CHAPTER 13

MULTIPLE-FAMILY RESIDENTIAL ZONES

11-13-010 Purpose.
11-13-020 Permitted Uses.
11-13-030 Conditional Uses.
11-13-040 Minimum Lot and Setback Standards.
11-13-050 Accessory Buildings and Structures.
11-13-060 Building Height.
11-13-070 Parking Restrictions.
11-13-080 Apartment Dwelling Groups.
11-13-090 Site Development.

11-13-010 Purpose.

The purpose of this zone is to provide areas in the City for medium density residential development. Three (3) zoning districts are provided for this purpose: R-2, R-4, and R-8. These zones are distinguished primarily by differences in lot size and setback standards.

11-13-020 Permitted Uses.

The following are permitted uses in multiple-family residential zones. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

(1) Agriculture;
(2) Class A animals;
(3) Home occupations complying with the Home Occupation Chapter of this Title except as specified in Section 11-13-103 below;
(4) Signs complying with Title 12;
(5) Single-family dwellings;
(6) Two-family dwellings; and
(7) Uses customarily accessory to a listed permitted use.

11-13-030 Conditional Uses.

The following are conditional uses in multiple-family residential zones. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

(1) Apartment dwelling group;
(2) Class B animals;
(3) Class D animals;
(4) Day-care center;
(5) Dwelling, Accessory (only in the R-2 zone);
(6) Dwellings, three family (R-4 and R-8 zones only);
(7) Dwellings, four family (R-4 and R-8 zones only);

(8) Dwellings, five to eight family in R-8 zones only (may exceed density standard established by Section 11-13-104 as approved by the Planning Commission up to a maximum density of fifteen (15) dwelling units per acre);
(9) Greenhouses, private with no retail sales;
(10) Home occupations as identified in Section 11-35-104 of this Title;
(11) Professional offices (except in R-2 zones);
(12) Private school or hospital;
(13) Public uses;
(14) Public utility installations (except lines and rights-of-way);
(15) Quasi-public uses;
(16) Residential facilities for the elderly;
(17) Residential facilities for the handicapped; and
(18) Secondary dwelling unit.

SECTION 11-13-040 Minimum Lot and Setback Standards.

(1) The following shall be the minimum lot areas, widths, and main building setbacks in multiple-family residential zones:

Zone	Lot Area	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
R-2	10,000 s.f. for each single-family or two-family dwelling. Maximum of two dwelling units per building per lot	85'	95'	30'	10' min., total 22'	20'	30'
R-4	10,000 s.f. for each single-family or two-family dwelling plus 4,000 s.f. for each additional dwelling unit to a maximum of four dwelling units per building per lot	90'	100'	30'	12' min., total 24'	20'	30'
R-8	10,000 s.f. for each single-family or two-family dwelling plus 4,000 s.f. for each additional dwelling unit with a maximum of four dwelling units per building and not more than two buildings per lot unless a greater number of dwelling units or buildings are approved as specified in Section 11-13-030(8)	100'	110'	30'	15' min., total 30'	30'	30'

(2) Class B animals may be approved by the Planning Commission only if the area of the lot is twenty thousand (20,000) square feet or larger. Class B animals shall be limited to not more than one (1) horse or cow and not more than two (2) sheep or goats for each twenty thousand (20,000) square feet of a lot.

11-13-050 Accessory Buildings and Structures.

(1) Accessory buildings, except for those listed in Section 11-13 -050(2) below, may be located within one (1) foot of the side or rear property line, provided they are at least six (6) feet to the rear of the dwelling, do not encroach on any recorded easements, occupy not more than twenty five percent (25%) of the rear yard, and are located at least fifteen (15) feet from any dwelling on an adjacent lot. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

(2) Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not closer than ten (10) feet from any side or rear property line and one hundred (100) feet from any public street or from any dwelling on an adjacent property;

(3) On double-frontage lots, accessory buildings shall be located not less than twenty-five (25) feet from each street upon which the lot has frontage.

11-13-060 Building Height.

(1) Main buildings:

(a) Main buildings shall not exceed twenty-seven (27) feet in height .

(b) No dwelling structure shall contain less than one (1) story.

(2) Accessory buildings or structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner (no fee shall be assessed for such application).

11-13-070 Parking Restrictions.

(1) Minimum parking required by this Title shall not be located within the minimum required front or side yard setback adjacent to a public or private street in any multiple-family residential zone.

(2) Required parking for multiple-family buildings shall be located in the rear yard of the lot unless fully enclosed and covered parking is attached to, and designed as an architecturally integrated element of, the main building.

11-13-080 Apartment Dwelling Groups.

The following provisions shall apply to the development of planned dwelling groups in the City:

(1) The dwelling group shall be owned by one person, partnership, or legal entity and shall not be divided and sold as individual buildings.

(2) The development shall cover an area of not less than one (1) acre.

(3) The planned dwelling group shall maintain minimum setbacks from adjacent lots as specified in Section 11-13-040(1) above. On corner lots, or in planned dwelling groups that have frontage on more than one public street, the front yard may be designated by the developer; EXCEPT that a public street frontage that is less than one hundred (100) feet in width shall not be designated as a front yard.

(4) Common open space shall be provided in all planned dwelling groups. This open space shall comprise fifteen percent (15%) of the site, shall be accessible to all units, and shall be of such dimension as to provide adequate space for general recreational activities such as playgrounds, picnicking, volley ball, etc. No streets, driveways, parking areas, minimum required setback areas, or areas with slopes greater than thirty percent (30%) shall be included in the computation of common open space.

(5) Private garages, attached or detached, or other off-street parking space shall not be constructed in any required open space.

(6) No residential building shall face the rear of another building on the development site.

(7) A separation of at least fifteen (15) feet shall be maintained between buildings which are located side by side.

(8) The minimum distance between the fronts of buildings which face one another shall be thirty (30) feet.

(9) No building shall contain more units than is specifically allowed in the zone.

(10) All off-street parking spaces, walkways, and driveways shall be hard-surfaced.

(11) All buildings shall be served by public sewer and public water supply.

(12) The Planning Commission may impose other reasonable conditions as may be necessary to accomplish the purpose of this Title.

11-13-090 Site Development.

Site development for multiple-family residential development shall conform to Section 11-7-105 through 11-7-107 of this Title.

Formerly Residential Zone R-22, Repealed 4/1/92, Ord. 92-08

Chapter 12 Recodified as Multiple Family Residential Zones, 4/15/92, Ord. 92-14

Chapter 12 Amended, 12/8/93, Ord. 93-44

11-12-106 Amended, 3/2/94, Ord. 94-12

11-12-104(1) Amended, 4/19/95, Ord. 95-15

Recodified Multi-Family Residential Zones from Chapter 12 to Chapter 13, 4/21/99, Ord. 99-19

11-13-060(1) Amended, 4/19/00, Ord. 2000-15

11-13-030(6) added 1/24/02, Ord. 2002-14

11-13-030, amended 4/2/03, Ord. 2003-12

11-13-050 & 11-13-060 Amended 4/6/05, Ord. 2005-11

11-13-030 Amended 03/04/14, Ord. 2014-07