

903.08 R-2 Multi-Family District

Subd.1 – Intent

This district is intended to provide for an interesting and pleasant medium-density residential environment close to the town center or other service, retail or public service facilities.

**TABLE 2
STANDARD REQUIREMENTS CHART – RESIDENTIAL DISTRICTS
Primary Structure**

	District	R-1	R-2	R-3
	Minimum Requirements			
1.	Lot Area (SF) Single Family Dwelling	5,000	5,000	5 acres
	Lot Area (SF) 2 Family Dwelling	7,5000	7,500	
	Lot Area (SF) Multiple Family	N/A	7,500 + 2,500 for additional units	
2.	Per Unit Square Foot Floor Area (SF)	850 1 st unit, 750 second unit	600 1 st unit and 200 for each additional unit	
3.	Minimum Lot Width	50'	50'	300'
4.	Front Yard Set Back	25'	25'	50'
5.	Side Yard Set Back	10'	10'	50'
6.	Rear Yard Set Back	30'	30'	50'
7.	Corner Side Set Back	15'	15'	50'
8.	Maximum Height	35'/2	35'/3	35'
9.	Building Coverage Percentage	30%	30%	10%

Accessory Structure

DISTRICT		R-1	R-2
1.	Side Yard Setback	4'	4'
2.	Rear Yard Setback	4'	4'
3.	Accessory Building Overhang to Lot Line	2'	2'
4.	Maximum Size	1,000 square feet	1,000 square feet

Subd.2 - Permitted Uses

- a) Uses permitted in an R-1 District
- b) Multi-family dwellings.
- c) Temporary building for and during construction
- d) Private garages and storage sheds.
- e) Townhouses
- f) Condominiums
- g) Churches

Subd.3 - Conditional Uses

- a) Conditional uses permitted in the R-1 district.
- b) Nursery schools, childcare centers – non-boarding.
- c) Public utility buildings and structures.
- d) Public parking areas if within two hundred (200) feet of a commercial district.
- e) Motels, hotels.
- f) Funeral Homes, mortuaries.
- g) Lodges, fraternal organizations.
- h) Medical clinics, professional offices.
- i) Manufactured homes (subject to Chapter 9, Part 5).
- j) Residential treatment facility.
- k) Greenhouses

The City Council may consider less restrictive standards on an individual basis for the following items; lot area, lot width, setbacks, building size and attached building appurtenances, and accessory buildings and the like.

Subd.4 – Minimum Lot Dimensions. See Table 2

- a) Area: Single family five thousand (5,000) square feet, two (2) family seventy five hundred (7,500) square feet, three (3) family ten thousand (10,000) square feet (twenty five hundred (2,500) square feet for each additional unit after the first). Per Unit Floor Area: Six hundred (600) square feet for first unit and two hundred (200) square feet for each additional unit.
- b) Width Fifty (50) feet.
- c)

Subd.5 - Maximum Building Height

1. Maximum Building Height shall be three (3) stories and not over thirty-five (35) feet in height.
2. Maximum accessory building height shall be fifteen (15) feet.

Subd.6 - Minimum Yard Requirements (Primary Building)

- a) Front Yard... Twenty-five feet (25) feet.
- b) Rear Yard... Thirty (30) feet.
- c) Side Yard... Ten feet (10) feet. The side yard of a corner lot facing a street shall be fifteen (15) feet.

- d) Building Coverage may not exceed thirty (30) percent.

Subd.7 – Minimum Yard Requirements (Accessory Building)

- a. Rear Yard – four (4) feet.
- b. Side Yard – four (4) feet.
 - 1. Building Overhang Distance from Side or Rear Yard – two (2) feet.
 - 2. Maximum Building Size – 1,000 square feet.

Subd.8 - Signs

As specified in Section 7.10 provided that signs for non-residential uses allowed as conditional uses in the R-2 District shall be non-flashing, non-illuminated and shall have an area of not more than fifteen (15) square feet.

Subd.9 – Additional Requirements

The City may impose additional requirements including but not limited to open space, playgrounds, play areas, parking spaces and the like.

Subd.10 - Landscaping

Refer to Section17 for additional landscaping requirements.