

22.90 - R2—Single-family residence district.

The R2 single-family residence district is primarily designed to accommodate existing single-family neighborhoods in the City, which are characterized by smaller recorded lots than required in the RE and R1 district.

(a) Permitted Uses. The following uses are permitted in the R2 district:

(Numbers within parentheses () indicate parking class of each permitted or conditional use. For specific parking requirements, see subsection 22.242(b).)

- (1) Single-family detached dwellings. (01).
- (2) Accessory uses and buildings, incidental to and on the same zoning lot as a principal use, as follows:
 - (A) Garages and carports.
 - (B) Greenhouses and conservatories, private (non-commercial).
 - (C) Home occupations.
 - (D) Outdoor storage of building materials and equipment for dwelling construction purposes for a period not to exceed the duration of such construction; but, in no event to exceed twelve (12) months, unless such time period is extended by mutual consent.
 - (E) Swimming pools, private.
 - (F) Tool houses, sheds, and other similar buildings for the storage of domestic supplies.
- (b) Conditional Uses. The following conditional uses may be allowed in the R2 district, subject to the provisions of Section 22.26:
 - (1) Assisted living establishments with a maximum of eight occupants per residence (30).
 - (2) Congregate housing for the elderly/senior home-sharing facility, with a maximum of eight occupants per facility (05).
 - (3) Continuing care retirement community (30).
 - (4) Cultural institutions, including public libraries, museums and art galleries (07).
 - (5) Educational institution (non-boarding) as follows:
 - (A) Elementary schools (13).
 - (B) Junior high schools (13).
 - (C) Senior high schools (21).
 - (D) Colleges and universities (25).
 - (6) Educational institutions (boarding) as follows:
 - (A) Colleges and universities (25).
 - (B) Elementary or junior or senior high schools with student residence facilities (13).
 - (7) Extended medical care facilities.
 - (8) Group home/community residence, with a maximum of eight occupants per residence (05).
 - (9) Hospitals (09).
 - (10) Nursing homes (30).
 - (11) Planned developments, in accordance with subsection 22.26(k) (30).

- (12) Public utility and service uses, and civic buildings, as follows:
 - (A) Fire stations (08).
 - (B) Police stations (08).
 - (C) Telephone exchange, telephone transmission equipment buildings, and microwave relay towers (30).
 - (D) Waterworks, reservoir, pumping station, and filtration plant (30).
 - (E) Other municipal buildings (30).
- (13) Recreational and social facilities, as follows:
 - (A) Grounds of recreational clubs, non-commercial (17).
 - (B) Parks and playgrounds (17).
 - (C) Recreational buildings and community centers, non-commercial (08).
 - (D) Swimming pools, non-commercial (17).
- (14) Religious institutions, as follows:
 - (A) Churches, chapels, temples, and synagogues (22).
 - (B) Convents, seminaries, and monasteries (06).
 - (C) Rectories, parsonages, and parish houses (06).
 - (D) Religious retreats (06).
- (15) Senior citizen housing, with a maximum density of ten (10) dwelling units per acre (03).
- (16) Waiver of yard requirements, in accordance with subsection 22.81(d).
- (17) Accessory uses and buildings incidental to and on the same zoning lot as a principal use, as follows:
 - (A) Adult day center, within a public or institutional building.
 - (B) Athletic fields and playgrounds.
 - (C) Child day care center, pre-school, within a public or institutional building.
 - (D) Seasonal or temporary uses, accessory to a public or institutional facility, and consistent with all pertinent requirements of this Code.
 - (E) Secondary religious facilities servicing a principal religious institution.
 - (F) Stadiums and grandstands in athletic fields (public).
 - (G) Outdoor storage of building materials and equipment, and temporary buildings for construction purposes for a period not to exceed the duration of such construction; but, in no event to exceed twelve (12) months, unless such time period is extended by mutual consent of applicant and Zoning Administrator.

(c) Lot Size Requirements.

(1) Permitted Uses.

	Minimum Lot Area	Minimum Lot Frontage
Single-family detached dwellings	7,260 sq. ft.	50 ft.

(2) Conditional Uses.

	Minimum Lot Area	Minimum Lot Frontage
Assisted living establishments	7,260 sq. ft.	50 ft.
Congregate housing or senior home sharing	7,260 sq. ft.	50 ft.
Continuing care retirement community	14,000 sq. ft.	100 ft.
Cultural institutions	25,000 sq. ft.	100 ft.
Educational institutions (non-boarding)	40,000 sq. ft.	150 ft.
Educational institutions (boarding)	5 acres	200 ft.
Extended care retirement community	7,260 sq. ft.	50 ft.
Group homes/community residence	7,260 sq. ft.	50 ft.
Hospitals	5 acres	200 ft.
Nursing home	14,000 sq. ft.	100 ft.
Planned developments	5 acres	200 ft.
Public utility and services uses	As specified by Zoning and Planning Commission	
Recreational and social facilities	As specified by Zoning and Planning Commission	
Religious institutions	14,000 sq. ft.	100 ft.
Senior citizen housing	14,000 sq. ft.	100 ft.

(3) Accessory Uses. Each accessory use may be established on the same lot as a principal use, provided that such lot meets the lot size requirements of the R2 district as provided in paragraphs a. and b. above.

(d) Maximum Lot Coverage. No building, together with its accessory structures, shall occupy in excess of thirty (30) percent of the area of the lot upon which it is constructed.

(e) Yard Requirements.

(1) Permitted Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family detached dwellings	25 ft.	5 ft.*	10 ft.	25 ft.

* However, on any lot which is not served by an alley and on which the main building does not have an attached garage there shall be provided a side yard on one side of the lot of not less than nine feet in width to allow for a driveway or parking space.

(2) Conditional Uses.

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Assisted living establishments	25 ft.	5 ft.	10 ft.	25 ft.
Congregate housing or senior home sharing	25 ft.	5 ft.	10 ft.	25 ft.
Continual care retirement facilities	35 ft.	10 ft. plus 1 ft. for each 2 ft. building height exceeds 20 ft.	25 ft.	30 ft.
Cultural institutions	45 ft.	15 ft.*	25 ft.	45 ft.
Educational institutions	45 ft.	15 ft.*	25 ft.	45 ft.
Extended medical care facilities	25 ft.	5 ft.	10 ft.	25 ft.
Group homes/community residences	25 ft.	5 ft.	10 ft.	25 ft.
Hospitals	45 ft.	15 ft.*	25 ft.	45 ft.
Nursing home	25 ft.	5 ft.	10 ft.	25 ft.
Planned developments	As specified by Zoning and Planning Commission.			

Public utilities and services	As specified by Zoning and Planning Commission.			
Recreational and social facilities	45 ft.	15 ft.*	25 ft.	45 ft.
Religious institutions	35 ft.	10 ft.*	25 ft.	30 ft.
Senior citizen housing	35 ft.	10 ft.*	25 ft.	30 ft.

* Plus one-foot for each two feet by which the building or structure height exceeds twenty (20) feet.

(3) Accessory Uses. Except as indicated below, the yard requirements of the principal uses shall apply to their accessory buildings:

	Interior Side Yard	Corner Side Yard	Rear Yard
Buildings accessory to dwellings	5 ft.	10 ft.	5 ft.
Stadiums and grandstands in athletic fields	Shall be located not less than fifty (50) feet from the nearest residential property line and such setback area shall not be used for parking		

(f) Building Height Limitations. No buildings or other structure erected within the R2 district shall exceed the lesser of two and one-half stories or thirty-five (35) feet in height.