

ROBINS MUNICIPAL CODE
R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL

165.22 R-2 – MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL. This district is intended to preserve and uphold single family dwelling units in a medium density setting and require the provisions of urban facilities and services.

1. Permitted Principal Uses and Structures.
 - A. Single-family dwellings.
 - B. Neighborhood parks and playgrounds.
 - C. Forest preserves and similar conservation facilities.
2. Permitted Accessory Uses and Structures. Accessory uses and buildings incidental to and on the same lot as the principal use, as follows:
 - A. Home occupations.
 - B. Garage and carports.
 - C. Agriculture, excluding farm buildings.
 - D. Private stables.
 - E. Private swimming pools and tennis courts (non-commercial).
 - F. Storage of building materials and equipment, and temporary buildings for construction purposes, for a period not to exceed one year.
 - G. Temporary real estate tract offices for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period not to exceed two years.
 - H. Tool house sheds and other similar buildings for the storage of domestic supplies.
 - I. Central semi-private sewerage systems meeting Linn County Health Department requirements and as approved by the City Engineer for connection to the public system when available. No part of any treatment facility (structure or levee) shall be closer than two hundred (200) feet from any property line or road right-of-way.
 - J. Central semi-private water supply systems meeting Linn County Health Department requirements and as approved by the City Engineer for connection to the public system when available.
3. Special Uses. The following special uses are permitted in the R-2 District, subject to provisions of Section 165.07 of this chapter.
 - A. Farm buildings and semi-private stables.

- B. Two-family dwellings.
- C. Day care centers or preschool facilities.
- D. Convalescent and nursing homes, including extended medical care facilities.
- E. Family group care homes.
- F. Railroad and private utility uses.
- G. Public, quasi-public and governmental buildings and facilities.
- H. Recreational and social facilities, as follows:
 - (1) Golf courses and other similar uses associated with golfing such as driving ranges or pitch and putt areas.
 - (2) Recreational clubs, buildings and community centers.
 - (3) Parks and playgrounds.
 - (4) Swimming pools, public or semi-private.
 - (5) Tennis clubs and courts, public or semi-private.
- I. Educational and cultural institutions, including:
 - (1) Public schools (elementary, junior high and senior high) and private non-boarding schools having a curriculum similar to that in the public school systems.
 - (2) Public libraries and public art galleries.
 - (3) Public museums and aquariums.
- J. Religious institutions, as follows:
 - (1) Churches, chapels, temples and synagogues.
 - (2) Convents, seminaries, monasteries and nunneries'.
 - (3) Rectories, parsonages and parish houses.
 - (4) Religious retreats.
- K. Communication towers greater than 80 feet above ground level.
- L. Other uses not specifically listed as determined by the Board of Adjustment to be of the same general character as the uses permitted in subsection 1 of this section and compatible with the residential neighborhood. The use not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, glare, heat, odor, toxic or noxious matter.

4. Minimum Lot Areas and Width.

	Minimum Lot Area	Minimum Lot Width
Single-family dwelling	12,500 sq. ft.	90 feet
Farm	5 Acres	150 feet
Stable, semi-private	10 acres	150 feet
Stable, private	5 Acres	150 feet
Educational and cultural institutions	40,000 sq. ft.	150 feet
Recreational and social buildings	20,000 sq. ft.	100 feet
Religious institutions	20,000 sq. ft.	100 feet
Special uses	As specified by the Board of Adjustment	

5. Minimum Yard Requirements

	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Single-family dwellings	30 feet	10 feet	30 feet*	30 feet^
All other permitted uses	35 feet	10 feet**	20 feet**	40 feet
Special Uses	As specified by the Board of Adjustment			
*Side yard requirements may be 20' on 100' radius corner lots provided the Transitional Yard Requirements are met. Any reduction to the 20' Requirement shall be approved by the Zoning Administrator. (Ord. 1012, 12/10)				
**Plus one foot for each two feet by which the building or structure height exceeds 20 feet.				
^Rear yard set back requirement on corner lots may be reduced to 20'. (Ord 1013, 12/10)				
Accessory Uses:	Except as indicated below, the yard requirements of the principal uses shall apply to their accessory building.			
	Front Yard	Interior Side Yard	Corner Side Yard	Rear Yard
Agricultural buildings	75 feet	50 feet	50 feet	75 feet
Buildings accessory to dwellings, other than specified herein	30 feet	5 feet	20 feet	5 feet
Clubhouses and other structures on the grounds of private clubs, golf courses and tennis clubs	Shall be located not less than 150 feet from the nearest residential property line***			
Stadiums and grandstands in athletic fields	Shall be located not less than 150 feet from the nearest residential property line***			
Temporary buildings for construction purposes	No requirements, provided there is no undue interference with the use and enjoyment of neighboring properties.			
*** Such setback area not to be used for parking.				

6. Transitional Yard Requirements.

A. Where an agricultural use coincides with a lot line of a property, which is zoned as A-1 Agricultural, a transitional yard shall be provided along such lot lines. Unless otherwise specified herein, such yard shall have a dimension of not less than 15 feet along such lot line.

B. Where an agricultural use coincides with a side or rear lot line of a property, which is not, zoned as A-1 Agricultural, a transitional yard shall

be provided along such lot lines. Unless otherwise specified herein, such yard shall have a dimension of not less than 35 feet along such lot line.

C. Where an agricultural use coincides with public right-of-way, a transitional yard shall be provided. Unless otherwise specified herein, such yard shall have a dimension of not less than 35 feet from the public right-of-way.

7. **Maximum Height and Bulk Limitations.** No principal use building or structure shall exceed 2½ stories or 35 feet; no accessory use structure shall exceed 20 feet. Maximum floor area ratio shall not exceed 0.50.

8. **Minimum Off-Street Parking and Loading Space.** Off-street parking and loading facilities shall be provided as required in Section 165.33 of this chapter.

9. **Sign Regulations.** All signage must meet the Sign Regulations described in Section 165.31 of this chapter.

10. **Fence, Wall and Hedge Regulations.** Non-agricultural fences, wall and hedges shall meet the regulations specified in Section 165.32 of this chapter.

11. **Outdoor Lighting Regulations.** All outdoor lighting shall conform to the regulations specified in Chapter 152 of this Code of Ordinances.