

604. **10,000 Square Feet Residential District (R-10).**

Intent. It is the intent of this district to provide areas for single family residential development, low to moderate density, to discourage the encroachment of commercial, industrial or other uses capable of adversely affecting the residential character and to preserve the architectural character and deed restrictions of established neighborhoods.

604.1 Permitted Uses. The following uses shall be permitted in a R-10 Residential District:

604.101 Single-family dwellings, except mobile homes; and,

604.102 Public buildings, facility or land; and,

604.103 Accessory uses including telephone booths associated with non-residential uses.

604.2 Conditional Uses. The following uses shall be permitted in any R-10 Residential District on a conditional basis, subject to the conditions set forth:

604.201 Utility substations or subinstallations, including water towers, provided that:

604.2011 Such uses shall be enclosed by a fence or wall at least six (6) feet in height above finished grade;

604.2012 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises; and

604.2013 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.

604.202 Amenity, subdivision provided that: *(Amended Ord 2007-03)*

604.2021 Parking shall be provided at a rate of one half that required in Article XI of the Zoning Ordinance.

604.2022 Adjacent residential properties must be buffered from any recreational amenity other than a passive park which contains no structures. Such buffer shall, at a minimum, be a Type 2 as identified in Article XII of the Zoning Ordinance.

604.2023 The amenity must be owned and maintained by a homeowners association, similar entity or developer and be primarily used by the residents of the subdivision.

604.203 Accessory dwelling unit provided that: *(Amended Ord. 2018-05)*

604.2031 One accessory dwelling unit shall be allowed on a parcel with a principal use if the total parcel area is at least 12,000 square feet in area and the habitable space of the accessory unit does not exceed nine hundred (900) square feet;

604.3 Other Requirements.

604.301 All allowed uses shall be required to conform to the standards set forth in Article VII.

604.302 Uses allowed in this district shall meet all standards set forth in Article XI, pertaining to off-street parking, loading and other requirements.

604.303 Signs permitted in R-10 Districts, including the conditions under which they may be located, are set forth in Article X.