

**Sec. 2-16. NP, Neighborhood Preservation Zoning District.**

<b>A. PURPOSE:</b> The purpose of the Neighborhood Preservation (NP) Zoning District is to preserve the character of older neighborhoods by providing for compatible infill development and redevelopment where enforcement of lot dimensions through other residential zoning districts would not be possible and encourage a suitable environment for family life.																		
<b>B. DIMENSIONAL STANDARDS</b>																		
1. Density	2. Maximum Building Height	3. Maximum Building Coverage	4. Maximum Impervious Lot Coverage	5. Minimum Lot Size	6. Minimum Lot Width	7. Minimum Lot Depth	8. Minimum Perimeter	9. Setbacks										
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody						
8.29 units per acre	30'	35%	75%	5,250 SF	50'	105'	None	25'; or the average dimension for existing structures within 100' of the property (measured along the same side of the roadway frontage), whichever is less	20'	Lots 75' wide or greater: 7.5' each side; Lots less than 75' wide: 5' minimum each side	20'	30'						
<b>C. PERMITTED USES</b>			<b>D. CONDITIONAL USES</b>				<b>E. SPECIAL EXCEPTION USES</b>			<b>F. OTHER STANDARDS</b>								
1. Community Residential Home 2. Dwelling, Single-Family—Detached 3. School, Public			1. Adult Day Care Center 2. Adult Family Care Home 3. Assisted Living Facility 4. Cemetery 5. Family Day Care Home 6. Foster Home 7. Group Home 8. Nursing Home 9. Parks and Recreation Facilities, Private 10. Parks and Recreation Facilities, Public 11. Public Facilities  12. Public Utilities 13. Telecommunication Tower or Antenna, Camouflaged 14. Water Survival Instruction 15. Wind Energy System				1. Child Care Facilities 2. Historic Preservation Mixed Use 3. House of Worship 4. School, Private			All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. Any other special requirements pursuant to this Code. 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area: <table border="1" style="margin: 10px auto;"> <thead> <tr> <th>Type</th> <th>1-Story</th> <th>Split Level</th> <th>2-Story</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>1,150 SF</td> <td>1,400 SF</td> <td>1,750 SF</td> </tr> </tbody> </table> The required minimum building square footage for residential structures with a "C" zoning suffix (as shown on the official zoning map), may be reduced by 15 percent where the chief building official finds that the proposed building is to be occupied by residents which qualify for assistance as low- to medium-income as defined by the United States Department of Housing and Urban Development.	Type	1-Story	Split Level	2-Story	C	1,150 SF	1,400 SF	1,750 SF
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C	1,150 SF	1,400 SF	1,750 SF															
<b>G. PERMITTED ACCESSORY USES:</b> Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																		
<b>H. SPECIAL STANDARDS:</b>																		
<p><b>Nonconformance:</b> Single-family residential lots located within this district and having a minimum lot area of 7,500 square feet, a minimum width of 75', and located in areas of the city where established street patterns and lot configurations are generally consistent with the 7,500 square foot/75' width standard, shall be deemed to be conforming lots, subject to the setback and buffer requirements of Ordinance No. 78-35, as existed on December 31, 1991. Parcels within such districts may be divided into lots having minimum lot areas of 7,500 square feet and minimum widths of 75', provided the structure on each lot meets the setback and buffer requirements of Ordinance No. 78-35. However, where the recorded plat or covenants indicate front yards in excess of current city standards for principal buildings, said plat or covenants shall first be properly amended prior to the issuance of a building permit.</p> <p><b>Approved Plats:</b> Setbacks that are less restrictive than the standards listed above are acceptable, provided that they are either shown on the approved plat or a less restrictive standard was in place at the time of recording the original plat.</p>																		

(Ord. No. 2013-13, § 9, 2-5-2013)