

Chapter 9. Urban Residential District (UR)

SECTION 9.00 PURPOSE

The purpose of the Urban Residential District is to provide an opportunity for residential development of moderate to higher density. The district permits a range of residential housing types and uses of a compatible nature. These include single-family dwellings, duplexes, apartments, elder care facilities, and senior housing. The District is characterized by close proximity to urban amenities such as retail facilities and public services. Higher density development permitted by the district is predicated on the presence of public water and sanitary sewer systems or comparable private systems, the presence of all-season roads to support higher traffic volume, and related amenities characteristic of higher density settings.

SECTION 9.01 PERMITTED USES

The following uses shall be permitted by right:

- A. Accessory Buildings and Uses
- B. Adult Foster Care Family Home
- C. Adult Foster Care Small Group Home
- D. Child Care Family Home
- E. Dwelling, Single-Family
- F. Dwelling, Two-Family
- G. Public and Quasi-Public Uses
- H. Small Wind Energy System (SWES) pursuant to Chapter 26.
- I. Type I Home-based Business pursuant to Chapter 28.

SECTION 9.02 SPECIAL LAND USES

The following uses shall be permitted with special land use approval:

- A. Accessory Dwelling Unit (ADU)
- B. Adult Foster Care Congregate Facility
- C. Assisted Living Center
- D. Child Care Group Home
- E. Convalescent or Nursing Home
- F. Dwelling, Multiple-Family
- G. Place of Public Assembly, Small
- H. Solar Energy Systems, pursuant to Chapter 27

SECTION 9.03 SITE DEVELOPMENT REQUIREMENTS

A. All permitted uses and special land uses are subject to the following site development requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:

Table 9.1 Urban Residential District Regulations	
Dimensional Standard	UR District
Minimum Lot Area	0.75 acres
Minimum Lot Width	130 feet
Minimum Front Yard Setback	35 feet
Minimum Side Yard Setback (per side)	10 feet
Minimum Rear Yard Setback	30 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	40%
Lot Depth to Width Ratio	4:1
Minimum Dwelling Floor Area (DFA)	1,000 square feet, plus 200 square feet for each additional bedroom beyond two bedrooms

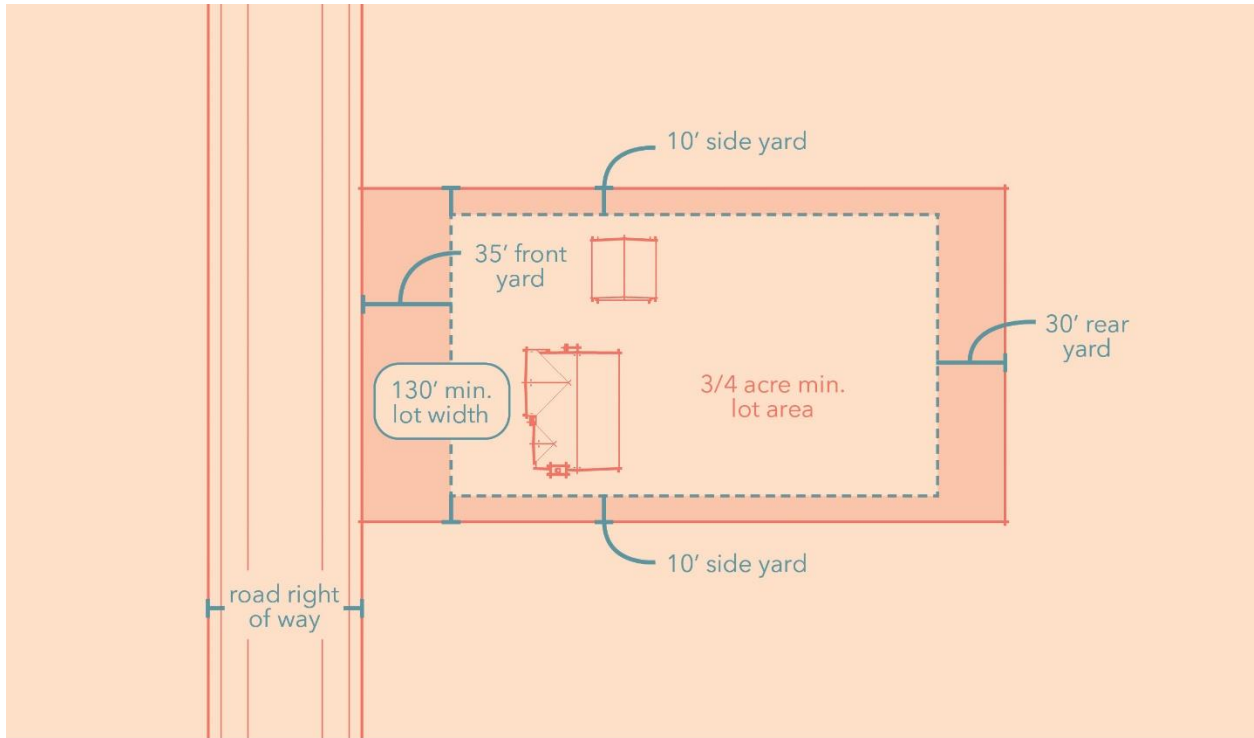


FIGURE 9.1 UR DISTRICT REGULATIONS