

2.4 R-2 DISTRICT (Low Density Single- and Multi-Family Residential

2.4.1 Uses allowed. The R-2, Low Density Residential, District Allows the following uses:

- A. Uses allowed by right in R-1;
- B. Duplexes, triplexes, and quadraplexes.
- C. Townhomes, provided that the townhomes are built in compliance with the townhome subdivision regulations of the Cleveland Municipal Planning Commission including but not limited to such provisions of those subdivision regulations that modify lot width and setbacks within the underlying zoning district. (as amended by Ord. #2007-30, Sept. 2007)

2.4.2 Conditional uses. The following uses may be allowed:

- A. Uses allowed as conditional uses in the R-1 District;
- B. Churches with or without day care, preschool, primary, or secondary schools; however, proposed new church sites shall not be considered for conditional use review unless they are located on an arterial or collector street;
- C. Day-care, preschool, primary or secondary schools, public or private;
- D. Golf courses. (as amended by Ord. #14, March 2001)

2.5 R-3 District (Multi-family Residential).

2.5.1 Uses allowed. The R-3, Multi-family Residential, District allows the following uses:

- A. Uses Allowed by right in the R-2 District;
- B. Multi-family Dwellings with three (3) or more units per structure (whether designed as an apartment, condominium, or townhouse);
- C. Parks.
- D. Townhomes, provided that the townhomes are built in compliance with the townhome subdivision regulations of the Cleveland Municipal Planning Commission including but not limited to such

provisions of those subdivision regulations that modify lot width and setbacks within the underlying zoning district. (as amended by Ord. #2007-30, Sept. 2007)

2.5.2 Conditional uses. The following uses may be allowed:

- A. Except as otherwise allowed by right in the R3 district, conditional uses allowed in the R2 district subject to any minimum requirements that may be established for the review of a given conditional use in the R2 district.
- B. Tourist, guest, or boarding homes. (as amended by Ord. #14, March 2001)

2.6 R-4 District (Mobile Home Parks).

2.6.1 Uses allowed. The R-4, mobile home park, district allows the following uses:

- A. Uses allowed by right in the R-3 District;
- B. Mobile homes or manufactured housing in mobile home or manufactured home parks or mobile home or manufactured home developments.

2.6.2 Conditional Uses. The Following uses may be allowed:

- A. Conditional uses allowed in the R3 district subject to any minimum requirements that may be established for a given conditional use in the R3 district.;
- B. Recreational, utility, and other necessary accessory buildings and uses in mobile home parks for the exclusive use of mobile home park residents. (as amended by Ord. #14, March 2001)

2.7 R-5 District (High Rise Residential).

2.7.1 Uses allowed. The R-5, High Rise Residential, District allows the following uses:

- A. Residential structures over three stories in height with necessary resident services, such as utility rooms;
- B. Home occupations, subject to 3.10.