

## 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*
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

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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.