

Chapter 102. ZONING

ARTICLE V. District Regulations

DIVISION 7. Residential II District

Sec. 102-421. Permitted uses. [Ord. No. 28-1997, § 606.1, 3-4-1997; Ord. of 8-3-2010(2)]

Permitted uses in the Residential II District are as follows:

- (1) Residential uses (single-family and two-family), excluding manufactured housing units.
- (2) Public parks.
- (3) Accessory uses, including yard sales on no more than 10 days in any calendar year.
- (4) Municipal uses deemed necessary by the City Council, but, prior to taking action thereon, the council shall hold a public hearing for which 10 days' public notice shall be given.
- (5) Domesticated chickens, subject to requirements of Chapter 10, Animals.

Sec. 102-422. Permitted uses requiring Planning Board review. [Ord. No. 28-1997, § 606.2, 3-4-1997; Ord. No. 1-1999, 7-6-1999; Ord. No. 21-2006, 2-7-2006]

Permitted uses with Planning Board review in the Residential II District are as follows:

- (1) Bed and breakfast, including class 1, class 2 and class 3.
- (2) Health service offices and professional offices.
- (3) Essential services.
- (4) Funeral homes.
- (5) School, day nursery, or institution of an educational, religious, philanthropic, fraternal, political or social nature.
- (6) Nonmunicipal public and quasipublic uses.
- (7) Residential planned unit development and cluster housing development.
- (8) Congregate retirement residential housing.
- (9) Health care facilities.
- (10) Home occupations.
- (11) Stealth telecommunications facilities.

Sec. 102-423. Applicability of shoreland zoning and floodplain regulations. [Ord. No. 28-1997, § 606.3, 3-4-1997]

Provisions of chapter 82, pertaining to shoreland zoning, and chapter 78, article II, pertaining to floodplains, may apply in the Residential II District. See the shoreland zoning maps and FIRM flood maps.

Sec. 102-424. Standards. [Ord. No. 28-1997, § 606.4, 3-4-1997; Ord. No. 24-1998, 10-20-1998]

- (a) The general standards of performance in article IX of this chapter shall be observed in the Residential II District.
- (b) The following standards shall also apply:
 - (1) Maximum residential density for one-family dwelling structures is as follows:
 - a. Public sewer and water: One dwelling structure per net one-third acre.
 - b. Unsewered structure: One dwelling structure per net 1/2 acre.
 - (2) Maximum net residential density for two-family dwelling structures is as follows:
 - a. Public sewer and water: One dwelling structure per net one-third acre.
 - b. Unsewered structure: One dwelling per net acre.
 - (3) Minimum lot frontage is 60 feet.
 - (4) The minimum rear and side setback is 15 feet for all buildings.
 - (5) Maximum building height is 38 feet. The Planning Board may approve a steeple or cupola-like architectural enhancement which has no usable floor area which exceeds the height limitation of this section.
 - (6) The minimum setback shall be 25 feet from the road right-of-way line as determined by either measuring a distance from the center of the traveled way that equals 1/2 the right-of-way distance plus 25 feet, or determining the right-of-way boundary by a survey at the owner's expense, and adding 25 feet.

Sec. 102-425. Planned unit development and cluster housing development. [Ord. No. 28-1997, § 606.5, 3-4-1997]

In the case of a residential planned unit development or cluster housing development in the Residential II District, the standards in section 102-424 may be modified in accordance with the special provisions of article VI of this chapter. In addition, planned unit development or cluster housing development shall be reviewed under the City's subdivision ordinance.

Sec. 102-426. Prohibited uses. [Ord. No. 28-1997, § 606.6, 3-4-1997]

Only those uses specifically listed as permitted uses or permitted uses requiring Planning Board review are allowed within the Residential II District. All other uses are excluded.

Sec. 102-427. through Sec. 102-440. (Reserved)