

**(2) A Agricultural District.**

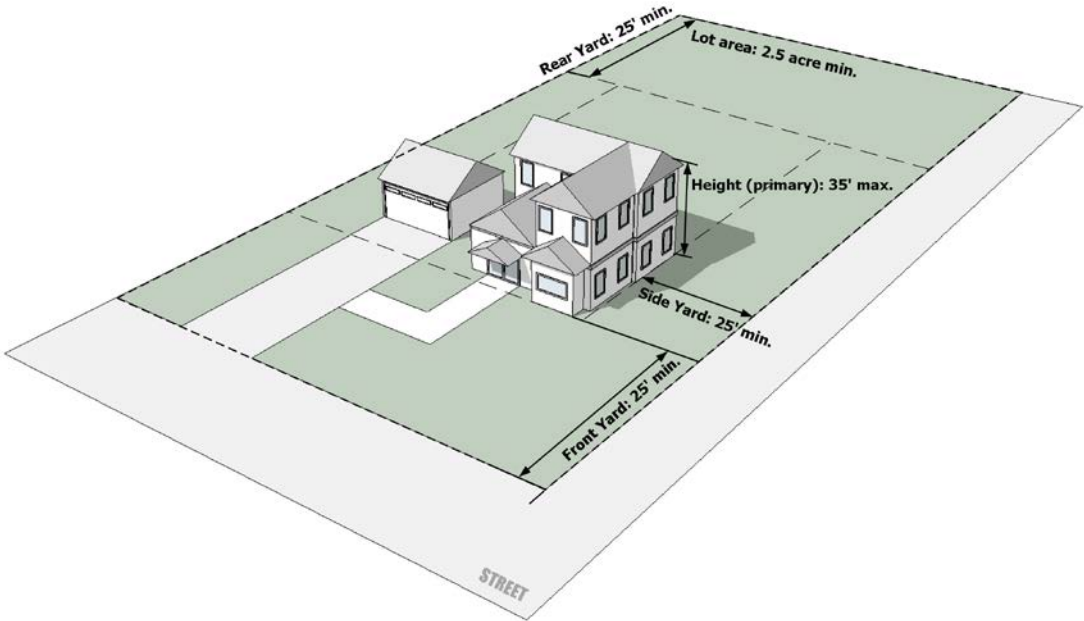
(i) Purpose. This district is intended to provide for large-scale agricultural uses contained within the City, certain public uses, and facilities or activities best located in a more isolated area. The principal land use is an agricultural area or public facility. Only one principal dwelling and one second principal dwelling are allowed on each lot.

**TABLE 29-2-12**  
**A DISTRICT DIMENSIONAL STANDARD SUMMARY**

LOT STANDARDS	
Minimum lot area	2.5 acres
Minimum lot width at building line	60 ft.
BUILDING STANDARDS	
Minimum depth front yard	25 ft.
Minimum width of side yard	25 ft.
Minimum depth rear yard	25 ft.
Maximum height of primary building	35 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.

(ii) Illustration. The following diagram is a graphical depiction of the A District to be used for illustration purposes only.



(iii) Other Standards. In addition to compliance with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4, development in the A District shall comply with the following requirement:

- (A) No more than two (2) contiguous residential lots may be created in this district. The creation of additional lots requires rezoning to the R-1 district and approval of a subdivision.

**Section 29-2.1(b)** - The previous base zoning district C-1 shall convert to the M-N District with the exception of Shopping Center properties meeting all of the following conditions on the Effective Date, which shall be converted to the M-C District:

- (1) The Shopping Center contains or includes an existing structure with a single unit in excess of 45,000 square feet, or the Shopping Center contains or includes an existing multi-unit building in excess of 75,000 square feet containing at least one (1) unit occupying in excess of 15,000 square feet;
- (2) The property does not share a common Lot Line with property zoned R-1; and
- (3) The property has one (1) or more Frontage(s) on a Collector or Arterial street.

**29-2.2 Base Zoning Districts.**

**Section 29-2.2(a) - Residential Zone Districts.**

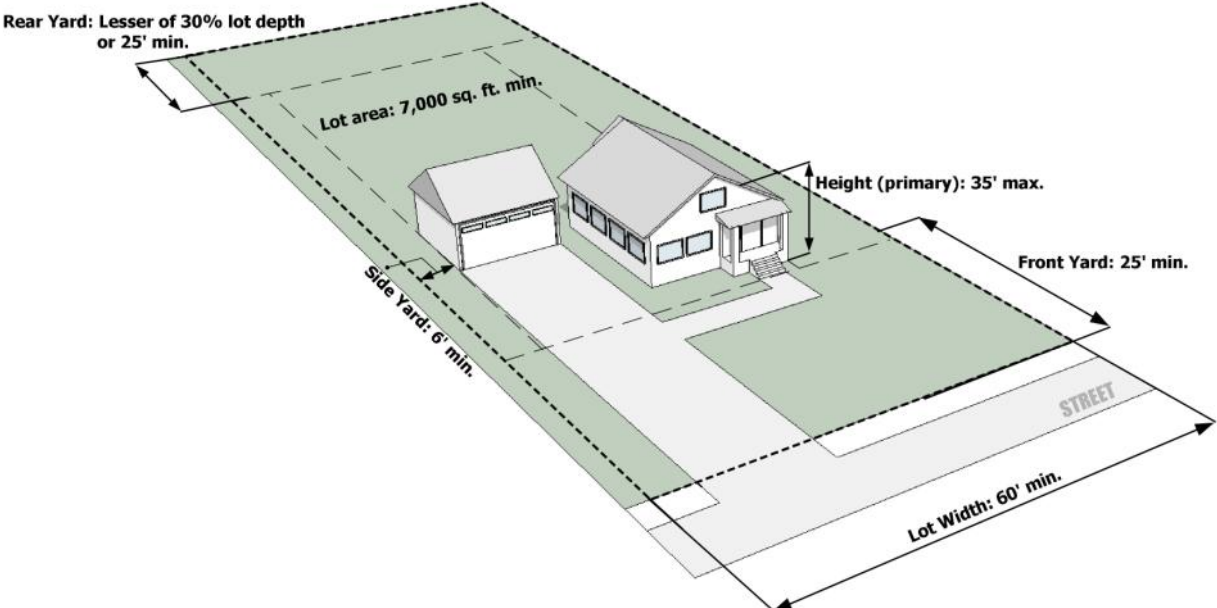
**(1) R-1: One-Family Dwelling District.**

- (i) Purpose. This district is intended to promote and preserve safe and attractive urban one-family residential neighborhoods. The principal land use is a one-family dwelling unit per lot. Some public recreational uses, religious facilities, educational facilities, and uses incidental or accessory to dwellings are included, as shown in Table 29-3.1 (Permitted Use Table).
- (ii) Illustration. The following diagram is a graphical depiction of the R-1 District to be used for illustration purposes only.

**TABLE 29-2-2**  
**R-1 DISTRICT DIMENSIONAL STANDARD SUMMARY**

LOT STANDARDS	
Minimum lot area	7,000 sq. ft.
Minimum lot area if no public or community sewer available	15,000 sq. ft.
Minimum lot width at building line	60 ft.
BUILDING STANDARDS	
Minimum depth front yard	25 ft.
Minimum width of side yard	6 ft.
Minimum depth of rear yard	Lesser of 30% lot depth or 25 ft.
Maximum height of primary residential building	35 ft.
Maximum height of primary residential building if 2 side setbacks of at least 15 ft. each	45 ft.
Maximum height of primary nonresidential building, provided all setbacks increased 1 ft. for each additional 1 ft. of height over 35 ft.	75 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.



**(3) R-MF Multiple-Family Dwelling District.**

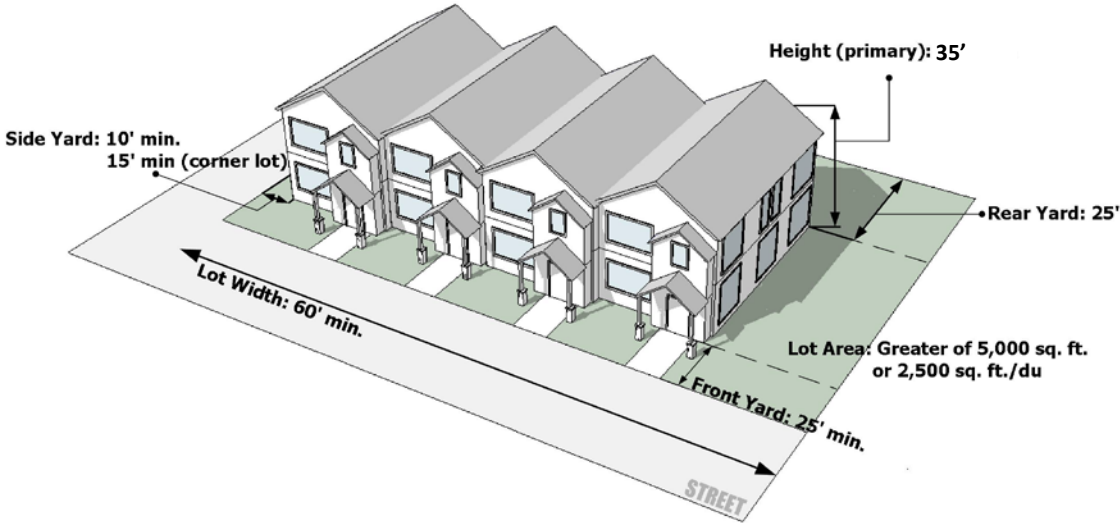
(i) Purpose. This district is intended to provide for a mix of one-family, two-family, and medium density multi-family residential development. It may include a range of residential uses from one-family to medium and high density multi-family apartments and condominiums and fraternity and sorority houses. The scale of development is regulated to ensure that new development is not out-of-scale with the character and density of currently existing adjacent uses or zoning. The principal uses are residential, as shown in Table 29-3.1 (Permitted Use Table).

(ii) Illustration. The following diagram is a graphical depiction of the R-MF District to be used for illustration purposes only.

**TABLE 29-2-4  
R-MF DISTRICT DIMENSIONAL STANDARD SUMMARY**

LOT STANDARDS	
Minimum lot area – one-family	5,000 sq. ft.
Minimum lot area – one-family attached	3,500 sq. ft.
Minimum lot area – two-family	7,000 sq. ft.
Minimum lot area – multi-family	2,500 sq. ft. per du
Minimum lot area – sorority or fraternity	7,500
Minimum lot area -- CRCC	N/A, But Max Density is 17 du/ac
Minimum lot width at building line	60 ft.
Minimum lot width at building line -single-family attached	30 ft.
BUILDING STANDARDS	
Minimum depth front yard	25 ft.
Minimum width of side yard – all other	10 ft.
Minimum width of side yard – corner lot street side	15 ft.
Minimum depth of rear yard	25 ft.
Maximum height of primary residential building	35 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.



(iii) Other Standards. All development shall comply with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4.