

## **Article XI**

### **VR VILLAGE RESIDENTIAL DISTRICT**

#### **Section 11.01 INTENT**

The VR Village Residential District is intended to:

- A. Encourage innovative, traditional residential mixed and multiple-use developments so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings.
- B. Promote land development practices which will protect the public health, safety and welfare.
- C. Traditional neighborhoods are the desired alternative to conventional modern, use-segregated developments such as large lot suburban subdivisions and strip commercial developments.
- D. Encourage residential/mixed-use development in a manner consistent with the preservation and enhancement of property values within existing residential areas.
- E. Promote the creation of places which are oriented to the pedestrian, promote citizen security and social interaction.
- F. Promote development of mixed-use structures or mixed-use development with offices, multiple family and retail uses located with related community facilities.
- G. Discourage commercial or industrial uses that create objectionable noise, glare and odors.

#### **Section 11.02 PERMITTED PRINCIPAL USES**

- A. Single family detached dwellings.
- B. Two family dwellings.
- C. Multiple family dwellings including: townhouses, row houses, apartments.
- D. Family day care homes and family foster care homes subject to the following provisions:

1. Such uses shall be duly licensed by the State Department of Social Services.
  2. Buildings and lots so used shall conform to all state and local code requirements.
  3. A minimum outdoor play area of 1,000 square feet shall be provided. The outdoor plan area shall be fenced and screened with landscaping on the exterior side of the fence. The outdoor play area shall not be located in a primary required front yard.
- E. On-site signs in accordance with regulations specified in Article VII.
- F. Home occupations in accordance with regulations specified in Article III, Section 3.05.
- G. Uses or structures accessory to principal permitted uses.

### **Section 11.03 SPECIAL USES**

The following uses may be permitted, upon review and approval by the City Council, in accordance with the general standards for all special land uses listed in Section 8.03 and the standards for the specific use listed in Section 8.11.

- A. Housing for the elderly, retirement villages, etc.
- B. Activity center buildings specifically for the elderly when on a minimum size of two (2) acres.
- C. Public swimming pools, parks, playgrounds, and playfields.
- D. Churches and other buildings for religious worship.
- E. Government or community-owned buildings.
- F. Group day care homes.
- G. Bed and Breakfast Inns.
- H. Essential public service buildings and uses without storage yards when operating requirements necessitate their location within the district to serve the immediate vicinity.
- I. Banks and other financial institutions, except drive-through facilities.

- J. Professional and Business Offices.
- K. Retail sales of goods and services.
- L. Restaurants except drive-through facilities.
- M. Temporary Employment Housing, subject to the following standards:
  - 1. Occupancy limitations shall be established in accordance with Section 404 of the 2015 International Property Maintenance Code. However, the Planning Commission shall have the authority to reduce occupancy, based on, but not limited to existing conditions of the property and structure, building characteristics, method of operation, parking, and other relevant factors.
  - 2. Exterior of the structure shall maintain appearance of a single-family residence.
  - 3. Use of the structure shall be compatible to that of a single-family residence, in terms of operation, including parking, traffic, noise, etc.
  - 4. Permitting and review process: Temporary employment housing shall require annual submission of an application, fee and issuance of a zoning compliance permit. Permits shall be valid for one year.
- N. Cemeteries.
- O. Funeral Homes.