

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*

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| <p><u>Communication/Utilities</u> Telephone Exchange Public Utility Substation Public Wells Sewage Treatment Plant Water Treatment Plant</p> <p><u>Educational Use</u> Kindergarten Child Care Center Public Library School - Public or Private</p> <p><u>Governmental Use</u> Fire Station Municipal / State Maintenance Facility Police Station</p> | <p><u>Miscellaneous</u> Artificial Lake Tourist Home / Bed & Breakfast</p> <p><u>Public Facilities</u> Cemetery – without Crematory, Funeral Home, or Mortuary Community Center Public Park Religious Use</p> <p><u>Recreation</u> Country Club or Golf Course Private or Public Swimming Pool</p> |
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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:

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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:

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| <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.