SECTION 62

[27] R-2, RESIDENTIAL-LONG RANGE URBAN SERVICE DISTRICT (LARGE LOT)

Section

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[27] 20-62-1: **PURPOSE:** The purpose of the R-2, Residential-Long Range Urban Service District (Large Lot) is to provide for areas of the City where low density residential development can take place and where urban services can be provided. The properties are large in size and would commonly overlay sensitive areas of the community. The intent of the R-2 District is to govern and implement portions of the Comprehensive Plan for the long range urban service area.

20-62-2: **PERMITTED USES:** Subject to applicable provisions of this Chapter, the following are permitted uses in an R-2 District:

A. Single family detached dwellings.

B. Essential services.

[62] C. Reserved.

D. Residential care facilities serving six (6) or fewer persons.

E. Public parks, playgrounds and recreational uses.

[18] F. Personal wireless service antennas located upon a public structure, as regulated by Section 33 of this Chapter.

20-62-3: **INTERIM USES:** Subject to applicable provisions of this Chapter, the following are interim uses in the R-2 District and are governed by Section 5 of this Chapter:

A. Model homes as regulated by Section 20 of this Chapter.

B. Farms, farmsteads, and farming.

C. Home extended business as regulated by Section 29 of this Chapter.

22 D. The keeping of horses as regulated by Section 20-26-4.F of this Chapter.

20-62-4: **ACCESSORY USES:** Subject to applicable provisions of this Chapter, the following are permitted accessory uses in the R-2 District:

A. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.

B. Private garages and off-street parking.

C. Recreational vehicles and equipment.

D. Non-commercial greenhouses, provided they do not exceed two hundred (200) square feet in area.

E. Fences.

F. Except as otherwise limited, private recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests.

G. Accessory uses incidental and customary to the uses permitted in Sections 20-62-2, 20-62-3, and 20-62-5 of this Chapter.

H. Home occupations.

18 I. Radio and television receiving antennas including single satellite dish TVROs, short-wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 33 of this Chapter.

62 J. In home day care serving fourteen (14) or fewer persons in a single family detached dwelling.

20-62-5: **CONDITIONAL USES:** Subject to applicable provisions of this Chapter, the following are conditional uses in an R-2 District. (Requires a conditional use permit based upon procedures set forth in and regulated by Section 4 of this Chapter.)

A. Governmental and public related utility buildings and structures necessary for the health, safety and general welfare of the City, provided that:

1. When abutting a residential use or a residential use district, the property is screened and landscaped in compliance with Section 16 of this Chapter.

2. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

B. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:

1. Side yards shall be double that required for the district.

2. Adequate screening from abutting residential uses and landscaping is provided in compliance with Section 16 of this Chapter.

3. Adequate off-street parking and access is provided on the site in compliance with Section 21 of this Chapter and that such parking is adequately screened and landscaped from surrounding and abutting residential uses in compliance with Section 16 of this Chapter.

4. Adequate off-street loading and service entrances are provided and regulated where applicable by Section 22 of this Chapter.

5. The provisions of Section 20-4-2.F of this Chapter are considered and determined to be satisfied.

C. Planned unit development as regulated by Section 36 of this Chapter.

D. Personal wireless service towers and antennas not located on a public structure as regulated by Section 33 of this Ordinance.

20-62-6: **LOT AREA AND SETBACK REQUIREMENTS:** The following minimum requirements shall be observed in an R-2 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

A. Lot Area Requirements:

1. Lot Area: Two and one-half (2-1/2) acres

2. Lot Width: One hundred fifty (150) feet.

3. Lot Depth: One hundred fifty (150) feet.

77 B. Principal Structure Setbacks:

1. Front Yard:

		Setbacks From Centerline	Setbacks From Right of-Way Lines
a.	Arterial/Major Collector Street:	130 feet	65 feet
b.	Local Street:	65 feet	35 feet

2. Side Yard:

   a. Interior: Ten (10) feet.

   b. Corner: As required for front yard.

3. Rear Yard:

   a. Interior: Fifty (50) feet.

   b. Through lot: As required for front yard.

C. Accessory Structure Setbacks as regulated by Section 20-16-4 of this Chapter.

20-62-7: **LOT COVERAGE AND HEIGHT:** The following lot coverage and height requirements shall be observed in an R-2 District.

A. The total ground area of all residential use buildings shall not exceed a lot coverage of five (5) percent.

B. All single family residences shall be limited to a maximum height of two and one-half (2-1/2) stories or forty-five (45) feet.

C. Accessory uses shall be governed by Section 20-16-4 of this Chapter.