

ARTICLE 6
"R" RESIDENTIAL DISTRICT

This district is intended to provide a small town residential area of relatively low residential density. This district provides for single-family, two-family and multiple residential uses plus support facilities.

6.001. Scope of Regulations. The regulations set forth in this Article or set forth elsewhere in this resolution when referred to in this Article, are the district regulations in the "R" Residential District.

6.003. Use Regulations. A building or premises shall be used only for the following purposes:

- a) Farms and Farmsteads;
- b) Single-family dwellings;
- c) Two-family dwellings;
- d) Multiple dwellings
- e) Public parks, playgrounds and community buildings;
- f) Public libraries;
- g) Public schools, elementary and high, or private schools having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
- h) Churches;
- i) Golf courses, except miniature courses and driving tees;
- j) Accessory buildings and accessory uses, customarily incidental to the above uses (not involving the conduct of a business), including a private garage, home occupations, the use of a lot or portion thereof for a vegetable or flower garden and the keeping of small animals and fowl, but not on a commercial basis or on a scale reasonably objectionable to adjacent property owners. Accessory uses shall also include public building bulletin boards and temporary signs not exceeding ten (10) square feet in area, pertaining to the lease, hire or sale of a building or premises, and church bulletin boards not exceeding twenty (20) square feet in area.
- k) Wind energy conversion systems (WECS) (Resolution R-08-0090, Approved October 15, 2008)

6.005. Permitted Special Uses. A building or premises may be used for the following purposes in the "R" Residential district if a special permit for such use has been obtained in conformance with the requirements of Article 13.

- a) Expansion of non-conforming use;
- b) Historical preservation;
- c) Any public building erected by any department of a governmental agency;
- d) Private schools, including nursery, pre-kindergarten, kindergarten, play and special schools;
- e) Hospitals, clinics and institutions, including educational, religious and philanthropic institutions; provided, however, that such buildings occupy not over forty (40) percent of the total area of the lot and will not have any serious and depreciating effect upon the value of the surrounding property and provided further, that the buildings shall be setback from all yard lines a distance of not less than one (1) foot for each foot of building height and that adequate off-street parking space will be provided;

- f) Cemeteries;
- g) Community buildings or recreation fields;
- h) Airports or landing fields;
- i) Trailer, mobile home courts in accordance with the provisions of the Lancaster County Trailer Regulations, and amendments thereto; (Resolution No. 3777, January 18, 1983)
- j) Except as provided in Section 17.031, church steeples, towers, and ornamental spires which exceed the maximum district height; (Resolution No. 5408, November 19, 1996)
- k) Community unit plans;
- l) Private recreational activities, including cabins and trailers not used as a residence;
- m) Riding stables and private stables;
- n) Roadside stands for temporary or seasonal operation;
- o) Mining and storage and processing thereof in the "AG" and "AGR" Districts;
- p) Clubs and semi-public buildings;
- q) Nursing homes when approved by the City-County Health Department;
- r) Temporary dwellings;
- s) Wind energy conversion systems over the district height; (Resolution R-08-0090, Approved October 15, 2008; Resolution No. 3744A, October 5, 1982)
- t) A mobile home on an individual lot subject to the following conditions: (Resolution No. 3777, January 18, 1983)
 - 1) The lot meets all the height and area regulations of this district except the Planning Commission may increase the yard areas. (Resolution No. R-11-0023, March 29, 2011)
 - 2) The mobile home has:
 - I. No less than an eight hundred (800) square foot floor area excluding garages.
 - II. No less than an eighteen (18) foot exterior width.
 - III. A three (3) inch in twelve (12) inch pitched roof or steeper.
 - IV. A non-reflective exterior siding material which is or simulates wood, stucco or masonry.
 - V. A non-reflective roof material which is or simulates asphalt or wood shingles, tile or rock.
 - VI. Permanent connections to permanently located utilities complying with plumbing codes and electrical codes.
 - VII. A certificate stating the construction complies with the Federal Department of Housing and Urban Development's mobile home construction and safety standards.
 - 3) The mobile home's longest exterior dimension is less than three (3) times the most narrow exterior dimension.
 - 4) The towing bar and hitch, wheels and tires, and axles are removed.
 - 5) The mobile home's exterior siding extends to the ground and is supported to withstand wind loads as set forth in the building code or the foundation forms a complete enclosure under the exterior walls. The space beneath the mobile home shall be properly ventilated.
 - 6) The mobile home is securely and permanently attached to a permanent foundation complying with the building code.
 - 7) The mobile home's placement is inspected and complies with this resolution before the mobile home is occupied. (Resolution No. 3777, January 18, 1983)

6.007. Use Regulations. An accessory building that is not a part of the main structure shall be located not less than sixty (60) feet from the front lot line.

6.009. Parking Regulations. Whenever a structure is erected, converted or structurally altered for a dwelling, there shall be provided accessible parking space on the lot to accommodate one (1) automobile for each dwelling unit. Any church that is on a new site shall provide off-street parking space upon the lot or within two hundred (200) feet thereof, which space is adequate to accommodate one (1) car for every fifty (50) square feet for which seating provided in the largest meeting hall of the church, exclusive of the seating capacity of Sunday School and other rooms.

6.011. Height Regulations. No building shall exceed two and one-half (2-1/2) stories nor shall it exceed thirty-five (35) feet in height except as provided in Article 15 and 17 hereof.

6.013. Sign Regulations. Signs within the "R" Residential District shall be regulated in conformance with the provisions of Article 16.

6.015. Area Regulations.

1) Front yard:

- a) There shall be a front yard having a depth of not less than thirty (30) feet except as provided in Article 17 hereof;
- b) Where lots have a double frontage, the required front yard shall be provided on both streets;
- c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a buildable lot at the time of the passage of this resolution need not be reduced to less than thirty five (35) feet, except where necessary to provide a yard along the side street with a depth not less than five (5) feet. No accessory building shall project beyond the front yard line on either street and the front yard line shall be separately computed for accessory buildings except that the buildable width for accessory buildings shall not be reduced to less than twenty two (22) feet;

2) Side yard:

- a) Except as hereinafter provided in the following paragraph and in Article 17, there shall be a side yard on each side of a building, having a width of not less than ten (10) feet;
- b) Wherever a buildable lot at the time of passage of this resolution has a width less than required in the district, the side yard on each side of a building may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than four (4) feet.

3) Rear yard: Except as hereinafter provided in Article 17, there shall be a rear yard having a depth of not less than thirty (30) feet or twenty (20) percent of the depth of the lot, whichever amount is smaller;

4) Intensity of use: Minimum buildable lot areas and buildable lot widths for dwellings shall be provided as follows:

- a) Single-family dwellings 9,000 square feet
Two-family dwellings 14,000 square feet
Multiple dwelling, provided 14,000 square feet
other applicable adopted
standards and resolutions
are met, i.e., percolation . . . 5,000 square feet for
tests for septic fields; each family over two
- b) The minimum lot width shall be sixty (60) feet;
- c) A buildable lot containing less area or width than herein required may be used for single family purposes, provided its boundary lines along their entire length touched lands under other ownership on the effective date of this resolution and have not since been changed.
- d) Accessory buildings not a part of the main structure, if located not less than sixty (60) feet from the front lot line, may extend into the required side yard though not nearer than two (2) feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten (10) feet to the alley line. (Resolution No. 3657, December 22, 1981)