

ARTICLE IX. UR-1 URBAN RESIDENCE DISTRICT

A. Statement of Intent

This district is intended primarily for single-family-detached dwellings at lot densities of approximately seven (7) units per acre, in areas served by public sewage disposal and water supply. Certain other structures and uses necessary to serve governmental, educational, religious, recreational and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district.

Section 1. Principal Permitted Uses

- A. Single-family-detached dwellings.
- B. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- C. Accessory apartments in owner-occupied-single-family detached dwellings.
- D. Residential group homes in accordance with Article IV, Section 29.
- E. Police and fire stations.
- F. Temporary uses.
- G. Zero-lot-line construction.
- H. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices or property owners associations, and maintenance facilities operated by a neighborhood or community organization or a property owners association.
- I. Transitional housing for single-family use.

Section 2. Accessory Uses - Distance Requirements - Reference General Provisions

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, including:
- B. Living quarters of persons employed on the premises, not rented or otherwise used as a separate dwelling.
- C. Residential home occupations with receipt of a Home Occupation Permit in accordance with Article IV, Section 22.
- D. Temporary real estate signs and small announcement signs.
- E. Temporary buildings for uses incidental to construction work;
 - 1. Which buildings shall be removed upon completion or abandonment of the construction work.
- F. Swimming pool, incidental to the permitted principal use of a single-family dwelling.
- G. Noncommercial nurseries, greenhouses, and gardens;
 - 1. But not including chicken farms, hog farms, and other commercial animal farms and kennels.
- H. Day care homes if not more than ten (10) children in addition to your own are kept, in addition to those residing on the premises, subject to State licensing requirements.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization Approval

- A. Churches and other places of worship, including parish houses and Sunday Schools, but excluding emergency shelters and temporary outdoor revivals, with frontage on and primary access to an arterial or higher classification street and on a minimum of two (2) acres of land to provide sufficient land area for off-street parking, bufferyards, and property site design to lessen impact on adjoining residential neighborhoods.

Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.

- B. Schools, elementary and secondary, and schools or development centers for elementary- and secondary-school-age children with handicaps or development disabilities, on a minimum of five (5) acres of land.
- C. Country clubs, public parks, public and private golf courses, and other private noncommercial recreational areas and facilities including swimming pools, but not including miniature golf courses and driving ranges;
1. Provided that any principal building or swimming pool shall be located not less than one hundred (100) feet from any other lot in an R District.
- E. Public buildings and properties of a cultural, recreational, administrative, or service type;
1. Not including repair garages, storage or repair yards, or warehouses;
 2. Provided any such building shall be located not less than twenty-five (25) feet from any other lot in any R District.
- F. Public utility structures or uses subject to the provisions set by the Board (of Zoning Adjustment).
- G. Cemeteries adjacent to or in extension of existing cemeteries, subject to the provisions set by the Board (of Zoning Adjustment).
- H. A manufactured home subdivision subject to all requirements of a single-family residential district and also subject to the following provisions:
1. The roof must be pitched at least three (3) in twelve (12) or greater and covered with material that is residential in appearance;
 - a. Including but not limited to approved wood, asphalt composition singles, or fiberglass; but
 - b. Excluding corrugated aluminum, corrugated fiberglass, or metal roof.
 - c. The roof overhang must be not less than one (1) foot nor greater than thirty (30) inches.
 2. Exterior siding cannot have a high-gloss finish and must be residential in appearance, including but not limited to clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles, shakes, or similar material, but
 - a. Excluding smooth, ribbed, or corrugated metal or plastic panels.
 3. A garage or carport is required.
 - a. This requirement may be waived by the Planning Director or his/her designee in cases where:
 - b. The deletion would be consistent with the surrounding neighborhood.
 - c. Where required, the external material and roofing of the garage or carport must be the same as that of the dwelling unit.
 4. The home must be placed on a permanent foundation that complies with the County's building code for residential structures.

5. The unit must be at least twenty (20) feet wide.
6. The hitch axles or wheels must be removed.
7. The unit must be oriented on the lot so that its long axis is parallel with the street.
 - a. A perpendicular or diagonal placement may be permitted if there is a building addition so that the narrow dimension of the unit, as so modified and facing the street, is not less than fifty (50) percent of the unit's long dimension.
8. The Board (of Zoning Adjustment) must conclude that the manufactured home subdivision will be compatible with the development in the surrounding area.
9. The subdivision must meet all requirements of Section 4 of Article VIII MH-1 Manufactured Home (Mobile Home) Park or Subdivision District.

- I. Bed and breakfasts.
- J. Public museums and libraries on a minimum of two (2) acres of land.
- K. Household pets as regulated in Article IV, Section 23 Household Pets, Animals, and Livestock.

Section 4. Use Limitations

- A. All uses shall operate in accordance with the standards contained in Article IV Section 13 Use Standards.

Section 5. Lot Size Requirements

- A. Minimum lot area: Six thousand (6,000) square feet.
- B. Minimum lot width: Fifty (50) feet.
- C. Minimum lot depth: One hundred (100) feet.

Section 6. Bulk and Open Space Requirements

- A. Maximum Structure Height
 1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two and one-half (2 ½) stories above the finished grade.
 2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three (3) stories above the finished grade.
 3. Accessory structures: Sixteen (16) feet, except storage buildings which shall not exceed ten (10) feet.
- B. Minimum Yard Requirements
 1. Front yard: Twenty-five (25) feet
 2. Side yard: Five (5) feet
 3. Rear yard: Twenty (20) percent of the lot depth, but may not be less than ten (10) feet nor shall more than twenty-five (25) feet be required.
 4. However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback

- C. Maximum building coverage (including accessory buildings): Forty (40) percent.
- D. Minimum open space: Not less than thirty (30) percent of the total lot area shall be devoted to open space including required yards and bufferyards.

Open space shall not include areas covered by buildings, structures, parking areas, driveways, and internal streets.

Open space shall contain living ground cover and other landscaping materials.
- E. Maximum Impervious Area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways, and any other surfaces which reduce and prevent absorption of stormwater shall not exceed seventy (70) percent of the total lot area.

Section 7. Density Requirements

The maximum density shall be six thousand (6,000) square feet per dwelling unit provided that the required rights-of-way for adjacent streets as classified by the Major Thoroughfare Plan is dedicated during subdivision of any tract being developed.

Also, for tracts twenty (20) acres or larger proposed to be subdivided into tracts smaller than eight thousand (8,000) square feet, a left-hand turn lane at all the entrances of the proposed subdivision shall be provided.

If a proposed subdivision (with less than eight thousand (8,000) square-foot lots) fronts a major transportation facility, then acceleration and deceleration lanes may be required.

Section 8. Other Requirements

- A. A site plan shall be submitted and approved for all uses except single-family-detached dwellings.
- B. A plot plan shall be submitted and approved for all single-family detached dwellings.
- C. A landscaping plan shall be submitted and approved for all uses except single-family-detached dwellings.
- D. All off-street parking lots and vehicular use areas for permitted non-residential uses shall be screened from all residential uses.
- E. Refuse storage areas for permitted non-residential uses shall be screened from view.
- F. Required front yards shall be landscaped with grass, ground cover, plants, shrubs or trees. Decorative landscaping materials such as rock, bark and much are also permitted. Impervious surfaces in required front yards shall be minimized and shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular drives are permitted if sufficient room is available and if approved by the Greene County Highway Department.

- G. Storage of maintenance or other equipment incidental to any permitted or conditional use except a single-family detached dwelling shall be screened from view.
- H. Mechanical and electrical equipment, including air conditional units, shall be screened from view.

Section 9. Bufferyard Requirements

Whenever any non-residential development in this district is located adjacent to a residential use in any district or a different residential district, screening and a bufferyard shall be provided as follows:

- A. Required plantings per one hundred (100) linear feet:
 - 1. Two (2) canopy trees;
 - 2. Two (2) understory trees;
 - 3. Two (2) evergreen trees;
 - 4. Fourteen (14) shrubs.
- B. Bufferyard depth requirements:
 - 1. Twenty (20) feet;
 - 2. Thirty (30) feet with a reduction of planting of fifty (50) percent;
 - 3. Ten (10) feet with a six (6) foot-high fence, masonry/brick wall, or solid evergreen hedge.