

**ARTICLE V**  
**ZONING DISTRICT DEVELOPMENT AND USE REGULATIONS**

**SECTION 500. R-140 Residential Single-Family District.**

This Zoning District is intended primarily for Single-Family Dwellings and related uses. This section must be read in it's entirety to fully understand where specific land uses are permitted within this zoning district. Some permitted uses require approval as a special use when certain thresholds are reached.

A. Within the R-140 Zoning District, except where the size or scale of a proposed use falls within the large project category requiring a special use permit, the following uses are permitted:

1. Accessory Buildings, Structures and Uses, provided:
  - a. The building, structure or use complies with Section 604 of this Ordinance.
  - b. A swimming pool is completely enclosed by a fence or wall at least four (4) feet in height, but not over eight (8) feet in height. The fence or wall shall be equipped with self-closing and self-latching gates. Openings in the fence or wall shall not permit the passage of a six (6") inch diameter sphere.
  - c. An accessory building, to include a guest house, an accessory dwelling unit, a garage, a storage building, etc., shall not exceed 800 square feet of gross floor area.
  - d. A relative residence contained within a Single Family Dwelling shall not exceed 800 square feet of gross floor area; the real property owner must live in the Single Family Dwelling; relatives must be by blood, marriage or law; access to the relatives living area shall be required from the interior of the dwelling although secondary access to the exterior of the dwelling is permissible; and, paved off-street parking shall be provided for additional vehicles as needed.
  - e. Any accessory building exceeding two hundred (200) square feet shall have an exterior finish consistent with the primary residence.
2. Cemeteries, Existing.
3. Community Facilities, provided:
  - a. All outdoor lighting shall comply with Section 1501.C.2.
  - b. The lot must be accessed from an arterial or collector as identified in the Comprehensive Plan.
  - c. All buildings shall be located at least 50 feet from all property lines.
  - d. All off-street parking areas shall be located at least 25 feet from all property lines.
  - e. All buildings shall comply with the City's architectural standards for the O-I zoning district.
  - f. Such uses include, but are not limited to, community clubs, community associations, golf courses, country clubs, private parks,

religious institutions, schools and swimming and tennis clubs. (see definition)

4. Family Day Care Homes.
5. Home Events, provide:
  - a. The events comply with Section 616. Home Occupations.
6. Home Occupations.
7. Industrialized Homes.
8. Livestock - Cows, Goats and Horses., provided:
  - a. The lot is at least 4 acres in size.
  - b. All structures, pens or corrals housing the animals are located at least 50 feet from any property line.
  - c. All structures, pens or corrals housing the animals are located at least 100 feet from an adjoining property's principal dwelling.
  - d. No more than 2 horses or cows per acre shall be kept on the lot.
  - e. No more than 4 goats per acre shall be kept on the lot.
9. Public Buildings or Uses.
10. Single Family Detached Dwellings.
11. Stables, Private, provided:
  - a. The lot is at least 4 acres in size.
  - b. All structures, pens or corrals housing the animals are located at least 50 feet from any property line.
  - c. All structures, pens or corrals housing the animals are located at least 100 feet from an adjoining property's principal dwelling.
  - d. No more than two horses or cows per acre shall be kept on the lot.
  - e. No more than four goats per acre shall be kept on the lot.
12. Subdivision Recreation/Amenity Areas.

**B. PERMITTED SPECIAL USES.**

Within the R-140 Zoning District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the City Council after receiving recommendations from the Planning Commission and after a public hearing:

1. Cemeteries, New
2. Community Gardens.
3. Day Care Centers, provided:
  - a. The lot abuts upon a Major or Collector Street or a State Highway.

- b. At least 35 square feet of indoor play area for each child at maximum enrollment is provided.
  - c. At least 100 square feet of outdoor play area for each child at maximum enrollment is provided.
  - d. The outdoor play area is enclosed by a fence at least 4 feet in height but not over 8 feet in height.
  - e. A circular drive for off-street loading.
  - f. If a Special Use Permit is approved, comply with all State Day Care requirements and Health regulations.
4. Farming and Horticulture, General.
5. Group Day Cares, provided:
- a. No more than 12 individuals are kept.
6. Large Development Projects. Projects that are Permitted Uses within this district, but exceed the thresholds below are subject to special use permit review:
- a. Building(s) that have a gross cumulative building size exceeding 20,000 square of enclosed heated or unheated floor area; and/or
  - b. Any project with a cumulative land disturbance exceeding 5 acres; and/or
  - c. Any development that creates a residential subdivision exceeding 7 lots.
7. Livestock - Cows, Goats and Horses, provided:
- a. The lot is at least 2 acres in size.
  - b. All structures, pens or corrals housing the animals are located at least 50 feet from any property line.
  - c. All structures, pens or corrals housing the animals are located at least 100 feet from an adjoining property's principal dwelling.
  - d. A fenced buffer at least 10 feet wide is provided along all property lines, except abutting a public street. The fence shall not exceed 8 feet in height.
  - e. No more than 2 horses or cows per acre shall be kept on the lot.
  - f. No more than 4 goats per acre shall be kept on the lot.
8. Public Utility Facilities.  
If essential to service this Zoning District, power substations and gas regulator stations are permitted, provided:
- a. All structures, except for driveways, are placed 50 feet from any property line.
  - b. All structures, except for driveways, are enclosed by a wall or woven wire fence at least but not greater than 8 feet in height.
  - c. A 10-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least 8 feet in height and provide an effective visual screen.
  - d. The lot is suitably landscaped.
  - e. No vehicles or equipment are stored on the premises.

C. DISTRICT DEVELOPMENT REGULATIONS.

1. Minimum Lot Size.
  - a. 30,000 square feet.
  - b. Not less than 50% of the required lot size shall be above the Base Flood elevation.
2. Minimum Lot Width.
  - a. 140 feet, except abutting a cul-de-sac or half cul-de-sac.
  - b. 100 feet abutting cul-de-sacs or half cul-de-sacs.
3. Minimum Road Frontage.
  - a. 40 feet.
4. Minimum Yard Abutting a Public Street.
  - a. 50 feet.
5. Minimum Side Yard.
  - a. 10 feet.
6. Minimum Rear Yard.
  - a. 40 feet.
7. Maximum Height.
  - a. 35 feet.
8. Street Rights-of-Way.
  - a. 50 feet if in the interior of a Subdivision.
  - b. Other streets - as determined by the Thoroughfare Plan.
9. Minimum Floor Area.
  - a. 1,250 square feet.

**SECTION 501. R-100 Residential Single Family District.**

This Zoning District is intended primarily for Single-Family dwellings and related uses. This section must be read in it's entirety to fully understand where specific land uses are permitted within this zoning district. Some permitted uses require approval as a special use when certain thresholds are reached.

- A. Within the R-100 District except where the size or scale of a proposed use falls within the large project category requiring a special use permit, the following uses are permitted:
  1. Accessory Buildings, Structures and Uses, provided:
    - a. The building, structure or use complies with Section 604 of this Ordinance.