

4-4-9. R-2 APARTMENT AND SMALL SINGLE-FAMILY RESIDENTIAL  
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A. Purpose and Intent - This zone is regulated to permit all non-agricultural uses permitted in the R-1 zone plus single or multi-family dwellings. No building, structure or land use shall be used, altered or created for any purpose other than those designated for this zone.

B. Permissive Uses - The following uses shall be permitted:

1. Any Permissive Use permitted in the R-1 zone.
2. Apartments or other multi-family dwellings provided that they do not occupy over one half of the total lot area. (Floor Area Ratio = .5)

C. Conditional Uses - The following uses shall be permitted provided they are first approved by the Board of Adjustment as Conditional Uses:

1. Any Conditional Use permitted in the R-1 Zone.
2. Hospital, clinic, or nursing home.
3. Beauty shop, barber shop or cosmetologist.
4. Professional occupation carried on as a home occupation but without limit of income.

D. Area Height and Setback Regulations - These regulations shall apply to any structure other than a wall, fence, flagpole, sign or other specified structure provided such structures shall all observe vision clearance criteria defined in this Ordinance.

1. Minimum lot area shall be 6,500 square feet.
2. Front yard setback shall be at least 15 feet with off-street parking at the side or rear of building or at least 30 feet with parking intended to be located in the front setback area.
3. Minimum side yard setback shall be five feet on any interior lot or interior side of a corner lot, and shall be 10 feet or more on the side abutting a public or private way.
4. Rear yard setback shall be a minimum of 15 feet excepting when off-street parking will be located in the rear yard when thirty feet minimum setback will be required from an alley, private access easement or rear lot line.
5. All buildings of a group shall either be connected by covered walks or be separated by a distance equal to the height of the highest adjoining building or flammable structure.
6. Lot width shall be a minimum of 50 feet measured at the actual building setback.

7. Maximum height of any building or structure excepting a flagpole, antenna, or similar element shall be 35 feet provided that all buildings or structures shall be located a minimum distance from the nearest property line equal to their height. Maximum height of any antenna, flagpole, or similar element shall be 65 feet. No overhead utility poles or lines shall be permitted in this zone.

8. Off-street parking spaces must be provided as indicated in the Off-Street Parking section of this Ordinance.

4-4-10. C-1 NEIGHBORHOOD COMMERCIAL AND SERVICES  
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A. Purpose and Intent - This zone permits limited commercial uses to satisfy the day-to-day needs of residential areas, but no unscreened outdoor storage will be permitted in this zone.

B. Permissive Uses - The following uses shall be permitted:

1. Uses permissive in the R-2 zone (these uses are permitted but not recommended for this zone), and conditional uses allowed in the R-2 zone.
2. Appliance store and incidental repair shop.
3. Art or antique shop provided all activities are conducted within a completely enclosed building.
4. Bakery goods shop or confectionery store in which a majority of the products are sold on the premises at retail.
5. Bank or church.
6. Book or stationery store.
7. Clothing store, tailor, custom dressmaking, or millinery shop.
8. Drug store.
9. Dry cleaning, laundry, or clothes-pressing establishment, including self-service establishment.
10. Dry goods store.
11. Florist or gift shop.
12. Furniture store.
13. Grocery, fruit, vegetable, or delicatessen store, meat market.
14. Hardware or building materials store without outdoor storage.
15. Hobby shop.
16. Interior decorating shop.