

Article 3.45

RESIDENTIAL USE DISTRICT (R-5)

This district is intended to permit quiet residential neighborhoods of single, two family, multi-family homes and mobile homes.

A. Permitted uses:

1. Single—family dwellings
2. Two-family dwellings
3. Multi—family dwellings, not to exceed 8 units per detached structure
4. Home occupations
5. Accessory structures and uses pertinent to the principal structure and use
6. Municipal uses
7. Mobile homes

B. Uses permitted on review by the Planning Commission:

1. Multi-family dwelling exceeding 8 units per each detached structure
2. Churches and other religious institutions including a church bulletin board or sign, not exceeding 15 square feet in area, attached to the main building or located behind the front building line on the same lot with a church building
3. Public and private schools offering a general education course
4. Public parks and playgrounds and other municipal recreational uses
5. Hospitals, nursing homes, doctor and dental
6. Mobile home parks
7. Parking lot provided to serve the uses permitted in this district

C. Lot Area

1. One-family: Minimum 6,000 square feet for first unit.
2. Two family: Minimum 7,500 square feet.
3. Multi—family: 1,500 square feet of unobstructed open space for each dwelling unit.

D. Yard Requirements:

Each lot, except upon which a mobile home is situated, shall have front, side and rear yards not less than the depths or widths following:

1. Front yard depth: Twenty-five (25) feet from property line or 50 feet from center line of existing right-of-way, whichever is greater.

2. Side yard width: Minimum 7-1/2 feet from each adjacent property line.
3. Yard on side street: 15 feet.
4. Rear yard: Minimum of 10 feet from property line.

On each lot where a mobile home is situated, the following yard requirements shall apply:

- (a). Lot size minimum: 50 feet width.
- (b). Front yard depth: 25 feet from property line or 50 feet from center line of existing right-of-way, whichever is greater.
- (c). Rear yard: 25 feet from property line.
- (d). Side yard: 10 feet set-back from each property line.

E. Width:

1. Minimum width, except lots for mobile homes, of a lot at the front yard line or building line shall be 60 feet for single—family dwellings and 70 feet for two-family dwellings. For each additional unit over two, an additional 10 feet shall be added to minimum width requirement for two-family dwellings.

F. Height:

1. Maximum height of a structure shall be two— and-one—half stories, not to exceed 35 feet in overall height.

G. Off-Street Parking - See Land Development Code Part A, Chapter V, Article 5—

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H. Places of Public Assembly:

1. Height:
 - (a) Maximum height shall be two stories not to exceed 35 feet in height for that portion of the structure used for assembly or offices.
2. Yard Requirements:
 - (a) Minimum of 25 feet from all property lines. On all property abutting a street, 25 feet from property line or 50 feet from center of street, whichever is greater.
3. On—lot Parking:
 - (a) Places of public assembly shall provide one on-lot parking space per each six persons accommodated in the assembly a hall.

I. Mobile Home Provisions:

1. All mobile homes shall meet tie-down, skirt, wiring, and plumbing requirements.
2. All mobile homes shall meet the Federal Manufactured Home Construction and Safety Standards Act specifications including, but not limited to, all plumbing and electrical specifications.
3. All mobile homes shall have private drives. Any mobile home more than five (5) years old shall be approved for safety and approved for general condition by proper City officials prior to placement on lot.
4. Any mobile home not situated within an R-4 or R-5 zone cannot be replaced when moved or destroyed.
5. Building permit charges shall be the same as the charges for conventionally built homes.
6. All street cut permits, water assessments and sewer assessments must be paid before placement of mobile homes.
7. All mobile homes shall be in compliance with the Land Development Code and any other City requirements. Utilities will not be connected until all requirements herein have been complied with and said mobile home has been inspected by the proper City officials.
8. No more than one mobile home may be placed on any one lot or connecting lots by the same owner, unless the requirements of R-4 Zone are met.
9. Mobile home shall be the principal use on lot.