

Sec. 7. - "R-2" Medium-Density family residence district.

The following regulations shall apply in the "R-2" district:

7.1. Uses permitted.

7.1-1 Any use unconditionally permitted in the "R-1" district;

7.1-2 Five-plexes, six-plexes, seven-plexes, and eight-plexes;

7.1-3 Churches and other places of public worship, including parish houses and Sunday schools, but excluding rescue missions or temporary revivals;

7.1-4 Fire stations;

7.1-5 Public utilities' rights-of-way and tracts, transformer stations, transmission lines, telephone exchanges, lift stations, and pumping stations, but excluding office buildings, garages, shops and warehouses;

7.1-6 Municipally owned golf courses (minimum 20 acres);

7.1-7 Country club;

7.1-8 Schools (private, elementary and high);

7.1-9 Single Family Manufactured Homes; however, parking of unoccupied manufactured homes is prohibited, and all manufactured homes shall be parked in conformance with setback requirements and shall be required to be properly anchored and permitted. Such manufactured homes shall not be utilized as an accessory building;

7.1-10 Nonprofit religious, educational philanthropic organizations;

7.1-11 Private clubs, lodges, fraternities and sororities.

7.2. Area requirements.

7.2-1 Lot area: The minimum area of any lot in the "R-2" district shall be five thousand (5,000) square feet for a one-family dwelling plus one thousand (1,000) square feet for each additional dwelling.

7.2-2 Building area: The minimum square footage of a residence shall be;

Single-family residence	800 square feet per dwelling
Duplex	800 square feet per dwelling
Triplex	800 square feet per dwelling
Four-plex	800 square feet per dwelling

Five-plex	750 square feet per dwelling
Six-plex	700 square feet per dwelling
Seven-plex	650 square feet per dwelling
Eight-plex	600 square feet per dwelling

- 7.2-3 Front yard: There shall be a front yard for every structure in the "R-2" district, excepting fences, measured from the front lot line to the front of the structure. The minimum required front yard shall in no case be less than 25 feet measured from the front lot line or front property line to the front of the structure.
- 7.2-4 Rear yard: There shall be a rear yard along the rear lot line of the lots in the "R-2" district. The minimum depth of such rear yard for residential purposes shall be 20 percent of the lot depth provided such rear yard need not exceed 25 feet from the center of the alley, and provided further that on a corner lot an attached garage may extend to within ten feet of the centerline of the alley or rear lot line where there is no alley. For structures to be used for other than dwelling purposes, the rear yard shall not be less than ten feet to the centerline of the alley or rear lot line where there is no alley. In no case shall any eave or protrusion of any kind extend beyond this point.
- 7.2-5 Side yards. There shall be two side yards for every structure, excepting fences, in the "R-2" district, one on each side of the building, and in no case shall either side yard be less than five feet, save and except where carports may be constructed in accordance with the provisions contained in subsection 7.2-5 below.
- 7.2-6 Accessory buildings and private garage are permitted; provided such buildings, if detached from the main building, shall not be located nearer than 80 feet from the front lot line nor less than five feet from any other street line, nor less than three feet from the inside lot line. Said carport may be erected and constructed not less than one foot from the inside lot line provided same are constructed in such a manner that water draining from the roof or eaves thereof shall not flow upon, injure or damage adjacent land or property. In no case shall an accessory building, whether attached or detached, be built nearer than five feet from the rear lot line, nor in any case shall the building be constructed with an eave or protrusion of any kind extending beyond this point.
- 7.2-7 Lot width: The average width of each lot of the "R-2" district shall be not less than 50 feet except where a subdivision heretofore duly approved and filed has lots of lesser width.

7.2-8

Lot coverage: The combined area of the main buildings shall not in any case cover more than 50 percent of the total area of any lot.

7.2-9 Height: Building height shall not exceed 35 feet.

- 7.3. Replatting. Prior to issuance of a certificate of occupancy for a residence, a subdivision plat (replat) and legal description showing and describing common walls of five-plexes, six-plexes, seven-plexes and eight-plexes as new lot lines shall be completed by a licensed surveyor, submitted to the City and filed by the City at the Reeves County Courthouse.

No mobile homes shall be permitted after the passage of this ordinance.

(Ord. No. 17-07-03, 8-10-2017; Ord. No. 19-09-03, Pt. 2, 10-7-2019; Ord. No. 22-08-02, 9-22-2022)