

Sec. 30-323. - R-2, single-family urban residential district.

- (a) *Purpose.* The R-2, single-family urban residential district is to provide for quality residential neighborhoods that are compact and walkable, to provide public gathering spaces, and to encourage a mix of residential designs, styles and sizes, thus creating a unique, yet cohesive neighborhood. It is also intended to conserve the residential character of existing neighborhoods in the downtown and existing areas of the city. It is designed to promote the preservation and maintenance of older single-family dwellings, while also allowing a variety of uses and density as was originally intended within the downtown area and other earlier developments within the city. It is to provide a full range of single-family housing choices and to promote a sense of community, urban vitality, and the efficient provision of infrastructure.
- (b) *Permitted principal uses.*
- (1) Single-family detached dwelling, with only one (1) dwelling per lot.
 - (2) Cluster subdivisions, as permitted in chapter 25 of the City Code.
 - (3) Golf courses; this shall not include separate miniature golf courses, driving ranges and other similar activities operated as a business.
 - (4) Public parks, playgrounds, and recreational facilities.
 - (5) Police and fire stations.
 - (6) Elementary and middle schools, or development centers for elementary and middle school age children with handicaps or development disabilities, on a minimum of five (5) acres of land.
 - (7) Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and outdoor recreational facilities, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association.
 - (8) Home for eight (8) or fewer unrelated mentally or physically handicapped persons, including no more than two (2) additional persons acting as house parents or guardians who need not be related to each other or to any of the handicapped persons residing in the home, provided that:
 - a. The exterior appearance of the home and property shall reasonably conform to the exterior appearance of other dwellings and property in the neighborhood; and
 - b. Such home shall not be located closer than three hundred seventy (370) feet to any other such home.
 - (9) A private residence licensed by the Missouri Division of Family Services or Missouri Department of Mental Health to provide foster care to one (1) or more, but less than seven (7), children who are unrelated to either foster parent by blood, marriage or adoption,

provided that all applicable building and safety codes are met and an occupancy permit issued therefor.

(c) *Permitted accessory uses.*

- (1) Private garages, carports and accessory structures, as permitted in section 30-403, supplemental regulations.
- (2) In home elderly care, with a maximum of three (3) persons as permitted in section 30-411, supplemental regulations.
- (3) Home occupations, as permitted in section 30-405, supplemental regulations.
- (4) Home day cares, with no more than four (4) unrelated children in a twenty-four (24) hour period as permitted in section 30-408, supplemental regulations.
- (5) Solar energy systems, as permitted in section 30-410, supplemental regulations.
- (6) Short term use of shipping containers for accessory uses, as permitted in section 30-402, supplemental regulations.

(d) *Special uses.*

- (1) Home day cares, with five (5) or more unrelated children in a twenty-four (24) hour period, as permitted in section 30-408, supplemental regulations.
- (2) Libraries, on a minimum of two (2) acres of land.
- (3) Cemeteries, on a minimum of ten (10) acres of land.
- (4) Wind energy conversion systems, as permitted in section 30-410, supplemental regulations.
- (5) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.
- (6) Long term use of shipping containers for accessory uses, as permitted in section 30-402, supplemental regulations.

(e) *Height, area, bulk and setback regulations.*

- (1) *Maximum height:* Two and one-half (2½) stories not to exceed thirty-five (35) feet.
- (2) *Minimum lot area:* Eight thousand (8,000) square feet.
- (3) *Maximum density:* Five (5) units per one (1) acre. Higher densities may be approved with a cluster subdivision, as permitted in chapter 25 of the City Code.
- (4) *Minimum lot width:* Sixty (60) feet.
- (5) *Minimum yard requirements:*
 - a. *Front yard:* Twenty-five (25) feet.
 - b. *Rear yard:* Twenty-five (25) feet.
 - c. *Side yard:* Five (5) feet.

- (f) *Parking regulations.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-202. No parking, stopping, or standing

of trucks or commercial motor vehicles licensed for a gross weight in excess of twenty-four thousand (24,000) pounds, except as provided in sections 26-137 and 26-256 of the Code of Ordinances.

(Ord. No. 5012, art. 4, 10-2-17)

Editor's note— Ord. No. 5012, art. 4, adopted Oct. 2, 2017, repealed the former § 30-323 and enacted a new section as set out herein. The former § 30-323 pertained to similar subject matter and derived from Ord. No. 4109, art. 2, adopted March 1, 2010; Ord. No. 4149, art. 4, adopted Aug. 16, 2010; and Ord. No. 4206, art. 7, adopted March 7, 2011.