

ARTICLE XI. R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT

A. Statement of Intent

1. This district is intended to provide for medium-density residential development of an urban character;
2. Limited to one- and two-family homes; and
3. In areas served by public sewer and public water supply.

Section 1. Principal Permitted Uses

- A. Any use or structure permitted and as regulated in the R-1 District, except as herein modified.
- B. Two-family dwelling.
- C. Cluster developments and townhouses comprised of buildings containing not more than two (2) families in any one (1) building, subject to the requirements of this Article.
- D. Residential group homes in accordance with Article IV, Section 29.

Section 2. Accessory Uses - District Requirements - Reference General Provisions

- A. Any accessory use or structure permitted and as regulated in the R-1 District;
 1. Except that the raising or keeping of farm animals shall not be permitted on any lands used or platted for residential purposes; and
 2. Except as herein modified.
- B. Residential Home Occupations with receipt of a Home Occupation Permit in accordance with Article IV, Section 22.
- C. The keeping of not more than three (3) roomers or boarders by a resident family.
- D. Any accessory use or structure customarily accessory and incidental to a permitted principal use.
- E. Day care homes if not more than ten (10) children are kept, in addition to those residing on the premises, subject to State licensing requirements.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Any conditional use permitted and as regulated in the R-1 District.

Section 4. Area and Height Regulations

- A. The maximum height of buildings in an R-2 District shall not exceed two and one-half (2½) stories or thirty-five (35) feet above the average finished grade;
 1. Except the height may be increased by not more than fifteen (15) feet.
- B. Such dwelling, however, shall not exceed three (3) stories in height.

	Lot Area	Lot Frontage	Front Yard Depth	Side Yard Width One-side	Side Yard Width - Both Sides	Rear Yard Depth
Single-family dwelling	9,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Two-family dwelling	10,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Cluster development and townhouses	5,000 sq. ft.	40 ft. each unit	30 ft. each unit	Zero on common wall	12 ft. per dwelling	25 ft.
Other permitted uses on one (1) acre	43,560 sq. ft. (1 acre)	100 ft.	40 ft.	15 ft.	30 ft.	50 ft.

In addition, no structure may be erected closer to the center line of an existing or planned street than as prescribed below.

Street Classification	Required Setback from Right-of-way Center Line
Freeway	150 feet plus the required yard setback
Expressway	65 feet plus the required yard setback
Primary Arterial	55 feet plus the required yard setback
Secondary Arterial	40 feet plus the required yard setback
Collector	35 feet plus the required yard setback
Commercial/ Industrial Local	30 feet plus the required yard setback
Residential Local	25 feet plus the required yard setback
Highway Access Road	20 feet plus the required yard setback