

ARTICLE IX

URBAN RESIDENTIAL DISTRICT (UR)

Sec. 9.01 Purpose:

The UR-Urban Residential District is intended to accommodate and provide for a more urban living environment dominated by a residential character of moderate density development (in terms of a hierarchy of zoning districts) including single family detached dwellings in platted subdivisions as well as alternative residential types. Land within this district may not currently have access to public sewer and water facilities but its general soil characteristics, proximity to a highway network, proximity to existing and planned community services, and proximity to existing public sewer and water, which may become available to this land in an indefinite period of time, support the use of this land as provided for in the district regulations.

Sec. 9.02 Uses Permitted by Right:

The following uses and structures are permitted in the UR-Urban Residential District:

- A. Religious institutions including churches and parsonages provided no more than one (1) dwelling unit is provided within.
- B. Educational institutions including public or private elementary and secondary schools, nursery schools and day care centers.
- C. Public buildings and public service installations including municipal, administrative or public service buildings, utility and public service facilities and uses, excluding storage yards, transformer stations and substations.
- D. Public cemeteries.
- E. Public recreation facilities and public conservation areas and structures for the development, protection and conservation of open spaces, watersheds, water, soil, forests and wildlife resources.
- F. Single-family detached dwellings.
- G. Two-family dwellings (duplexes).
- H. Family Day Care Homes.

Sec. 9.03 Permitted Accessory Uses

The following are permitted accessory uses:

- A. Accessory uses or structures, clearly incidental to any of the above permitted uses.
- B. Signs, subject to the regulations established in ARTICLE XIX.
- C. Off-street parking, as required and subject to the regulations established in ARTICLE XVIII.

Sec. 9.04 Uses Permitted by Special Use Permit

The following uses of land and structure may be permitted in this District by the application for and the issuance of a Special Use Permit as provided for in ARTICLE XX.

- A. Planned Unit Developments.
- B. Multi-family dwelling of not more than eight (8) units.
- C. Mobile Home Park.
- D. Child Care Centers.
- E. Bed and Breakfast Establishments.
- F. Reserved for Future Use.

Sec. 9.05 Site Development Standards:

The following maximum and minimum standards apply to all uses and structures in the UR - Urban Residential District, except as modified by Article XVI - Special Provisions and Article XX - Special Use Permits.

- A. Minimum Lot Area: No building or structure shall be established on any parcel less than fifteen thousand (15,000) square feet in lot area unless serviced by public sewer, in which case no building or structure shall be established on any parcel less than ten thousand (10,000) square feet in lot area.
- B. Minimum Lot Width: The minimum lot width shall be one hundred (100) feet unless the lot is serviced by public sewers, in which case the minimum lot width shall be eighty (80) feet.
- C. Maximum Lot Coverage: Thirty percent (30%) of total lot area.
- D. Yard and Setback Requirements:
 - (1) Front Yard: The required front yard shall not be less than twenty-five (25) feet.
 - (2) Side Yard: Fifteen (15) feet, except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard.
 - (3) Rear Yard: Twenty-five (25) feet.
- E. Maximum Height Requirements:

No structure shall exceed two (2) stories or thirty (30) feet measured from the average finished grade at the front setback line. Residential accessory buildings shall not exceed a height of twenty (20) feet.
- F. Minimum Building Floor Area:
 - (1) Single-family detached or two-family dwellings: Every dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than nine hundred (900) square feet, exclusive of basements, garages, porches and breezeways.
- G. Parking shall be provided in accordance with the requirements of ARTICLE XVIII.
- H. Signs shall be regulated in accordance with the requirements of ARTICLE XIX.
- I. Site Plan Review, as may be required by Sec. 21.02.

Sec. 9.06 Other Requirements:

For all uses in the UR-Urban Residential District, the following provisions shall be met.

- A. All lighting shall be installed and maintained in such a manner as to confine the illumination source/direct rays to the property upon which the use is located and such that no direct rays, glare or illumination shall adversely affect the welfare of an adjacent property.

(Sec. 9.04(F) amended 6-16-14)