

SECTION 7.6 URBAN RESIDENTIAL (UR) ZONE:

- A. **PURPOSE:** The purpose of the Urban Residential Zone is to allow various residential uses. The Urban Residential Zone shall be designated by the color "Blue" on the zoning map.
- B. **PERMITTED USES:** The following uses are permitted in the Urban Residential Zone:
1. Single Family Dwellings.
 2. Duplexes, townhouses, multi-family dwellings and condominiums.
 3. Mobile Homes, manufactured homes and qualified manufactured homes, as regulated by Section 6.17 of this Ordinance.
 4. Bed and Breakfast facilities, as regulated by Section 6.19 of this Ordinance.
- C. **ACCESSORY USES:**
1. Home occupations, as regulated by Section 6.7 of this Ordinance.
 2. Fences and walls.
 3. Customary accessory buildings such as storage sheds, greenhouses, garages and gazebos.
 4. Storage of recreational vehicles, as regulated by Section 6.5 of this Ordinance.
 5. Customary Accessory dwelling units.
 6. Swimming pools, as regulated by Section 6.12 of this Ordinance.
- D. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the Board of Adjustment, as set forth in this Ordinance:
1. Cemeteries.
 2. Day care centers (Child or Adult).
 3. Libraries.
 4. Nursery schools and child day care facilities.
 5. Public and parochial schools.
 6. Publicly or privately owned and/or commercially-operated parks, playgrounds, golf courses, community recreational centers, and swimming pools.
 7. Funeral homes.
 8. Home occupations conducted in a customary accessory structure, otherwise meeting the requirements of Section 6.7 of this Ordinance.
 9. Churches and other places of worship.
 10. Nursing homes and assisted living facilities.
 11. Professional offices.

E. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES:

1. Minimum Lot Area – 5000 square feet, except if not serviced by sewer, then as needed to meet the requirements of this Ordinance and to meet the requirements for septic on the site as regulated by the Pendleton County Health Department or Three Rivers Health District.
2. Minimum lot width at building setback- fifty (50) feet.
3. Minimum lot depth- one hundred (100) feet
4. Minimum Front Yard Depth - twenty (20) feet from right-of-way line. (Except on US 27-see 8 below).
5. Minimum Side Yard Width, on Each Side of Lot - Three (3) feet
6. Minimum Rear Yard Depth - Five (5) feet
7. Maximum Building Height – Forty (40) feet.
8. Minimum Setback from U.S. Highway 27: Twenty-Five (25) feet from the right-of-way

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking of two spaces for every dwelling unit shall be provided, and such additional spaces reasonably calculated to provide for the regular use of the property, or as otherwise required by this Ordinance.