



Purpose Statement

The purpose of the Urban Residential district is to encourage relatively greater density residential development in areas generally adjacent to the built up sections of the community or in areas of existing development of such density. The Residential districts are designed to encourage a suitable environment for family life by permitting under certain conditions, such neighborhood facilities as churches, schools, playgrounds, and appropriate institutions and by protecting the residential character against non-compatible uses. The Urban Residential district is to encourage multi-family development at densities up to five dwelling units per acre in areas adjacent to community shopping facilities. Development is to consist primarily of single-family (attached or detached), planned unit development, and multi-family dwellings in groupings which will provide for the efficient development and utilization of community facilities.

Permitted Uses

Agricultural Uses: Ponds.

Residential Uses: Manufactured and mobile homes; conservation development option; single-family dwellings; two-family dwellings.

Community, Civic, and Institutional Uses: Cemeteries; community gardens; community living arrangements (1-8 residents); municipal, cultural, or public uses; places of worship; public recreation.

Commercial, Office, and Service Uses: None.

Industrial and Extraction Uses: None.

Accessory, Temporary, and Other Uses: Accessory buildings, structures, and uses; garage, yard, and estate sales; minor occupations/home profession businesses (in residential unit); private recreational vehicles/campers; solar energy systems for private use; small wind energy systems; temporary residential structures; wireless telecommunication facilities.

Conditional Uses

Agricultural Uses: None.

Residential Uses: Mixed residential development option; Manufactured/mobile home parks (existing areas only); multi-family dwellings.

Community, Civic, and Institutional Uses: Charitable or philanthropic uses; K-12 schools; Facilities for a private

requires Board of Adjustment approval

clubs, fraternal organizations, or community groups.

Commercial, Office, and Service Uses: None.

Industrial and Extraction Uses: None.

Accessory, Temporary, and Other Uses: Minor occupations/home profession businesses (in accessory building); Major home occupation/Home professional business

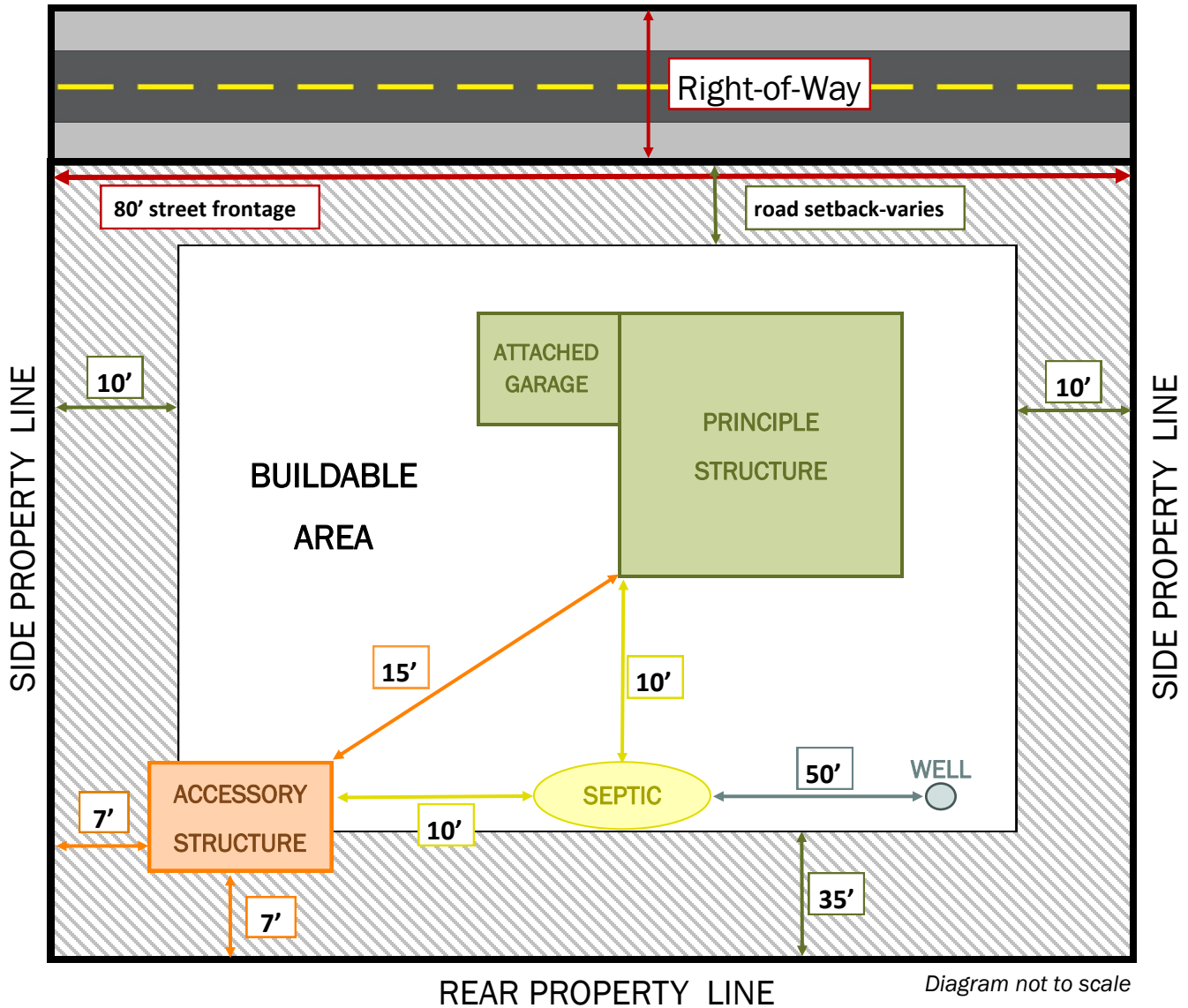
Accessory Structures

- May be located in the rear, side, or front yard.
- Principle structure must exist prior to an accessory structure.
- 1,400 square feet maximum size.
- 24 feet maximum height.
- 16 feet maximum sidewall height.

- A conditional use permit may be applied for: Accessory building(s) prior to a principal structure and Accessory building(s) exceeding the dimensional limitations of the Code (for personal/private use and/or accessory to the principal use of the lot).

Livestock Requirements

Keeping livestock, horses, and chickens is not permitted in the Urban Residential district.



Minimum Lot Requirements

- 0.459 acres (20,000 square feet)
- 80 feet street frontage
- 60 feet building line width
- 66 feet of access to a public road
- 30% Maximum lot coverage

Minimum Principle Structure Setbacks

- Road setbacks (from centerline or right-of-way line, whichever distance is greater)
- state & federal highways: 110 feet or 50 feet
- county highways: 83 feet or 42 feet
- town roads: 63 feet or 30 feet
- 10 feet from side property line
- 35 feet from rear property line
- 35 feet maximum height
- Some setbacks may be reduced if on public sewer

Minimum Accessory Structure Setbacks

- 15 feet from principal structure
- 7 feet from side property line
- 7 feet from rear yard property line