

CHAPTER 8 R-2 RESIDENTIAL DISTRICT

SECTION 8.01 DESCRIPTION AND PURPOSE

The R-2 District is intended for locations appropriate for smaller lot and higher density residential development and is well suited for more developed areas. Uses in this District may include residential housing such as small apartment developments, townhouses, condominiums, smaller lots for single family homes, and similar housing and project design types. R-2 areas must be served by sanitary sewer or comparable private systems.

SECTION 8.02 PERMITTED USES

Land and/or buildings in the R-2 District may be used for the following purposes as Permitted Uses, subject to the approval of a site plan, in accordance with the requirements of Chapter 13.

- A. Single-family dwellings including home occupations as regulated by Section 3.25.
- B. Two-family dwellings.
- C. State licensed residential family care facilities; provided that such facility is not located closer than one-thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for six (6) or fewer minors.
- D. Family day care homes.
- E. Accessory buildings, structures and uses customarily incidental to a Permitted Use or Special Land Use meeting the requirements of Section 3.09.

SECTION 8.03 SPECIAL LAND USES

Land and/or buildings in the R-2 District may be used for the following subject to approval by the Planning Commission as a Special Land Use in accordance with the procedures of Chapter 14.

- A. Day care center and Group Homes.
- B. Bed and breakfast establishments.
- C. Cemetery.
- D. Nursing homes.
- E. Schools, churches, libraries, parks, playgrounds and community center buildings.
- F. Utility and public service buildings, without storage yards.
- G. Multiple-Family dwellings with no more than eight (8) units per structure and no more than thirty-two (32) units per development.
- H. Outdoor recreation development,

- I. Vehicle wash establishment, either self-service or automatic.
- J. Solar energy off grid or small system.
- K. Outdoor recreational uses; country clubs, golf courses, riding stables, and publicly owned athletic grounds and parks, and other similar uses including related uses, such as snack bars, pro-shop restaurants and small retail shops selling goods directly related to the primary use and other similar uses integral to the main use.

SECTION 8.04 SCHEDULE OF R-2 DISTRICT REGULATIONS

- A. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 14 for additional requirements for Special Land Uses.)

R-2 DISTRICT REQUIREMENTS			
FRONT YARD		30 feet	
SIDE YARD [each side] (see B, below)		10 feet	
REAR YARD		25 feet	
BUILDING HEIGHT		Maximum 2 ½ stories, not to exceed 35 feet	
LOT COVERAGE		30%	
MINIMUM LOT AREA	Dwellings	Single and Two Family	12, 000 square feet per dwelling unit
	Other Uses		2 acres
MINIMUM LOT WIDTH	Single- and Two-Family Dwellings		100 feet
MINIMUM FLOOR AREA (Per Unit)	Single- and Two-Family Dwellings		One story - 960 square feet
			Above one story - 600 square feet on ground floor

- B. Side yard requirements for multiple family buildings shall be increased by one (1) foot for each ten (10) feet (or fraction thereof) of building length over forty (40) feet.