

SECTION 15 N-R NEIGHBORHOOD RESIDENTIAL DISTRICT

(a) *Purpose and Intent.* The N-R Neighborhood Residential District is created to encourage the continuation and revitalization of existing single family detached housing at subdivision densities which are compatible with the Comprehensive Plan's goals for residential developments. Goals of the N-R District can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, Provide affordable housing opportunities within the city, Minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas.

(b) *Permitted and Conditional Uses*

Permitted Uses:

Church
Fire Station
Park, Public
Reservoir, Wet or Dry Detention
Utility facilities
Water Treatment/Storage Facilities
Watershed Conservation or Flood Control Facilities

Conditional Uses:

Bed & Breakfast
Day Care Center
Real Estate Sales Office
Schools, Public

(c) *Bulk and Open Space Regulations*

A. Maximum structure height

1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two and one-half (2 ½) stories above the finished grade.
2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three (3) stories above the finished grade.
3. Accessory Structures: Sixteen (16) feet, except storage buildings which shall not exceed ten (10) feet.

B. Minimum yard requirements

1. Front Yard: Twenty (20) feet.
2. Interior Side Yard: Six (6) feet.
3. Exterior Side Yard: Twenty (20) feet.
4. Rear Yard: Twenty (20) feet.

(d) *Density and Lot Size Requirements*

- #### A. Minimum lot area: Six-Thousand (6000) square feet.

- B. Minimum lot width: Sixty (60) feet.
- C. Minimum lot depth: One Hundred (100) feet.
- D. Maximum building coverage: Thirty (30) percent.
- E. Minimum open space: Not less than forty (40) percent of the total lot area shall be devoted to open space. Open space shall not include areas covered by building, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.

(e) *Off Street Parking*

RESIDENTIAL

Single Family Dwelling 2 spaces per dwelling unit

OFFICE AND INSTITUTIONAL USES

Church Sanctuary 1 parking space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided however, that churches may establish joint parking facilities not to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.

Day Nursery or Child Care Center 1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary (grades 1-6) 1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site

Junior High School (grades 7-9) 4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site

Senior High School (grades 10-12) 1 space for every five (5) full-time students plus 1.5 spaces per classroom

Real Estate Sales Office 1 space per two hundred fifty (250) square feet of net floor area up to ten thousand (10,000) square feet.

(f) *Permitted Signs*

- A. Name plate – one (1) per public street entrance not to exceed 4 square feet in area.
- B. Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet and 6 feet in height.
- C. Temporary Real Estate – 1 per lot or 1 per each 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.
- D. Public Property – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.