

CHAPTER 1154

R-U One-Family Residential District

1154.01 Intent.

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1154.03 Principal uses permitted subject to special conditions.

1154.04 Height, bulk, density, and area regulations.

CROSS REFERENCES

Nonconforming uses - see P.& Z. Ch. 1179

Accessory buildings - see P.& Z. Ch. 1181

Off-street parking and loading - see P.& Z. Ch. 1183

Signs - see P.& Z. 1187.03

Residential entranceway - see P.& Z. 1187.05

Residential fences - see P.& Z. 1187.08

1154.01 INTENT.

The R-U One-Family Residential District is designed to provide for the establishment of medium density, single family residential districts and uses.

(Ord. 26-2002. Passed 3-18-02.)

1154.02 PRINCIPAL USES PERMITTED.

In an R-U One-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance.

- (a) All uses permitted and as regulated in the R-1 through R-4 One-Family Residential District. (Ord. 26-2002. Passed 3-18-02.)

1154.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) All uses conditionally permitted and regulated in the R-1 through R-4 One-Family Residential District. (Ord. 26-2002. Passed 3-18-02.)

1154.04 HEIGHT, BULK, DENSITY, AND AREA REGULATIONS.

Zoning District	Minimum Lot Size Per Unit		Structure Maximum Height		Minimum Yard Setbacks (Per Lot in Feet)				Minimum Floor Area (sq. ft.)	Maximum Lot Area Covered by All Buildings
	Area (sq. ft.)	Width (feet)	(stories)	(feet)	Front	One Side	Both Sides	Rear		
R-U One Family Residential	6,000(a)	55(a)	2	25	25(b)	5(b,c)	15(b,c)	25(b)	600	40%

- (a) See Section 1177.02 regarding flexibility allowances.

- (b) See Section 1177.01(b) regarding setbacks.

- (c) In regards to side yard setbacks for one-family detached dwellings within the district, a dwelling may be located within five feet of one side lot line, provided that the sum of both side yard setbacks equals 15 feet. In addition, the minimum side distance between any two dwellings shall be 15 feet.

(Ord. 26-2002. Passed 3-18-02.)