

## ARTICLE VII

### R-2 RESIDENTIAL DISTRICTS

Section 7.01 Intent. The intent of R-2 Residential District is to provide land area for residential uses on larger urban lots that include and are compatible with single family dwelling units.

Section 7.02 Permitted Uses.

- A. Single family dwellings.
- B. Duplexes, Townhomes, and Apartment of not more than 16 units.
- C. Childcare facilities.
- D. Home occupations not requiring a conditional use permit.
- E. Public parks, playgrounds, and recreational open spaces.
- F. Essential services. Facilities for telephone lines and minor switching stations, and local service for natural gas lines, electric supply lines, sanitary sewer lines, storm sewer lines, water supply systems including elevated water storage facilities.
- G. Accessory structures and uses customarily incidental to any of the permitted uses when located on the same property are permitted. 1. An accessory building may be erected, detached from, or attached to the principal building as an integral part thereof, or it may be connected by a breezeway or similar structure. Such accessory buildings shall be located in the buildable area, and conform to the setback requirement of this Section.

Section 7.03 Conditional Uses. The following uses may be permitted in the R-1 Residential District on a conditional basis, following approval in the manner described in Section 14.04-14.06.

- A. Bed and Breakfast
- B. Mobile home parks.
- C. Libraries.
- D. Public buildings used by a department of the City, without service or storage yards.
- E. Home Occupations requiring a Conditional Use Permit.
- G. Churches and places of worship.

H. Public and private schools.

Section 7.04 Building Height.

Buildings erected or altered shall not exceed thirty-five (35) feet or two and one half (2 1/2) stories in height.

Section 7.05 MOBILE HOME PARK REQUIREMENTS.

Special requirements for mobile home parks are stated in the article on "Mobile Home Parks and Recreational Camping Areas."

Section 7.06 MAXIMUM LOT COVERAGE. Lot coverage shall not exceed 40 percent in the R-2 Districts.

Section 7.07 CORNER LOT, SPECIAL REQUIREMENTS. All corner lots shall have a lot frontage of not less than fifty (50) feet wide at the street line and ninety (90) feet wide at the building line and shall not be less than 9,000 square feet in total area.

Section 7.08 LOT AREA, FRONTAGE, AND YARD REGULATIONS. The following minimum requirements shall apply in the R-2 Districts.

Dwellings	Lot Area Sq. Ft.	Front Lot Line <sup>3</sup>	Lot Area Per Family Sq. Ft.	Setbacks <sup>1,2</sup>			
				Minimum Width Side yard	Sum	Front Yard	Rear Yard
Single Family	7500	75'	7500	6'	16'	25'	10'
Two Family	9000	90'	4500	8'	18'	25'	25'
3 Family	12000	95'	4000	8'	20'	25'	25'
4 Plus Family	15000	100'	3750	8'	20'	25'	25'
Other	16000	100'	NA	12'	24'	25'	45'

<sup>1</sup>In the case of corner lots, the side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated.

<sup>2</sup>In the case of a 60' wide street or less, the front yard and side yard setbacks (if a corner lot) shall be 20' from the property line. The side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated.

<sup>3</sup> Where curvilinear streets or cul-de-sacs are used or where other unconventional lot shapes are used, a reduction in the lot frontage shall be permitted provide that the lot width measured at the front lot line shall not be less than 35 feet.

#### Section 7.09 Definitions

- A. Home Occupations not requiring a Conditional Use Permit include the following:
1. Computer programmers.
  2. Dressmakers, seamstresses, and tailors.
  3. Lessons given by tutors for academics such as English, Math, and Science.
  4. Office facility of a priest, minister, or rabbi.
  5. Office facility of a sales representative, provided that no retail or wholesale transactions are made on the premises.
  6. Office facility of an architect, artist, attorney, author, broker, engineer, insurance agent, real estate agent, or tax preparer.
  7. Office facilities for employees working from home in an employment position in which the employee remains mostly seated at a desk, performing routine office work.
- B. Home Occupations requiring a Conditional Use Permit include all home occupations not listed in Section 7.09 (A)

#### Section 7.10 Standards for Home Occupations.

- A. The following standards shall apply to all Home Occupations:
1. A home occupation shall be conducted in a manner that adjoining property owners, under normal circumstances, would not be aware of its existence other than for a name plat or sign as permitted by Section 7.10(A)7.
  2. Home occupations requiring a conditional use permit shall be permitted only in single family attached and single family detached dwellings.
  2. The use shall not require substantial interior alteration of the dwelling.
  3. The use shall not require any exterior alteration of the dwelling.
  4. Said use shall not create odor, dust, noise, electrical disturbances, glare, vibrations, or other hazards, or nuisances noticeable outside of the dwelling.

5. There shall be no outside storage of material, equipment or display of merchandise.
6. Uses shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
7. No sign shall be allowed other than one (1) unilluminated sign measuring not more than one and one-half square feet in area attached to the dwelling or near the dwelling entrance.
8. Commodities may be sold as part of the home occupation but shall be only a minor and insubstantial part of the total home occupation.
9. Parking shall be controlled such that no on-street parking will occur and all off-street parking shall require no more than two (2) additional parking spaces located on the current driveway or adjacent side yard, and not in front of any part of the principal dwelling, except the garage or an attached porch.
10. The number of patrons shall be limited to no more than two at any one time. Patrons may visit the home only between the hours of 7:00 a.m. and 8:00 p.m.

B. The following standards shall apply to Home Occupations not requiring a Special Use Permit.

1. Said use shall occupy not more than one-quarter of the area of one (1) floor of the dwelling.
2. Home occupations shall not occupy any part of an accessory building attached or detached from the principal building.

C. The following standards shall apply to Home Occupations requiring a Special Use Permit.

1. Additional employees who live outside of the dwelling may be permitted. The number of employees shall be stated in the application. If additional employees are necessary for the home occupation, the property owner shall be required to request a new conditional use permit.