

## ZONING ORDINANCE DISTRICT DESCRIPTIONS\*

### Section 11 [100]. R-2 Suburban District

A. Purpose of District[.] The R-2 Suburban Homesites District is designed to permit moderately low density residential development characterized by homes located in spacious settings. Subdivision plats ordinarily provided building sites of approximately one-half acre in size. Many urban-type public improvements are needed for adequate service to residents of this district.

B. Principal uses. In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except one or more of the following principal uses:

The following uses shall be permitted as principal uses:

- (1) Single family residence.
- (2) City-owned buildings and uses.
- (3) Agricultural uses: livestock ranges, animal husbandry, field crops, tree crops, nurseries and greenhouses.
- (4) Public-owned utility buildings and structures.
- (5) Public parks and recreation areas.
- (6) Any use permitted in the “AG” Agricultural District as a principal use.

C. Accessory Use. Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- (a) Is customarily incident to and is maintained and operated as a part of the principal use; and,
- (b) Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and,
- (c) Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and,
- (d) Is located behind the minimum front and side street building setback lines.

(Ordinance 106 adopted 6/15/87)

(e) In addition, no use of a business, commercial, retail, manufacturing, or industrial nature shall be permitted unless specifically permitted in this district. (Ordinance 254-97 adopted 5/12/97)

D. Special Exceptions. The following may be established only when authorized by the Board of Adjustment under the provisions of Article V. Any accessory use may be permitted without specific Board approval provided it complies with the provisions of Sub-Section C above. Other special exceptions shall be permitted as provided in Section 5.5.

(1) Private utility buildings required to service the district.

E. Uniform height and area regulations. The uniform height and area regulations set forth in Section 11-2 [11.2] shall apply to all buildings, walls and uses established on all premises contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this Ordinance.

(Ordinance 106 adopted 6/15/87)