

Section 17-5.9 URBAN RESIDENTIAL (UR)

1. **Purpose and Intent:** To provide a residential zoning classification that contains an urban development pattern characterized by traditional grid-style lot block layouts. Parcels are either served by or designed for municipal sewer and water utilities, an urban road section with sidewalks and a boulevard and are generally within walking distance of the Downtown Mixed-Use District.

2. **Compatibility:** The Urban Residential zone is compatible with and must be established next to the Downtown Mixed-Use zone or the Shoreline Residential zone. The Urban Residential zone may be established in areas abutting Transition Residential, Commercial or Light Industrial zones.

3. **Lot, Use and Density Requirements.**

Lot Width - feet, minimum	50
Buildable Lot Area (sewered) – square feet, minimum	6,250
Buildable Lot Area (unsewered) – square feet, minimum.....	20,000
Residential PUD Maximum Density (sewered).....	
.....	2 units per 6,250 square feet
Residential PUD Maximum Density (unsewered).....	
.....	2 units per 20,000 square feet
Setback, right-of-way, local streets - feet, minimum	10
Setback, right-of-way, collector and arterial streets	
- feet, minimum	30
Setback, side - feet, minimum.....	10
Setback, corner side - feet, minimum.....	30
Setback, sign - feet, minimum.....	1
Setback, wetland – feet, minimum... ..	30
Maximum impervious coverage.....	40%
Maximum Building Height - feet.....	25
Maximum Flag Pole Height – feet... ..	30
Accessory Structure Size – square feet, max, cumulative	1,280

4. **Performance Standards.** The following performance standards apply to all development in this zone:

A. **Dwelling, Guest Quarters.** Guest quarters must meet the following restrictions:

- (1) Shall be located along with the principal structure on the smallest lot meeting the above requirements.
- (2) Shall be a minimum of 400 square feet and maximum of 600 square feet and shall not exceed 15 feet in height.

- B. Outside Storage. Storage of a fish house and a recreational vehicle is allowed if stored not less than 10 feet distance from any property line and not within the OHW setback.
- C. Fences. Fences not exceeding 48 inches may be constructed between the dwelling façade and the front property line. Dwelling façade shall not include decks, entry ways, porches, and other building projections from the principal face of the dwelling. Fences not exceeding 72 inches in height may be constructed from the dwelling façade to the side yard and to the rear yard of a property. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.
- D. Impervious Coverage. Impervious coverage may be increased by 20% through a conditional use permit if the following is provided:
- (1) A storm water retention plan showing containment of the 5-year, 24-hour storm event on the parcel.
 - (2) Direct runoff of stormwater to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms or other permanent means.
- E. Sidewalks. Properties shall accommodate the safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.