

SECTION 6

"R-I" INFILL DISTRICT

6-010 PURPOSE

To provide for residential and limited commercial development that is compatible with other development in the nearby area in terms of lot size, structure size and required yard setback.

6-011 ALLOWED USES

- a. Residential Uses
 1. Single-Family Residential dwellings
 2. Group Homes
 3. Accessory Uses 1 & 5 that are related, customary and subordinate to the existing use of the site.
 4. Two-Family Residential dwellings
- b. Institutional and Service Uses that are incidental to and compatible with the general existing or planned uses in the area.
 1. Community or Social Service/Groups
 2. Education: School & Other
 3. Religious Institution
 4. Safety Services
 5. Local Utilities
- c. Recreational Uses that are incidental to and compatible with the general existing or planned uses in the area.
 1. Athletic Facilities, Outdoor
 2. Open Space or Areas
- d. Commercial – Lodging Facilities I
- e. Signs as regulated in Section 25.
- f. Special Uses as allowed in Section 22. (Education-Other, Personal Care Facility, Home Occupation)
- g. Temporary Uses as approved by the Governing Body. See Section 33.
- h. Please refer to Appendix A for a list of suggested, permitted uses.

6-012 DEVELOPMENT STANDARDS

- a. This is an overlay zoning district that may be invoked upon any currently platted lot in an area bounded by Washington Street, East Street, and 24 Highway plus the Elm Park Subdivision.
- b. The application for this zoning requires submittal of examples and locations to support the request.
- c. A minimum of 1 off-street exterior parking space per dwelling unit will be required.
- d. No temporary storage structures or moveable containers except for temporary dumpster rentals during construction process.

6-013 AREA, HEIGHT AND YARD REGULATIONS

- a. Area Regulations - Lot size and width as well as finished building area shall be similar to those in immediately adjacent areas to the proposed site as approved by the Planning Commission.
- b. Height Regulations - No building shall exceed two and one half (2½) stories or thirty five (35) feet in height except as provided in Section 23 Supplemental District Regulations.
- c. Required Yard setbacks shall be similar to those in immediately adjacent areas to the proposed site as approved by the Planning Commission.
- d. Floor Area: minimum finished floor area for a single-family home shall be 1,000 square feet

6-014 PARKING

Please refer to Section 20, Off-Street Parking and Loading, of this Ordinance

6-015 SIGNS

Please refer to Section 25, Signs, of this Ordinance