

Section 3.052 R-C RESIDENTIAL/COMMERCIAL

Section 3.054 Outright Uses Permitted. In the R-C Zone, the following uses and their accessory uses are permitted outright.

1. Single family dwelling.
2. Two family dwelling.
3. Retail businesses and services with business hours not to exceed 8:00 AM - 10:00 PM.
 - A. Drug stores
 - B. Variety stores
 - C. Barber shop and beauty shop
 - D. Clothes cleaning
 - E. Antique stores
 - F. Gift shop, flower shops, rock shops, hobby shops
 - G. Professional offices
 - H. Repair shops for TV and appliances
 - I. Similar uses as authorized by the Planning Commission
4. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
5. Accessory Dwelling Unit (see general and specific provisions in Article 4).

Section 3.055 Conditional Uses Permitted. In the R-C Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.

1. Church and other religious structures.
2. Wedding chapel.
3. Group care homes, homes for the aged, nursing homes and residential homes.
4. Primary, elementary, junior or senior high schools; kindergarten or day nursery; or a higher education institution.
5. Public park, playground, or other similar publicly owned recreational use.
6. Government or municipal structures or use.
7. Utility substation.
8. Bed and Breakfast establishments subject to provisions in Section 6.135 and 6.136.
9. Grocery stores
10. Restaurants
11. Vacation Rental Dwellings subject to provisions in Section 6.137.

12. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135. This section does not apply to land designated as a historic district or land adjacent to a historic landmark.
13. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
14. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

Section 3.056 Prohibited Uses and Structures. In the R-C Zone, the following uses and structures are prohibited:

1. Drive-in restaurants
2. Automobile service and sales

Section 3.057 Standards. In the R-C Zone, the following standards shall apply:

1. Lot Size: Lot area shall be a minimum of 5,000 square feet, and a maximum of 20,000 square feet.
2. Density: The overall density on any parcel shall not exceed 10 dwelling units per net acre.
3. Front Yard: A front yard shall be at least 15 feet.
4. Side Yard: A side yard shall be at least 5 feet, except on corner lots a side yard abutting the side street shall be at least 10 feet.
5. Rear Yard: A rear yard shall be at least 15 feet, except accessory buildings may extend to within five feet of a rear property line.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet
7. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 40 percent of the total area of the lot.
8. Screening: Any commercial use adjoining a residential use, must provide a site-obscuring fence along the side or rear property lines, adjoining parking lots and loading and service areas. The Planning Commission can grant waivers following a public hearing in which adjoining property owners are notified.