

City of Centralia, MO  
Tuesday, February 2, 2016

## Chapter 31. Zoning

### Article III. "R-2" Two-Family Dwelling District

#### Section 31-21. Use regulations.

[Ord. No. 738 § 7, 1-9-1961; Ord. No. 1603 § 11, 3-18-1991]

- A. *Permitted Uses.* In District "R-2", no building, structure or land shall be used and no building or structure shall be erected, constructed, reconstructed or altered, except for one (1) or more of the following uses:
1. Any use which is a permitted use in District "R-1", including the regulations as established therein for garages, stables, servants' quarters and accessory buildings and uses; except that in District "R-2" no private garage shall provide storage for more than one (1) vehicle for each fifteen hundred (1,500) square feet of area.
  2. Dwelling, two-family.
- B. *Conditional Uses.* The following uses shall be permitted in District "R-2" only after the issuance of a conditional use permit pursuant to the provisions of Section **31-65**:
1. Any use which is a conditional use in District "R-1".

[1] *Cross Reference — See §31-65 of this Code.*

#### Section 31-22. Height, yard and area regulations.

[Ord. No. 738 § 7, 1-9-1961]

In District "R-2", the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted upon any lot shall be as follows:

- A. *Height.* Same as District "R-1".
- B. *Rear Yard.* Same as District "R-1".
- C. *Front Yard.* Same as District "R-1".
- D. *Side Yard.* Same as District "R-1", including provision for corner lots adjacent to reversed frontage.
- E. *Vision Clearance.* Same as District "R-1".
- F. *Width of Lot.* Same as District "R-1".
- G. *Lot Area Per Family.* Every building or portion of building hereafter erected or structurally altered for residence purposes in District "R-2" shall provide a lot area of not less than six thousand (6,000) square feet per family in single-family dwellings and five thousand (5,000) square feet per family in two-family

dwellings; provided, that where a lot has less area than herein required in separate ownership, but not less than five thousand (5,000) square feet as of January 9, 1961, this regulation shall not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than fifteen thousand (15,000) square feet per family.

- H. *Floor Area.* Every single-family dwelling hereafter erected, constructed, reconstructed or altered in District "R-2" shall have a floor area, excluding basements, open and screened porches and garages, of not less than six hundred fifty (650) square feet for each dwelling unit. Every two-family dwelling shall have not less than five hundred (500) square feet for each dwelling unit.

[1] *Cross Reference — As to alterations of nonconforming buildings, see §§31-45 et seq. and 31-49 et seq.*