

SECTION 49. R-2, URBAN RESIDENTIAL DISTRICT

Subdivision

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49.01 PURPOSE: The purpose of the R-2, Urban Residential District is to provide for single family dwelling units at a relatively dense urban scale upon the availability of public sanitary sewer service.

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

- A. Day care facilities serving twelve (12) or fewer persons.
- B. Essential services.
- C. Personal wireless service antennas located upon a public structure or existing tower, as regulated by Section 29 of this Ordinance.
- D. Public parks, playgrounds, and residential uses.
- E. Residential care facilities serving six (6) or fewer persons.
- F. Single family detached dwellings.

49.03 INTERIM USE: Subject to applicable provisions of this Ordinance, the following are interim uses in the R-2 District and are governed by Section 5 of this Ordinance:

- A. Farms, farmsteads, and farming.
- B. Temporary mobile towers as regulated by Section 29 of this Ordinance.

49.04 USES BY ADMINISTRATIVE PERMIT: Subject to applicable provisions of this section, performance standards established by this Ordinance, and processing

requirements of Section 6, the following are uses allowed in an R-2 District by administrative permit as may be issued by the Zoning Administrator:

- A. Model homes, temporary, as regulated by Section 19 of this Ordinance.
- B. Real estate offices, temporary, as regulated by Section 19 of this Ordinance.

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

- A. Accessory uses incidental and customary to the uses permitted in Sections 49.02, 49.03, and 49.06 of this Ordinance.
- B. Fences as regulated by Section 15.06 of this Ordinance.
- C. Home occupations and home offices as regulated by Section 25 of this Ordinance.
- D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.
- E. Private garages and off-street parking.
- F. Except as otherwise limited, private recreational facilities, accessory to an existing principal permitted use on the same lot and which is operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.
- G. Radio and television receiving antennas including single satellite dish TVROs two (2) meters or less in diameter, 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 Section 29 of this Ordinance.
- H. Recreational vehicles and equipment.
- I. Signs as regulated by Section 31 of this Ordinance.
- J. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

49.06 CONDITIONAL USES: Subject to applicable provisions of this Ordinance, the following are conditional uses in the R-2 District. (Requires a conditional use permit based upon procedures and performance standards set forth in and regulated by Sections 4.02 and 4.04 of this Ordinance.)

- A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City.
- B. Personal wireless antennas not located on a public structure or existing tower as regulated by Section 29 of this Ordinance.
- C. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that side yards shall be double that required for the district.
- D. Single satellite dish TVROs greater than two (2) meters in diameter as regulated by Section 29 of this Ordinance.

49.07 LOT AREA AND SETBACK REQUIREMENTS: The following minimum requirements shall be observed in the R-2 District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

A. Lot Area Requirements:

- 1. Lot Area: Not less than fifteen thousand (15,000) square feet.
- 2. Lot Width: Not less than seventy-five (75) feet.
- 3. Lot Depth: Not less than one hundred (100) feet.

B. Principal Structure Setbacks:

1. Front Yard:

| Setbacks From Right of-Way Lines | Street Class |
|--|------------------------------|
| 35 feet | State/Federal Highway |
| 35 feet | County Road |
| 35 feet | Local Street |
| 35 feet | From Cul-De-Sac Right-of-Way |

Where a lot is located at the intersection of two (2) or more streets or highways which bound two (2) or more sides of the lot, no building shall project beyond the front yard line of either street.

2. Side Yard: Ten (10) feet.
3. Rear Yard: Twenty (20) feet.
4. Buffer Yard: The side or rear yard setback shall be:
 - a. Thirty-five (35) feet if abutting an existing business district.
 - b. Fifty (50) feet if abutting an existing industrial district.

C. Accessory Structures Setbacks as regulated by Section 15.04 of this Ordinance.

49.08 LOT COVERAGE AND HEIGHT: The following requirements shall be observed in the R-2 District:

- A. The total ground area of all residential buildings shall not exceed a lot coverage of thirty (30) percent.
- B. All single family residences shall be limited to a maximum height of two and one-half (2.5) stories or thirty-five (35) feet.
- C. Accessory structures as governed by Section 15.04 of this Ordinance.

49.09 WATER AND SEWER SERVICE: Each parcel shall be provided connection to public water and sanitary sewer systems.