

Chapter 27.13

R-2 RESIDENTIAL DISTRICT

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This district is intended to provide a generally stable residential use in areas of the city that are largely developed. With a gross density of generally three to five dwelling units per acre, this district permits single- and two-family dwellings and supportive community services, such as parks, playgrounds, schools, libraries, and places of religious assembly. It is intended that this district be limited to previously platted portions of the city already undergoing substantial development, thereby preserving existing low-density residential development. (Ord. 20372 §50; August 29, 2016).

27.13.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the district regulations in the R-2 Residential District. (Ord. 12571 §101; May 8, 1979).

27.13.020 Permitted Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted use in the R-2 Residential District. (Ord. 19733 §7; June 25, 2012; prior Ord. 19158 §8; October 20, 2008; Ord. 12571 §102; May 8, 1979).

27.13.030 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted conditional use in the R-2 Residential District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §7; June 25, 2012; prior Ord. 18476 §3; December 13, 2004; Ord. 16854 §8; August 14, 1995; Ord. 15751 §4; October 15, 1990; Ord. 14071 §2; March 25, 1985; Ord. 13302 §2; February 1, 1982; Ord. 12571 §103; May 8, 1979).

27.13.040 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the R-2 Residential District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of Chapter 27.63. (Ord. 19733 §7; June 25, 2012: prior Ord. 19172 §3; November 3, 2008: Ord. 19158 §9; October 20, 2008: Ord. 18535 §8; May 9, 2005: Ord. 18476 §4; December 13, 2004: Ord. 17780 §1; December 18, 2000: Ord. 17482 §1; March 29, 1999: Ord. 16854 §9; August 14, 1995: Ord. 16820 §2; July 10, 1995: Ord. 16673 §6; September 26, 1994: Ord. 15763 §4; October 29, 1990: Ord. 15371 §2; December 18, 1989: Ord. 15368 §4; December 18, 1989: Ord. 14815 §2; January 4, 1988: Ord. 14780 §4; November 2, 1987: Ord. 14767 §2; October 12, 1987: Ords. 14475, 14510, 14562, amended by Ord. 14644 §3; April 13, 1987: Ord. 14378 §2; May 5, 1986: Ord. 14071 §2; March 25, 1985: Ord. 13980 §3; October 29, 1984: Ord. 13588 §4; May 9, 1983: Ord. 13546 §3; February 28, 1983: Ord. 13535 §2; January 24, 1983: Ord. 12978 §4; August 25, 1980: Ord. 12894 §4; April 7, 1980: Ord. 12571 §104; May 8, 1979).

27.13.050 Accessory Uses.

Accessory uses permitted in the R-2 Residential District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §7; June 25, 2012: prior Ord. 12571 §105; May 8, 1979).

27.13.060 Parking Regulations.

Parking within the R-2 Residential District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §106; May 8, 1979).

27.13.070 Sign Regulations.

Signs within the R-2 Residential District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §107; May 8, 1979).

27.13.075 Grading and Land Disturbance Regulations.

Grading and land disturbance within the R-2 Residential District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §4; February 22, 2000.)

27.13.080 Height and Area Regulations.

The maximum height and minimum lot requirements within the R-2 Residential District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 19733 §7; June 25, 2012: prior Ord. 18827 §2; October 9, 2006: Ord. 15347 §2; November 13, 1989: Ord. 14447 §2; July 28, 1986: Ord. 13929 §2; August 27, 1984: Ord. 13509 §1; December 13, 1982: Ord. 13359 §2; April 26, 1982: Ord. 13350 §11; March 29, 1982: Ord. 12751 §2; November 5, 1979: Ord. 12657 §2; August 6, 1979: Ord. 12571 §108; May 8, 1979).

27.13.090 Neighborhood Design Standards.

Each application for a building permit for new construction of a principal building on property located within the Lincoln city limits as of December 31, 1949 shall comply with the neighborhood design standards. (Ord. 18305 §2; February 23, 2004).