

ARTICLE 8
RESIDENTIAL ZONING DISTRICTS
MULTI-FAMILY

SECTION 8-10

RESIDENCE THREE ZONING DISTRICT (R2)

A. Intent and Purpose

To promote the development of residential areas containing, as a general rule, a heavier concentration of people than the R1 District, but still maintaining the other desirable living and features thereof.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Provisions", Article 1.

1. The permitted uses shall be installed, operated and maintained in a manner commensurate with quiet family living, and all lighting shall be of a minimum necessary to serve the purpose for which it is intended.
2. A Conditional Use Permit shall be required for any building exceeding two stories or thirty (30) feet in height.

C. Permitted Uses

1. All uses permitted in R1 District.
2. Multiple living units, apartment houses and apartment hotels, provided all such living units permitted on any particular lot or parcel of land must be confined in one building.
3. Structures containing five or more living units shall be permitted subject to a Use Permit.

D. Density and Intensity of Use

1. Use density shall be limited to seven dwelling units per gross acre.
2. Where multifamily dwellings are confined to single lots, there shall be a lot area of no less than six thousand (6,000) square feet.
3. There shall be a minimum lot area of two thousand (2,000) square feet per dwelling unit.
4. Lot coverage shall not exceed fifty percent (50%).
5. Minimum lot width shall be sixty (60) feet.

6. Front, rear and side yard setbacks shall conform to those applicable in the R1 District.
7. There shall be a minimum distance between buildings of ten (10) feet.

SECTION 8-11

RESIDENCE THREE ZONING DISTRICT (R3)

A. Intent and Purpose

To promote the development of residential areas containing, as a general rule, a heavier concentration of people than the R1 District, but still maintaining the other desirable living features thereof other than the establishment of additional building necessitated by installation of multiple living units on lots and parcels of land.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the “General Stipulations and Provisions”, Article 1.

1. The permitted uses shall be installed, operated, and maintained in a manner commensurate with quiet family living, and all lighting shall be of a minimum necessary to serve the purpose for which it is intended.
2. A Conditional Use Permit shall be required for buildings exceeding three (3) stories or thirty-six (36) feet in height.

C. Permitted Uses

1. All uses permitted in R2 Districts, except that all living units permitted on any particular lot or parcel of land need not be confined under one common roof.
2. Structures containing five or more living units shall be permitted subject to a Use Permit.

D. Density and Intensity of Use

1. Use density shall be limited to ten (10) dwelling units per gross acre.
2. Where multi-family dwelling units are confined to a single lot, there shall be a lot area of no less than six thousand (6,000) square feet.
3. There shall be a minimum lot area of one thousand (1,000) square feet per dwelling unit.
4. Lot coverage shall not exceed fifty percent (50%).
5. Minimum lot width shall be sixty (60) feet.

6. Front, rear and side yard setbacks shall conform to those applicable in the R1 District.

SECTION 8-12

RESIDENCE FOUR ZONING DISTRICT (R4)

A. Intent and Purpose

Adaptable as a buffer between higher residential districts and the lower use districts. While this District permits a mixture of uses, the residential features should be reasonably protected, particularly those in adjacent higher residential districts.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Provisions", Section 103, Article 1.

1. The permitted uses shall be installed, operated, and maintained in a manner commensurate with quiet family living, and all lighting shall be of a minimum necessary to serve the purpose for which it is intended.
2. A Conditional Use Permit shall be required for buildings exceeding three (3) stories or thirty-six (36) feet in height.

C. Permitted Uses (See Permitted Uses Tables in back of this document)

1. All uses permitted in R3 District, except that unless specifically provided herein to the contrary, the following is waived:
 - a. Requirement for use permit, except where such use is adjacent to a higher class residential district.
 - b. Home occupations permitted sign in conformity to sign allowed for other uses in the District.
2. Hospitals or sanitariums for the treatment of human ailments, nursing or convalescent homes. Any building so used shall be not less than fifty (50) feet from any adjoining property. These uses shall be subject to a use permit.
3. Private clubs and lodges, provided the chief activity is not a service customarily carried on as a business. A dining room and/or bar may be operated incidental thereto for the benefit only of the members and their guests, and provided no sign shall be displayed in connection with such accessory use, except the name thereof.
4. Mobile Home Developments when the R4 District is combined with a "T" District, subject to a site plan review and approval by the Planning Director, and/or Planning and Zoning Commission and the issuance of a use permit. Non-compliance with the use permit and site plan will be cause for revocation of the Use Permit.

5. Radio and transmitter stations and tower for automatic transmitting, wherein only maintenance personnel are employed, and provided further that no tower shall be located closer than its height to any adjacent property or public right-of-way.
6. The following uses when conducted within a residence by the occupant thereof, and allowing two employees, not members of the household:
 - a. Beauty and barber and massage.
 - a. Hand binding and tooling.
 - b. Photographic and art.
 - c. Teaching of individual or class instruction of the fine arts.
 - d. Tailoring, including hand cleaning and spotting only.
 - e. Cleaner pick-up.
 - f. Clock, radio, television, precision and musical instruments; optical.

7. Signs

The following supplements sign permission from R3 District.

a. On Site Signs

Single or double-faced signs identifying the use and/or occupants thereof.

- i. Limited to a total aggregate panel area for such signs of one hundred twenty (120) square feet, except that same may be increased up to two hundred (200) square feet at the rate of one square foot of panel area for each lineal foot of lot width in excess of one hundred (100) feet. No one panel area shall exceed sixty (60) square feet.
- ii. Signs exceeding six (6) square feet of panel area limited to an eight (8) foot minimum bottom height and a twelve (12) foot maximum top height.
- iii. Placing of such signs other than flush to or forward of the front of the main building shall require the securing of a Use Permit.

8. Structures containing five or more living units shall be permitted subject to a Use Permit.

D. Density and Intensity of Use

1. Use density shall be limited to twenty (20) dwelling units per gross acre.
2. Where multifamily dwellings are confined to single lots, there shall be a lot area of no less than six thousand (6,000) square feet.
3. There shall be a minimum lot area of eight hundred (800) square feet per dwelling unit.

4. Lot coverage shall not exceed fifty percent (50%).
5. Minimum lot width shall be sixty (60) feet.
6. Front, rear and side yard setbacks shall conform to those applicable in the R1 District.
7. There shall be a minimum space between buildings of ten (10) feet for buildings up to two stories in height and an additional ten (10) feet for each additional story.

SECTION 8-13

TRANSITIONAL RESIDENTIAL ZONING DISTRICT (TR)

A. Intent and Purpose

1. To provide a degree of flexibility in land use in transitional areas where a mixture of residential and light commercial uses will be beneficial.
2. To allow for certain mixed-use developments subject to an approved site plan, provided such developments shall be in harmony with, and will result in a minimum disruption to, surrounding uses.
3. To create transitional zones to serve as buffers between residential districts and commercial or industrial districts.

B. District Stipulations

Shall conform to the stipulations of the Residence One District, with the following exceptions or additional provisions:

1. Retail, service and professional uses established within this district shall be limited to those primarily concerned with serving the incidental daily needs of adjacent residential uses.
2. Non-residential uses shall be conducted within a completely enclosed building.
3. No use shall be conducted in such a manner as to constitute an explosion or fire hazard, nor shall there be emitted into the atmosphere smoke, radiation, odor, dust, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance.
4. No commercial activity shall be permitted between the hours of 11:00 P.M. and 6:00 A.M.
5. Outdoor lighting for non-residential uses shall be hooded or shielded so as to deflect light away from adjacent residential area.
6. No outdoor area lighting shall be permitted between the hours of 11:00 P.M. and 6:00 A.M. except for a minimum necessary to provide for security and public safety.

7. Signage

- a. The provisions of the Residence Four district shall apply to signs identifying non-single family residential uses.
- b. No illuminated signs identifying non-residential uses shall be permitted between the hours of 11:00 P.M. and 6 A.M.
- c. Additional or modified signage subject to an approved Property Development Plan.

C. Property Development Plan

Application for a change to the TR zoning classification or for a permit for construction or site work related to multi-family, commercial, professional or mixed use shall be subject to the approval by the Director or Board of Supervisors, as appropriate, of a Property Development Plan.

1. Application for approval of a Property Development Plan shall be made on a form provided for such purpose by the Department and shall be accompanied by maps, drawings and such other materials necessary to show the following:
 - a. A site plan, drawn to scale, showing the location and proposed use of all site improvements.
 - b. On-site parking arrangements, including loading areas.
 - c. Signage provisions for all proposed uses.
 - d. The location and treatment of landscaped areas.
 - e. The proposed off-site circulation pattern including, as appropriate, right-of-way dedications, street improvements, traffic control measures, location and design of driveway openings, acceleration/deceleration lanes.
 - f. Such additional information as the Director may deem necessary to evaluate the impact of the proposed development on surrounding uses.

D. Permitted Uses

1. All uses permitted in the Residence Three district subject to the provisions of Section 11-12.E. Density and Intensity of Use.
2. Mobile Home Developments when the TR district is combined with the T district.
3. General retail business establishments engaged in selling goods and services to the public provided that the gross floor area of such establishments shall not exceed 2,500 square feet.
4. Bed and Breakfast Establishments under the provisions of Section 7-16.E.1., but not subject to a Conditional Use Permit.
5. Private and semi-public golf courses when developed in conjunction with an approved residential development.

E. Uses Subject to a Use Permit

Shall be the same as the provisions of the Residence One district except as specifically permitted in Section 8-13.D. above.

F. Uses Subject to a Conditional Use Permit

Shall be the same as the provisions of the Residence One district except as specifically permitted in Section 8-13.D. above.

G. Temporary Uses

Subject to the provisions of Section 3-14 Temporary Use Permits.