

CHAPTER 57

R-2, URBAN SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION:

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10-57-1 PURPOSE: The purpose of the R-2, Urban Single Family Residential District is to provide for single and two family residential units.

10-57-2 PERMITTED USES: Subject to applicable provisions of this Ordinance, the following are permitted uses in the R-2 District:

- A. Essential services.
- B. Personal wireless service antennas located upon a public structure, as regulated by Chapter 22 of this Ordinance.
- C. Public parks and playgrounds.
- D. Public and private schools.
- E. Religious institutions.
- F. Single family detached dwellings.
- G. State licensed residential care facilities serving six (6) or fewer persons.

10-57-3 ACCESSORY USES: Subject to applicable provisions of this Ordinance, the following are permitted accessory uses in the R-2 District:

- A. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, and interim permit in this Ordinance.
- B. Fences.

- C. Permitted home occupations as regulated by Chapter 21 of this Ordinance.
- D. Private garages and off-street parking.
- E. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Chapter 22 of this Ordinance.
- F. Recreational vehicles and equipment.
- G. State licensed in-home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

10-57-4: CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in an R-2 District. (Requires a conditional use permit based upon procedures set forth and regulated by Chapter 6 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:
- B. Personal wireless service towers and antennas not located on a public structure as regulated by Chapter 22 of this Ordinance.
- C. Public or semi-public recreational buildings, neighborhood or community centers, charitable institutions, and other like facilities provided that side yards shall be double that required for the district.

10-57-5: INTERIM USES: Subject to applicable provisions of this Ordinance, the following are interim uses in the R-2 District and are governed by Chapter 7 of this Ordinance:

- A. Excavation, filling, or grading of more than one hundred (100) cubic yards not related to an approved subdivision or site plan, provided that:
 - 1. The use will be in compliance with the provisions of Chapter 31 of this Ordinance and other provisions of the City Code.
 - 2. The interim use permit shall terminate at a date determined by the City Council to be adequate to allow for completion of the operation based upon:
 - a. The quantity of material to be removed and the plan of operation.

- b. Compatibility with present and future land uses in the area.
 - c. Compliance with the requirements of the Zoning Ordinance and conditions specific to the interim use permit approval.
- B. Farms, farmsteads, and farming.
- C. Interim home occupations as regulated by Chapter 21 of this Ordinance.

10-57-6: LOT AREA AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in an R-2 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

- A. Minimum Lot Sizes:
 - 1. Minimum Lot Area:
 - a. Single Family: Ten thousand eight hundred (10,800) square feet.
 - b. Two Family: Fourteen thousand (14,000) square feet.
 - 2. Minimum Lot Width:
 - a. Single Family: Eighty (80) feet.
 - b. Two Family: One hundred (100) feet.
- B. Principal Structure Setbacks:
 - 1. Front Yard: Thirty (30) feet.
 - 2. Street Side Yard: Twenty (20) feet.
 - 3. Side Yard: Ten (10) feet house and five (5) feet attached garage.
 - 4. Rear Yard: Thirty (30) feet.
- C. Accessory structure setbacks as regulated by Chapter 18 of this Ordinance.
- D. Wetland setback for all structures: Thirty (30) feet from the delineated edge.

10-57-7: LOT COVERAGE AND HEIGHT: The following lot coverage and height requirements shall be observed in an R-2 District:

- A. Impervious surfaces shall not exceed thirty-five (35) percent of the total lot area.
- B. All residences shall be limited to a maximum height of three (3) stories or thirty-five (35) feet, whichever is less.
- C. Accessory use height as regulated by Chapter 18 of this Ordinance.