

## ARTICLE VI

### Multiple Family Residential District (R-2)

**Section 6: Multiple Family Residential District**

- Section 6.1. Intent
- Section 6.2. Principal Permitted Uses
- Section 6.3. Conditional Uses
- Section 6.4. Permitted Accessory Uses
- Section 6.5. Bulk Regulations
- Section 6.6. Off-Street Parking
- Section 6.7. Sign Regulations
- Section 6.8. Zoning Permits Required

**Section 6.1. INTENT.**

The Multiple Family Residential District is one of a limited number of family residences and other compatible uses designed to maintain, protect and preserve a character of development in which a minimum of 2,500 square feet of lot area must be provided for each dwelling unit. Low impact development practices shall be constructed to cool, treat and filter the first 1.25 inches of rainfall from all impervious surfaces.

**Section 6.2. PRINCIPAL PERMITTED USES.**

Within the (R-2) Multiple Family Residential District, unless otherwise provided, a building or premises shall be used for only the following purposes.

Agriculture/Conservation Uses	Residential Uses	Civic Uses
Crop Production Conservation Areas Critical Area Floodplain Horticulture Undeveloped or Unimproved Land Water Control Structures or Retention Basins	Cottage Single Family Residential Two Family Residential Residential Renting	Daycare Center Government/Public Services Local Utility Services Park and Recreation Services

**Section 6.3. CONDITIONAL USES.**

The following uses and structures are allowed subject to specific conditions and requirements as approved by the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

Residential Uses	Civic Uses	Commercial Uses
Apartment Assisted Living Facility Condominium Elder Family Home Family Home Multiple Family Residential <i>(provided there are no more than 12 units and a minimum of 2,500 sq.ft. per unit)</i> Nursing or Convalescent Home Relocated Residential Residential Care Services Residential Planned Unit Development Townhouse Residential	Cultural Services Major Utility Facilities Pre-Kindergarten, Preschool or Nursery School Religious Assembly Safety Services	Bed & Breakfast Inn Communication Services

**Section 6.4. PERMITTED ACCESSORY USES.**

Permitted accessory uses shall not be the principal structure on any lot, and accessory uses are to remain incidental and secondary in size, use, and nature to the principal permitted use. The following accessory uses and structures shall be permitted.

1. Essential Services
2. Playground areas and equipment accessory to multiple family dwellings
3. Multiple family entertainment uses, provided such areas shall not be located to the front of the principal building at ground level and screened from public view
4. Private garages, carports or storage building as an accessory to the principal building
5. Patios, cabanas, porches, gazebos, and incidental household storage buildings
6. Clubhouse, swimming pool or other guest facilities when used in combination with a homeowners association, subdivision, or manufactured home community.
7. Normal accessory buildings and structures for a dwelling such as private swimming pools children's playhouses and tents, radio and television receiving antennas, antennas, barbecue pits, playground equipment, tennis courts, etc.
8. Normal accessory buildings and structures for public recreation areas such as refreshment stands, playground equipment, all-weather shelters, tennis courts, barbecue pits, etc.
9. Flower and vegetable gardening for noncommercial purposes.
10. Greenhouses and horticultural nurseries for noncommercial purposes.
11. Domestic animals such as cats and dogs may be permitted; provided however, no more than 3 cats or dogs over six months of age are allowed. Horses, cows, sheep, chickens, etc., or wild and untamed animals shall be excluded except as otherwise provided for in this ordinance.
12. Home occupations in accordance with Section 11.19.

13. Customary accessory uses and structures incidental to permitted uses; however, the storage of any unlicensed and/or inoperable vehicle for more than three months is expressly prohibited.
14. Pickup campers, recreational vehicles, and motor homes may be stored, provided, however, that the owner or tenant of the property is in fact the actual owner and further provided that said units may not be occupied. In addition, not more than one such unit may be stored in any one residence, and storage shall be in an inconspicuous location.
15. Temporary buildings for uses incidental to construction, which buildings shall be removed upon the completion or abandonment of construction, and in compliance with Section 11.16.
16. Accessory buildings and uses customarily incidental and subordinate to the above permitted and conditional uses, and in accordance with Section 11.12.

**Section 6.5. BULK REGULATIONS.**

The following minimum requirements shall be provided for light and open space around permitted and conditional uses and structures in the (R-2) Multiple Family Residential District, subject to the Supplemental District Regulations.

Minimum Lot Area -	Single Family Two Family Multiple Family All other uses	7,500 square feet 8,500 square feet 10,000 square feet 10,000 square feet
Minimum Lot Width -	Single Family Two Family Multiple Family All other uses	50 feet 60 feet 80 feet 80 feet except at entry points off cul-de-sacs
Required Front Yard -	All uses	30 feet - minimum setback
Required Side Yard -	Single Family Two Family Multiple Family All other uses	5 feet - minimum setback 7 feet – minimum setback 10 feet – minimum setback 10 feet – minimum setback Provided that any lot frontage is greater than the stated minimum lot width above shall have a side yard width on each side equal to 10% of the lot’s frontage.
Street Side Yard (Corner Lot) -	All uses	30 feet - minimum setback
Required Rear Yard -	All uses	35 feet - minimum setback
Height -	35 feet - maximum height, provided that no structure shall be permitted to extend into approach zones, clear zones or other restricted air space required for the protection of any public airport.	
Minimum Open Space -	Minimum of 30% of the total lot area.	

No minimum requirements for local utility facilities and essential services, except that buildings or other above ground structures or devices constructed in support of utilities or essential services must comply with minimum yard setback requirements.

Manufactured or mobile homes placed in designated residential subdivisions must be converted to real property in conformance with Section 135D.26, Code of Iowa. When a two family dwelling can be divided by a common party wall, the front, rear, and side yard requirements shall apply to the total building and not be required for each individual housing unit.

**Section 6.6. OFF-STREET PARKING.**

Off-street parking and loading requirements shall be required for activities in the (R-2) Multiple Family Residential District in accordance with the provisions of Article XII of this ordinance.

**Section 6.7. SIGN REGULATIONS.**

Sign regulations shall be required for activities in the (R-2) Multiple Family Residential District in accordance with the provisions of Article XIII of this ordinance.

**Section 6.8. ZONING PERMIT REQUIRED.**

Zoning permits shall be required in accordance with the provisions of Section 15.4 of this ordinance.