements.

1. Lot Area. Every lot shall have a minimum average width of not less than 50 feet and an area of not less than 5,000 square feet.

Duplexes	7,500 square feet
Triplexes	8,500 square feet
Fourplexes	9,500 square feet

2. Lot Coverage. No lot in the Residential District shall have more than one principal building constructed thereon and such principal building shall not occupy more than 45% of the total area of the lot. Accessory buildings must be detached from other buildings by five feet or more. Private garages may be attached to other adjacent buildings.

(5) *PARKING REGULATIONS.*

(A) Dwellings. Two parking spaces shall be provided on the lot for each dwelling unit. A driveway apron, as defined shall be provided.

(B) Uses other than Dwellings. See Supplemental Provisions § 152.411.

(6) *SANITATION REGULATIONS.* Before any dwelling is occupied, it must be connected to the city sewer system.

(7) *DESIGN FEATURES.* One or two-family dwellings and manufactured homes shall be provided with at least two of the following design features.

- (A) Dormers.
- (B) Recessed entries.
- (C) Cupolas.
- (D) Bay or bow windows.
- (E) Attached garage.
- (F) Window shutters.

- (G) A roof with a pitch greater than nominal 3/12.
- (H) Offsets on building face or roof (minimum 12").
- (I) Gables.
- (J) Covered porch entry.
- (K) Pillars or posts.
- (L) Eaves (minimum 6").
- (M) Tile or shake roof .
- (N) Horizontal lap siding.

(8) *ACCESSORY STRUCTURES OR USES.*.. Accessory uses or structures larger than 120 square feet must meet all of the following requirements:

- (A) Have a peaked roof.
- (B) If manufactured off site:

1. The manufacture date shall not be more than three years prior to date of placement, and
2. If purchased used, the seller must certify the unit has not been previously used for the manufacture, storage or transportation of hazardous wastes.
(Ord. 01-05, passed 6-6-01)

§ 152.303 OPEN SPACE/PUBLIC FACILITIES - OS.

USES. Buildings or structures hereafter erected, structurally altered, enlarged, or moved and land hereafter used in the OS Open Space zone shall comply with the following regulations.

- (1) *PERMITTED USES.* Subject to site plan review. See § 152.412.
 - (A) Parks.
 - (B) Recreation areas.

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(C) Community centers, including facilities for senior citizens.

(D) Public schools and school facilities.

(E) Museums.

(2) **CONDITIONAL USES.**

(A) Public utilities.

(B) Public services.

(C) City, County and State facilities.

(Ord. 01-05, passed 6-6-01)

§ 152.304 COMMERCIAL ZONE - C-1.

USES. Buildings and structures hereafter erected, structurally altered, enlarged or moved or land hereafter used in the C-1 Commercial Zone shall comply with the following regulations.

(1) *PERMITTED USES.* Subject to site plan review. See § 152.412.

(A) Retail trade establishments in which the operation takes place solely within an enclosed building.

(B) Business, governmental or professional offices.

(C) Financial institution.

(D) Personal and business service such as barber shop, tailoring shop, printing shop, laundry or dry cleaning establishment and electrical repair shops.

(E) Public park, public recreation areas and community centers.

(2) *CONDITIONAL USES.* Permitted with approval of the Planning Commission in accordance with § 152.501.

(A) Churches.

(B) Family oriented craft industries which prepare or manufacture and sell the product on the premises.

(C) Retail trade establishments at which some business activities take place outside an enclosed structure, i.e. a gasoline service station or drive-in restaurant or automobile sales lot.

(D) Commercial amusement.

(E) Single-family dwelling unit or duplexes or apartments on second floor of structure above existing commercial uses on ground floor.

(F) Recreational vehicle park.

(G) Lodge for civic or fraternal organization.

(3) *HEIGHT.* Buildings, structures, or portions thereto, shall not be erected to exceed a height of three stories or 35 feet, whichever is less.

(4) *SETBACK REQUIREMENTS.* In the Commercial zone, setbacks shall be as follows.

(A) No front or side yard setback is required.

(B) No buildings shall be constructed or located closer than five feet from the rear lot line.

(5) *PARKING REGULATIONS.*

(A) Residential Off-Street Parking. For residential uses, one parking space for each dwelling unit.

(B) Off-Street Parking. See Supplemental Provisions § 152.411.

(C) Parking Area Approval. Land used for commercial parking areas in this zone shall be developed in accordance with a plan approved in writing by the Planning Commission. The area must be surfaced with asphaltic concrete, or other type of surfacing approved by the Planning Commission and all parking spaces shall be individually marked.

(Ord. 01-05, passed 6-6-01)

§ 152.305 INDUSTRIAL - M-1.

(1) *PERMITTED USES.* Subject to site plan review. See § 152.412.

(A) Light industrial uses as defined, which take place wholly within an enclosed building.

(B) Mini-storage facilities including onsite caretaker quarters.

(2) *CONDITIONAL USES.*

(A) Heavy industrial uses, as defined, which take place outside an enclosed building.

(B) Agricultural support services including produce storage facilities.

(3) *PROHIBITED USES.* Aggregate resource extraction and processing sites.

(4) *HEIGHT.* Buildings, structures, or portions thereto shall not be erected to exceed a height of three stories or 35 feet, whichever is less.

(5) *SETBACK REQUIREMENTS.* In the Industrial zone, building setbacks are not required, providing fire codes are met.

(6) *PARKING REGULATIONS.*

(A) Off-street Parking. See Supplemental Provisions § 152.411.
(Ord. 01-05, passed 6-6-01)
