

Hutchinson R-2 Permitted and Condition uses

§ 154.057 R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT.

(A) *Purpose.* The R-2 Medium Density Residential District allows single-family homes and complementary uses on land parcels that are smaller than those required in the R-1 District. Two-family buildings are also allowed.

(B) *Permitted uses.*

(1) Single-family detached dwellings. All new home construction in residential districts shall have an attached or detached garage with a minimum of 400 square feet. Single-family dwellings without garages or with garages less than 400 square feet are conditionally permitted. A conditional use permit is required;

(2) Two-family attached dwellings, duplexes, double bungalows. All new home construction in residential districts shall have an attached or detached garage with a minimum of 400 square feet. Garages less than 400 square feet, but larger than 240 square feet, are allowed by conditional use permit. Garages less than 240 square feet are not allowed;

(3) Parks and playgrounds;

(4) Licensed family day care as permitted by state law; and

(5) State licensed residential facilities serving six or fewer persons.

(C) *Conditional uses.*

(1) All conditional uses of the R-1 District;

(2) Replacement of existing non-conforming accessory buildings and driveways may be conditionally permitted;

(3) Licensed day care centers; licensed nursing homes;

(4) Private clubs, lodges and fraternal organizations;

(5) Public or quasi-public accredited educational institutions;

(6) Mortuaries or funeral homes; cemeteries or memorial gardens;

(7) Transportable or experimental single-family detached housing;

(8) Licensed boarding houses for the elderly; and

(9) Bed and breakfasts, subject to conditions of § 154.110 of this chapter;

(10) All licensed day care facilities which are not permitted principal uses under state law;

Definitions:

BOARDING HOUSE. A dwelling where meals or lodging, or both, are provided for compensation to three or more persons, who are not transients, by prearrangement for definite periods, in contradistinction to hotels and motels, as herein defined.

DAY CARE CENTER. A business in which not more than ten children receive adult supervision and meals in the temporary daily absence of their parents. A similar business with fewer than ten children is considered a home occupation.

NURSING HOME. An establishment which provides full-time convalescent or chronic care, or both, for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill, or surgical or obstetrical services, shall be provided in this type of establishment.