

**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.

**Maximum Height Allowed:** 40 feet

**Minimum Street Frontage:** Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

**Minimum Width of Corner Lots:** 75 feet at building line

**Lot and Area Standards:**

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-C2	Single-family and all others not listed	4,000	-	35', rear access via alley or private drive; 50', no rear access via alley or private drive	-	-
	Two-family Townhomes – end block	--	2,000	20', rear access via alley or private drive ; 25', no rear access via alley or private drive	-	-

**Minimum Setback Standards:**

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-C2	Single-family and all others not listed	20'	7'	20'	15'
	Two-family	20'	7'; 0' where attached	20'	15'
	Townhome structure – end block	10'	7'; 0' where attached	10'	15'

*Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.*

**Residential Tree Planting:**

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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**Garage Setback Standards:** *Applicable to attached and detached garages.*

In the R-C2 and R-C3 districts, when a rear alley or rear private drive exists or is platted, a rear-loading garage is required. When no rear alley or rear private drive exists or is platted, a front-loading garage is allowed, but must be pushed toward the rear lot line and must be recessed a minimum of 6 ft. from the front façade of the building.

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

**Accessory Structures & Uses:** (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

*On corner lots:* Structure shall not project beyond the building line of the primary structure of existing primary structure on adjacent lot.

**Land Uses:**

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<b>Agriculture and Animals</b> Animal – domestic or household Community garden  <b>Residential</b> Dwelling – condominium Dwelling – single family Dwelling – two family Dwelling – townhouse or row house - end block Residential facility – assisted living  <b>Recreation, Education &amp; Assembly</b> Library Park – mini  <b>Services</b> Child care – registered family home (5 children)	<b>Agriculture and Animals</b> Botanical garden Urban farm  <b>Residential</b> Dwelling – modular Home occupation – type b  <b>Recreation, Education &amp; Assembly</b> Museum Aquarium Community center Country club Educational facility Golf course Religious facilities  <b>Services</b> Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Public safety services  <b>Transportation / Utilities</b> Utility facility Cell tower  <b>Other</b> Temporary Uses	<b>Residential</b> Dwelling - accessory Home occupation – type a  <b>Transportation / Utilities</b> Solar energy system Wind energy system, small  <b>Other</b> Building – accessory, nonresidential Donation boxes

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### Setback Illustration

