

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- R-16 RESIDENTIAL DISTRICT

A. Purpose of District

The R-16 Residential District is designed to permit medium density residential development characterized by duplexes, triplexes, quadruplexes and garden apartments. Resident ownership of units is frequently associated with this type of development. All urban-type services and improvements are needed in this district.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses:

1. Detached or attached single-family dwelling.
2. Two-family, three-family, or four-family dwelling.
3. Public kindergarten, elementary or secondary school.
4. Museum, library, fine arts center, park, playground or community center, when owned or operated by the City.
5. Public safety facility, when owned and operated by the City.

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- (d) Is located behind the minimum front and side street building set-back lines.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5-1.

1. Uses named in Section 9 and requiring Council approval in all districts.
2. Church, subject only to approval of a site development plan.
3. Real estate development tract or field office.
4. Subdivision advertising sign.
5. Day care center as an accessory use.
6. Private kindergartens, elementary and secondary schools whose curricula satisfy the requirements of the State Public School Laws and the regulations of the State Department of Education.
7. Utility buildings and structures: power sub-station, water tank or reservoir, water or sewage treatment plant.
8. Community recreation or welfare center.

E. Uniform Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. Facility Identification Signs:

- (a) A sign or combination of signs shall have a maximum allowable area of exposure along each dedicated street frontage of not more than one (1) square foot of sign area for each ten (10) linear feet of frontage along said street; provided however, a minimum of at least one (1) sign shall be allowed having an area of twelve (12) square feet.

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- (b) Signs may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (c) Not more than fifty (50) percent of the total allowable sign area may be located in the required yard space along a dedicated street. However, no individual sign in such required yard space shall exceed twenty (20) square feet in sign area.

2. Subdivision Identification Sign:

Subject to the above limitation for Facility Identification Signs.

3. Directional Signs:

- (a) Shall be permitted for any Principal Use or for any Special Exception Use other than a dwelling.
- (b) May be illuminated, but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
- (c) Shall not exceed six (6) square feet in area.
- (d) May be located in any yard space.