

Section 10.07. **"R-2" Single and Two Family Residential District.**

Subd. 1. **Purpose.** The purpose of the "R-2" Single and Two Family Residential District is to provide for low to moderate density one and two unit dwellings and directly related, complementary uses.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "R-2" District:

A. All permitted uses allowed in an "R-1" District.

B. Two family dwelling units.

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "R-2" District:

A. All accessory uses as allowed in an "R-1" District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "R-2" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. All conditional uses, subject to the same conditions as allowed in an "R-1" District.

B. Townhouses as defined by Section 10.02, Subd. 194 of this Ordinance provided that the regulations and requirements of Section 10.21, Subd. 2N, are satisfactorily completed and met.

C. Conversion of single family homes into multi-family dwelling.

D. Nursing Homes, assisted living facilities, public and private educational institutions limited to junior high and senior high schools, vocational technical schools, and assisted living facilities.

Source: Ord. 706-2<sup>nd</sup> Series  
Effective Date: 10/13/14

E. Group Quarters containing two (2) or less dwelling units.

Source: Ord. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "A-0" and "R-1" Districts.

Source: Ord. 518-2<sup>nd</sup> Series  
Effective Date: 10/14/03