

17.08.010 R-2 Multiple Family Residence District

1. Intent: This district is intended to provide a medium density, mixed residential district intended to provide a transition between detached housing and more intense non-residential areas.

2. Permitted uses.

a. Permitted uses in the R-1 district: (1) Single and two-family residences; (2) Flower and vegetable gardens not for commercial use; (3) Churches, convents, chapels, temples, synagogues, parish or rectory houses; (4) Fire and police stations, libraries, government administration facilities; (5) Home occupation / professional home office; (6) A building on the lot line when constructed with a wall in common with a building upon the adjacent lot, on condition that all other requirements of the zoning code and the Viroqua Municipal Code shall be adhered to. (Ord. 409, 1989).

b. Multiple family dwellings not exceeding 4 units. (Ord 05OR005)

c. Private clubs, lodges, fraternities, sororities, except those the principal use of which is a service customarily carried on as a business.

d. Funeral Homes.

3. Conditional uses.

a. Conditional uses in the R-1 district: (1) Multiple family residence not exceeding 4 units per dwelling; (2) Center, museum, and clubs or associations not open to the public; (3) Junior and Senior High Schools; (4) Public and parochial elementary schools and day care and nursery schools; (5) Golf courses and the following accessory uses: clubhouses, pro shop, restaurant and bar, swimming pool and tennis courts; (6) Boarding houses and lodging houses; (7) Parking lots for motor vehicles. (Ord 477, 1997); (8) Parks, county fair, playground and athletic fields, open space leisure and recreational activities which do not disrupt natural conditions. (Ord 05OR005); (9) Private non-commercial recreational areas and facilities. (Ord 05OR005).

b. Hospitals.

c. Rest homes, nursing homes and homes for the aged.

d. Greenhouses.

e. Professional offices that do not conduct any retail or wholesale operations from the premises except for any incidental sales not significant in the operation of the business, such as: accountants, architects and engineers, art and music and dance studios and shops, artist and photographers studios, barber and beauty shops, medical and dental offices, insurance offices, business and tax consultants, sales person's office, law office, real estate office, union office.

f. Parking lots serving any commercial use and not exceeding 20 spaces.

g. The following uses, separately or together, when they constitute part of a common purpose of assisting individuals in becoming self-sufficient: clinic, health spa, restaurant, retail store, production center, mail order catalog shipping, day care center, seminar and fundraising centers. (Ord. 456, 1995)

h. Multiple family dwellings exceeding 4 units. (Ord 05OR005)

i. Pet grooming. (Ord 05OR008)

j. Restaurant or café on non-residential property run by a 501(c)(3) charitable organization in support of its charitable purpose. Operation of restaurant or café under this section is limited to Monday through Friday between the hours of 11:00 a.m. and 2:00 p.m. (Ord 17OR003)

4. Minimum Standard for Multiple Family District

Use	Dwellings	All other Permitted Uses	Conditional Uses
Lot Area and Density	2000 square feet of lot area per unit. In no case shall a dwelling with one or two units have less lot area than 6,000 square feet.	6000 square feet lot area.	As set by the Plan Commission and City Council.
Lot Width	50 feet – 60 feet for corner lots.		
Height of Structure	45 feet		
Side yard	10 feet		
Street setback	25 feet		
Rear Yard	Not less than 15 feet		
Parking	Per 17.04.080 H		
Area of Structure	600 square feet per unit		