

CHAPTER 8

“R-2” - RESIDENTIAL - ONE-FAMILY AND TWO-FAMILY ZONE

Section 8.01 - PERMITTED USES

No building or any part thereof in an R-2 Residential Zone shall hereafter be used, erected, altered or converted, or land used, in whole or in part, except for single and two-family dwelling units and for those uses otherwise permitted in the R-1 Residential Zone.

Section 8.02 - FURTHER PERMITTED USES

In addition to the uses permitted in Sections 8.01, the following uses may be allowed within the zone:

Nursing homes, convalescent homes and nursery schools upon approval as a special exception pursuant to Section 19.07.

Section 8.03 - SINGLE-FAMILY DWELLING UNIT HEIGHT, YARD, AND AREA RESTRICTIONS OF PLATTED LOTS

- A. Height - Same as in the R-1 Zone.
- B. Lot Dimensions - Every single-family lot in this zone shall have:
 - 1. An unoccupied front yard of at least fifty (50) feet.
 - 2. Two (2) side yards totaling at least twenty (20) feet; the minimum of each side yard shall be ten (10) feet.
 - 3. A rear yard of at least thirty-five (35) feet.
- C. Lot Area - Every lot shall have a minimum width at all points from front to back of at least one hundred fifty (150) feet and a minimum area of thirty thousand (30,000) square feet.
- D. The dwelling unit shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.
- E. The maximum lot coverage shall not exceed thirty (30) percent of the gross lot area. Lot coverage shall include the area occupied by structures, dwellings, accessory structures, parking areas, driveways, patios, decks and other impervious surfaces

Section 8.04 - TWO-FAMILY DWELLING UNIT HEIGHT, YARD, AND AREA RESTRICTIONS OF PLATTED LOTS

- A. Height - Same as R-1 Zone.

- B. Lot Dimensions - Every lot to be used for two-family purposes in this zone shall have:
 1. An unoccupied front yard of at least fifty (50) feet.
 2. Two (2) side yards totaling at least twenty-five (25) feet; the minimum of one(1) side yard shall be ten (10) feet and the other side yard shall be fifteen (15) feet.
 3. A rear yard of at least thirty-five (35) feet.
- C. Lot Area - Every lot shall have a minimum width at the front yard setback line of at least one hundred fifty (150) feet and a minimum area of fifteen thousand (15,000) square feet per unit.
- D. Each dwelling unit shall have a minimum usable floor area of six hundred (600) square feet. The minimum width shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.
- E. The maximum lot coverage shall not exceed thirty (30) percent of the gross lot area. Lot coverage shall include the area occupied by structures, dwellings, accessory structures, parking areas, driveways, patios, decks and other impervious surfaces

Section 8.05 - SINGLE-FAMILY DWELLING UNIT HEIGHT, YARD, AND AREA RESTRICTIONS FOR UNPLATTED LOTS

Except as provided in this Section, the height, area, and yard restrictions for single-family unplatted lots shall be the same as contained in Section 8.03.

- A. Lot Area - All unplatted single-family lots within this zone shall have a minimum width at all points from front to back of one hundred fifty (150) feet and shall have a minimum lot area of thirty-five thousand (35,000) square feet.
- B. The dwelling unit shall have a minimum usable floor area of nine hundred and sixty (960) square feet. The dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Section 8.06 - TWO-FAMILY DWELLING UNIT HEIGHT, YARD, AND AREA RESTRICTIONS FOR UNPLATTED LOTS

Except as provided in this Section, the height, area and yard requirements for a two-family dwelling located on unplatted lots shall be the same as provided in Section 8.04.

- A. Lot Area - All unplatted lots upon which two-family dwellings shall be located shall have a minimum width at all points from front to back of one hundred fifty (150) feet and shall have a minimum lot area of seventeen thousand five hundred (17,500) square feet per unit.
- B. Each dwelling unit shall have a minimum usable floor area of six hundred (600) square feet. The dwelling shall not be made up of additions of a dissimilar type or quality of construction or materials. No dimension shall be less than twenty (20) feet.

Section 8.07 – GENERAL PROVISIONS

See Chapter 2, GENERAL PROVISIONS for supplemental requirements and height, area, and yard restrictions.