

R-2, R-3, R-4 Large Lot Single Family Residential

The R-2, R-3 and R-4 zones are intended to provide areas within the City primarily intended for low-density, large lot residential development areas on land that is:

1. Substantially developed with single-family detached residential dwellings on parcels of 90,000 square feet or larger; or
2. Adjacent to the Mississippi River Bluff and within the Critical Area Boundary; or
3. Located in areas of steep slopes, significant vegetation, wetlands or other unique natural features which, in the opinion of the City Council, are necessary to maintain the character of the area or the community and which would be irreparably harmed by denser development; or
4. Constrained by topographic or other physical conditions, where in the opinion of the City Council, municipal sanitary sewer service will not be practical.

Utility connections for septic development in areas ultimately planned for sanitary sewer access shall be designed to accommodate future connection to sanitary sewer and municipal water supply.

Permitted Uses for the R-2, R-3, and R-4 Districts

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| <ul style="list-style-type: none"> • Essential Services • Park and Public Uses • Single-family Detached Residences | <ul style="list-style-type: none"> • Daycare of 13 persons or less (with permit) • Home Occupation (with permit) | <ul style="list-style-type: none"> • Residential Care Facility serving six persons or less |
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Conditional or Interim Use Permit Allowances

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| <ul style="list-style-type: none"> • Accessory Dwelling Units • Agriculture • Bed and Breakfast • Boarding Houses • Bus/ Transit Station • Cemeteries • Daycare of 14 persons or more | <ul style="list-style-type: none"> • Golf Courses/ Driving Ranges • Home Extended Business • Horse boarding and riding facilities • Kennels • Public Utility Stations • Religious Institutions | <ul style="list-style-type: none"> • Residential Care Facility serving 7 persons or more • Schools • Senior Housing • Towers- Amateur Radio • Towers- Cellular and Communications • Two- Family Dwelling |
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<u>District Requirements</u>	<u>R-4</u>	<u>R-3</u>	<u>R-2</u>
Minimum District Size	40 acres	20 acres	10 acres
Minimum Lot Size	10 acres	5 acres	90,000 sq. ft.
Minimum Lot Width	300 feet	200 feet	200 feet
Minimum Lot Depth	300 feet	200 feet	200 feet
Max. Impervious Surface Coverage	20%	25%	30%
Max. Structure Coverage	15%	20%	20%
Minimum Buildable Area	1 acre	1 acre	1 acre

Dwelling Minimum Setbacks

Street	30 feet	30 feet	30 feet
Side	10 feet	10 feet	10 feet
Rear	20 feet	20 feet	20 feet
Max. to Front	500 feet	500 feet	500 feet
Dwelling Maximum Height	35 feet- w/out CUP	35 feet- w/out CUP	35 feet- w/out CUP