

4 Zoning District Regulations

4.1 RESIDENTIAL DISTRICTS - The following regulations shall apply in residential districts:

4.11 - Permitted used in R-1 Districts:

A. - Single-family dwellings.

4.12 - Permitted Uses in R-2 Districts:

A. - Single family dwellings.

4.13 - Permitted uses in R-3 Districts:

A. - Single-family dwellings.

B. - Two-family dwellings.

C. - Apartment Houses.

4.14 - Permitted uses in R-4 Districts:

A. - Single-family dwellings.

B. - Two-family dwellings.

C. - Apartment Houses.

D. - Mobile Home Parks.

4.15 - Accessory structures and/or uses permitted in all residential districts:

4.151 - Garage or other building not used as a dwelling and accessory to the principal use.

4.152 - Private swimming pools and other private recreational facilities.

4.153 - Home Occupations: The Board of Adjustment shall rule on home occupations according to the definition Number 18 in Section 2.1 of this Regulation, upon application by the Administrative Officer when the classification is in doubt.

4.16 - Accessory structures and/or uses permitted in R-1 and R-2 Districts.

4.161 - Renting of sleeping rooms - Single Room Occupancy (SRO) three (3) sleeping rooms are the maximum that shall be rented in any building.

4.17 - Conditional Uses in R-1, R-2, R-3 and R-4 Districts:

4.171 - Non-profit or private facilities such as schools, churches, cemeteries, libraries, recreational facilities, hospitals, and institutions. The Board of Zoning Adjustments may attach parking restrictions and other restrictions greater than required by this Regulation if deemed necessary, or attach parking restrictions and other restrictions when such restrictions are lacking.

4.18 - Dimension and Area Regulations for Residences in all Residential Districts: The regulations on the dimensions

and area for lots and structures are set forth in section 2.4. The applicable regulations shall be observed in all residential districts.