

Section 29-2.1(b) - The previous base zoning district C-1 shall convert to the M-N District with the exception of Shopping Center properties meeting all of the following conditions on the Effective Date, which shall be converted to the M-C District:

- (1) The Shopping Center contains or includes an existing structure with a single unit in excess of 45,000 square feet, or the Shopping Center contains or includes an existing multi-unit building in excess of 75,000 square feet containing at least one (1) unit occupying in excess of 15,000 square feet;
- (2) The property does not share a common Lot Line with property zoned R-1; and
- (3) The property has one (1) or more Frontage(s) on a Collector or Arterial street.

29-2.2 Base Zoning Districts.

Section 29-2.2(a) - Residential Zone Districts.

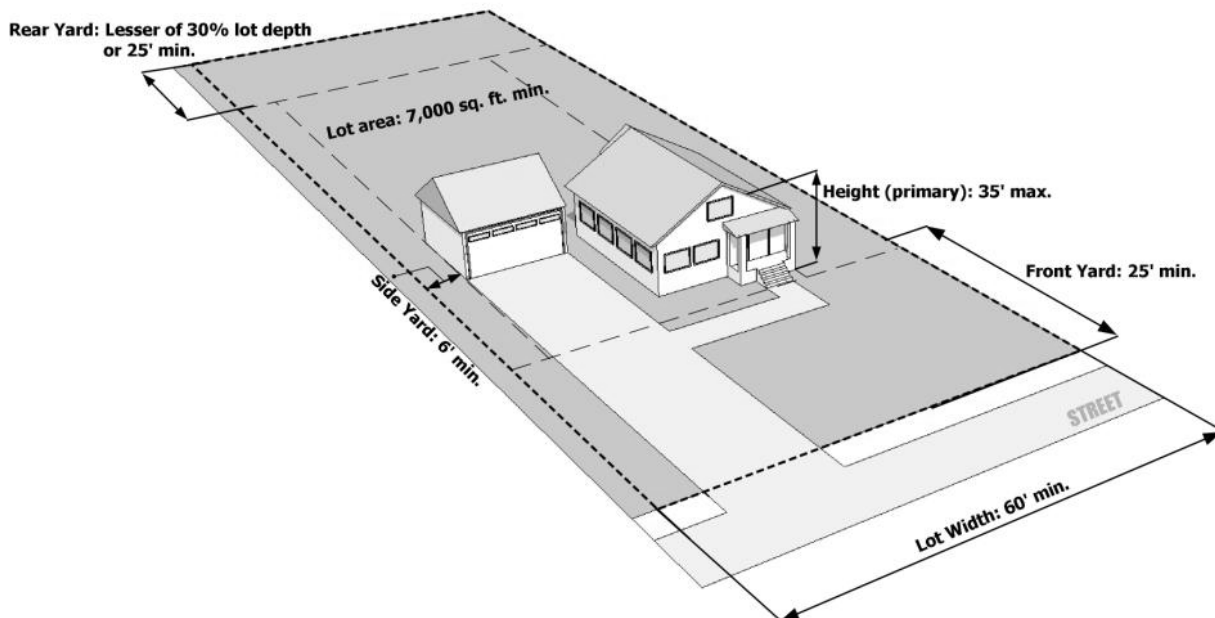
(1) R-1: One-Family Dwelling District.

- (i) Purpose. This district is intended to promote and preserve safe and attractive urban one-family residential neighborhoods. The principal land use is a one-family dwelling unit per lot. Some public recreational uses, religious facilities, educational facilities, and uses incidental or accessory to dwellings are included, as shown in Table 29-3.1 (Permitted Use Table).
- (ii) Illustration. The following diagram is a graphical depiction of the R-1 District to be used for illustration purposes only.

TABLE 29-2-2
R-1 DISTRICT DIMENSIONAL STANDARD SUMMARY

LOT STANDARDS	
Minimum lot area	7,000 sq. ft.
Minimum lot area if no public or community sewer available	15,000 sq. ft.
Minimum lot width at building line	60 ft.
BUILDING STANDARDS	
Minimum depth front yard	25 ft.
Minimum width of side yard	6 ft.
Minimum depth of rear yard	Lesser of 30% lot depth or 25 ft.
Maximum height of primary residential building	35 ft.
Maximum height of primary residential building if 2 side setbacks of at least 15 ft. each	45 ft.
Maximum height of primary nonresidential building, provided all setbacks increased 1 ft. for each additional 1 ft. of height over 35 ft.	75 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.



- (iii) Other Standards. All development shall comply with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4.

(2) R-2 Two-Family Dwelling District.

- (i) Purpose. This district is intended to provide for a blend of one-and two-family residential developments that will promote strong neighborhoods. The district is intended to accommodate both standard residential development and small pockets of affordable small lot infill “cottage” residential development. The “cottage” standards require approval by the Board of Adjustment pursuant to Section 29-6.4(j). The principal land use is one-family or duplex residential dwellings, as shown in Table 29-3.1 (Permitted Use Table). One principal structure is allowed per lot; two or more single-family detached dwellings are not permitted on a single lot.
- (ii) Illustration. The following diagram is a graphical depiction of the R-2 District to be used for illustration purposes only.
- (iii) Other Standards. All development shall comply with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4.

**TABLE 29-2-3
R-2 DISTRICT DIMENSIONAL STANDARD SUMMARY**

	Current	Cottage
LOT STANDARDS		
Minimum lot area – one-family	5,000 sq. ft.	3,000 sq. ft.
Minimum lot area –one-family attached	3,500 sq. ft.	N/A
Minimum lot area – two-family	7,000 sq. ft.	N/A
Minimum lot area if no public or community sewer available	15,000 sq. ft.	
Minimum lot width at building line	60 ft.	30 ft.
Minimum lot width at building line - single-family attached	30 ft.	N/A
Maximum size of contiguous area that may be replatted to permit “cottage” lots without such lots being within a “cottage” subdivision	N/A	1 ac.
BUILDING STANDARDS		
Minimum depth front yard	25 ft.	10 ft.
Minimum depth from front lot line to garage (if applicable)	25 ft.	20 ft.
Minimum width of side yard	6 ft.	6 ft.
Minimum depth of rear yard	Lesser of 25% lot depth or 25 ft.	10 ft.
Maximum height of primary residential building	35 ft.	35 ft.
Maximum height of primary residential building if 2 side setbacks of at least 15 ft. each	45 ft.	35 ft.
Maximum height of nonresidential building	75 ft.	N/A

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.

**Height (primary):
35' max. (C & CTG)**

