

Sec. 15-1-56. R2-7 Zone, Single-Family and Multiple-Family Residential (seven thousand square feet)

(A) *Purpose.* This district is intended to promote and preserve medium density single-family and multiple-family residential development. Regulations and property development standards are designed to protect the residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes and multiple-family dwellings, together with required recreational, religious and educational facilities.

(B) *Permitted uses.*

- (1) Single-family dwellings.
- (2) Multiple-family dwellings.
- (3) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
- (4) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- (5) Publicly owned and operated schools, parks and recreation areas and centers.
- (6) Home occupations.
- (7) Manufactured Housing not less than twenty (20) feet wide, with axles and tongues removed, placed on a permanent foundation and anchored according to applicable codes.

(C) *Conditional uses.*

- (1) Churches and similar places of worship.
- (2) Private schools.
- (3) Public utility buildings, structures, or appurtenances thereto for public service use.
- (4) Temporary home and land sales offices provided they are located within the same subdivision as the land and homes that are offered for sale.

- (5) Medical and dental clinics and offices.
 - (6) Nursery schools and day care centers.
 - (7) Bed and breakfast.
 - (8) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
 - (9) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations and cemeteries.
 - (10) Fraternal, social facilities, meeting halls and similar uses - no alcoholic beverages.
 - (11) All multi-family uses not specifically addressed in sections (D) and (E) below.
- (D) *Property development standards:* Apartments, Condominiums, Townhouses, or other similar type developments in which no real property other than the footprint of each unit is individually owned, or is under common ownership.

- (1) Minimum lot area: Seven thousand (7,000) square feet.
- (2) Minimum lot area per dwelling unit:

<i>Area of Lot (square feet)</i>	<i>Minimum Lot Average per Dwelling Unit (square feet)</i>
7,000 to 10,500	3,500
10,501 to 15,000	3,000
15,001 and over	2,500

- (3) Minimum average lot width: Sixty (60) feet.
- (4) Minimum lot frontage: Thirty (30) feet.
- (5) Maximum lot coverage: Forty (40) percent.
- (6) Minimum front yard: Twenty (20) feet.
- (7) Minimum side yard: One side yard of five (5) feet and One side yard of twelve (12) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.

Subdivisions that received final plat approval prior to January 7, 2003 may utilize side yard setbacks of either five (5) feet and twelve (12) feet or eight (8) feet and eight (8) feet except where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.

- (8) Minimum rear yard: Fifteen (15) feet.
 - (9) Maximum building height: Not to exceed thirty-five (35) feet.
 - (10) Except where the two (2) zones are separated by a city street, where a multifamily development of three (3) units or more adjoins a single-family residential zone, the development shall be screened from the single-family residential property by a solid material fence, six (6) feet in height as defined in section 15-1-44 or as otherwise allowed or required by the planning and zoning commission.
 - (11) Recreation area:
 - (a) Five hundred (500) square feet of usable open space shall be provided for each dwelling unit. "Usable open space" shall mean space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas, etc., which is meant to provide an open garden atmosphere. Usable open space does not include any required yards less than ten (10) feet in width, parking areas, vacant or undeveloped lots or any other space which does not contribute to the quality of the environment.
 - (b) Where a centralized recreation area is provided, the usable open space may be reduced up to two hundred fifty (250) square feet per dwelling unit at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) square feet. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.
- (E) *Property development standards:* Twinhomes, Townhouses, or other similar type developments in which real property other than the footprint of each unit is individually owned.
- (1) Minimum total lot area (prior to development): Seven Thousand (7,000 square feet).
 - (2) Minimum lot area (each unit): Thirty-five hundred (3,500) square feet.

- (3) Minimum average lot width (prior to development): Sixty (60) feet.
 - (4) Minimum average lot width (each unit): Thirty (30) feet.
 - (5) Minimum total lot frontage (prior to development): Thirty (30) feet.
 - (6) Minimum lot frontage (each unit): Fifteen (15) feet.
 - (7) Maximum lot coverage (each unit): Forty (40) percent.
 - (8) Minimum front yard: Twenty (20) feet.
 - (9) Minimum side yard: Eight (8) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet. Side yards of zero (0) feet for structures utilizing a common wall may be allowed provided that all other property development standards, including required street side setbacks, are met.
 - (10) Minimum rear yard: Fifteen (15) feet.
 - (11) Maximum building height: Not to exceed thirty-five (35) feet.
 - (12) Except where the two (2) zones are separated by a city street, where a multifamily development of three (3) units or more adjoins a single-family residential zone, the development shall be screened from the single-family residential property by a solid material fence, six (6) feet in height as defined in section 15-1-44 or as otherwise allowed or required by the planning and zoning commission.
- (F) *General provisions.* The provisions of section 15-1-44 shall apply.
- (G) *Signs.* The provisions of section 15-1-45 shall apply.
- (H) *Parking and loading.* The provisions of section 15-1-46 shall apply.
- (I) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2004-03, §§ 1 – 6, 4-6-04; Ord. No. 2005-10, § 2, 4-19-05)

Note—See the editor’s notes following § 15-1-47.