

RESIDENTIAL RENTALS

ZONING OFFICE: (309) 734-7590



MINIMUM REQUIREMENTS FOR EACH DWELLING UNIT

- Must contain provisions for living, sleeping, eating, cooking and sanitation.
- Each dwelling unit must be equipped with adequate rubbish containers.
- Each dwelling unit must have a heating system that is capable of providing a minimum temperature of 68 degrees.
- Must have hot and cold running water to the kitchen and bathroom faucets.
- Doors, windows and hatchways shall be provided with devices designed to provide security for the property.
- PLUMBING
 - Potable water and sewer system shall be required for each dwelling unit.
 - Plumbing required for each unit: at least one kitchen sink, one toilet, one lavatory and one bathtub or shower unit.
 - Hot water must be supplied to the kitchen sink and the bathroom faucets.
 - If the unit is NOT owner occupied, a licensed plumber must do any work to the plumbing.
- ELECTRICAL
 - Basement units must have an emergency exit and exit lighting.
 - Downtown units (within the Fire Limits) must have electrical wiring in metal conduit.
- FIRE SAFETY
 - Each dwelling unit is required to have smoke detectors and carbon monoxide detectors within fifteen (15) feet of every bedroom.
 - Each dwelling unit is required to have and least one (1) 2A/10BC Fire Extinguisher.
 - Each dwelling shall have an exterior emergency escape and/or rescue window.

R-1 RESIDENTIAL RENTAL DWELLINGS

General Requirements:

- Building may only contain one dwelling unit.
- Requires 2 off street parking spaces for the residence.

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R-2 RESIDENTIAL RENTAL DWELLINGS

General Requirements:

- Building may contain one (1) unit or get a special use permit to allow for two (2) units.
- Requires 2 off street parking spaces per unit.
- Basement apartments are allowed if they meet all building and fire safety requirements.

R-3 RESIDENTIAL RENTAL DWELLINGS

General Requirements:

- Allows single family, two family and multi-family dwellings.
 - Multi-family dwellings need to meet certain space requirements per apartment.
- One (1) and two (2) family dwellings require 2 off street spaces per unit. Multi-family dwellings require 1 ½ off street spaces per unit.
- Basement apartments are allowed if they meet all building and fire safety requirements.

R-4 RESIDENTIAL RENTAL DWELLINGS (MOBILE HOME PARKS)

General Requirements:

- Single Family mobile homes allowed (cannot have more than one 'unit' in each mobile home)
- Requires 2 off street parking spaces per unit **PLUS** guest parking. Guest parking located in a common area with a ratio of one (1) space per four (4) units.
- Each mobile home shall be provided with a concrete pad consisting of dimensions of mobile home and not less than four (4) inches thick. Anchors or tie-downs must be installed at each corner of the pad capable of withstanding vertical tension force of 4,800 pounds. Every mobile home must be surrounded with a rodent-free skirting or cement block foundation wall.

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GENERAL PARKING REQUIREMENTS

- Vehicles must be parked on an improved surface (gravel, concrete or blacktop) or in the street. Vehicles are **NOT** allowed to be parked on the boulevard or in the front yard (or any other grassy portion of the yard) of the residence.
- If there is no curb and the property owner wants to consider improving the boulevard area for parking, please contact the Zoning Department to receive approval **BEFORE** improving the area. The Zoning Department can be reached at (309) 734-7590.