

ARTICLE 6

“R-2” ONE – TWO FAMILY RESIDENTIAL DISTRICT

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6.010 Purpose and Intent

The “R-2”, One and Two Family Residential District is established for the purpose of allowing a slightly higher density than in the “R-1” District and yet retain the residential character. This District allows single family homes, two family structures (duplexes), home occupations, certain community facilities and certain conditional uses.

6.020 Permitted Uses

The following uses and structures, and no others, are permitted in the “R-2” District.

1. Single family dwelling
2. Two family dwelling
3. Public parks, playgrounds, and recreation areas, and related buildings operated by a public agency.
4. Schools, public and private.
5. Churches or similar places of worship.
6. Public libraries, museums or similar public buildings.

6.030 Conditional Uses

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries
2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals.
3. Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection therein shall be located not less than 200 feet from any lot in an “R” District.
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
5. Sewage treatment plants and lagoons.
6. Telephone transmission equipment buildings.
7. Filtration plants.
8. Railroad right-of-ways.
9. Water reservoirs.
10. Philanthropic and charitable institutions.
11. Day Care Centers and Nursery Schools.
12. Retirement Homes
13. All other uses of a similar character as may be determined by the Board of Adjustment.

6.040 Accessory Uses

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Private garages or parking areas.
2. Living quarters of persons employed on the premises.
3. Home occupations as provided for in Article 20 of this Ordinance.

6.050 Lot Size

Except as otherwise provided in Article 21 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:
 - a) Single Family – 6000 square feet

- b) Two Family – 10,000 square feet
- 2. Lot Width: 60 Feet
- 3. Lot Depth: 100 Feet

6.060 Lot Coverage

The maximum lot coverage by all buildings, principal and accessory, shall not exceed forty (40) percent.

6.070 Yard Requirements

Except as otherwise provided in Article 21 of this Ordinance, the following minimum shall apply:

- 1. Front Yard
 - a) 30 Feet
 - b) Where platted lots have a double frontage or located at the intersection of two streets, the required front yard shall be provided on both streets.
- 2. Side Yard
 - a) One story, and one and one-half stories
 - 1) Total Side Yard – 14 Feet
 - 2) Minimum on One Side – 6 Feet
 - b) Two and Three Stories
 - 1) Total Side Yard – 18 Feet
 - 2) Minimum Side Yard – 8 Feet
- 3. Rear Yard
 - a) 30 Feet

6.080 Height Regulations

Except as otherwise provided in Article 21 of this Ordinance, the following maximum height shall apply:

- 1. Principal Structure: 30 Feet
- 2. Accessory Structure: 15 Feet

6.090 Parking Requirements

Two spaces shall be provided for each dwelling unit. See Article 18.

6.100 Sign Regulations

See Article 17.

6.110 Supplemental Development Standards

See Article 19.

6.120 Exceptions and Modifications

See Article 21.