

165.09 R-2 MIXED RESIDENTIAL DISTRICT. The R-2 District is intended and designed to provide for low-density residential areas of the City now developed with one- and two-family dwellings, and areas where similar residential development seems likely to occur. The following regulations shall apply, except as otherwise provided herein:

1. Permitted Principal Uses and Structures.
 - A. Single-family dwellings.
 - B. Two-family dwellings.
 - C. Churches and similar places of worship.
 - D. Public, parochial, or private schools, including elementary, junior high, and high schools.
 - E. Public or semi-public parks, open spaces, playgrounds, or community buildings.
 - F. Private nursery schools and day care centers.
 - G. Clinics, including veterinarian clinics, provided such clinics maintain the residential character of the neighborhood.
2. Permitted Accessory Uses and Structures.
 - A. Private garages or carports.
 - B. Private swimming pools.
 - C. Private greenhouses not operated for commercial purposes.
 - D. Accessory uses or structures clearly incidental and subordinate to one of the permitted uses of structures of this District, unless otherwise excluded.
 - E. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
 - F. Home occupations, as limited by Section 165.05.
 - G. Taking of boarders or the leasing of rooms by the resident family, provided the total number of roomers and boarders does not exceed two.
3. Special Exceptions.
 - A. Hospitals or sanitariums, except animal hospitals.
 - B. Railroads.
 - C. Public utilities.
 - D. Mortuary or funeral homes.
 - E. Rooming and boarding houses.
 - F. Clinics, including veterinarian clinics, provided such clinics maintain the residential character of the neighborhood.
4. Minimum Lot Area and Width.
 - A. Single-Family Dwelling:
Area – 9,000 square feet

Width – 65 feet

- B. Two-Family Dwelling:
Area – 14,000 square feet
Width – 100 feet
 - C. All other principal permitted uses have the same minimums lot area and width as required in the R-1 district.
5. Minimum Yard Requirements.
- A. Dwellings:
Front – 25 feet
Rear: Dwelling – 25 feet permissible accessory buildings, no minimum requirement, when adjacent to an alley, otherwise 6 feet
Side: Dwellings and permissible accessory buildings – 15 feet total both sides, 7 feet minimum one side
Street side, corner lot, 15 feet
 - B. All other principal permitted uses:
Front – 40 feet
Rear – 40 feet
Side – 20 feet each side
Street side, corner lot – 30 feet
6. Maximum Height:
- All principal permitted uses – 2½ stories or 35 feet
 - Accessory Building – 18 feet or as approved by exception by the Board of Adjustment
7. Minimum Off-Street Parking and Loading Space.
- A. Dwellings – 2 parking spaces for each dwelling unit plus one space for every 2 roomers.
 - B. Church – 1 space for every 6 seats in the main auditorium.
 - C. Schools and Public Buildings – 1 space for each classroom or office room plus 1 space for every 10 seats in the main auditorium, stadium, or place of public assembly.
 - D. Mortuary or Funeral Home – 1 space for every 100 square feet of floor area.
8. Permitted Signs. The following signs shall be permitted.
- A. Signs not exceeding 6 square feet in area.
 - B. Church or public bulletin boards not to exceed 24 square feet in area.
 - C. Temporary signs advertising the lease or sale of the premises, not to exceed 12 square feet in area.

Any sign not conforming to the provisions of this chapter shall be made to conform or be removed within one year after the effective date hereof.

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