

Section 7.00 R-2 - HIGH DENSITY RESIDENTIAL DISTRICT.

Section 7.01. Purpose.

The R-2 high density residential district is intended to provide for high density residential development. It is designed to accommodate single-family and multiple-family structures in an acceptable relationship with one another and to regulate the efficient use and orderly development of vacant land designated for such use. Mobile home parks and institutional uses which are compatible with residential areas are also permitted on parcels of adequate size to allow required parking and building needs.

Section 7.02. Permitted Uses.

The following uses shall be permitted in the R-2 residential district:

- A. Any permitted use as permitted in the R-1 residential district
- B. Dwellings in groups of not more than four (4) housekeeping units in any one (1) building
- C. Accessory buildings or structures and uses customarily incidental to any of the above listed uses when located on the same property

Section 7.03. Conditional Uses.

The following uses may be permitted in the R-2 residential district upon recommendation of the planning commission and approval of the city council.

- A. Any conditional uses permitted in the R-1 residential district
- B. Mobile home parks
- C. Institutions of a philanthropic or charitable nature
- D. Bed and breakfast inns
- E. Boarding and rooming house for up to five (5) persons
- F. Dwellings in groups of five (5) or more housekeeping units in any one (1) building
- G. Accessory buildings and structures and uses customarily incidental to any of the above listed uses when located on the same property

Section 7.04. Bulk Regulations.

The following minimum requirements shall be observed:

- A. Lot area, width and yard requirements

Use	Lot Area	Lot Width		Yards			
		At Street	At Building	Front	Rear	Least Side	Sum of Sides
Single Family Dwelling	10,000 sq. ft	45'	75'	30'	25'	6'	16'
Two Family Dwellings	14,000 sq. ft	50'	80'	30'	25'	6'	16'

Three Family Dwellings	20,000 sq. ft	55'	85'	30'	25'	12'	28'
Four or More Family Dwellings	25,000 sq. ft	60'	90'	30'	25'	12'	28'
Row Houses	7,000 sq. ft per unit	16' per unit		30'	25'	10' (b)	20'
Other Uses (c)	25,000 sq. ft	100'	100'	30'	45'	12'	28'

(b) side yard exempt for interior units.

(c) special requirements exist for mobile home parks.

B. Building height. No residential building, hereafter erected or altered, shall exceed thirty-six (36) feet in height. Provided, however, public and semipublic buildings, churches, cathedrals, temples, hospitals or schools may be erected to a height of sixty (60) feet when set back from all lot lines not less than one (1) foot, in addition to required yard dimensions, for each foot such building exceeds thirty-six (36) feet in height.

C. Corner lot. On any corner lot or lot fronting on more than one street, no building or structure shall be placed or erected closer than twenty-five (25) feet to any property line abutting or paralleling a street. All corner lots shall be at least ten (10) percent larger in lot frontage at the building line and lot area than is required for one (1) and two (2) family dwellings.

D. Impervious surface coverage shall not exceed fifty (50) percent of the lot and common area.

E. Multi-family structures, townhouses/row houses and condominiums shall have at least twenty-five hundred (2,500) square feet per unit.

F. Zero lot line requirements. When interior units of townhouses are placed on interior side property lines with zero (0) setbacks, the structure setback for end units shall be a minimum of sixteen (16) feet. All developments using the zero (0) lot line provision must submit a site plan according to the provisions of this ordinance. The site plan shall include a plat drawn to the specifications of the city's subdivision ordinance. Each structure shall be located on its own individually platted lot. The plat shall indicate the zero (0) lot lines, easements and provisions for common areas and their maintenance.

G. Building dimension requirements. The main exterior walls of each residential structure shall not be less than twenty (20) feet wide at the narrowest point of the structure.