

165.10 R-1 RESIDENTIAL DISTRICT. The regulations set forth in this section and those contained in Section 165.08 (General Regulations) apply in the R-1 Residential District.

1. Purpose. The purpose of the R-1 Residential District is to provide a quiet, spacious living neighborhood in which residents are protected from hazards such as fire, nuisances such as noise, odors, vibrations, congestion, and environmental and aesthetic degradation, and uses which are incompatible with the provisions of this chapter for this district.

2. Permitted Uses. The following principal uses are permitted in the R-1 Residential District.

A. Principal Permitted Uses.

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- (3) Boarding and lodging houses.
- (4) Accessory Uses.

a. Private garages and hand or garden tool storage buildings.

b. Temporary buildings for use incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

c. One bulletin board or sign not exceeding thirty-five (35) square feet in area, pertaining to the construction, lease, hire or sale of a building or premises and sale of land or lots, which board or sign shall be removed as soon as the premises is leased, hired or sold or construction is completed.

d. Residence. The accessory residential building must be attached to the principal dwelling, or contained within the principal dwelling, or located not more than 20 feet from the principal dwelling. No accessory residential building shall be built until construction of the principal building has started. No accessory residential building shall be used as a residence if the principal building is unused for 6 months or more. An attached accessory residential building shall be not more than 33% of the total floor space of the principal dwelling unit. A detached accessory residential building shall not comprise more than 10% of the total lot area, and shall not exceed 33% of the floor space of the principal residential building. All utilities for an accessory residential building shall originate from and be shared with the principal dwelling. An accessory residential building shall have its own kitchen, bathroom, and sleeping facilities. An accessory residential structure shall be for single family occupancy only. The accessory residential structure shall have a minimum of one off-street parking stall.

(Ord. 2013-5 – Apr. 14 Supp.)

B. Conditional Permitted Uses. The following uses are also permitted subject to the procedure required in 165.19(8).

- (1) Home occupations.
- (2) Any building or use erected or maintained by any department of the City, Township, County, State or Federal government.
- (3) Churches and institutions of a religious, philanthropic or charitable character, including public libraries.
- (4) Parks, playgrounds, recreational fields, golf courses and both public and private outdoor recreation facilities.
- (5) Public and parochial schools, elementary and high, and other educational institutions having an established current curriculum the same as ordinarily given in public schools.
- (6) Public utility structures and equipment necessary for the operation thereof.
- (7) Hospitals, day nurseries, nursing and convalescent homes, and clinics, excepting animal hospitals.
- (8) Accessory uses:
 - a. Private garages and hand or garden tool storage buildings.
 - b. Temporary buildings for use incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
 - c. One bulletin board or sign not exceeding thirty-five (35) square feet in area, pertaining to the construction, lease, hire or sale of a building or premises and sale of land or lots, which board or sign shall be removed as soon as the premises is leased, hired or sold or construction is completed.
 - d. Church bulletin boards.
- (9) Three-family dwelling.
- (10) Four-family dwelling.
- (11) Parking lots with hard surface paving used in connection with a church, a school, a park, or a funeral home.

(Ord. 2012-4 – May 13 Supp.)

3. Recreational Vehicles. Recreational vehicles shall not be parked or stored within the front yard of a lot in any residential district. Recreational vehicles may be parked or stored within the side yard or rear yard of a residential lot or within an enclosed garage. Recreational vehicles shall not be used for human occupancy in any residential district for more than seventy-two (72) hours. Recreational vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any lot other than in completely enclosed buildings. "Recreational vehicle" includes trailers.

4. Height Regulations. No principal building shall exceed thirty-five (35) feet in height, and no accessory use shall exceed eighteen (18) feet in height, except as provided in Section 165.19.

5. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements contained in Section 165.19.

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width Any One Side	Rear Yard Depth
One-Family Dwelling	9,000 sq. feet	75 feet	9,000 sq. feet	30 feet	5 feet	30 feet
Two-Family Dwelling	8,800 sq. feet	80 feet	4,400 sq. feet	30 feet	5 feet	30 feet
Three-Family Dwelling	7,500 sq. feet	80 feet		30 feet	5 feet	35 feet
Four-Family Dwelling	10,000 sq. feet	80 feet		30 feet	5 feet	35 feet
Other Permitted Uses	9,600 sq. feet	80 feet		30 feet	5 feet	30 feet

165.11 R-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT. The regulations set forth in this section and those contained in Section 165.08 (General Regulations) apply in the R-2 Multiple-Family Residential District.

1. Purpose. The purpose of the R-2 Multiple-Family Residential District is to provide areas of high-density housing and transitional uses.
2. Permitted Uses. The following are permitted uses in the R-2 Multiple-Family Residential District.
 - A. Any use permitted in the R-1 Residential District.
 - B. Multiple-family dwellings.
 - C. Funeral homes and mortuaries.
 - D. Commercial and professional offices.
 - E. Accessory Uses.
 - (1) Accessory uses permitted in the “R-1” District.
 - (2) Signs for the above permitted uses as provided.
3. Recreational Vehicles. Recreational vehicles shall not be parked or stored within the front yard of a lot in any residential district. Recreational vehicles may be parked or stored within the side yard or rear yard of a residential lot or within an enclosed garage. Recreational vehicles shall not be used for human occupancy in any residential district for more than seventy-two (72) hours. Recreational vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any lot other than in completely enclosed buildings. “Recreational vehicle” includes trailers.
4. Height Regulations. No principal building shall exceed a height of forty-five (45) feet, and no accessory structure shall exceed eighteen (18) feet in height, except as provided in Section 165.19.
5. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements contained in Section 165.19.

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width Any One Side	Rear Yard Depth
One-Family Dwelling	6,000 sq. feet	60 feet	6,000 sq. feet	30 feet	5 feet	30 feet
Two-Family Dwelling	8,800 sq. feet	80 feet	4,400 sq. feet	30 feet	5 feet	30 feet
Multiple-Family Dwelling and Other Permitted Uses	10,000 sq. feet	80 feet	*	30 feet	5 feet	35 feet
*2,500 square feet for the first four (4) units plus 1,000 square feet for each additional unit						

165.12 C-1 COMMERCIAL DISTRICT. The regulations set forth in this section and those contained in Section 165.08 (General Regulations) apply in the C-1 Commercial District.

1. Purpose. The purpose of the C-1 Commercial District is to provide for the maintenance of certain elements of the downtown area by permitting higher densities and limited on the street parking near the established commercial core of the City.

2. Permitted Uses. The following are permitted uses in the C-1 Commercial District.

A. Principal Permitted Uses.

- (1) Retail sales establishments.
- (2) Financial institutions.
- (3) Personal and business service establishments.
- (4) Commercial and professional offices.
- (5) Restaurants, cafés, taverns and bars.
- (6) Arcades, pool halls and other similar places of amusement.
- (7) Private clubs and lodges.
- (8) Government offices, post offices and libraries.
- (9) Historic and cultural features and buildings.
- (10) Bus depots.
- (11) Parking lots.
- (12) Parks and recreational areas when publicly owned and operated.
- (13) Clinics.

B. Conditional Permitted Uses. The following are also permitted uses subject to the procedure required in Section 165.19(8).

- (1) Wholesale establishments.
- (2) Warehouses for local wholesale and retail establishments or for personal property, not including industrial warehouses and distribution centers.
- (3) Veterinary hospital and clinics.
- (4) Commercial boarding and breeding kennels
- (5) Multiple family dwellings, plus customary accessory buildings.
- (6) Automobile and other vehicular sales.
- (7) Apartments above the first floor of a commercial use.
- (8) Telephone exchanges, electrical substations and booster substations and similar installations of publicly regulated utilities.

3. Prohibited Uses. The following uses are prohibited in the C-1 Commercial District.

- A. Sale and storage of livestock.
- B. Bulk sale and storage of grain, fertilizer and petroleum products.

4. Height Regulations. No principal building shall exceed a height of forty-five (45) feet, and no accessory structure shall exceed eighteen (18) feet in height, except as provided in Section 165.19.

5. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements contained in Section 165.19.

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width Any One Side	Rear Yard Depth
Principal Permitted Uses	Conform to setback of buildings in the Central Business District.					
When Abutting Residential					20 feet	25 feet
Multiple-Family	Same as specified in "R-2" District					
Hotels and Motels	1 acre	100 feet	NA	40 feet	10 feet	25 feet

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165.13 C-2 COMMERCIAL DISTRICT. The regulations set forth in this section and those contained in Section 165.08 (General Regulations) apply in the C-2 Commercial District.

1. Purpose. The purpose of the C-2 Commercial District is to provide for low-density business and limited wholesale and other noncommercial uses.
2. Permitted Uses. The following are permitted uses in the C-2 Commercial District.

A. Principal Permitted Uses.

- (1) Retail sales establishments.
- (2) Financial institutions.
- (3) Personal and business service establishments.
- (4) Automotive and equipment service establishments, including gasoline service stations.
- (5) Commercial and professional offices.
- (6) Hotels and motels.
- (7) Restaurants, cafés, taverns and bars.
- (8) Theaters, bowling centers, arcades, pool halls and dance halls.
- (9) Auditoriums and community centers.
- (10) Greenhouses and nurseries.
- (11) Private clubs and lodges.
- (12) Historic and cultural features and buildings.
- (13) Bus depots.
- (14) Veterinary hospitals and clinics.
- (15) Clinics.
- (16) Wholesale establishments.
- (17) Warehouses for local wholesale and retail establishments or for personal property, but not including industrial warehouses and distribution centers.
- (18) Parking lots.
- (19) Parks and recreation areas when publicly owned and operated.

B. Conditional Uses. The following are permitted uses subject to the procedure required in Section 165.19(8).

- (1) Rest homes and nursing homes.
- (2) Hospitals and sanitariums.
- (3) Commercial boarding and breeding kennels.

- (4) Commercial outdoor recreation areas, including golf courses, miniature golf courses, swimming pools and campgrounds.
- (5) Drive-in restaurants.
- (6) Multiple-family dwellings, plus customary accessory buildings.
- (7) Bulk sale and storage of grain, fertilizer and petroleum products.
- (8) Truck terminals.
- (9) Lumber yards.
- (10) Telephone exchanges, electrical substations, booster stations and similar installations of publicly regulated utilities.

3. Prohibited Uses. The following uses are prohibited in the C-2 Commercial District.

- A. Sale and storage of livestock.

4. Height Regulations. No building shall exceed a height of forty-five (45) feet, and no accessory structure shall exceed eighteen (18) feet in height, except as provided in Section 165.19.

5. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modified requirements contained in Section 165.19.

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width Any One Side	Rear Yard Depth
Principal Permitted Uses	12,000 sq. feet	100 feet	NA	40 feet	10 feet	25 feet
Multiple-Family Dwellings	Same as specified in "R-2" District					
Hotels and Motels	1 acre	100 feet	NA	40 feet	10 feet	25 feet
Accessory Uses					10 feet	5 feet

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