



R-OA-2 Older Area Residential District Chapter 1264

1264.01 Purpose.

The purpose of the R-OA-2 Older Area Residential District is to provide an appropriate residential zoning district to older developed areas in the City so as to provide for orderly re-development of such areas. Such areas shall be served by both public water and public sewer systems.

(Ord. 2002-45. Passed 8-22-02.)

1264.02 Principal and Conditional Uses Permitted.

- (a) Principally permitted uses in this District shall be as follows:
- (1) Single-family dwellings;
 - (2) Home occupations, subject to the limitations described in Section [1250.08](#);
 - (3) Accessory uses;
 - (4) Schools;
 - (5) Public service facilities; and
 - (6) Public parks, playgrounds and playing fields.
- (b) Conditionally permitted uses must be approved by the Planning Commission according to Sections [1244.06](#) and [1244.07](#). Conditional uses in this District shall include churches, or places of worship.

(Ord. 2002-45. Passed 8-22-02.)

1264.03 Height Limit.

No building shall be built or enlarged to exceed thirty-five feet in height.

(Ord. 2002-45. Passed 8-22-02.)

1264.04 Area Requirements.

- (a) Lot Area and Lot Width. Every lot shall have a minimum width of thirty feet and a minimum area of 3,150 square feet.
- (b) Front Yard. There shall be a front yard of not less than twenty-five feet measured from the road right-of-way line. See Section [1250.09](#) for modifications for corner lots and Section [1250.11](#) for other front yard modifications.
- (c) Side Yards. There shall be a side yard of not less than three feet on either side. See Section [1250.09](#) for modifications for corner lots.
- (d) Rear Yard. There shall be a rear yard of not less than thirty-five feet.

(Ord. 2002-45. Passed 8-22-02.)

1264.05 Dwelling Bulk.

Every dwelling unit built or structurally altered shall have a minimum floor area of not less than 900 square feet exclusive of floor area devoted to basements, utility rooms, attached garages or open or enclosed porches and the like. For two-story, above-ground structures, the minimum floor area on the first floor shall be 600 square feet and 300 square feet on the second floor.

(Ord. 2002-45. Passed 8-22-02.)

1264.06 Off-Street Parking.

Off-street parking space shall be provided according to the regulations set forth in Section [1282.05](#).

(Ord. 2002-45. Passed 8-22-02.)

1264.07 Off-Street Loading.

Off-street loading space shall be provided according to the regulations set forth in Section [1282.04](#).

(Ord. 2002-45. Passed 8-22-02.)

1264.08 Corner Sight Clearance.

On every corner lot within the triangle formed by the street lines on such lot and a line drawn between two points, each of such points being twenty feet from the point of intersection of such street right-of-way lines, there shall be no fence or wall higher than three feet nor any other obstruction to vision between a height of three feet and a height of ten feet above the established grade of either street.

(Ord. 2002-45. Passed 8-22-02.)

1264.09 Accessory Structures

All accessory structures in areas zoned R-OA-2 Older Area Residential District shall meet the following requirements:

- (a) Accessory structures shall not exceed fifteen feet in height;
- (b) Accessory structures shall not occupy more than forty percent of the area between the rear of the principal structure and the rear lot line;
- (c) Accessory structures shall not be located within three feet of any lot line;
- (d) Accessory structures attached to a principal structure shall not project beyond the required front lot line; and
- (e) Accessory structures, detached from the principal structure, shall be located to the rear of the principal building and shall also be located at least fifteen feet back from the rear of the principal building.

(Ord. 2002-45. Passed 8-22-02.)