

Chapter 102. ZONING

ARTICLE V. District Regulations

DIVISION 6. Residential I Urban District

Sec. 102-401. Permitted uses. [Ord. No. 28-1997, § 605.1, 3-4-1997; Ord. of 8-3-2010(2)]

Permitted uses in the Residential I Urban District are as follows:

- (1) Residential uses (single-family and two-family), excluding manufactured housing units.
- (2) Public parks.
- (3) Accessory uses, including yard sales on no more than 10 days in any calendar year.
- (4) Municipal uses deemed necessary by the City Council, but, prior to taking action thereon, the council shall hold a public hearing for which 10 days' public notice shall be given.
- (5) Domesticated chickens, subject to requirements of Chapter 10, Animals.

Sec. 102-402. Permitted uses requiring Planning Board review. [Ord. No. 28-1997, § 605.2, 3-4-1997; Ord. No. 1-1999, 7-6-1999; Ord. No. 20-2001, 11-7-2001; Ord. No. 21-2006, 2-7-2006]

Permitted uses requiring Planning Board review in the Residential I Urban District are as follows:

- (1) Health service offices and professional offices for not more than one primary practitioner or one professional in a single-family residence, provided the professional resides in the residence. No more than two additional employees serving as associated support personnel are permitted. Off-street parking for the practitioners or professionals and for each full-time equivalent employee shall conform to the requirements and the applicable provisions of chapter 98. In addition, the outward appearance of the building shall remain that of a residence, without display or advertising other than one sign not to exceed two square feet containing no more than the name of each practitioner or professional and the business of each.
- (2) Essential services.
- (3) Funeral homes.
- (4) School, day nursery, or institution of an educational, religious, philanthropic, fraternal, political or social nature.
- (5) Home occupations.
- (6) Bed and breakfast, including class 1, class 2 and class 3.
- (7) Elderly congregate residential housing or elderly housing, subject to the contract rezoning process identified in article X, division 3 of this chapter.
- (8) Stealth telecommunications facilities.

Sec. 102-403. Applicability of shoreland zoning and floodplain regulations. [Ord. No. 28-1997, § 605.3, 3-4-1997]

Provisions of chapter 82, pertaining to shoreland zoning, and chapter 78, article II, pertaining to floodplains, may apply in the Residential I Urban District. See the shoreland zoning maps and FIRM flood maps.

Sec. 102-404. Standards. [Ord. No. 28-1997, § 605.4, 3-4-1997; Ord. No. 20-2001, 11-7-2001]

- (a) The general standards of performance in article IX of this chapter shall be observed in the Residential I Urban District.
- (b) The following standards shall also apply:
 - (1) Maximum residential density for one- or two-family dwelling structures is one dwelling structure per 10,000 square feet.
 - (2) Minimum lot frontage is 60 feet.
 - (3) The minimum rear and side yard is 15 feet for all buildings.
 - (4) Maximum building height is 38 feet.
 - (5) The minimum setback shall be 25 feet from the road right-of-way line as determined by either measuring a distance from the center of the traveled way that equals 1/2 the right-of-way boundary by a survey at the owner's expense and adding 25 feet, or a distance equal to 20% of the average depth of the lot as measured from the edge of the road right-of-way, whichever is less.

Sec. 102-405. Prohibited uses. [Ord. No. 28-1997, § 605.5, 3-4-1997]

Only those uses specifically listed as permitted uses or permitted uses requiring Planning Board review are allowed within the Residential I Urban District. All other uses are excluded.

Sec. 102-406. through Sec. 102-420. (Reserved)