

2.1.6. - R-2 general residential district.

- A.** *General description.* This is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
- B.** *Permitted principal and accessory uses and structures.* Property and buildings in an R-2 general residential district shall be used only for the following purposes:
1. Any use permitted in an R-1 low density residential district.
 2. Duplex.
 3. Multi-dwelling structure or development.
 4. Garage apartment accessory to a principal dwelling. The finished, heated floor area of a garage apartment shall not exceed eight hundred fifty (850) square feet or fifty (50) percent of the finished, heated floor area of the principal dwelling, whichever is less. Garage apartments shall not have accessory uses or structures.
 5. Accessory uses, subject to the provisions of article V, section 4.
 6. Accessory buildings and structures, subject to the provisions of article V, section 4, with building coverage that does not exceed the building coverage of the principal building. For buildings and structures accessory to houses and duplexes, the building coverage shall be subject to the provisions of article V, section 4.C.
- C.** *Uses and structures permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:
1. Any use permitted on review in an R-1 low density residential district.
 2. Fraternities, sororities, and denominational student headquarters.
 3. Mobile home parks, subject to the requirements set forth in supplementary regulations, article V, section 3.
 4. Nursing home or home for the aged.
 5. Medical facility.
 6. A lodge hall, or assembly hall for a nonprofit veterans or service organization.
 7. Private day nurseries and kindergartens, as regulated in article V, section 3.
 8. Attached houses as regulated in article V, section 3.
 9. Commercial telecommunications towers.
 10. Assisted living facility.
 11. Bed and breakfast inns, provided that they are located in an historic overlay district, subject to the requirements of article V, section 3.G.9.
 12. Rooming and boarding house, subject to the requirements of article V, section 3.F.10.
 13. Halfway houses with maximum capacity of five (5) persons subject to the following standards:
 - a. No other halfway house located within one (1) mile of this site.
 - b. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
 - c. The use shall comply with all applicable city, state, and federal codes and regulations.
 - d. The site shall be within one thousand (1,000) feet of an established transit route.
 - e. Signs identifying a use as a halfway house are not permitted.
 - f. The city police department must be provided with a written notification of the use prior to its occupancy.
 14. Buildings and structures accessory to houses and duplexes, subject to the provisions of article V, section 4.C and D, with building coverage that does not exceed the building coverage of the principal building, but exceeds the maximum size for a single accessory building as a permitted use.
- Ca.** *Prohibited uses.*
1. Storage facilities for class 1 flammable and combustible liquids (as defined by the National Fire Prevention Code) having an aggregate total of more than fifteen (15) gallons, but excluding storage facilities which are part of a motorized vehicle or pleasure craft. These requirements do not apply to storage on a construction site where such materials are to be used.
- D.** *Area regulations.* All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirements:
1. *Front yard.*
 - a. For houses, duplexes and multi-dwelling structures and developments the minimum depth of the front yard shall be twenty-five (25) feet and in no case shall an accessory building be located to extend into the front yard.
 - b. Churches and other main and accessory buildings, other than dwellings, shall have a front setback of thirty-five (35) feet.
 2. *Side yard.*

- a. For single-story dwellings, located on interior lots, side yards shall be not less than eight (8) feet in width; however, the sum of the two (2) side yards shall be not less than twenty (20) feet.
For dwellings of more than one (1) story there shall be side yards of not less than twelve (12) feet each.
 - b. For unattached buildings of accessory use there shall be a side yard of not less than eight (8) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to [be] set back more than five (5) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front property line.
 - c. Churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall [be] set back from all side lot lines a distance of not less than thirty-five (35) feet.
3. *Rear yard.*
- a. For main buildings, other than garage apartments, there shall be a rear yard of not less than twenty-five (25) feet.
 - b. Garage apartments may be located in the rear yard of another dwelling, but shall not be located closer than ten (10) feet to the rear lot line. Unattached buildings of accessory use shall not be located closer to any rear lot line than five (5) feet.
4. *Lot width.*
- a. For houses and duplexes there shall be a minimum lot width of seventy-five (75) feet at the front building line.
 - b. For multi-dwelling structures and developments there shall be a minimum lot width of one hundred (100) feet at the front building line.
 - c. For lots having a width of not more than one hundred fifty (150) feet, the lot length shall not be greater than three (3) times the lot width.
5. *Intensity of use.*
- a. For rooming and boarding houses served by a sanitary sewer system, there shall be a lot area of not less than twelve thousand (12,000) square feet.
 - b. For each house, and buildings accessory thereto, served by a sanitary sewer system there shall be a lot area of not less than seven thousand five hundred (7,500) square feet. Each duplex served by sanitary sewer system shall have a lot area of not less than nine thousand (9,000) square feet.
 - c. For multi-dwelling structures or developments there shall be a lot area of not less than seven thousand five hundred (7,500) square feet for the first unit, plus one thousand five hundred (1,500) square feet for each additional dwelling unit. For those structures which shall provide off-street parking within the main structure, the lot area requirement may be reduced two hundred (200) square feet per such parking space.
 - d. For dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand (20,000) square feet; however, a greater area may be required based on recommendations by the health department because of inadequate percolation.
Multi-dwelling structures or developments not served by a sanitary sewer system shall be permitted only on review by the planning commission based on the recommendations of the health department.
 - e. When a garage apartment is located in the rear yard of a multi-dwelling structure or development, the lot area shall be not less than one thousand five hundred (1,500) square feet more than is required for the multi-dwelling structure or development.
 - f. For churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard area as required by this section and the off-street parking area as required in article V, section 7; provided, however, the lot area for a church shall not be less than thirty thousand (30,000) square feet.
6. *Maximum lot coverage.* Main and accessory buildings shall cover not more than thirty (30) percent of the lot area.
- E. *Usable open space.* For multi-dwelling structures or developments there shall be usable open space provided for each dwelling unit of not less than four hundred (400) square feet.
- F. *Height regulations.* No main building shall exceed thirty-five (35) feet in height, except as provided in article V, section 5. Accessory buildings shall not exceed fifteen (15) feet in height.
- G. *Off-street parking.* As regulated in article V, section 7.

(Ord. No. 5397, 8-15-72; Ord. No. O-71-82, § 1, 3-16-82; Ord. No. O-231-94, § 1(VI), 6-21-94; Ord. No. O-526-94, § 1(V), 12-6-94; Ord. No. O-109-96, § 1, 4-9-96; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-431-97, § 1, 10-7-97; Ord. No. O-483-98, § 1, 9-22-98; Ord. No. O-426-02, § 1, 10-29-02; Ord. O-410-03, § 1, 11-25-03; Ord. No. 176-06, § 1, 8-29-06; Ord. No. O-215-06, § 1, 10-24-06; Ord. No. O-40-08, § 1, 2-26-08; Ord. No. O-129-08, § 1, 6-17-08; Ord. No. O-70-09, § 1, 5-5-09)