

Title 10 – Zoning
Chapter 6 – R-1, R-2 and R-3 Residential districts

SECTIONS:

10-6-1 Permissive Uses

10-6-2 Conditional Uses

10-6-3 Height, Area, and Off-Street Parking Requirements

10-6-1 Permissive Uses.

- A. Single-family dwelling.
- B. Public park or playground.
- C. Place of worship.
- D. Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.
- E. Golf course, except miniature courses and driving tees operated for commercial purposes.
- F. Agricultural activity, except that all livestock operations or farms with livestock in excess of ten (10) head shall have a minimum lot area of twenty (20) acres and shall not locate any feed lot or accessory structures within two hundred feet (200') of any lot in the R District.
- G. Privately operated lake, swimming pool, tennis court, or similar recreational uses on a site of not less than five (5) acres, provided that any building in connection therewith shall be located not less than two hundred feet (200') from any lot in an R District; but not a miniature golf course or driving tee operated for commercial purposes.
- H. Cemeteries existing at the time of the adoption and incorporation of this amendment December 4, 1986 namely Greenwood Cemetery, Saint Mary's Cemetery and Memorial Park Cemetery.

10-6-2 Conditional Uses.

- A. Group home sponsored by a religious, education, or eleemosynary institution, provided that such home has single kitchen facilities, and further provided that such home be under twenty-four (24) hour adult supervision; but not a penal or mental institution; and further provided that not more than fifty percent (50%) of the site area is occupied by buildings.
- B. Nursing, rest, or convalescent home, provided that it is located at least fifty feet (50') from any lot in an R District and is situated on a site of not less than twenty thousand (20,000) square feet; and further provided that not more than fifty percent (50%) of the site area is occupied by buildings.
- C. Hospital, provided that it is located at least one hundred feet (100') from any lot in an R District and is situated on a site of not less than five (5) acres; and further provided that not more than fifty percent (50%) of the site area is occupied by buildings; and further provided that the building be set back from all required yard lines an additional foot (1') for each foot (1') of building height.
- D. Educational or philanthropic institution, provided that it is located at least fifty feet (50') from any lot in an R District and is situated on a site of not less than twenty thousand (20,000) square feet; and further provided that not more than (fifty percent (50%) of the site area is occupied by buildings.

- E. Nursery, day care center, or play school, provided that any play lot used in connection therewith be suitably fenced and screened in accordance with the requirements of the Zoning Board of Adjustment.
- F. Conversion of single-family homes into two-family homes in those locations where on July 19, 1973, more than forty percent (40%) of the frontage on one side of the street between two (2) intersecting streets was used for two-family homes or two-family homes and multiple-family dwellings. Off-street parking requirement ratios must be complied with for each full bath.
- G. Electrical distribution, substation, or pipeline pumping station or water tower.
- H. Cable T.V. broadcast facility and tower.
- I. Funeral home, provided that the facility is connected to a sanitary sewer; ample off-street parking is available as determined by the Zoning Board of Adjustment; all parking areas are screened from adjacent property with a minimum four-foot high (above vehicle headlights) screening fence (75% opaque), hedge-type landscaping, or the equivalent; outside lighting does not shine directly onto adjacent property; and that the following not be permitted: crematory, emergency ambulance service, exterior display of grave monuments or markers.
- J. Any contiguous site expansion to existing cemeteries listed in 10-6-1(H) above shall be subject to review and approval by the Zoning Board of Adjustment.
- K. Bed and Breakfast Homes within an existing residence constructed prior to 1930 and located in an R-3 Zoning District. (Refer to DEFINITIONS in Chapter 23).
- L. Clinic as a Conditional Use in the R-3 Single Family Residential District specifically within the geographical area described as those lots adjacent to and fronting along Young Avenue, real estate located on the southeast side of Parham Street between Young Avenue and Cedar Street and that real estate north of Cedar Street between Parham Street and Muscatine General Hospital.
- M. Barber or beauty shop within an owner-occupied home consisting of one (1) single chair, providing a minimum two (2) off-street standard parking stalls for this chair and complying with the definition of a Home Occupation (10-23-1).
- N. Iowa Certified Assisted Living Facility. This development provides for integrated levels of services and housing for senior living arrangements. The intent is a campus like setting on a minimum of three (3) acres, served by all utilities. The project may consist of a mixture of single detached units, cluster units with shared common areas and townhouse type congregate living features.

10-6-3 Height, Area, and Off-Street Parking Requirements

- A. The limits in feet are as follows:

<u>Maximum Height</u>	<u>District</u>	<u>Minimum Yards</u>			<u>Minimum Frontage</u>
		<u>Front</u>	<u>Side</u>	<u>Rear</u>	
35	R-1 & R-2	25	10	25	100, 80 (R-2)
35	R-3	25	6	25	60

- B. The limits in square feet are as follows:

<u>Maximum Lot Area</u>	<u>District</u>	<u>Minimum Lot Area Per Family</u>
20,000	R-1	<u>Single</u> 20,000

10,000	R-2	10,000
7,000	R-3	7,000

C. The minimum off-street parking spaces are as follows:

1. Single-family: One (1) per full bath.
2. Place of workshop: One (1) per four (4) seats in main room.
3. High schools and colleges: Ten (10) per classroom.
4. Elementary schools: Two (2) per classroom.
5. Community center, library, museum, or similar public or semi-public building:
One (1) per every three hundred (300) square feet in building.
6. Hospital: Two (2) for each bed.
7. Sanitarium or nursing home: One (1) for each three (3) beds.
8. All other nonresidential buildings: One (1) per every three hundred (300) square feet.