

Section 48 - R-2, Medium Density Residential District

Subdivision

48.01 Purpose

48.02 Lot Area and Setback Requirements

48.03 Schedule of Allowances

48.01 PURPOSE

The purpose of the R-2 Medium Density Residential District is to provide moderate housing density through the mixture of dwellings and directly related complementary uses. The allowance for such uses and the establishment of the district depend upon the availability of publicly controlled sanitary sewer service and are only within portions of the city planned for urban growth as shown in the Comprehensive Plan.

48.02 LOT AREA AND SETBACK REQUIREMENTS

Lot Requirement		R-2 District	
A	Minimum area:	Single Family:	Minimum Lot Area: Nine thousand (9,000) square feet
		Two Family:	Minimum Lot Area Per Dwelling Unit: Seven thousand five hundred (7,500) square feet. Minimum Total Lot Area: Fourteen thousand (14,000) square feet.
		Townhouses, Quadrominiums, Manor Homes:	Minimum Lot Area Per Dwelling Unit: Five thousand (5,000) square feet Minimum Total Lot Area: Twenty thousand (20,000) square feet
		Multiple Family Dwellings:	Minimum Lot Area Per Dwelling Unit: Two thousand five hundred (2,500) square feet. Minimum Total Lot Area: Twenty thousand (20,000) square feet.
		Multiple Family Dwelling-Elderly Housing:	Minimum Lot Area Per Dwelling Unit: One thousand (1,000) square feet per unit. Minimum Total Lot Area: Forty thousand (40,000) square feet.
B	Width:	Single Family:	Minimum Lot Width: Sixty (60) feet.
	Depth:	Single Family:	Minimum Lot Depth: One hundred (100) feet.
C	Maximum Density:		
E	Front Yard Setback*:	Distance from Right of Way Line	Street Class
		35 feet	State/Federal Highway
		35 feet	County Road
		35 feet	Local Street
	35 feet	Cul-De-Sac	
	Side Yard:	Ten (10) feet.	
Rear Yard:	Twenty (20) feet.		
F	Buffer Yard:	The side or rear yard setback shall be: Thirty-five (35) feet if abutting an existing business district. Fifty (50) feet if abutting an existing industrial district.	

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G	Maximum Height:	Thirty-five (35) feet	
H	Impermeable Surface Maximum:	Thirty Percent (30%) unless within the shoreland overlay	
I	Accessory Structure Height and Setbacks:	Regulated by Section 15.04 of this Ordinance.	
J	Accessory Structure Maximum area:	Lot Area	Maximum Total Floor Area of All Detached Accessory Structures
		1.00 acres or smaller	1,250 square feet

48.03 SCHEDULE OF ALLOWANCES

Except for elderly housing, the lot areas per multiple-family dwelling units prescribed above shall be further subject to the following schedule of allowances, which shall be added to or subtracted from the minimum lot area per dwelling unit as prescribed, thereby relating density requirements to the location, use and access provided the property.

- A. For each parking space provided under the living area of a building or underground, subtract three hundred (300) square feet of minimum lot area per dwelling unit.
- B. If an adjacent site is zoned A-1, R-R, R-1, or R-2, Residential use, add three hundred (300) square feet of minimum lot area per unit for that portion of any building within two hundred (200) feet of said district.
- C. If an adjacent site is zoned for commercial, industrial, or institutional use, subtract three hundred (300) square feet of minimum lot area per unit for that portion of any building within two hundred (200) feet of said district.
- D. Add three hundred (300) square feet of minimum lot area to each unit containing bedrooms larger than two (2).
- E. The maximum allowance that may be subtracted under Section 52.08. A and C of this Ordinance shall be five hundred (500) square feet per unit.