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## Sec. 60-54. R-2 medium density residential district.

- (a) *Characteristics.* The purpose of this district is to establish the general location of single-family, medium density residential neighborhoods throughout the planning area of the city, involving medium lot sizes. Their uses complimentary to, but not in conflict with single-family dwellings are also allowed. However, it is the intent that the R-2 medium density residential district should also basically retain the characteristics of a quiet residential area, but with progressively higher residential density.
- (b) *Permitted uses.* Within the R-2 medium density residential district, buildings, structures and land shall be used only for the following purposes:
- (1) Any use permitted without special exception in the R-1 low density residential district; provided, however, that accessory buildings, structures, or uses subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses shall not be less than five feet from any property line, and further provided that in the case of corner lots such buildings or structures shall be set back at least 25 feet from any side street right-of-way line. The footprint of such building or structure shall not exceed the footprint of the principal building and shall not exceed 15 percent of the total lot area; shall have an exterior that is aesthetically similar in texture and appearance to and that is compatible with the exterior of the dwelling and shall be located in the rear yard of the property. Any structure with side walls higher than ten feet shall be approved in accordance with section 60-193, pertaining to special exception regulations, by the board of zoning adjustment.
  - (2) Boardinghouses, roominghouses or lodginghouses not intended as tourist accommodations.
  - (3) Two-family dwellings.
  - (4) Multifamily dwellings.
  - (5) Medical clinics.
- (c) *Special exceptions.* The board of zoning adjustment for the city may, by special permit, after a public hearing and subject to such conditions and protective restrictions as set forth in article VII of this chapter, authorize the following special exceptions:
- (1) Private clubs:
    - a. Private lodges;
    - b. Private/social (noncommercial) recreational and entertainment facilities; or
    - c. Grounds for games and sports.
  - (2) Public works and public utility facilities including, but not limited to:
    - a. Transformer stations;
    - b. Pumping stations;
    - c. Water towers;
    - d. Radio or television transmitter stations; and
    - e. Telephone exchanges.
  - (3) Mortuary or funeral homes.
  - (4) Day care.
- (d) *Signs.* All signs must follow article XII of this chapter.

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(Code 2011, § 60-54; Ord. No. 1164, § 704, 5-20-1968; Ord. No. 1212, § 1, 9-2-1969; Ord. No. 1233, § 3, 3-30-1970; Ord. No. 1411, § 12, 3-30-1976; Ord. No. 1871, 6-5-1990; Ord. No. 97-06-02, 6-10-1997; Ord. No. 97-06-12, 6-23-1997; Ord. No. 04-02-02, § 4, 3-1-2004; Ord. No. 04-04-01, § 4, 5-3-2004; Ord. No. 19-05-04, § 3, 7-17-2019)