

~ 305-10. Zoning districts.

The city is divided into the districts stated in this chapter as shown by the district boundaries on the Zoning Map. This district is:

R-2 Zone (High- Density Residential Zoning District)

This zone is a residential zoning district,

Residential districts. Districts designated for residential use, RR, RS, R-1, R-2 and R-3, are limited to dwellings and the uses normally associated with residential neighborhoods. Such uses include schools, churches and parks. The specific purposes of each of the districts is as follows:

- (4) The R-2 High-Density Residential District is designated for land where not only central water and sewer facilities are available but that is nearest to municipal and business facilities.

~ 305-14. Lot and yard requirements. [Amended 7-15-1998 by Ord. No. 98-5; 12-20-2000 by Ord. No. 00-7; Amended July 2004; Amended 04-03-06 by Ord. No. 07-06]

- A. The minimum lot area, minimum lot area per dwelling unit, minimum frontage of lot, minimum depth of front yard and minimum width of each side yard for each district shall be as shown on the following table: [Amended 8-2-2004 by Ord. No. 01-05]

District----->	R-2
Minimum Lot Area (sq. ft. in thousands & in acres)	
City Water and Sewer	10 sq. ft. 0.23 acres
City Water or Sewer (has either well or septic)	15 sq. ft. 0.34 acres
Has both a Well and Septic on the lot	40 sq. ft. 0.92 acres

Minimum Lot Area Per Add. Dwelling Unit (sq. ft. in thousands and in acres)	R-2
City Water and Sewer	5 sq. ft. 0.12 acres
City Water or Sewer (has either well or septic)	15 sq. ft. 0.34 acres
Has both a Well and Septic on the lot	30 sq. ft. 0.69 acres
Minimum Lot Frontage (Feet) ¹	100

Minimum Front Yard Depth (Feet)	20
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Minimum Side Yard Width (Feet)	15
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Minimum Depth from Building to Rear Lot Line (Feet)	15
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~ 305-13. Permitted uses and special exceptions.

The permitted uses and special exceptions for each district are shown on the following table entitled "Permitted and Special Exceptions Use Table." Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in Article III.

Uses designated "P" on the table shall be permitted as a matter of right.

Uses designated "SE" shall be permitted only as a special exception granted by the Board of Adjustment in accordance with the provisions of ~ 305-4.

A use with no letter designation shall not be allowed in that district.

Permitted and Special Exceptions Use Table

District ----->	R-2
Residential Uses	
Single-Family Dwelling	P
Two-family dwelling	P
Multifamily dwelling	SUP
Family Apartment	SE
Seasonal Conversion	SE
Bed-and-Breakfast Establishment	SUP
COMMERCIAL USES	
Funeral Home	SUP
INDUSTRIAL USES	
PUBLIC/INSTITUTIONAL USES	
Day-Care Center	SE ⁴
Cemetery	SUP
Church	SUP
Hospital, Clinic or Nursing Home	SUP
Private Club	SUP
Private School	SUP
Essential Services	P

See Zoning Ordinance Section 305-13 for all use categories.

Any other use, not portrayed above, would need a variance from the Zoning Board of adjustment, as it is not an allowed use.