

Sec. 603.00. - Residential District R-2.

603.01 *Intent of Residential District.* The R-2 district is established to encourage and protect neighborhoods of single-family detached homes on individual lots. It also accommodates limited educational, religious, recreational, and utility uses that support those neighborhoods.

603.02 [Permitted uses.] Within Residential District R-2 the following uses are permitted:

603.02-1 Single-family dwellings;

603.02-2 Repealed.

603.02-3 Schools;

603.02-4 Churches and other places of worship with attendant, educational, and recreational facilities. No recreational facility shall be located closer than 100 feet from any residential lot;

603.02-5 Public parks, playgrounds recreational buildings, and grounds, tennis courts, swimming pools and outdoor recreational activities, all of a noncommercial nature. No public swimming pool or structure shall be located closer than 100 feet from any residential lot;

603.02-6 Bed and breakfast homestay in accordance with article 14.

603.03 *Conditional uses.* When, after review of an application and hearing hereon, in accordance with article 8 herein, the Buena Vista City Council finds as a fact that the proposed use is compatible with surrounding uses, is consistent with the intent of this ordinance and of the comprehensive plan, is in the public interest, and will comply with all other provisions of law and ordinances of Buena Vista, the following uses may be permitted with appropriate conditions:

603.03-1 Public utilities;

603.03-2 Public water and sewage facilities;

603.03-3 Child care centers and family day care homes. The main structure shall not be located closer than 50 feet from any residential lot;

603.03-4 Homes for adults;

603.03-5 Public service or storage buildings;

603.03-6 Commercial television receiving towers;

603.03-7 Commercial radio, television, and communication towers along with related buildings and equipment provided the requirements of article 13 are met;

603.03-8 Bed and breakfast inns in accordance with article 14;

603.03-9 Single-family homes used as rental property in accordance with section 711 of the Buena Vista Land Development Regulations;

603.03-10 Two-family dwellings.

603.04 *Accessory Uses.* Where a lot is devoted to a permitted principal use, customary accessory uses and structures are authorized. The following uses are also applicable:

603.04-1 Home occupations provided that the requirements of article 7, section 705 are met;

603.04-2 Living quarters in the main structure of persons employed on the premises;

603.04-3 Travel trailers, which shall be stored within the minimum yard requirements and shall be prohibited from occupancy;

603.04-4 Temporary buildings for uses incidental to construction work; such buildings shall be removed upon completion or abandonment of the construction work;

603.04-5 Signs as provided for in article 7;

603.04-6 Parking as provided for in article 7.

603.04-7 Existing structures to include towers, power towers, water tanks, telephone poles, commercial buildings and rooftops, may be used to affix commercial radio, television, and communication antennas provided the requirements of article 13 are met.

603.04-8 Carports, which must meet the front setback for primary buildings and other setback requirements for accessory buildings.

(Ord. of 11-13-1997; Ord. of 7-12-2001; Ord. of 2-19-2009; Ord. No. 18-18, Exh. C, 11-15-2018)