

**CHAPTER 13**  
**R-2A LOW DENSITY RESIDENTIAL DISTRICT**

**Section 1.**

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the R-2A Low Density Residential District.

**Section 2. Permitted Uses.**

A building or premises shall be used only for the following purposes:

1. Single-family detached and attached dwellings.
2. Two-family dwellings.
3. Family/Group Home.
4. Home occupations, in compliance with Ch. 4, Sec. 11 of this Ordinance.
5. Truck gardens, orchards and wooded areas.
6. Churches.
7. Public schools and private schools having a curriculum as ordinarily given in a public school, and having no rooms regularly used for housing or sleeping purposes.
8. Parks, playgrounds, and community buildings owned or operated by public agencies.
9. Public libraries and museums.
10. Golf courses, country clubs, tennis courts, and similar recreational uses, all non-commercial.
11. Accessory buildings and accessory uses customarily incident to any of the above uses.

**Section 3. Special Uses.**

The following uses may be permitted by obtaining a special use permit in accordance with Chapter 30 of this ordinance.

1. Hospitals and clinics, except animal or criminal
2. Nursing homes
3. Funeral homes
4. Institutions, but not penal
5. Fraternities and sororities
6. Private clubs and lodges, except those whose primary activity is a service customarily carried on as a business.
7. Public buildings owned or leased by any department of a Municipal, Township, County, State or Federal Government.
8. Private schools, including pre-school, pre-kindergarten, and special schools.
9. Cemeteries and mausoleums
10. Parking lots used for regular customer parking of automobiles and light trucks located not more than 300 feet from the boundary of any business or industrial district, under such conditions as will protect the character of the surrounding property. Lots shall not store materials, goods, vehicles for sale, rent, storage, or any other business purpose.
11. Customer and employee parking lots for government or institutional uses under such conditions as will protect the character of the surrounding property. Parking lots shall not store goods, materials or commercial vehicles.

**Section 4. Bulk Requirements.**

The following requirements shall be observed:

Front Yard	<p>30 feet minimum. The front yard depth shall be measured from the required right of way lines corresponding to the street classifications in the most recent City of Marshalltown Comprehensive Plan as Amended.</p> <p>If two or more lots in any existing block are occupied by buildings with setbacks less than required and the lots existed on the effective date of this Ordinance, then the average front yard depths of such adjacent lots shall be the established building line.</p>
Side Yard	<p>7 feet minimum  16 feet minimum both side yards combined  When a new single family detached or attached dwelling, or a duplex is constructed the side yard that is contiguous with the outside/exterior wall of an attached garage shall be a minimum of 10 feet.  <u>Single-family attached</u>: 8 feet minimum one side yard only.  <u>Corner Lots</u>: Width of yard on the side street line shall not be less than half (1/2) the depth of the front yard.</p>
Rear Yard	20% depth of the lot minimum, but no rear yard shall be required to be greater than 35 feet
Lot Area per Dwelling Unit	<p>Single-family detached: 8,000 sq. ft. minimum  Single-family attached &amp; two-family: 6000 sq ft minimum</p>
Lot Width	An average width of 65 feet minimum
Building Height	2 ½ stories or 35 feet maximum

**Section 5. Parking Regulations.**

Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the main building in accordance with Ch. 7 of this Ordinance.