

**CHAPTER 2
ZONING AND DEVELOPMENT**

2.100 ZONES

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2.101 RESIDENTIAL ZONE (R)

2.101.01 Permitted Uses

In the R zone the following uses and their accessory uses are permitted outright:

- A. Single-family dwelling and accessory uses.
- B. Two family dwelling and accessory uses.
- C. Manufactured homes on individual lots, subject to the provisions of Section 2.302, and accessory uses.
- D. Home occupation.
- E. Family day care provider.
- F. Residential care home
- G. Partitioning, subject to the provisions in Section 3.105.

- H. Planned Unit Developments, subject to the provisions in Section 3.104.
- I. Accessory dwelling units per requirements in Section 2.305.

2.101.02 Conditional Uses

In the R Zone the following uses and their accessory uses are permitted subject to approval of a Conditional Use:

- A. Residential facility, nursing home, convalescent home.
- B. Utility facility, station or substation.
- C. Multifamily dwelling.
- D. Church and similar religious institutions.
- E. Governmental structure or land use including but not limited to a park, playground or other recreational facility, governmental offices, fire station, library, or museum.
- F. Day care facility, nursery school, kindergarten, or similar facility.
- G. Public school or private school offering curricula similar to public school.
- H. Bed and breakfast establishment.

2.101.03 Dimensional and Development Standards

- A. Minimum Lot Area - The lot area shall have a minimum of 19,602 square feet for a single family dwelling and for a manufactured home; and 19,602 square feet per dwelling unit for two family dwellings and for multifamily dwellings.
- B. Lot Depth - The lot depth shall be a minimum of 198 feet. However, the lot depth may be reduced as long as the lot width and lot area requirements are met.
- C. Minimum Lot Width - The lot width shall be a minimum of 99 feet.
- D. Minimum Yard Setbacks

All structures shall maintain the following minimum yard setbacks:

- 1. Front Yard 20 feet

- | | | |
|----|-----------------------------------|---------|
| | 2. Rear Yard | 20 feet |
| | 3. Side Yard (interior) | 10 feet |
| | 4. Side Yard (adjacent to street) | 20 feet |
| E. | <u>Maximum Structure Height</u> | 35 |
- feet
- F. Special Setback Provisions - In the North View P.U.D., West View Development, Hillside Estates, Vine Street Subdivision, and Knoll Subdivision, the following setback standards shall apply:
- | | | |
|--|---|---------|
| | 1. Front Yard | 10 feet |
| | 2. Rear Yard | 10 feet |
| | 3. Side Yard (interior) | 5 feet |
| | 4. These setback requirement may be further modified by C.C.&R.'s approved by the City as part of the subdivision approval. | |

2.102 COMMERCIAL ZONE (C)

2.102.01 Permitted Uses

In a C zone the following uses and their accessory uses are permitted outright:

- A. Single family dwelling and accessory uses.
- B. Home occupation.
- C. Professional office.

2.105.03 Conditional Uses

In a C Zone the following uses and their accessory uses are permitted subject to approval of a Conditional Use:

- A. Antique shops or second hand stores.
- B. General dry goods stores.

- C. Grocery stores or meat markets.
- D. Restaurants or cafes.
- E. Service stations with facilities for minor repair.
- F. Craft shops including woodworking, ornamental iron, ceramics, leather working, and shops of similar scale and use.
- G. Hotels, motels and bed and breakfast establishments.
- H. Public parking.

2.105.04 Dimensional and Development Standards

The following minimum standards shall be required for all development in the C Zone:

- A. Signs – The City Council shall approve all signs in which the sign face exceeds 10 square feet in area.
- B. Lot Coverage - Buildings shall not occupy more than 50% of the lot area.

2.103 PUBLIC ZONE (P)

2.103.01 Permitted Uses

In a P Zone the following uses and their accessory uses are permitted outright:

- A. Church and similar religious institutions.
- B. Community building such as library, fire station, school, city hall, etc.
- C. Park or recreation facility, exempt from lot area and dimensional standards.
- D. Medical and professional offices.
- E. Theater/Auditorium.
- F. Educational facility.

- G. Existing family dwelling.

2.103.02 Conditional Uses

In a P zone the following uses and their accessory uses are permitted subject to approval of a conditional use:

- A. New single family dwelling or manufactured home, subject to the lot area, lot width, lot depth, and dimensional standards of the R zone.

2.103.03 Dimensional and Development Standards

- A. Minimum Lot Area – None.
- B. Lot Depth – None.
- C. Minimum Lot Width – None.
- D. Minimum Yard Setbacks

All structures shall maintain the following minimum yard setbacks:

- | | | |
|----|---------------------------------|---------|
| 1. | Front Yard | 20 feet |
| 2. | Rear Yard | 20 feet |
| 3. | Side Yard (interior) | 10 feet |
| 4. | Side Yard (adjacent to street) | 20 feet |
| E. | <u>Maximum Structure Height</u> | 35 |
- feet
- F. Lot Coverage - Buildings shall not occupy more than 50% of the lot area.