

**Section 4-4 SINGLE-FAMILY RESIDENTIAL DISTRICT - R-2**

**4-4.1 INTENT**

The R-2 Single Family Residential zoning is intended to preserve and stabilize single-family dwellings and neighborhoods that were developed at a slightly higher density than the R-1 district. This allows the provision of housing for persons with different social needs and incomes. These regulations are also intended to promote the development of new single-family dwellings and to protect such neighborhoods from uses and developments which are incompatible or disruptive to the nature of this district.

**4-4.2 PERMITTED USES**

DETACHED, SINGLE-FAMILY DWELLINGS

LIBRARY

**4-4.3 SPECIAL USES**

CHURCHES and other places of formal worship

DAY CARE CENTERS: Day Family Care Home

GROUP HOMES: Family Group Home

SCHOOLS: Pre-school, Kindergarten, Elementary, Junior and Senior High

**4-4.4 LOT & STRUCTURE REQUIREMENTS**

In districts zoned R-2, only one principal building shall be erected on any lot. Every principal building erected in the R-2 district shall conform to the following requirements:

- |  |                     |
|--|---------------------|
| A) Minimum Lot Area                              | 6,000 Sq. Ft.       |
| B) Minimum Lot Width                             |                     |
| 1) At the established building line              | 50 Feet             |
| C) Minimum Lot Depth                             | None                |
| D) Minimum Set Backs                             |                     |
| 1) From front lot line                           | 25 Feet             |
| 2) From any side lot line                        | 5 Feet              |
| 3) From rear lot line                            | 20 Feet             |
| 4) From principal structure on adjacent lot      | 10 Feet             |
| 5) From corner lot line on both street frontages | 25 Feet             |
| 6) Accessory Buildings                           |                     |
| a) From principal building                       | 10 Feet             |
| b) From rear lot line                            | 3 Feet              |
| c) From side lot line                            | 5 Feet              |
| d) Maximum structure height                      | 15 Feet             |
| e) Maximum percentage of rear yard coverage      | 30%                 |
| f) Limit two (2) per lot                         |                     |
| g) Distance between structures                   | 5 feet (Ord. 14-06) |
| E) Maximum Structure Height                      | 35 Feet             |

F) Maximum Floor Area Ratio	0.5
G) Maximum Percentage of Lot Coverage	
- Including accessory buildings	30%
- No accessory structure shall exceed 70% of the Gross Floor Area of the dwelling structure. (Ord 01-8)	
H) Minimum Floor Area per Dwelling Unit - First Level	950 Sq. Ft. (Ord. 07-07)

**4-4.5 OFF STREET PARKING & LOADING SPACE REQUIREMENTS**

**4-4.5(A) Location:**

A) Parking spaces accessory to dwellings located in this district shall be located on the same lot as the dwelling. Such parking spaces shall not be located in any required front yard except in a driveway, but may be located in the side or rear yards.

B) All parking spaces accessory to permitted non-dwelling uses located in this district generally shall be located on the same lot as the use serviced. However, such parking facilities may be located on another parcel within two-hundred feet of the use served if the “same lot” requirement is not feasible.

C) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere in this district except for normal loading, unloading, and service calls.

**4-4.5(B) Minimum Required Number of Spaces:**

All dwellings located within this district shall have a minimum of two parking spaces per dwelling unit. No loading space is required.

Any uses developed within this district are required to provide parking spaces and loading space as outlined in Article 6.