

201.02

**“R-2” One or Two Family Residential District.** This district is intended to provide for large lot residential areas where public utilities and services are available, and to encourage a suitable living environment through the promotion of public health, safety, and welfare. Criteria such as topography, soil types, access, and traffic load on streets, schools, utilities, recreation, and other public facilities shall be taken into consideration when lot area requirements are established in various residential areas of the City. The following tables detail principal and accessory uses in R-2 districts; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

<b>TABLE 201.02A</b>		<b>USES IN THE R-2 RESIDENTIAL DISTRICT</b>	
<b>Permitted Principal Uses</b>	<b>Permitted Accessory Uses</b>	<b>Special Exceptions</b>	
<p>Principal uses that are permitted in the R-3 district.</p> <ul style="list-style-type: none"> <li>• Single-family detached dwellings</li> <li>• Public Parks, playgrounds, and recreational areas</li> <li>• Churches, chapels, or parish houses located not less than 20 feet from any side lot/property line a residential district</li> <li>• Cemeteries of 10 acres or more in size</li> <li>• Any building or structure occupied or for nursery, elementary, junior high, or high schools, public libraries, and similar public cultural uses located not less than 20 feet from any side lot/property line</li> <li>• Transformer stations and booster or pressure regulating stations, without service yard or storage</li> <li>• Essential services as defined in Section 103 and municipal administrative or public service buildings or properties, except such uses as storage yards, warehouses, garages, or other uses customarily conducted as gainful business, provided any building is located not less than 20 feet for any lot line a residential district</li> <li>• Two family dwellings</li> </ul>	<p>Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use</p> <p style="text-align: center;">**NO MORE THAN 3 ALLOWED PER LOT**</p> <ul style="list-style-type: none"> <li>• Private garages or parking areas</li> <li>• Living quarters of persons employed on the premises</li> <li>• Office of a physician dentist, lawyer, architect, engineer, clergymen or accountant within his dwelling</li> <li>• Customary incidental home occupations such as handcraft, dressmaking, millinery and preserving, but not including beauty shops, barber shops, dancing or music schools with more than one pupil at a time, or similar activity carried on solely by resident occupants within their residence, subject to the following provisions: no more than one room is used by any resident family; that no such use shall require internal or external alterations or involve construction features or use of mechanical equipment not customary in dwellings; that nothing produced on the premises is sold or offered for sale; and that no display of goods or service pertaining to such is visible from the street or road.</li> <li>• Kindergartens, day nurseries, or nursery schools, provided that any play lot used in connection therewith be suitably fenced and screened in accordance with requirements of the board.</li> <li>• Signs as regulated by Section 203.</li> </ul>	<p>Uses that may be authorized only by the Board of Adjustment per Section 304.09. Specific conditions may be applied to special exceptions if they are approved.</p> <ul style="list-style-type: none"> <li>• Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal building in connection therewith shall be located not less than 200 feet from any lot in a residential district.</li> <li>• Dwelling groups</li> <li>• Parking areas accessory to a use in an adjoining, less restricted district, when abutting or directly across an alley, subject to the applicable conditions stipulated by the Board.</li> <li>• Nursing homes provided that any such buildings shall be at least 50 feet from any lot in any residential district and on lots of 20,000 square feet or more.</li> <li>• Residence development projects exempt from district height regulations.</li> </ul>	

**TABLE 201.02B**

**MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE  
R-2 RESIDENTIAL DISTRICT\***

Minimum Lot Area	Minimum Lot Width (by story)	Minimum Front Yard Setback	Minimum Side Yard Setback		Minimum Rear Yard Setback	Maximum Height
			Least Width	Sum of Least Widths		
6,000 square feet for single family dwellings; 10,000 square feet for each two-family residence	<b>PRINCIPAL USES</b>					
	1 and 1 ½ stories: 60 feet	30 feet	6 feet	14 feet	30 feet	2 ½ stories or 30 feet in height
	2 and 2 ½ stories: 60 feet	32 feet	8 feet	18 feet	30 feet	
	<b>ACCESSORY BUILDINGS &amp; STRUCTURES</b>					
		Prohibited	Prohibited	3 feet from all lot lines, 6 feet from alley lines and 6 feet from any other buildings or structure on the same lot**	One story or 15 feet	

\*See Section 103 for explanations regarding setback & yard measurement. See Section 204.09 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

\*\*See Section 109.04 for additional accessory building and structure requirements.