

5.3 R-2 – RESIDENTIAL SINGLE AND MULTIFAMILY DISTRICT

5.3.01 INTENT: It is the intent of this district to provide for the medium to higher density residential uses consisting of single family, two-family, multi-family dwelling units, compatible supporting uses, and accessory uses on smaller lots in the older areas of Broken Bow where normal setbacks hinder development.

5.3.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Single family dwellings.
2. Two-family dwellings.
3. Multifamily dwellings.
4. Townhouses.
5. Nursery, primary and secondary education.
6. Child care homes.
7. Public uses: Including but not limited to public parks, playgrounds, recreational uses, fire stations, public utilities and utility distribution systems, community buildings, public buildings.
8. Places of worship such as churches and synagogues.

5.3.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Home occupations in accordance with Section 9.11.
2. Accessory uses and structures normally appurtenant to the permitted and conditional uses and structures and constructed of similar and/or acceptable building materials.
3. Temporary buildings incidental to construction work where such buildings or structures are removed upon completion of work.
4. Towers and Antenna, including television, amateur radio or land mobile towers under thirty-five (35) feet in height, subject to Section 9.13.

5.3.04 CONDITIONAL USES: A building or premises may be used for the following purposes in the R-2 District if a conditional use permit for such use has been obtained in accordance with Article 6 of these regulations:

1. Medical campus.
2. Medical clinics and services.
3. Mortuaries, funeral homes and cemeteries.
4. Child care center.
5. Museum and art galleries.
6. Retirement and/or nursing homes.
7. Public and private golf courses.
8. Bed and breakfast homes.

9. Communication and utility building and uses, excluding towers over thirty-five (35) feet.
10. Clubs, fraternities, lodges and meeting places of a non-commercial nature.

11. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of a use similar to the above listed uses.

12.

5.3.05 PROHIBITED USES AND STRUCTURES: All other uses and structures which are not specifically permitted or not permissible as conditional uses shall be prohibited from the R-2 District.

5.3.06 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Single Family Dwelling	5,000	50'	25'	6'	15'	35'
Two Family Dwelling	5,000 per family	25' per family	25'	6'	15'***	35'
Multifamily Housing	1,500 per family	50'	25'	6'	15'***	45'
Townhouses	3,600 per family	25'	25'	6'	15'***	35'
Other Uses	5,000	50'	25'	6'	15'***	35'
Accessory Uses			15'	6'**	6'***	35'

* The side yard setback between individual units of two-family dwellings, multi-family housing, or town-houses may be reduced to zero, if a one-hour fire rated constructed common wall between units starting at the basement level and continuing through to the roof line is maintained.

** Increased to sixteen (16) feet if vehicular access from alley, and shall not be located on a recorded easement.

*** Or 20% of lot depth, whichever is less.

2. Building on corner lots shall provide front yard setbacks as listed above and a street side yard setback of 12.5 feet. All requirements of sight triangle shall be met.
3. Building and structures shall not exceed three (3) stories in height. Accessory buildings shall not occupy more than thirty percent of the required area for the rear yard. Attached garages are considered part of principal building.
4. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.3.07 PARKING REGULATIONS: Parking with the R-2 District shall be in accordance with the provisions of this ordinance.

5.3.08 SIGN REGULATIONS: Signs within the R-2 District shall be in conformance with the provisions of this ordinance.