

CHAPTER 25: ZONING

ARTICLE 7. R-2 DISTRICT, LOW-DENSITY HOUSING

Sec. 25-29 Purpose.

The purpose of the R-2, Low-Density Housing, is to provide for low density single-family detached dwelling units and directly related complementary uses.

Sec. 25-30 Uses in the R-2 District.

(a) **Permitted Uses:**

- (1) Single-family detached dwellings connected to public sewer and having direct access to a public street.
- (2) Public recreational facilities including athletic fields, parks and playgrounds, and golf courses.

(b) **Accessory Uses:**

- (1) All Accessory Uses permitted in the R-1 District.
 - a) Accessory buildings may not exceed 170 square feet.

(c) **Special Uses:**

- (1) Those Special Uses listed in the R-1 District.

Sec. 25-31 Requirements on Lot Area, Lot Dimension, and Lot Coverage.

NOTE: REQUIREMENTS OF CHAPTER 23, SECTION 23-36 ORDINANCE #366 2/23/93 APPLY

(a) **Required Lot Area:**

USE	MINIMUM LOT AREA
Single-family residence with public sanitary sewer	9,600 square feet
Single-family residence without public sanitary sewer	

(b) **Required Lot Dimensions:**

USE	MINIMUM LOT WIDTH	MINIMUM DEPTH
Single-family residence connected to public sanitary sewer.	80 feet	120 feet
Single-family residence, not connected to public sanitary sewer	**150 feet	*200 feet

**Subject to environmental constraints as determined by the Public Works Director/City Engineer*

(c) **Lot Coverage:**

Not more than 45% of the lot, parcel, or tract of land shall be covered by structures or impervious surfaces in an R-2 zone.

Sec. 25-32 Requirements on Setbacks, Yards, and Heights.

(a) Setbacks and Yards; Principal Structure:

USE	FRONT SETBACK	INTERIOR SIDE	CORNER SIDE	REAR YARD	BLDG. HGTS.
Single-family residence		10'	30'	40'	40'
Local Street	30'				
Collector Street	30'				
Minor Arterial St.	40'				
Driveway		5'	30'		
Structure accessory to single family homes, included detached garages in rear yard.	30'	5'	30'	5'	**20'

***See Section 25-154 for split elevation lots*

The above listed setback and yard requirements are subject to the following additional requirements.

- (1) **Front Street Setback.** When more than 25% of the frontage on the side of a street between intersections is occupied by structures having setbacks from street right-of-ways of greater or lesser amounts than hereinafter required, the average setback of all existing buildings between the intersections shall be maintained by all new or relocated structures. In the event a building is to be built where there is such an established average setback different from that required hereinafter and there are existing buildings on one side only, the front setback of said new building need be no greater than that of the next adjoining existing building. In case the building is to be built where there is such an established average setback and there are existing buildings on both sides of the said new building, the front setback shall not be required to be greater than that which would be established by connecting a straight line between the forward most portion of the first adjacent building on each side.
- (2) **Side Street Setback.** The required setback from a side street property line for a single family residence or its accessory uses shall be increased from twenty (20) feet to that required for front street setbacks when there is an adjoining interior lot facing the same street. In such cases where a garage fronts upon a side street, said garage must maintain at least a twenty (20) foot setback from the street right-of-way line.

Sec. 25-33 Minimum Requirements for Single-Family Dwellings.

Same as Sec. 25-26.

Sec. 25-34 Reserved.