

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

### R-C2, Central Residential – Moderate Density

The R-C2 district is established to provide moderate density residential development and redevelopment in that area generally referred to as “Downtown”, primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street. The purpose of the district is to stabilize and improve existing residential neighborhoods, encourage infill of available lands, provide a choice of housing types and locations for a variety of lifestyles and economic levels, and encourage traditional urban design. This district is appropriate as a buffer or transitional zone between single family and higher density residential or commercial districts.

Density	
Density	18 dwelling units per acre

Lot and Area Standards				
Structure type	Lot area (sq. ft.)	Land area per dwelling unit (sq. ft.)	Lot width (ft.)	Max. Lot Coverage: None.  Street Frontage: Each lot shall have a minimum street frontage equal to the minimum lot width required at the building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 35 ft. of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line.  Corner lots: Minimum width for corner lots shall be 75 ft. at the building line.
Single Family and all others not specifically listed	4,000 sq. ft.	-	35 ft. with rear alley or rear private drive access; or 50 ft. without rear alley or rear private drive access	
Two Family / Duplex  Townhomes – End Block	--	2,000 sq. ft.	20 ft. per dwelling unit with rear alley or rear private drive access; or 25 ft. per dwelling unit without rear alley or rear private drive access	

Minimum Setback Standards					
Structure Type	Front	Side		Rear	Garages: The minimum front setback for street facing garages shall be 30 ft. from the property line that the garage faces. The minimum front setback for side- or rear-loading garages shall be 20 ft. from the front property line. The minimum garage setbacks apply to attached and detached garages. In the R-C2 and R-C3 districts, when a rear alley or rear private drive exists or is planned, a rear-loading garage is required. When no rear alley or rear private drive exists or is planned, a front-loading garage is allowed, but must be recessed a minimum of six feet from the front façade of the building.  Easements: Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.
		Interior	Exterior		
Single-family and all others not specifically listed	20 ft.	7 ft.	20 ft.	15 ft.	
Two-family, Duplex	20 ft.	7 ft.; 0 ft. where attached	20 ft.	15 ft.	
Townhome – End Block	10 ft.	7 ft.; 0 ft. where attached	10 ft.	15 ft.	

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Height		
Max. Height Allowed	40 ft.	<p><b>Guidelines:</b> New infill structures should be constructed at a height that is compatible to the adjacent structures. If at all possible, the new dwelling should have a height within an acceptable percentage to the Planning Commission to ensure compatible massing, scale and to prevent the overshadowing of the adjacent structure(s).</p> <p><b>Exceptions:</b> The principal use building or structure may exceed the maximum allowed height when an additional one foot of interior side yard setback is provided for each two feet of additional height. This exception does not apply to zero lot line buildings.</p>

Permitted Uses

AGRICULTURE AND ANIMALS

- Animal – domestic or household
- Community garden

RESIDENTIAL

- Dwelling – condominium
- Dwelling – single family
- Dwelling – two family
- Dwelling – townhouse or row house - end block
- Home occupation – type a
- Residential facility – assisted living

RECREATION, EDUCATION & PUBLIC ASSEMBLY

- Library
- Park – mini

SERVICES

- Child care – residential (≤ 4 children)

Conditional Uses

AGRICULTURE AND ANIMALS

- Botanical garden

RESIDENTIAL

- Dwelling – modular
- Home occupation – type b

RECREATION, EDUCATION & PUBLIC ASSEMBLY

- Museum
- Aquarium
- Community center
- Country club
- Educational facility
- Golf course
- Religious facilities

SERVICES

- Adult day care
- Cemetery or mausoleum
- Child care - commercial
- Child care – residential (5-10 children)
- Public safety services

TRANSPORTATION, COMMUNICATION & UTILITIES

- Utility facility
- Cell tower

Accessory Use

- Building – accessory, nonresidential
- Dwelling - accessory
- Solar energy system
- Wind energy system, small