

Sec. 146-78. - RG 18 - General Residence district.

(a) Purpose. The "RG 18" - General Residence zone was originally designed to provide for moderately high density apartment development and other uses, which have characteristics similar to those found in the operation of apartment houses. Densities in this district are higher than presently considered acceptable in the city. Rezoning to this classification will not generally be considered after January 1, 2000.

(b) Permitted uses. Those uses indicated as being permitted in the "RG 18" - General Residence zone in the schedule of uses shall be allowed.

(c) Space limits. The following space limits shall apply to the "RG 18" - General Residence zone:

(1) Non-residential uses:

- a. Minimum lot area: 5,000 square feet
- b. Minimum width of lot: 50 feet.
- c. Minimum depth of lot: 100 feet.
- d. Maximum height of building: 50 feet.
- e. Minimum front yard: 15 feet
- f. Minimum rear yard: ten feet.
- g. Minimum side yard: seven feet.
- h. Minimum side yard at corner: 25 feet.
- i. Maximum lot coverage: 80 percent.
- j. Maximum floor area ratio: one to 1.67 (0.6:1.0).

RD 30
 MUST COMPLY WITH
 2012 IRC 2011 NEC

Front	<u>25</u>
Side	<u>7</u>
Rear	<u>25</u>
Side @ Corner	<u>15</u>

(2) Multiple family residential uses:

- a. Multi-family residential construction in this district shall, except as herein described, shall comply with the space limitations of the "MF-1" - Multi-Family Residential-Low Density District.
- b. A maximum density of 24 dwelling units per acre shall be allowed.

(3) Duplex residential uses:

- a. Two family residential construction in this district shall comply with the space limitations of the "RD 30" - Duplex Residence District.

(4) Single-family residential uses:

- a. Single family residential construction in this district shall comply with the space limitations of the "RS 60" - Single Family Residence District.

(d) Miscellaneous provisions.

- (1) Off-street parking shall be provided for all uses established in this zone.
- (2) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-73; Ord. No. 1270, § 3.10, 12-15-1981; Ord. No. 1512, § 1, 1-5-1985; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2000-01-03, § 1W, 1-4-2000; Ord. No. 2002-08-084, § 1.26, 8-20-2002; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-05-011, § 2, 5-17-2010; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 29, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013)