

ARTICLE 7

SINGLE FAMILY DETACHED RESIDENTIAL (R-2)

Sec. 7-1. PURPOSE

The intent of this district is to provide for medium density, single family, residential development on smaller lots together with such public and semi-public buildings and facilities and accessory structures as may be necessary and are compatible with residential development of this nature. The provisions of this district are intended to protect and stabilize the essential characteristics of such existing development; to permit population densities which are low enough to be compatible with neighboring single family development; to encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; to provide policies which are conducive to development of such densities; and to discourage any activities not compatible with such residential development.

Sec. 7-2. PERMITTED USES

1. Uses permitted by right.

- a. Single family, detached dwelling, but not mobile homes;
- b. Leasing or renting of rooms, however, the number of tenants in each dwelling shall not exceed two (2);
- c. Public schools or private schools offering curricula comparable to that of the public schools;
- d. Public recreational facilities and buildings;
- e. Churches and other houses of worship (See Section 14-5).

2. Accessory structures permitted.

Garages, carports, storage rooms, swimming pools, and other structures which are customarily incidental to the principal structure.

3. Uses permitted by special exception.

- a. Child day care centers (See Section 14-4);
- b. Public and private utility services, excluding sanitary landfills, incinerators, refuse and trash dumps (See Section 14-12);
- c. Governmental buildings and services;
- d. Semi-public recreational facilities and buildings.

Sec. 7-3. DIMENSIONAL REQUIREMENTS

All principal and accessory structures shall be located and constructed in accordance with Section 7-4 where it applies, as well as to the following requirements:

1. Residential uses.

- a. Minimum lot area 5,000 square feet
- b. Minimum lot width at building line 50 feet
- c. Minimum lot depth 90 feet
- d. Minimum yard setbacks
 - 1. Front 25 feet
 - 2. Side, interior 7.5 feet
 - 3. Side, street 10 feet
 - 4. Rear 20 feet
- e. Maximum building height of principal structures 35 feet

f. Maximum percent of lot coverage 30%

2. Accessory structures.

- a. No accessory structure, excluding fences or walls, shall be closer to any property line than the required yard setbacks; however, an accessory structure to a residential dwelling may be as close as seven and a half (7.5) feet to the rear property line.
- b. An accessory structure shall not exceed two (2) stories of twenty-five (25) feet in height.

Sec. 7-4. SPECIAL REGULATIONS

In addition to Section 7-3, Dimensional Requirements, the following regulations shall apply where required:

1. Access (See Section 15-2);
2. Flood hazard areas (See Section 15-6).
3. Home occupations (See Section 15-7);
4. Nonconforming uses (See Section 15-10);
5. Off-street parking and loading facilities (See Section 15-11);