

ARTICLE XIV

“R – 2” TWO-FAMILY DWELLING DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “R – 2” Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in district “R – 1”, yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities, and certain special uses.

SECTION 2. DISTRICT REGULATIONS: In the “R – 2” District, no building or land shall be used and no building or structure shall be erected, altered or enlarged which is arranged, intended, or designed for other than one of the uses listed in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Single-family dwellings.
2. Residential design manufactured homes.
3. Group homes, foster homes and boarding homes for children.
4. Two-family dwellings.
5. Community recreation buildings owned and operated by a public agency.
6. Churches and similar places of worship and parish houses.
7. Golf courses, except miniature golf courses and driving tees operated for commercial purposes.
8. Hospitals and clinics on a parcel of land not less than two (2) acres in size (but not animal hospitals or mental hospitals).
9. Institutions of higher learning, including dormitory accommodations.
10. Public parks, playgrounds, and recreation areas.
11. Schools – public or parochial, elementary, junior high, high schools, and private schools with equivalent curriculum.
12. Nonprofit institutions of an educational, philanthropic, or eleemosynary nature, but not penal institutions.
13. Nursing and convalescent homes on a tract of land not less than two (2) acres in size.

14. Customary accessory uses and structures located on the same lot or group of lots with the principal use including tennis courts, swimming pools, private garages, garden houses, barbecue ovens, and fireplaces, but does not include uses unrelated to the principal use or any activity commonly conducted for gain.
15. Temporary structures incidental to construction work, but only for the period of such work. Basements and cellars may not be occupied for residential purposes until the building is complete.
16. The following uses may be allowed by Special Use Permit when submitted, reviewed, and approved by the Board of Zoning Appeals and under such conditions as they may impose:
 - a. Any special use permitted in the “R-1” District.

SECTION 4. INTENSITY OF USE REGULATIONS: Lots in this district shall be subject to the following minimum size requirements:

1. Single-Family Dwellings. A lot on which there is erected a single-family dwelling shall contain an area of not less than six thousand (6,000) square feet with a minimum lot width of fifty (50) feet.
2. Two-family Dwellings. A lot on which there is erected a two-family dwelling shall contain an area of not less than four thousand (4,000) square feet per family. This regulation shall also be applicable to two-family structures being converted to individually owned units. Also see ARTICLE XXX, Additional Height, Area, and Use Regulations.
3. Dormitories, lodging houses, nursing homes, and boarding houses shall, in addition to meeting the above requirements for single-family buildings, provide at least five hundred (500) square feet of lot area for each occupant.

SECTION 5. LOT COVERAGE: The principal building and accessory buildings shall not cover more than thirty-five (35) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building shall exceed thirty-five (35) feet in height.

SECTION 7. YARD REGULATIONS:

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than twenty-five (25) feet, except as required for arterial and collector streets in ARTICLE XXX.
 - b. Where a lot or group of lots have a double frontage, the required front yard shall be provided on both streets.
 - c. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of a single lot of record as of the effective date of this Ordinance shall not be

reduced to less than thirty-five (35) feet, except as may be required to preserve a minimum setback of six (6) feet from the property line.

2. Side Yard.
 - a. There shall be a side yard on each side of a principal building which shall be not less than six (6) feet.
 - b. Where more than one principal building is constructed on a tract for hospital use, nursing home use, church use, school use, and other public or quasi-public uses, the spacing of said buildings shall not be less than the average height of the adjacent buildings.
3. Rear Yard. There shall be a rear yard for each principal building in this district which shall have a depth of not less than twenty-five (25) feet.

SECTION 8. ACCESSORY USES AND STRUCTURES: Accessory buildings to residential uses in the M-H, MP, R-S, R-R, R-1A, R-2, and R-3 shall be limited to buildings for domestic, or household use, or for the parking of motor vehicles unless otherwise prohibited or allowed by this article. Said accessory buildings shall be limited and meet the following restrictions:

1. An accessory buildings square footage footprint may not exceed the footprint of the living floor area of the principal dwelling. Excluding attached garages.
2. Square footage footprint of the principal building and all the accessory buildings may not exceed the lot coverage requirements found in the code.
3. All setbacks and separations must be met as required by this code and other codes adopted by the city.
4. In R-S, R-R, R-1A, R-1, R-2 and R-3 Districts an accessory building shall not exceed 16' measured to the highest point of roof.
5. In M-H and M-P Districts an accessory building shall not exceed 16' measured to the highest point of the roof.

Exception: R-S zones shall be allowed to exceed the height of the principal dwelling providing all other restrictions are met: In the R-S zone accessory buildings and principal may have combined lot coverage of 10% or 25,000 square feet, whichever is less. Measurements shall be taken from the furthest architectural projection. All other provisions must be adhered to.

SECTION 9. SIGN REGULATIONS: See ARTICLE XXV.

SECTION 10. PARKING AND LOADING REGULATIONS: See ARTICLE XXVI.

SECTION 11. LANDSCAPING REGULATIONS: See ARTICLE XXVII.

SECTION 12. TRAFFIC REGULATIONS: See ARTICLE XXVIII.