

## 4.2 LIMITED RESIDENTIAL DISTRICT (LR)

Within the LR zoning district, there are two subdistricts, LR-1 and LR-2 subdistricts. The following provisions are identical for both LR-1 and LR-2, except the minimum lot size. See subsection 4.2.5(a).

4.2.1 Purpose. The purpose of the LR District is to provide areas for stable, low-density, single-family residential development and a limited number of other uses compatible with a residential neighborhood.

4.2.2 Permitted Uses. Permitted uses for the LR District are limited to the following:

- a. Parks.
- b. Single Family Dwellings.
- c. Churches.
- d. Home Occupations.
- e. Day Care Homes.
- f. Manufactured Homes.
- g. Urban Agriculture

(Ord. 1055, §5, 2010)

4.2.3 Conditional Uses. Conditional uses for the LR District are limited to the following:

- a. Public Service, Public Use and Public Utility Facilities.
- b. Day Care Facilities.
- c. PWSF's or WCF's, attached to street poles or mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Freestanding and lattice towers are prohibited.)
- d. Above ground flammable and combustible liquid tanks utilized by a public use.
- e. Temporary Structures.
- f. Horses. A maximum of two (2) horses per acre on lots of one (1) acre minimum size.
- g. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §8, 2009)

4.2.4 Accessory Uses. Accessory uses for the LR District are limited to the following:

- a. Greenhouse/private.
- b. Garages.
- c. Storage buildings.
- d. Swimming pools.
- e. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §9, 2009)

4.2.5 Bulk Requirements. For other supplementary location and bulk regulations, see Article VII.

- a. Minimum Lot Size. LR1 - eight thousand (8,000) square feet.  
LR2 - twelve thousand (12,000) square feet.
- b. Minimum Lot Width - seventy five (75) feet.
- c. Maximum Building Height - thirty (30) feet.
- d. Minimum Front Yard Setback - twenty five (25) feet.
- e. Minimum Side and Rear Yard Setback – the setback from the adjacent property line shall be one (1) foot for every two (2) feet of building height for all portions of the building exceeding 20 feet in height, provided, however, no side or rear yard setback shall be less than ten (10) feet.
- f. Riparian Setback. Unless otherwise provided for herein, all permanent buildings and structures shall have a one hundred foot (100') wide Riparian Setback from the mean high water mark of the Big Wood River. Removal of live vegetation or excavation within the Riparian Setback is prohibited, except for any tree that has been recommended for removal by a certified arborist, in writing, because the tree has been found to potentially endanger the resident(s) of the property on which it is located or any member of the public, or has become hazardous to any street, alley or other public right-of-way or public utility, or because the removal of a tree would substantially improve the health of other trees on the property. Pruning of trees and planting of riparian trees, shrubs and ground cover within the Riparian Setback are allowed, provided however, that all plantings conform to the criteria for evaluation in Section 4.10.7.2(k) of this Ordinance. Where the application of the one hundred foot (100') Riparian Setback and other applicable setbacks will result in a building site of one thousand (1000) square feet or less, the Riparian Setback may be reduced to such an extent that the building site is one thousand (1000) square feet; provided however, the Riparian Setback shall not be less than fifty feet (50').

