

MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

This is a residential district to provide for medium and high population density. The principal use of land may range from single—family to multiple—family and garden apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area are permitted. Stability of the property value, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each use permitted in the district.

A. Permitted Uses

1. Single—family dwellings
2. Two—family dwellings
3. Garage apartments
4. Home occupation
5. Customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted for gain. Any accessory building shall be located on the same lot with the principal building.
6. Municipal Uses
7. Public Utilities such as water storage, power substations, fire stations, sewer lift stations, to include easements as appropriate to the district.

B. Uses Permitted on Review by the Planning Commission

1. Multi—family dwellings not to exceed four units per detached structure.
2. Churches and other religious institutions and their accessory buildings and uses, including a church bulletin board or sign not exceeding 15 square feet in area, attached to the main building or located behind the front building line on the same lot with a church building.

3. Public parks and playgrounds and other municipal recreational uses.
4. Public and private schools offering a general education course.
5. Child care center, public or private.
6. Rooming or boarding house.
7. Medical facilities.
8. Parking lot provided to serve the uses permitted in this district.

C. Procedure for Review of Special Uses by the Planning Commission

Please refer to the separate information page for SUP Procedures.

D. Lot Area

1. One—family dwelling: Minimum 6,000 square feet.
2. Two—family dwelling: Minimum 7,500 square feet.
3. Multi—family dwelling: 1,500 square feet of unobstructed open space for each dwelling unit.
4. Churches: Minimum 25,000 square feet or 225 square feet times maximum seating capacity, whichever is greater.

E. Yard Requirements

All buildings shall set back from street right—of—way lines or property lines to comply with the following yard requirements:

1. Front yard: 25 feet from property line or 50 feet from centerline of existing right—of—way, whichever is greater.
2. Side yard: The main building shall be a minimum of 7 1/2 feet from each property line except that churches shall provide 50 feet from each property line. Unattached accessory buildings shall not be required to set back more than 3 feet from an interior side lot line when all parts of the accessory building are more than 90 feet from the front lot line.
3. Side yard street: Fifteen (15) feet from property line when lot is back to back with another lot. Twenty (20) feet in all other instances.
4. Rear yard: The main building shall be a minimum 20 feet from property line or center of the alley, where one exists. Garage apartments may be located in the rear yard of a single family dwelling, but shall not be closer than 10 feet to the rear lot line.

5. Accessory buildings shall be set back a minimum of 5 feet from rear property line.

F. Width

There shall be a minimum lot width of 60 feet at the front building line for single family dwellings and 20 feet additional width at the front building line for each family, more than one, occupying a dwelling. Minimum lot width at the street shall not be less than 35 feet.

G. Height Regulations

1. When the height of a proposed structure would exceed two and one—half stories or thirty—five feet, it shall be approved by the Planning Commission to insure a safe, healthful environment.

2. Churches may be built higher than thirty—five feet upon review by the Planning Commission.

H. Dimensions

1. Each dwelling shall have a minimum dimension on each side of twenty feet, and the entire twenty feet shall be finished on a permanent foundation.

2. More than one modular unit may be joined and considered as one dwelling providing that joints are completely sealed in such a manner that they are not discernible from the exterior of the structure.

3. The structure shall in no way indicate mobility.

I. Structure Coverage

On any lot, the area occupied by structures, including accessory structures, shall not exceed 40 percent of the total area of the lot.

J. Off—Street Parking

See Chapter V.

K. Sign Requirements

1. No sign or advertising displays are permitted except that one sign not exceeding twelve square feet in area may be erected to advertise the entire

premises as being for sale or rent, and that a bulletin display not exceeding fifteen square feet may be maintained in the front yard of a church.

2. The location of such signs shall be at least 10 feet from any street right—of—way.

3. There shall be no advertising signs for home occupations other than one non—illuminated nameplate not more than 2 square feet in area attached to the main or accessory building.