

CHAPTER 6 R-B SINGLE-FAMILY RESIDENCE DISTRICT

SECTION 6.1 PURPOSE

This zoning district encompasses some of the older localities of the city. The residential character is mainly urban, single-family homes of earlier construction on individual lots. Two-family homes and new duplexes are permitted here, but with controls as to location, site and density. The R-B District provides for some conversion of older, larger homes to two-family dwellings provided certain conditions for the health, safety and welfare of the neighborhood are met.

SECTION 6.2 PRINCIPAL PERMITTED USES (Amended 3/2008)

In the R-B District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Churches and other facilities normally incidental thereto.
- B. Family child day care homes.
- C. Family foster care family homes.
- D. Municipal, state or federal administrative or service buildings, provided that such buildings shall be located not less than twenty (20) feet from any other lot in a Residential District.
- E. Nursery schools, day nurseries and child care centers (not including dormitories).
- F. Publicly owned and operated parks, play fields, museums, libraries, and other recreation facilities, provided that any building shall be located not less than twenty (20) feet from any other lot in any Residential District.
- G. Public, parochial or private elementary, intermediate and/or high schools offering courses in general education, provided that any building shall be located not less than twenty (20) feet from any other lot in any Residential District.
- H. Single-family detached dwellings, including home occupations in accordance with the requirements of Section 3.8.
- I. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses in accordance with the requirements of Section 3.4.
- J. Public Buildings and Uses located not less than twenty (20) feet from any other lot in any Residence District as a Principal Permitted Use.

SECTION 6.3 SPECIAL LAND USES

Land and/or buildings in the R-B District may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Cemeteries, when adjacent to or an extension of existing cemeteries.
- B. Personal service establishments.
- C. Dwelling unit conversions.
- D. Planned unit developments.

- E. Private parks, country clubs, and golf courses.
- F. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, not including storage yards.
- G. Two-family dwellings.
- H. Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit

SECTION 6.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

R-B DISTRICT REQUIREMENTS			
MINIMUM YARD REQUIREMENTS	FRONT		25 ft.
	SIDE		5 ft.
	REAR		25 ft.
MINIMUM LOT REQUIREMENTS	AREA	Single Family	7,200 sq. ft.
		Two Family	10,000 sq. ft.
	WIDTH		60 ft.
MAXIMUM BUILDING HEIGHT			35 ft. or 2½ stories
MAXIMUM LOT COVERAGE			35%
MINIMUM DWELLING UNIT FLOOR AREA (per unit)	Single Family		980 sq. ft.; 750 square ft. on ground floor
	Two Family		900 sq. ft.; 600 sq. ft. on ground floor