

- (1) AG, Agricultural District. The purpose of this district is to help preserve existing agricultural resources, and to guide the conversion of rural lands to suburban use when appropriate. Development standards are designed to implement long range development goals by preserving areas that have prime soils for agricultural use, and by protecting appropriate areas for development until they are well served by public facilities and services.
- (2) RR, Rural Residential District. The purpose of this district is to accommodate single-family residential and complementary land uses on large rural lots or acreage. This zone is generally applied to fringe areas of the city, between the built-up areas of the city and those areas that are agricultural in nature. These areas may, over time, be converted to higher density residential areas.
- (3) R-O, Single-Family Low Density District. Of the urban residential districts, this is the most restrictive and least intense. The district is characterized by single-family residential development and complimentary uses on large lots. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density, residential environment.
- (4) R-1, Single-Family Medium Density District. The purpose of this district is to provide for a higher population density, but with basic restrictions similar to the R-O district. This zone is intended for application in areas of medium sized lots which are or will soon be served by municipal water and sanitary sewer service.
- (5) R-1A, Single-Family High Density District. This district is to provide for a slightly higher density and a greater diversity of housing type, but with restrictions similar to the R-1 district. It is intended for application in areas in which municipal water and sanitary sewer services are available.
- (6) R-2, Multi-Family Low Density District. The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.
- (7) R-2A, Multi-Family Medium Density District. The purpose of this zone is to accommodate moderate density multi-family residential development and complementary land uses, and is intended for application in areas where all municipal services are available. The maximum density in this zone is twelve (12) dwelling units to the acre.
- (8) R-3, Multi-Family High Density District. This district is to provide for high density, multi-family development, with restrictions similar to the R-2A district, and with all municipal services available. The maximum density in this zone is eighteen (18) dwelling units to the acre.

- (9) R-3M District creating a new district with use restricted to manufactured housing unit placement. Said units no older than 8 years old as measured from date the letter of approval is sought will be allowed. Manufactured housing residential style will not be affected.
- (10) R-4 District. The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and four-plex residential structures, with all municipal services available.
- (11) R-5 District. This district is to provide for higher density multi-family developments, with all municipal services available. The principle use of the land shall be for attached apartments or condominium units. The maximum density in this zone shall not exceed twelve (12) units per acre.
- (12) R-6 District. This district allows multi-family units in excess of six buildings, unlimited dwelling units, with maximum unrestricted dwellings units per acre.

**MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS**

<u>DISTRICTS</u>	<u>ZONING</u>							
	AG	RR	R-O	R-1	R-1A	R-2	R-2A	R-3
<u>DIMENSION</u>								
Lot size								
Single-family (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Duplex (sq. ft.)	NP	NP	NP	NP	NP	7,200	7,200	7,200
Nonresidential uses (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Multi-family (area/family)	NP	NP	NP	NP	NP	3,600	3,600	2,400
Lot width (all uses)	240'	120'	100'	60'	50'	50'	50'	50'
Lot depth (all uses)	400'	200'	100'	100'	100'	100'	100'	100'
Street setback (all uses)	30'	30'	30'	25'	25'	25'	25'	20'
Side setback (all uses)	10'	10'	10'	7.5'	7.5'	7.5'	7.5'	7.5'
Rear setback (all uses)	30'	30'	30'	25'	20'	20'	20'	20'
NP = "not permitted"								