

SECTION 10.4 R-1JU (RESIDENTIAL ONE-J URBAN) ZONE

A. PURPOSE: To stabilize and protect the urban residential character within older sections of the city by permitting a mixture of residences and selective types of existing neighborhood retail and service establishments.

The character of development being promoted in this district necessitates that certain types of uses be permitted only if they can comply with identified requirements to assure their proper integration into the character of use promoted therein. For this purpose, a "Special Permitted Use" section is incorporated.

B. PERMITTED USES

1. Single-family residential dwellings
2. Two-family residential dwellings

C. SPECIAL PERMITTED USES: The special permitted uses, specifically identified herein, shall be permitted provided said use complies with all requirements for permitted uses and any special provisions as noted in this section.

1. The following neighborhood retail and service establishments are special permitted uses: arts and crafts store; barber and/or beauty shop; books, cards, and stationary store; butcher shop; candy and/or pastry stores; delicatessen; drug store; grocery store; ice cream store; laundry and/or dry cleaning establishments; newspaper and magazine shop; shoe and shoe repair store; and
2. All special permitted uses must be located in an existing structure, originally constructed for neighborhood business purposes. Any such neighborhood retail or service use may be substituted for, or be replaced by, any other use listed in Subsection C., 1.; and
3. The existing structure shall not be expanded to accommodate additional commercial activity (sales or service area) beyond the scope and extent of its area at the time of adoption of this ordinance; and
4. No lot area of a special permitted use shall be reduced below 5,000 square feet or its lot area at the time of adoption of this ordinance, whichever is lesser.

D. ACCESSORY USES

1. Customary accessory buildings and uses;
2. Fences and walls, as regulated by Article XIII
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV

E. CONDITIONAL USES: The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Funeral homes, provided they are located adjacent to an arterial street
5. Governmental offices
6. Institutions for higher education, providing they are located adjacent to an arterial street
7. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
8. Nursery schools
9. Public and parochial schools
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
11. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Swimming pools

F. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area - Three thousand (3,000) square feet
2. Minimum lot width at building setback line - Thirty-five (35) feet
3. Minimum front yard depth - Twenty-five (25) feet
4. Minimum side yard width - Two and one-half (2-1/2) feet
5. Minimum rear yard depth - Fifteen (15) feet
6. Maximum building height - Thirty-five (35) feet

G. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum Front, Side, (on each side of lot) and rear yard depths – Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

H. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any street or into any adjacent property.
4. Where any yard of any conditionally permitted use in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.