

- (1) Front yard depth, 25 feet.
- (2) Side yard width, same as R1-2 District.
- (3) Rear yard depth: 25% of the lot depth, but need not exceed 30 feet or a depth equal to the height of the principal building, whichever is greater.

E. Supplemental regulations and exceptions. See § 103-15.

F. Minimum area of dwellings. **[Added 6-18-1962]**

- (1) One-family dwelling, 800 square feet main floor.
- (2) Two or more units, 500 square feet per unit.

§ 103-9. R-C Residence – Business District.

A. Permitted uses.

- (1) All uses permitted in the R-2 District.
- (2) Courtroom, office for any governmental agency, police station.
- (3) Bank, telephone exchange, public utility office, business and professional offices.
- (4) Dental clinics and laboratories.
- (5) The following uses, provided they are not used primarily for contagious diseases, mental patients, epileptics, drug or liquor addicts or for penal or correctional purposes:
 - (a) Medical building, clinic or laboratory.
 - (b) Nursing or convalescent home.
 - (c) Nonprofit institutions for charitable, religious, cultural or community social purposes.
- (6) Mortuary.

- (7) Club, lodge or fraternal organization not operated for profit.
- (8) Dance, art, music or photo studio.
- (9) Residential hotel. (Sec definitions.)
- (10) Accessory uses:
 - (a) Dining room in club, medical building or residential hotel, but only when conducted and entered from within the building, provided that no exterior display or advertising shall be permitted.
 - (b) Accessory uses and structures, provided that no exterior signs shall be allowed unless it:
 - [1] Pertains only to permitted uses on the premises;
 - [2] Does not exceed one square foot per linear foot of building frontage; **[Amended 4-21-2004]**
 - [3] Is attached flat against the wall;
 - [4] Does not project above the roof line;
 - [5] Does not face the side of any adjoining lot in any R-1 or R-2 District; **[Amended 4-21-2004]**
 - [6] Is not equipped with flashing or intermittent illumination other than when such lighting is used to report time, temperature, stock market and/or news reports; **[Amended 4-21-2004]**
 - [7] Does not exceed the length of the longest side of the frontage where a building fronts on more than one street; **[Added 4-21-2004]**

- [8] Does not project beyond the ends of the building; and **[Added 4-21-2004]**
 - [9] Does not cover any required windows and/or doors. **[Added 4-21-2004]**
 - (c) Bed-and-breakfast inns as defined in § 17A-2. **[Added 6-4-2003]**
 - (d) Wall signs shall be permitted for each separate business or tenant occupying a building subject to the regulations of this chapter. **[Added 4-21-2004]**
- (11) Exterior temporary signs. **[Added 4-21-2004]**
- (a) Shall be limited to 16 square feet per face;
 - (b) Shall be allowed only after obtaining a special permit issued by the Building Inspector;
 - (c) Use shall be limited to 30 days in any calendar year.
- (12) Exterior pole signs. **[Added 4-21-2004]**
- (a) Shall be supported wholly by a pole or poles;
 - (b) Shall not exceed 25 feet in height from grade to the highest point of the sign;
 - (c) The lowest portion of the sign [excluding the pole(s)] shall not be less than eight feet from finish grade;
 - (d) The maximum sign face shall be determined by § 103-9A(10) of this chapter.
- B. Maximum height.
- (1) Single-family and two-family dwellings, same as in R-2 District.

- (2) Other buildings, as regulated by yard requirements.
- C. Minimum lot size for dwellings. **[Amended 6-3-1980]**
 - (1) Area: 3,000 square feet per dwelling unit, but in no case shall any lot be less than 6,000 square feet.
 - (2) Width: 60 feet.
 - (3) Parking: Two parking spaces must be provided for each dwelling unit for multiple dwellings.
- D. Required yards.
 - (1) Front yard depth: 25 feet.
 - (2) Side yard width.
 - (a) Dwellings up to 35 feet in height: The minimum width of any side yard shall be five feet, and the total width of both side yards shall be not less than 13 feet.
 - (b) Dwellings over 35 feet in height and other principal buildings: Each side yard shall equal 1/2 the building height.
 - (3) Rear yard depth: 25% of lot depth but need not exceed 30 feet or a depth equal to the height of the principal building, whichever is greater.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings: same as the R-2 District. **[Added 6-18-1962]**
- G. Signs. **[Added 4-21-2004]**
 - (1) If at any time the Code Enforcement Officer determines a sign is in disrepair, the owner/tenant of the property shall repair or remove said sign within 15 days of notice to the owner/tenant by the Code Enforcement Officer. Failure to do so shall result in

removal by the Building Department. The cost of this removal, plus \$50 for inspection of the premises, shall be charged to the owner of the property. The City Assessor shall assess this amount upon the real property. Said total amount shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged. The amount shall be collected by the City Treasurer in the manner provided by law for the collection of taxes or delinquent taxes.

- (2) If at any time the Code Enforcement Officer determines a sign does not conform with an issued sign permit, the owner/tenant of the property shall comply with the permit within 15 days of notice to the owner/tenant by the Code Enforcement Officer. Failure to do so shall result in removal by the Building Department. The cost of this removal, plus \$50 for inspection of the premises, shall be charged to the owner of the property. The City Assessor shall assess this amount upon the real property. Said total amount shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged. The amount shall be collected by the City Treasurer in the manner provided by law for the collection of taxes or delinquent taxes.

H. Abandoned signs. [Added 4-21-2004]

- (1) Any sign located on property unoccupied for a period of 60 days or more shall be deemed abandoned.
- (2) Failure to remove an abandoned sign shall result in removal by the Building Department. The cost of this removal, plus \$50 for inspection of the premises, shall be charged to the owner of the property. The City Assessor shall assess this amount upon the real property. Said total amount shall constitute a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged. The

amount shall be collected by the City Treasurer in the manner provided by law for the collection of taxes or delinquent taxes.

§ 103-10. C-1 Neighborhood Business District.

A. Permitted uses: Permitted uses in the C-1 Neighborhood Business District shall be as follows:

- (1) Any use permitted in the R-C District.
- (2) Retail stores and personal service establishments, except those listed in the C-2 District, provided that:
 - (a) There is no manufacturing, compounding, processing, treatment or repair of products other than that which is clearly incidental to the conduct of a retail business and where such products are sold primarily at retail on the premises.
 - (b) No use shall be conducted in an open-front store.
 - (c) There shall be no outdoor display of food or merchandise.
- (3) Establishments for eating and drinking, but not including diners, provided that:
 - (a) The sale of alcoholic beverages for consumption on the premises shall not be allowed on any lot which is across the street from any R District or whose side lot line is adjacent to any lot line in any R District.
 - (b) No such use shall include dancing or entertainment other than radio, television or recorded music.