

CHAPTER 4
MEDIUM DENSITY RESIDENTIAL - (R-7)

- 3-4-1: PURPOSE
- 3-4-2: PERMITTED USES
- 3-4-3: CONDITIONAL USES
- 3-4-4: ACCESSORY USES
- 3-4-5: LOT SIZE
- 3-4-6: YARDS
- 3-4-7: LOT COVERAGE
- 3-4-8: HEIGHT OF BUILDINGS
- 3-4-9: SIGNS
- 3-4-10: OFF STREET PARKING AND LOADING

3-4-1: PURPOSE: This district is intended to comprise both single and two family residential dwellings where such development is desirable. It is also intended to allow multi-family through the "conditional use permit" process.

3-4-2: PERMITTED USES:

1. One single family dwelling, including a mobile home on an individual lot subject to Section 3-15-2 of this Title.
2. Two family dwelling, (duplex) located on a single lot or parcel.

3-4-3: CONDITIONAL USES: In an R-7 zone, the following uses and accessory uses are permitted when authorized in accordance with the requirements set forth in Chapter 15 of this Title.

1. Electric power substations, sewer lift stations and water pump stations, wherein service to district residents requires location within the district.
2. Government administration building or police or fire station.
3. Publicly owned and operated parks and recreation areas and centers.

4. Home occupations.
5. Churches and church facility complexes.
6. Recreation, social and service clubs.
7. Nursery school or agency for day care of children.
8. Convalescent or nursing home.
9. Guest home or caretaker cottage.
10. Hospital, sanitarium, philanthropic or charitable institution.
11. Multi-family dwelling.

3-4-4: ACCESSORY USES: In an R-7 zone, accessory buildings, structures and uses customarily incidental to a permitted use shall be allowed with the following regulations.

1. All set backs and lot coverage requirements are met.
2. For storage of recreational vehicles owned by the occupant, shall be located in a garage, carport, side or rear yard and not connected to City services or used to live in.

3-4-5: LOT SIZE: In an R-7 zone, the minimum lot size shall be as follows where both public water and sewer services are provided:

1. For a single family dwelling, the lot area shall be a minimum of 7,500 square feet.
2. For a two-family or multi-family dwelling, the lot area shall be a minimum of 10,000 square feet.
3. Minimum lot frontage shall be seventy-five feet (75').
4. Minimum lot depth shall be one hundred feet (100').

3-4-6: YARDS: In an R-7 zone, the minimum yard requirements shall be as follows:

1. A front yard shall be a minimum of twelve feet (12').
2. A side yard shall be a minimum of five feet (5').
3. A rear yard shall be a minimum of five feet (5').

3-4-7: LOT COVERAGE: In an R-7 zone, buildings shall not cover more than 50% of the lot area.

3-4-8: HEIGHT OF BUILDINGS: In an R-7 zone, buildings shall not exceed a height of thirty five feet (35').

3-4-9: SIGNS: In an R-7 zone, signs shall be in conformance with Chapter 17 of this Title.

3-4-10: OFF STREET PARKING AND LOADING: In an R-7 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.