

2.3 R-2: Low Density Residential District

Intent - The R-2: Low Density Residential *Districts* are established to protect, promote and maintain the development of *Single-Family Dwellings* and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The *Development Standards* and range of *Permitted Uses* are designed to provide for residential living at a density of approximately 1.5 to 3.0 *Dwelling Units* per gross acre.

A. *Permitted Uses.*

1. *Primary Uses*

- a. *One (1) Single Family Dwelling*
- b. *Residential Facility for the Developmentally Disabled*
- c. *Residential Facility for the Mentally Ill*
- d. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)

2. *Special Exception Uses*

Communication/Utilities

Telephone Exchange
Public Utility Substation
Public Wells
Sewage Treatment Plant
Water Treatment Plant

Educational Use

Kindergarten
Child Care Center
Public Library
School - Public or Private

Governmental Use

Fire Station
Municipal / State Maintenance
Facility
Police Station

Miscellaneous

Artificial Lake
Tourist Home / Bed & Breakfast

Public Facilities

Cemetery – without Crematory,
Funeral Home, or Mortuary
Community Center
Public Park
Religious Use

Recreation

Country Club or Golf Course
Private or Public Swimming Pool

3. *Accessory Uses* - See Article IV.

4. *Home Occupations* - See Article IV.

5. *Temporary Uses* - See Article IV.

B. *Development Standards.*

For all *Lots* in any *Subdivision* which were included in a *Primary Plat* that received approval prior to January 1, 2007, and which were included in an approved, recorded *Secondary Plat* within three (3) years of the date of *Primary Plat* approval, and if the *Subdivision* is developed in more than one (1) section, approval for each subsequent section shall be filed for within three (3) years of the approval of the prior section, the *Development Standards* set forth below shall be deemed to be modified to read as follows: the Minimum *Lot Width* shall be 80', the Minimum *Side Yard* shall be 8 feet, and the Minimum *Aggregate Side Yard* shall be 20 feet.

For *Lots* in any *Subdivision* approved after the dates or not meeting the requirements for the approval of subsequent section as specified above, the *Development Standards* set forth below shall apply:

1. Minimum *Lot Area* - 15,000 square feet

Attachment to public or semi-public water and sanitary sewer facilities shall be mandatory for development in this *District*.
2. Minimum *Lot Width* - 90 feet.
3. Minimum *Lot Frontage* - 40 feet on a *Public Street* and gain direct *Access* from said *Public Street* or an abutting *Alley*.
4. Maximum *Lot Coverage* – 35 percent.
5. Minimum Yards and Building Setbacks
 - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-Sac Street:</i>	30'
 - b. Side - a minimum *Side Yard* of 12 feet shall be provided along all *Side Lot Lines*.
 - c. Aggregate Side - a minimum *Aggregate Side Yard* of 25 feet shall be provided on all *Lots*.

d. Rear - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:

- (1) *Primary Building* – 25'
- (2) *Accessory Building* – 10'

6. *Maximum Building Height* -

- a. *Primary Building* – 35'
- b. *Accessory Building* – 25'

7. *Minimum Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:

- a. *One-story Building* - 1,500 square feet.
- b. *Two or more story Building* - 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least 1,500 square feet.

8. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.

9. *Signs* - See Article VII.

C. *Development Incentives.*

Any proposed *Single Family Dwelling Subdivision* located in the R-2 *District* shall be eligible to utilize the *Development Incentives* set forth in Article V of this Ordinance.