

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. Church or similar place 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 course, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection there with 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-way.
9. Water reservoirs.
10. Philanthropic and charitable institutions.
11. Day care centers and nursery schools
12. Funeral homes.
13. Retirement homes.
14. Houses adapted for alternative uses when the use will enhance the tax value of the property and the neighborhood, and will in no way devalue the property for residential uses. (amended 12-98)
15. 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. Accessory uses - See Article 13.
2. Home occupations - See Article 15.

6.050 LOT SIZE

Except as otherwise provided in Article 17 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 - 6,000 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 fifty (50) percent.

6.070 YARD REQUIREMENTS

Except as otherwise provided in Article 17 of this Ordinance, the following minimum shall apply:

1. Front Yard:
 - A. Thirty (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, and One-half stories:
Minimum each side - 6 feet
 - B. Two and Three stories:
Minimum each side - 8 feet
3. Rear Yard:
 - A. Thirty (30) feet

6.080 HEIGHT REGULATION

Except as otherwise provided in Article 17 of this Ordinance, the following maximum heights shall apply:

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

6.090 SIGN REGULATIONS

See Article 16.

6.100 SUPPLEMENTAL DEVELOPMENT STANDARDS

See Article 16.

6.110 EXCEPTIONS AND MODIFICATIONS

See Article 17.