

5. R-2 Residential

A. Statement of Intent

The intent of the R-2 Residential District is to preserve the older historic areas of the city, which was platted into small modest sized lots with a less restrictive zoning district permitting a higher density but retaining the historic residential character of the district. The average density for this district is 4 to 8 units per acre.

B. Permitted Uses

In the R-2 Residential District, no building or land shall be used or divided and no building shall be erected, unless otherwise provided herein, except for one or more of the following as well as similar uses:

- * Any use permitted in R-1 District;
- * Two-family dwellings;
- * Conversion of single-family structures to a two-family unit when each unit contains 800 square feet of floor area or more;
- * Twinhome;
- * Accessory buildings not exceeding 800 square feet related to the above principal use.

C. Conditional Uses

The following uses are permitted subject to the issuance of a Conditional Use Permit:

- * Townhouse (up to 4 units);
- * Condominiums (up to 4 units);
- * Accessory buildings which exceed 800 square feet and heights exceeding 15 feet;
- * Boarding, bed and breakfast, and lodging houses;
- * Churches and places of public worship;
- * Golf courses;
- * Home occupations;
- * Nursing homes;
- * Public buildings and facilities;
- * Schools and educational buildings;
- * Commercial Licensed Daycare Facility serving 12 or more persons

D. Interim Uses (Rev. 10-11-2012; Ord. 691)

The following uses are permitted by the issuance of an Interim Use Permit:

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- * Housing and keeping of chickens, in accordance with section VI.2.AA (Rev. 10-11-2012; Ord. 691)
- * Uses as determined by the City Council.

E. Yard Requirements for R-2 District

	One Family	Two-Family Dwelling	Twin Home ⁹	Townhouse ⁹	Accessory Use ^{6,7}	Other Building ¹⁰
A. Lot area minimum square feet	9,800	12,500	6,000	Interior lots – 3,000 End lots – 6,000		
B. Lot width minimum feet ¹	66	80	40	End lots (street side) – 50 ft End lots (non-street side) – 40 ft Interior lots – 25 ft		
C. Maximum lot coverage	40%	30%	30%	35%		
D. Front yard minimum setback (living area) ²	25	30	20	30	NA	
E. Front yard minimum setback (front porch) ³	20					
F. Side yard minimum setback (living area)	10	10	10 ⁷	10	5 ⁷	
G. Side yard minimum setback (garage) ⁴	5					
H. Street side yard minimum setback	20	20	20	20	20	
I. Rear yard minimum setback ⁵	30	30	30	30	5	
J. Rear yard minimum alley setback ¹¹	5					
	10					
K. Maximum height	30	30	30	30	24	

1. Lot width shall be taken at building setback line,

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2. If at the time of an application affecting the front yard setback, 50% or more of the then existing dwellings having frontages on the same side of the street or road for three (3) blocks have an average front yard setback different from that specified herein, then all buildings thereafter erected, altered, or moved may conform to that average front yard depth as a minimum.
3. Front yard setback may be reduced to twenty feet (20') if the setback reduction is for an attached living area or porch to the principal structure, not including the garage, which does not exceed a total of one hundred twenty (120) feet of above grade finished livable space. The exterior materials of the new living area or porch shall be consistent or complementary in color, texture and quality with those visible at the front of the dwelling. The roof of the new living area or porch is properly proportioned to and integrated with the roof of the dwelling.
4. The side yard setback may be reduced to five feet (5') if the setback reduction is for the attached garage structure.
5. The rear yard setback may be reduced to twenty feet (20') if the setback reduction is for an attached living area to the principal structure (unless this reduction would encroach on an existing utility easement), not including the garage, that does not exceed a total of three hundred (300) square feet of above grade finished livable space. In addition, there shall be a minimum of forty feet (40') measured at the closet point, between the attached living area and the neighboring principal.
6. No accessory structures shall be allowed prior to the construction of the principal structure. No more than one principal building may be located on one lot in a Residential district.
7. An accessory building, which is structurally attached to a principal building, shall be subject to, and must conform to, all regulations of this ordinance applicable to the principal building. Any accessory building with sewer and water extensions shall be by conditional use permit.
8. Accessory buildings for townhouses or twinhomes may be constructed up to the interior lot line.
9. Where townhouses/twinhomes abut, no setback is required at the abutment.
10. See Conditional Use conditions chapter 4.
11. When the garage door opens into the lot the setback shall be 5 feet; when the garage door opens into the alley the setback shall be 10'.

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F. Other Applicable Regulations *amended 5-10-12 #683*

1. All principal buildings for residential property shall have a permanent wood, concrete, or masonry foundation which complies with the State Building Code as adopted by the City of Princeton.
2. All siding and roofing used in residential construction shall consist of building materials in common use in residential construction, but may also include building materials which the Planning Commission finds to be similar in form, function, and esthetics to building materials in common use in residential construction.
3. Pole-type construction shall not be permitted.
4. For a single-family dwelling, the minimum finished ground level main floor area of the various kinds of dwellings shall be as follows:
 - a. one story with basement – 1000 square feet
one story without basement – 1100 square feet.
 - b. multi-story (bi-level) dwellings – 850 square feet.
5. For a two-family dwelling, the minimum finished floor area for one and two-bedroom units shall be 800 square feet per unit. Each additional bedroom beyond two shall require an additional minimum of 120 square feet of finished floor area.
6. All structures shall have at least a 24-foot width for 50% of the floor area. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.
7. All structures will be required to connect to City water and sewer if available.
8. No accessory structures shall be allowed prior to the construction of the principal structure.
9. It shall be required for all new one and two-family dwellings that for each unit there be an enclosed garage for at least two cars, constructed of a minimum of three hundred ninety-six (396) square feet (18' x 22'). Total unattached garage space shall not exceed 800 square feet of gross area. The architectural style, color, and facing material of a garage shall be compatible with the principal building.
10. Manufactured housing not meeting these requirements will be allowed in manufactured home parks.

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11. It shall be required that all front yards and side yards to the rear of the dwelling and garage of a new single-family dwelling be sodded over a minimum of four (4) inches of topsoil and that the work be completed at the time of request for the certificate of occupancy.
12. Two off-street parking spaces shall be provided for each dwelling unit.
13. Before a certificate of occupancy will be issued, the following landscaping must be completed: sodding in front and side yard and sodding or seeding in rear yard; where seeding, integrated erosion control shall be used, e.g. bound straw, decomposable mat. If because of weather conditions sodding and/or seeding is inadvisable, a temporary certificate of occupancy may be issued subject to the Contractor submitting a performance deposit to assure compliance by no later than July 1st of the following year.