



Zoning District Summary: General Residential (GR)

This zone is primarily designed to accommodate single-family, two-family, and multi-family residences and allows for mobile/manufactured homes.

Allowed Structures/Uses

- Accessory buildings
- Boarding or Rooming House
- Community center (public)
- Detached private garage/utility room
- Farm or ranch
- Mobile/Manufactured Home
- Multi-family dwelling
- Parks
- Playgrounds
- Public golf course (non-commercial amusement)
- Public/Governmental Agencies
- Public schools
- Public Utility lines and structures
- Railroad tracks and rights-of-way
- Real estate offices (two-year limit)
- Religious worship facilities
- Schools (Public with full curriculum accredited by the state)
- Single-family dwelling attached or detached
- Temporary buildings for construction use
- Two-family dwelling

Lot Requirements

	Single-Family Attached Dwelling	Single-Family Detached Dwelling	Two-Family Dwelling	Multi-Family Dwelling
Maximum Height	30'	30'	30'	Up to 3 stories
Minimum Lot Area	2,000 ft ²	6,000 ft ²	6,000 ft ²	7,500 ft ²
Minimum Lot Width	20'	50'	60'	60'
Min Property Line Width	40'	40'	40'	40'
Min Lot Depth	100'	100'	100'	100'
Max Lot Coverage	45%	45%	45%	45%
Minimum sq ft/unit	N/A	N/A	N/A	1,200 ft ²
Minimum Front Yard	25'	25'	25'	25'
Minimum Side Yard	5'	5'	5'	5'
Minimum Rear Yard	10'	10'	10'	10'

Specific Use Permits

A specific use permit **without term** may be issued in the General Residential Dwelling District (GR) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Cemetery or mausoleum · College or university · Commercial radio and television microwave towers and transmitting stations · Electric substation · Institutions of a religious or philanthropic nature · Mobile home park or manufactured home park or travel trailer or recreational vehicle park and containing no less than 5 acres and subject to all of the special requirements, conditions or safeguards that may be imposed by the Council and incorporated in the permit. The minimum area for each mobile home or manufactured home dwelling unit shall be 4,000 square feet · Monastery or convent · Nursing home · Petroleum or gas · Petroleum collecting or storage · Private community center · Private country club with golf course · School, private elementary or secondary · Swim or tennis club · Water treatment plant

A specific use permit **with term** may be issued in the General Residential Dwelling District (GR) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Day camp · Day care center or day nursery · Group care home · Group medical care home · Group secure care home for persons for which supervision or security is required to ensure that they do not leave the facility, or because the residents are considered dangerous to themselves or others, except for prisons or correctional facilities
