

Sec. 30-58. - 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 dwelling per lot.
- (2) Cluster subdivisions, as permitted in chapter 25.
- (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 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 or fewer unrelated mentally or physically handicapped persons, including no more than two 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 370 feet to any other such home.
- (9) A private residence licensed by the state division of family services or state department of mental health to provide foster care to one or more, but less than seven, 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 30-106.
- (2) In home elderly care, with a maximum of three persons as permitted in section 30-114.
- (3) Home occupations, as permitted in section 30-108.
- (4) Home day cares, with no more than four unrelated children in a 24-hour period as permitted in section 30-111.
- (5) Solar energy systems, as permitted in section 30-113.

- (6) Short-term use of shipping containers for accessory uses, as permitted 30-105.

(d) *Special uses.*

- (1) Home day cares, with five or more unrelated children in a 24-hour period, as permitted in section 30-111.
- (2) Libraries, on a minimum of two acres of land.
- (3) Cemeteries, on a minimum of ten acres of land.
- (4) Wind energy conversion systems, as permitted in section 30-113.
- (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 30-105.

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

- (1) Maximum height: 2½ stories not to exceed 35 feet.
- (2) Minimum lot area: 8,000 square feet.
- (3) Maximum density: Five units per one acre. Higher densities may be approved with a cluster subdivision, as permitted in chapter 25.
- (4) Minimum lot width: 60 feet.
- (5) Minimum yard requirements:
  - a. Front yard: 25 feet.
  - b. Rear yard: 25 feet.
  - c. Side yard: Five 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 25-46. No parking, stopping, or standing of trucks or

commercial motor vehicles licensed for a gross weight in excess of  
24,000 pounds, except as provided in sections 26-147 and 26-298.

(Code 1990, § 30-323; Ord. No. 5012, art. 4, 10-2-2017)