

## §2.6.04 GR-2: General Residential District 2

This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings.

### 1. Permitted Uses.

The following uses shall be permitted in any GR-2 Zoning District:

- a. Any use, together with the conditions attached thereto, permitted in the R-10 through GR-1 districts.
- b. Attached single-family dwelling meeting existing City Codes requirements.
- c. Duplex (two-family attached dwelling).
- d. Triplex (three-family attached dwelling); Quadruplex (four-family attached dwelling).
- e. Rooming and Boarding Houses.
- f. Lodging Houses.
- g. Townhouse
- h. Patio House
- i. Multi-family Residential Development
- j. Apartment

### 2. Conditional Uses.

The following uses shall be permitted in any GR-2 Zoning District subject to the conditions of this section, unless otherwise noted:

- a. All conditional uses permitted in Subsection 2, the GR-1 district, shall be permitted in any GR-2 district on a conditional basis subject to the conditions set forth in that section, except mobile homes and mobile home parks.

### 3. Special Exception Uses.

The following uses shall be permitted in the GR-2 Zoning District as a special exception, subject to the conditions of this section.

- a. Bed and Breakfast Inns, subject to the conditions of Section 2.6, Sub-section 01.3.

### 4. Prohibited Uses.

The following uses are prohibited in the GR-2 Zoning District.

- a. Sexually Oriented Businesses.
- b. Cellular Towers.
- c. Off-premise Signs

## 5. Dimensional Requirements.

Uses permitted in the GR-2 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in this ordinance.

Table 2.5

GR-2 Dimensional Criteria	
Minimum Lot Area:	6,000 square feet for the 1 <sup>st</sup> unit, 2,800 square feet for each additional unit
Minimum Lot Width:	60 feet @ the building line
Setbacks: Minimum Front Setback:	30 feet* for local roads 40 feet* for collector roads
Minimum Side Setback:	10 feet* for single and two family dwellings; 20 feet for all other residential uses 40 feet* for non-residential uses
Minimum Rear Setback:	15 feet* for single and two family dwellings; 25 feet for all other residential uses 40 feet* for non-residential uses
Maximum Impervious Surface Ratio	0.65
Maximum Residential Density	14.0
Maximum F.A.R. (Non-Res. Only)	0.65

\*(See General Supplementary Provisions).

## 6. Parking and Loading.

Uses permitted in the GR-2 Zoning District shall meet Article III, Off-Street Parking and Loading standards.

## 7. Signs.

Signs permitted in the GR-2 Zoning District, including the conditions under which they may be located set forth in Article IV, Sign Regulations.

## 8. Buffer yard Requirements.

Where a conditional use borders any residential zone, a buffer yard in compliance with Article V of this ordinance shall be required along abutting property lines.

## 9. General and Supplementary Regulations.

Uses permitted in the GR-2 Zoning District shall meet the General and Supplementary Regulations standards.