

Sec. 130-11. - RD-5, residential district—5000.

(a) General purpose and description. The residential district - 5000, is intended to provide for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious and educational facilities, and open spaces are provided to maintain a balanced, orderly, convenient, and attractive residential area. Certain uses, such as duplexes, may be permitted if used in a compatible manner with areas.

(b) Permitted uses. Any use permitted in RD-7 district.

(c) Conditional uses. Any conditional use allowed in the RD-7 district with the addition of: • Halfway house.

(d) Lot area, height, and setback requirements. See building setbacks and lot standards in article IV of chapter 62.

(e) Parking regulations. See access and off-street parking in Article VI of Chapter 62.

(f) Other regulations.

(1) As established by all other applicable sections and/or ordinances.

(2) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.

(g) Special requirements.

(1) No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.

(2) Patio homes shall be permitted only on lots specified for such a use in an approved plat (see section 62-167 for criteria). Townhouse and duplex dwellings permitted conditionally in this district are subject to the supplemental regulations of section 62-168 and section 62-169, respectively.

(3) Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of nonresidential and multifamily development in article III of chapter 62 before activity on the property may resume. Detached dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

Sec. 130-10. - RD-7, residential district—7000.

(a) General purpose and description. The residential district-7000, is intended to be composed of detached dwelling units on lots of not less than 7,000 square feet. Detached dwelling units are designed primarily for residential use and do not easily lend themselves to other types of nonresidential uses. Other uses may be permitted in this district which are compatible to residential uses and occupy structures designed for their intended use and do not infringe upon the residential uses.

(b) Permitted uses. • Accessory structures (See section 130-34(a)); • Detached dwelling units with no more than 4 unrelated persons; • Essential municipal uses; • Group home/community home; • Government (federal or state) owned structures, facilities, and uses; • Home occupations; • Personal care homes; • Place of worship; • Private utilities (no general outdoor storage yards); • Real estate sales offices during the development of residential subdivisions, but not to exceed three years; • Schools; • Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work;

(c) Conditional uses. • Accessory dwelling unit (See section 130-34(b)); • Accessory structure if greater than the standards set forth in section 130-34(a); • Bed and breakfast; • Boarding (lodging) house; • Child care—Class B; • Country club or golf course; • Detached shared housing (See section 130-34(q)); • Duplex; • Funeral home/mortuary; • Neighborhood services; • Nursing home (retirement home); • Patio home (zero lot line dwelling); • Police station; • Professional offices (In the eastside historic district, the building must also be used as a primary dwelling by the owner, managing partner or majority shareholder of the business occupying the building); • Community center/recreation center; • Townhouses; • Twin homes.

(d) Lot area, height, and setback requirements. See building setbacks and lot standards in article IV of chapter 62.

(e) Parking regulations. See access and off-street parking in article VI of chapter 62.

(f) Other regulations.

(1) As established by all other applicable sections and/or ordinances.

(2) Wireless telecommunication facilities shall be allowed only as provided for in section 130-35.

(g) Special requirements.

(1) No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.

(2) Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of the nonresidential and multifamily development in article III of chapter 62, before activity on the property may resume. Detached dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

(3) Patio home, townhouse and duplex dwellings permitted conditionally in this district are subject to the supplemental regulations of section 62-167, section 62-168 and section 62-169, respectively.

(4) Professional offices, permitted conditionally in this district shall have one driveway. The minimum dimensions shall be 37 feet long by 18 feet wide so as to accommodate four vehicles on the site.

(5) Professional offices, conditionally permitted in this district shall have a minimum of eight percent of the site landscaped.