

Planning and Zoning Commission Workshop

June 23, 2026 - 6 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Code Review
 - a. Home Occupations – Uses Permitted Upon Review, Chapter 405, Section 405.140-405.180 and 405.420, pages 1-10
 - b. Guest House – C-1 Zoning District, Chapter 405, Section 405.190, pages 11-13
 - c. Zoning District Dimensional Requirements, Chapter 405, Article V and Article VI, pages 14-23
4. Adjourn

Section 405.140. Zoning District "R-1a" Single-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 1051 §1, 3-11-2013]

A. *Permitted Uses.* All buildings and land within a "R-1a" zoning district shall be limited to the following uses:

1. Single-family dwellings.
2. Accessory buildings customary, incidental and subordinate to the use of the main building. Accessory buildings would include, but not necessarily be limited to, garages, carports, swimming pools, pergolas, patios and fireplaces.
3. Churches.
4. Public parks and playgrounds.
5. Public buildings, facilities and utilities.
6. *Group home.* No group home shall be located within one-half (½) mile of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. ~~Home occupations.~~
2. Modular housing.

Special Use Permit Required.

1. Mortuaries.
2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Communication tower.
4. Bed and breakfast homes, vacation homes and rooming houses. **[Ord. No. 1393, 2-14-2022]**

B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.

C. *Water Supply And Sewage System.* Each lot within a "R-1" zoning district shall be served by a public water supply and a public sewer system.

D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

1. Upon the effective date of this Subsection (March 11, 2013), all new construction of

residential units in "R-1A" Districts shall include an attached garage or attached covered carport area. Such garage or carport shall accommodate parking of at least one (1) passenger vehicle.

Exception: A detached garage may be permitted provided that the garage is located behind the front building line and is in conformance with all applicable minimum dimensional requirements. In no event shall a detached carport be permitted.

- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Floor Area.* Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of twelve hundred (1,200) square feet of livable floor space completely above grade.

Section 405.150. Zoning District "R-1b" Single-Family Residential. [Ord. No. 918 §2, 5-1-2008]

- A. *Permitted Uses.* All buildings and land within a "R-1b" zoning district shall be limited to the following uses:

- 1. All uses permitted within a "R-1a" Single-Family Residential District.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

- ~~1. Home occupations.~~
- 2. Modular housing.

Special Use Permit Required.

- 1. Mortuaries.
- 2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
- 3. Communication tower.
- 4. Bed and breakfast homes, vacation homes and rooming houses. **[Ord. No. 1393, 2-14-2022]**

- B. *Coverage.* Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.
- C. *Water Supply And Sewage System.* Each lot within a "R-1b" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking And Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Floor Area.* Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of eight hundred (800) square feet of livable floor space completely above grade.

Section 405.160. Zoning District "R-1c" Single-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §1, 3-8-2010]

- A. *Permitted Uses.* All buildings and land within a "R-1c" zoning district shall be limited to the following uses:

- 1. All uses permitted within "R-1a" and "R-1b" Single-Family Residential Districts.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. ~~Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses. [Ord. No. 1393, 2-14-2022]

- B. *Coverage.* Main and accessory buildings shall not cover more than ninety percent (90%) of the lot area.
- C. *Water Supply And Sewage System.* Each lot within a "R-1c" zoning district shall be served by a public water supply and public sewer system.
- D. *Parking And Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Units.* All dwelling units shall be a minimum of eight hundred (800) square feet in floor area.

Section 405.170. Zoning District "R-2" Two-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §§2 — 3, 3-8-2010]

- A. *Permitted Uses.* All buildings and land within a "R-2" zoning district shall be limited to the following uses:
1. All uses permitted within a "R-1a", "R-1b" or "R-1c" Single-Family Residential District.
 2. Two-family dwellings or single-family dwellings with accompanying garage apartments.

~~*Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.*~~

~~1. Home occupations.~~

Special Use Permit Required.

1. Mortuaries.
2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Communication tower.
4. Bed and breakfast homes, vacation homes and rooming houses. [Ord. No. 1393, 2-14-2022]

- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.
- C. *Water Supply And Sewage System.* Each lot within a "R-2" zoning district shall be served by a public water supply and a public sewer system.
1. Each dwelling unit, whether detached or attached, shall be served by a separate water and sewer service.
- D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Units.* All dwelling units shall be a minimum of one thousand (1,000) square feet of floor area.
1. *Exception.* In "R-2" Districts that border or are immediately adjacent to an "R-1b" District, "R-1c" or "R-3" District, all dwelling units shall be a minimum of eight hundred (800) square feet of floor area.

Section 405.180. Zoning District "R-3" Multi-Family Residential. [Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §4, 3-8-2010]

- A. *Permitted Uses.* All buildings and land within a "R-3" zoning district shall be limited to the following uses:
1. All uses permitted within a "R-1a", "R-1b", "R-1c" or "R-2" District.
 2. Multi-family residential dwellings.
 3. Clubs, lodges and meeting places for other organizations.
 4. Rooming and boarding houses but not hotels and motels.
 5. Nursing homes and homes for the aged.
 6. Parking lots.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Funeral home and mortuaries.
2. ~~Home occupations.~~
3. Offices.

Special Use Permit Required.

1. Communication tower.

- B. *Coverage.* Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.
- C. *Water Supply And Sewer System.* Each lot within a "R-3" zoning district shall be served by a public water supply and a public sewer system.
1. Each detached or attached dwelling unit, including, but not limited to, duplexes, villas and town homes, shall be served by a separate water and sewer service. This requirement shall not apply to dwelling units in apartment buildings.
- D. *Parking Regulations.* Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.
- F. *Units.* All units on plats shall be a minimum of eight hundred fifty (850) square feet in area for apartments and one thousand (1,000) square feet for condominiums and town houses.

Section 405.420. Home Occupations. [Ord. No. 918 §2, 5-1-2008; Ord. No. 933 §1, 11-10-2008; Ord. No. 1020 §1, 12-12-2011; Ord. No. 1437, 5-8-2023]

- A. Definition. A "home occupation" is any occupation or activity which is clearly incidental and secondary to the use of the premises for dwelling purposes and which is carried on wholly within a main building by a member of a family residing on the premises, in connection with which there is no advertising and no other display or storage of materials or exterior identification of the home occupation or variation from the residential character of the main building or accessory building; and in connection with which no person outside the family is employed and no equipment used which creates offensive noise, vibration, smoke, dust, odor, heat or glare.
- B. Purpose Of Regulation. The purpose of these regulations is to:
1. Ensure compatibility of home occupations with all uses permitted in "R" Districts.
 2. Promote the health, safety and general welfare of residential neighborhoods by preventing excessive noise, traffic, nuisances, fire hazards and other adverse effects of unregulated home occupations.
 3. Establish standards for home occupations in residential units.
- C. Use Requirements And Limitations. A home occupation that conforms to the requirements of this Section shall be a permitted use in all zoning districts. This authorization shall not be construed as exemption from ~~the business license requirements of Chapter 605 of the Municipal Code of the City of New Haven~~, from the residential occupancy requirements of Article XI of this Chapter, or as exemption or waiver of any other applicable requirement of the Municipal Code.

No home occupation shall be allowed where a likelihood exists that it will negatively impact, interfere or conflict with the character, peace, good order and safety of the neighborhood in which it is located. In addition to any other use limitations applicable to the district in which the home occupation is located, no home occupation shall be permitted unless it complies with the following provisions:

1. Only one (1) home occupation shall be permitted per residence.
2. Home occupations shall comply with all local, County, State and Federal regulations and the requirements of this Section shall not be construed as an exemption from such regulations.
3. A home occupation shall be conducted only by persons lawfully residing within the residence.
4. The home occupation shall be clearly incidental and secondary to the principal use of the residence.
5. In no way shall the appearance of the structure be altered or the occupation within the residence be constructed in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noises or vibrations.

6. No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be visible from the outside of any structure located on the premises.
 7. The conduct of any home occupation, including, but not limited to, the storage of goods and equipment, shall not reduce or render unusable areas provided for off-street parking required in the district in which it is located.
 8. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or cause fluctuations in the line voltage outside the dwelling unit or which creates noise not normally associated with residential uses shall be prohibited.
 9. No commercial vehicle, as defined by this Chapter, shall be used in connection with a home occupation, or parked on the property.
 10. No home occupation shall cause an increase in the use of any one (1) or more utilities (water, sewer, electricity) so that the combined use for the residence and the occupation exceeds the average for residences in the neighborhood.
 - ~~11. No more than twenty-five percent (25%) of the total combined enclosed floor area of a dwelling unit, including finished or unfinished basement or attic spaces, may be used for home occupations.~~
 12. There shall be no goods, materials or commodities displayed for sale on the outside of the premises.
 13. The mechanical equipment used for the home occupation is of a size and type that is similar to domestic mechanical equipment or is customarily found in a business office.
 14. Yard sales, garage sales, and home shopping parties may be considered a home occupation if ~~no~~ more than one (1) event is held during a month at a given residence.
 15. Babysitting of ~~no~~ more than four (4) unrelated children may be considered a home occupation.
- D. Non-Compliance Of Home Occupations. Any home occupation not in compliance with the restrictions and criteria herein specified shall either be discontinued, relocated to an appropriate district, or shall be subject to the special use permit requirements as set out in the City of New Haven Zoning Code. Any home occupation which continues in violation of this Section shall be subject to the penalties as provided for in the Zoning Code.



Title VI COUNTY, TOWNSHIP AND POLITICAL SUBDIVISION GOVERNMENT

Chapter 64



Effective - 28 Aug 2022, highlighted 12



64.008. **Home-based work — limitation on zoning restrictions.** — 1. As used in this section, the term "**home-based work**" means any lawful **occupation** performed by a resident within a residential **home** or accessory structure, which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the residential building or adversely affect the character of the surrounding neighborhood.

2. A zoning ordinance or regulation adopted pursuant to this chapter that regulates **home-based work** shall not:

- (1) Prohibit mail order or telephone sales for **home-based work**;
- (2) Prohibit service by appointment within the **home** or accessory structure;
- (3) Prohibit or require structural modifications to the **home** or accessory structure;
- (4) Restrict the hours of operation for **home-based work**; or
- (5) Restrict storage or the use of equipment that does not produce effects outside the **home** or accessory structure.

3. A zoning ordinance or regulation adopted pursuant to this chapter that regulates **home-based work** shall not contain provisions that explicitly restrict or prohibit a particular **occupation**.

4. The application of this section does not supersede any deed restriction, covenant, or agreement restricting the use of land nor any master deed, by law or other document applicable to a common interest ownership community.

(L. 2022 H.B. 1662)

----- end of effective 28 Aug 2022 -----

[use this link to bookmark section 64.008](#)

Click here for the [Reorganization Act of 1974 - or - Concurrent Resolutions Having Force & Effect of Law](#)

In accordance with Section [3.090](#), the language of statutory sections enacted during a legislative session are updated and available on this website on the effective date of such enacted statutory section.



Title VII CITIES, TOWNS AND VILLAGES

Chapter 71

< > Effective - 28 Aug 2022



71.990. Home-based business, use of residential dwelling — limitations on restrictions by political subdivisions — reasonable regulations permitted. — 1. As used in this section, the following terms mean:

- (1) **"Goods"**, any merchandise, equipment, products, supplies, or materials;
- (2) **"Home-based business"**, any business operated in a residential dwelling that manufactures, provides, or sells goods or services and that is owned and operated by the owner or tenant of the residential dwelling.

2. Any person who resides in a residential dwelling may use the residential dwelling for a home-based business unless such use is restricted by:

- (1) Any deed restriction, covenant, or agreement restricting the use of land; or
- (2) Any master deed, bylaw, or other document applicable to a common-interest ownership community.

3. Except as prescribed under subsection 4 of this section, a political subdivision shall not prohibit the operation of a no-impact, home-based business or otherwise require a person to apply for, register for, or obtain any permit, license, variance, or other type of prior approval from the political subdivision to operate a no-impact, home-based business. For the purposes of this section, a home-based business qualifies as a no impact, home-based business if:

- (1) The total number of employees and clients onsite at one time does not exceed the occupancy limit for the residential dwelling; and
- (2) The activities of the business:
 - (a) Are limited to the sale of lawful goods and services;
 - (b) May involve having more than one client on the property at one time;
 - (c) Do not cause a substantial increase in traffic through the residential area;
 - (d) Do not violate any parking regulations established by the political subdivision;
 - (e) Occur inside the residential dwelling or in the yard of the residential dwelling;
 - (f) Are not visible from the street; and
 - (g) Do not violate any narrowly tailored regulation established under subsection 4 of this section.

4. A political subdivision may establish reasonable regulations on a home-based business if the regulations are narrowly tailored for the purpose of:

(1) Protecting the public health and safety, including regulations related to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution, and noise control; or

(2) Ensuring that the business activity is compliant with state and federal law and paying applicable taxes.

5. No political subdivision shall require a person, as a condition of operating a home-based business, to:

(1) Rezone the property for commercial use;

(2) Obtain a home-based business license; or

(3) Install or equip fire sprinklers in a single-family detached residential dwelling or any residential dwelling with no more than two dwelling units.

6. Whether a regulation complies with this section is a judicial question.

(L. 2022 H.B. 1662)

---- end of effective 28 Aug 2022 ----
[use this link to bookmark section 71.990](#)

Click here for the [Reorganization Act of 1974 - or - Concurrent Resolutions Having Force & Effect of Law](#)

In accordance with Section [3.090](#), the language of statutory sections enacted during a legislative session are updated and available on this website on the effective date of such enacted statutory section.



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Section 405.190. Zoning District "C-1" General Commercial. [Ord. No. 918 §2, 5-1-2008; Ord. No. 1030 §1, 3-12-2012; Ord. No. 1051 §2, 3-11-2013; Ord. No. 1127 §1, 9-14-2015; Ord. No. 1286, 7-8-2019; Ord. No. 1428, 3-13-2023; Ord. No. 1486, 5-12-2025]

A. *Permitted Uses.* All buildings and land within a "C-1" zoning district shall be limited to the following uses:

1. All non-residential uses permitted in the "R-3" Multi-Family District.
2. Ambulance service offices or garages.
3. Amusement enterprises.
4. Banks and savings and loan companies.
5. Barbershops and beauty shops.
6. Car wash establishments.
7. Dance halls.
8. Dental laboratories.
9. Department stores.
10. Drug stores.
11. Feed and seed stores.
12. Fuel outlets.
13. Furniture repair and upholstery shops.
14. Golf courses — miniature and practice range.
15. Grocery stores and supermarkets.
16. Guest house. ~~A residential dwelling, either owner occupied or non-owner occupied, that exists as of the effective date of this Section and which is used as temporary lodging for hire by travelers, tourists and other overnight guests. The length of stay shall not exceed ten (10) days in any thirty (30) day period. A guest house shall be considered a commercial activity and shall be subject to all ordinances and regulations governing commercial activity in the City.~~

Exception: A guest house that is located within fifty (50) feet, exclusive of public rights-of-way, of a residentially zoned property shall be subject to review and approval by the Planning and Zoning Commission.
17. Heating, air conditioning and plumbing shops.
18. Interior decorating and furniture sales.
19. Ice plants.

20. Laboratories.
21. Laundry and dry cleaning establishments employing not more than five (5) persons.
22. Liquor stores.
23. (Reserved)
24. Music, radio or television shops.
25. Offices and clinics.
26. Paint stores.
27. Printing.
28. Restaurants (other than drive-through).
29. Retail and wholesale shops.
30. (Reserved)
31. Medical marijuana dispensary facility.
32. Microbusiness dispensary facility.

Any other use which is determined by the Planning Commission to be of the same general character as the above mentioned.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Automobile sales.
2. Boat sales.
3. Cabinet shops.
4. Farm implements sales and services.
5. Funeral homes and mortuaries.
6. Home occupations.
7. Mobile homes sales.
8. Nurseries and garden supplies.
9. Residential uses.
10. Restaurants (drive-through).
11. Storage buildings.

Special Use Permit Required.

1. Bus terminals.
2. Communication tower.

3. Fireworks stands.
4. Hospitals.
5. Lumberyards.
6. Motels and hotels.
7. Payday and title loan businesses.
8. Service stations or gas stations including repair garages.
9. Theaters.

33. Museums.

- B. *Coverage.* Main and accessory buildings shall not cover more than thirty percent (30%) of the site.
- C. *Water Supply And Sewage System.* Each lot within a "C-1" zoning district shall be served by a public water supply and a public sewer system.
- D. *Parking Regulations.* Off-street parking and loading space shall be provided in accordance with the requirements set forth in Article X of this Chapter.
- E. *Dimensional Requirements.* Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

Chapter 405. Zoning Regulations

Chapter 405. Zoning Regulations

Article V. Use Regulations By Zoning District

Section 405.140. Zoning District "R-1A" Single-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 1051 §1, 3-11-2013]

A. Intent And Purpose. The purpose of the R-1A District is to protect and preserve areas of low-density residential development and to allow for the construction of new single-family detached dwellings within subdivisions of lot sizes seven thousand five hundred (7,500) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1A Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1A" zoning district shall be limited to the following uses:

1. Single-family dwellings.
2. Accessory buildings customary, incidental and subordinate to the use of the main building. Accessory buildings would include, but not necessarily be limited to, garages, carports, swimming pools, pergolas, patios and fireplaces.
3. Churches.
4. Public parks and playgrounds.
5. Public buildings, facilities and utilities.
6. Group home. No group home shall be located within one-half (½) mile of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

~~1. Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-1A" zoning district shall be served by a public water supply and a public sewer system.

D. Parking Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

1. Upon the effective date of this Subsection (March 11, 2013), all new construction of residential units in "R-1A" Districts shall include an attached garage or attached covered carport area. Such garage or carport shall accommodate parking of at least one (1) passenger vehicle.

Exception: A detached garage may be permitted provided that the garage is located behind the front building line and is in conformance with all applicable minimum dimensional requirements. In no event shall a detached carport be permitted.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Floor Area. Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of twelve hundred (1,200) square feet of livable floor space completely above grade.~~

Section 405.150. Zoning District "R-1B" Single-Family Residential.

[Ord. No. 918 §2, 5-1-2008]

A. Intent And Purpose. The purpose of the R-1B District is to protect and preserve areas of low-density residential development and to allow for the construction of new single-family detached dwellings within subdivisions of lot sizes six thousand (6,000) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1B Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1B" zoning district shall be limited to the following uses:

1. All uses permitted within a "R-1A" Single-Family Residential District.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. ~~Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-1B" zoning district shall be served by a public water supply and a public sewer system.

D. Parking And Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Floor Area. Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of eight hundred (800) square feet of livable floor space completely above grade.~~

Section 405.160. Zoning District "R-1C" Single-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §1, 3-8-2010]

A. Intent And Purpose. The purpose of the R-1C District is to protect and preserve areas of medium-density residential development and to allow for the construction of new single-family attached dwellings, commonly referred to as duplexes, at densities that provide for affordable housing having lot sizes three thousand five hundred (3,500) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1C Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1C" zoning district shall be limited to the following uses:

1. All uses permitted within "R-1A" and "R-1B" Single-Family Residential Districts.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. ~~Home occupations.~~

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than ninety percent (90%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-1C" zoning district shall be served by a public water supply and public sewer system.

D. Parking And Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Units. All dwelling units shall be a minimum of eight hundred (800) square feet in floor area.~~

Section 405.165. Zoning District "R-1D" Single-Family Residential

A. Intent And Purpose. The purpose of the R-1D District is to protect and preserve areas of medium-density residential development and to allow for the construction of new single-family attached dwellings, commonly referred to as townhouses, at densities that provide for affordable housing having lot sizes two thousand five hundred (2,500) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1D Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1D" zoning district shall be limited to the following uses:

1. All uses permitted within "R-1A", R-1B" and "R-1C" Single-Family Residential Districts.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Modular housing.

Special Use Permit Required.

1. Mortuaries.
2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Communication tower.
4. Bed and breakfast homes, vacation homes and rooming houses.

C. Water Supply And Sewage System. Each lot within a "R-1D" zoning district shall be served by a public water supply and public sewer system.

D. Parking And Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

Section 405.170. Zoning District "R-2" Two-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §§2 — 3, 3-8-2010]

A. Intent And Purpose. The purpose of the R-2 District is to protect and preserve areas of low, medium, and higher density residential development and to allow for the construction of new two-family dwelling units as in-fill within existing areas of town at densities that provide for affordable housing having lot sizes seven thousand (7,000) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-2 Two-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-2" zoning district shall be limited to the following uses:

1. All uses permitted within a "R-1A", "R-1B", "R-1C", or "R-1D" Single-Family Residential District.
2. Two-family dwellings or single-family dwellings with accompanying garage apartments.

~~Uses Permitted Upon Review And Approval By The Planning and Zoning Commission:~~

~~1. Home occupations:~~

Special Use Permit Required.

1. Mortuaries.
2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-2" zoning district shall be served by a public water supply and a public sewer system.

1. Each dwelling unit, whether detached or attached, shall be served by a separate water and sewer service.

D. Parking Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Units. All dwelling units shall be a minimum of one thousand (1,000) square feet of floor area.~~

~~1. Exception. In "R-2" Districts that border or are immediately adjacent to an "R-1B" District, "R-1C" or "R-3" District, all dwelling units shall be a minimum of eight hundred (800) square feet of floor area.~~

Section 405.180. Zoning District "R-3" Multi-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §4, 3-8-2010]

A. Intent And Purpose. The purpose of the R-3 District is to protect and preserve areas of higher density residential development and to allow for the construction of new residential developments, commonly referred to as apartment homes, that provide affordable housing having lot sizes ten thousand (10,000) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-3 Multiple-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-3" zoning district shall be limited to the following uses:

1. All uses permitted within a "R-1A", "R-1B", "R-1C", R-1D, or "R-2" District.
2. Multi-family residential dwellings.
3. Clubs, lodges and meeting places for other organizations.

4. Rooming and boarding houses but not hotels and motels.

5. Nursing homes and homes for the aged.

6. Parking lots.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Funeral home and mortuaries.

~~2. Home occupations.~~

3. Offices.

Special Use Permit Required.

1. Communication tower.

~~B. Coverage. Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.~~

C. Water Supply And Sewer System. Each lot within a "R-3" zoning district shall be served by a public water supply and a public sewer system.

1. Each detached or attached dwelling unit, including, but not limited to, duplexes, villas and town homes, shall be served by a separate water and sewer service. This requirement shall not apply to dwelling units in apartment buildings.

D. Parking Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Units. All units on plats shall be a minimum of eight hundred fifty (850) square feet in area for apartments and one thousand (1,000) square feet for condominiums and town houses.~~

Article VI. Zoning District Dimensional Requirements

Section 405.270. Minimum Dimensional Requirements.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 956 §3, 1-11-2010; Ord. No. 994 §1, 2-14-2011; Ord. No. 1429, 3-13-2023]

The minimum required lot areas, lot width and yard dimensions in each district shall be in accordance with the following tabulation:

	Minimum Depth of Front Yard in Feet	Minimum Width of Side Yard in Feet	Minimum Depth of Rear Yard in Feet	Minimum Lot Area per Family in Square Feet	Minimum Lot Width in Feet	Minimum Lot Size in Square Feet
Minimum Dimensional Requirements of Each Zoning District						
General Agricultural	35	20	35	1 acre	150	1 acre
Single-Family Residence R-1A	25	6	25	~~10,000~~ 7,500	~~70~~ 50	~~10,000~~ 7,500
Single-Family Residence R-1B	25	6	20	6,000	50	6,000
Single-Family Residence R-1C	20	6(4)	20	3,500	~~35~~ 25	3,500
Single-Family Residence R-1D	20	None	20	2,500	20	2,500
Two-Family R-2	25	6	20	~~5,000~~ 3,500	~~60~~ 50	~~8,000~~ 7,000
Multi-Family R-3	25	20(1)	25	2,500	60(2)	10,000
General Commercial	25	None(3)	30(3)	N/A	None	None

Planned Shopping Center	35	None(3)	35(3)	N/A	None	4 acres
Central Business	None	None	None	N/A	None	None
Light Industrial	35	20(3)	35(3)	N/A	100	1 acre
Heavy Industrial	35	20(3)	35(3)	N/A	100	1 acre

All lots in Single-Family Residential Districts must have their minimum lot width frontage on at least a forty (40) foot wide public right-of-way.

The minimum dimensional requirements for the "M" Mobile Home District shall be in accordance with the design standards set forth in Article V of this Chapter.

Number in parentheses refers to the following additions or modifications to the aforementioned dimensional requirements.

(1) Lots located within a "R-3" Multi-Family Residential District shall have minimum side yards of twenty (20) feet each where the dwellings located thereon do not exceed two (2) stories. An additional three (3) feet per side yard will be required with each additional story.

(2) Lots located within a "R-3" Multi-Family Residential District shall have a minimum width of sixty (60) feet, however, the width shall be increased by ten (10) feet for each additional dwelling exceeding three (3).

(3) Whenever any new commercial or industrial building or parking lot is established so as to abut the side or rear line of a lot in a residential district, an opaque fence, wall or rear line of a hedge not less than six (6) feet and not more than eight (8) feet high shall be constructed and maintained in good condition.

(4) The minimum side yard width is zero (0) for the side of an attached unit sharing a common partition wall with another unit. On the side of a unit that is unattached, minimum side yard is six (6) feet.