

Chapter 6

"R-2" RESIDENTIAL DISTRICT

Section: 1.06

- 1.0601 Use Regulations
- 1.0602 Special Exception
- 1.0603 Site Development Regulations

1.0601 USE REGULATIONS: Within the "R-2" Residential District, unless otherwise provided in this Title, no building or land shall be used for other than one or more of the following purposes:

- 1. Residential Uses
 - Single Family Residential
 - Duplex Residential
- 2. Civic Uses
 - Parks and Recreation Services
 - Local Utility Services

1.0602 SPECIAL EXCEPTIONS: The following uses and structures may be permitted in the "R-2" Residential District subject to the approval of the Board of Adjustment:

- 1. Residential Uses
 - Multi-Family Residential
 - Group Residential
 - Townhouse Residential
 - Condominium Residential
- 2. Commercial Uses
 - Personal Services
 - Professional Office
 - Convenience Storage
 - Funeral Services [added w/Ord. 224]
- 3. Civic Uses
 - Administrative Services
 - Religious Assembly
 - Primary Educational Facilities
 - Secondary Educational Facilities

1.0603 SITE DEVELOPMENT REGULATIONS: Each site in the District shall be subject to the following site development regulations.

<u>Feature</u>	<u>Regulations</u>
Lot Area	Minimum lot area, 8,500 square feet with water and sewer
	Minimum lot area, 12,000 square feet with out sewer

Lot Width	Minimum lot area, 20,000 square feet with out water and sewer
	Minimum lot width, 70 feet with 8,500 square feet Lot Area
	Minimum lot width, 80 feet with 12,000 square feet Lot Area
	Minimum lot width, 200 feet, with 20,000 square feet Lot Area
Residential Density	Not more than eight (8) dwelling units per lot. The minimum lot area required shall be increase by 2,500 square feet for each dwelling unit in excess of one.
Height	Maximum height, 45 feet
Front Yard	Minimum required setback, 30 feet
Street Side Yard	Minimum required setback 30 feet
Interior Side Yard	Minimum required setback, 10 feet or 10% of the lot with, which ever is greater
Rear Yard	Minimum required setback, 35 feet

1.0604 ALTERNATIVE SITE DEVELOPMENT: The side development regulations of Section 1.0603 shall not apply when all of the following are true.

1. The site is a corner lot which is platted as 55 feet or less in one dimension;
2. There is or was, as of January 1, 1973, a structure built on the lot so platted;
3. The owner of the site owns no other adjacent and vacant lot which could be combined with the corner lot so as to make compliance with the site development regulations of Section 1.0603 practicable; and
4. The property is to be used for a structure similar in function, including density, to that previously located on the property.

In any such case, the following site development regulations shall apply:

<u>Feature</u>	<u>Regulations</u>
Lot Area	Minimum lot area, 4500 square feet
Lot Width	Minimum lot width, 40 feet
Residential Density	Not more than two (2) dwelling units per lot
Height	Maximum height, 45 feet
Front Yard	Minimum required setback, 20 feet
Street Side Yard	Minimum required setback, 10 feet
Interior Side Yard	Minimum required setback, 7 feet
Rear Yard	Minimum required setback, 25 feet

But in no event shall any structure be placed on the lot which is less conforming with the regulations of Section 1.0603 than the structure previously located thereon.