

ARTICLE 3

R-2 Residential-Single Family District

3.1. Conformity

Subject to Article 11 of this Ordinance (Non-conforming Situations), no person may use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this Ordinance. This includes, but not limited to the following Articles:

Article 12 - Parking & Loading

Article 13 – Signs

Article 14 – Landscaping & Screening

3.2. Purpose

To protect the single-family residential character of the district and to promote and encourage a suitable neighborhood environment

3.3. Permitted Uses

The following uses and structures are permitted in the R-2 District:

- a. Single-family detached dwellings
- b. Public parks
- c. Residential Care Home, in accordance with Article 25, Section 25.3.5
- d. Bed and Breakfast Facility, in accordance with Article 25, Section 25.3.3

3.4. Accessory Uses

The following uses and structures are permitted in the R-2 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Article 25, Sections 3.2 and 3.4:

- a. Other accessory uses and structures customarily appurtenant to a permitted use; provided however, that the total footprint for all accessory structures on a lot does not exceed 6% of the total lot area and in any case may not exceed 1800 square feet. There is a minimum requirement of 10 feet between any and all building footprints. A single accessory structure's footprint cannot cover more than 4% of the total lot area and the maximum size of a single accessory structure's footprint regardless of lot size is 1200 square feet. Any lot may have a single accessory structure with a footprint of up to 600 square feet.

- b. Home Occupations, in accordance with Article 25, Section 25.3.4
- c. Family Day Home, in accordance with Article 25, Section 25.3.3
- d. Temporary Family Healthcare Structure, in accordance with Article 25, Section 25.3.7
- e. Interior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- f. Exterior Accessory Apartment, in accordance with Article 25, Section 25.3.1
- g. Family/Caregiver Suite, in accordance with Article 25, Section 25.3.7
- h. Accessory Homestay, in accordance with Article 25, Section 25.3.

3.5. Special Exception Uses

The following uses and structures are permitted in the R-2 District subject to securing a conditional use permit:

- a. Public and Private Schools
- b. Golf Courses
- c. Bed and Breakfast, in accordance with Article 25, Section 25.3.1
- d. Public Utility Facility, except corporation yards, storage or repair yards and warehouses
- e. Places of Worship
- f. Child Care Center, in accordance with Article 25, Section 25.3.2

Special exception uses shall not be allowed on private access easements.

3.6. Density

Maximum density shall not exceed two dwelling units per acre.

3.7. Lot Area

The minimum lot area shall be 20,000 square feet and shall not include area to be used for a Private Access Easement.

3.8. Minimum Lot Width

The minimum lot width at the front property line shall be 50 feet and at the required front yard, 100 feet.

3.9. Building Height

- a. The maximum building height shall be two stories but in no event shall exceed 35 feet.
- b. The maximum height of an accessory building shall not exceed 25 feet.

3.10. Yard Requirements

The following minimum yard requirements shall apply in the R-2 District:

- a. **Front Yard:** 35 feet, except in developed areas where the front yard shall equal the average front yard of the immediately adjacent properties.
- b. **Side Yard:** 15 feet, except 35 feet for the street side yard of a corner lot.
- c. **Rear Yard:** 30 feet.
- d. **Accessory Structures:**
 1. Setback of an accessory structure up to 16 feet in height must be 5 feet from any and all parts of the accessory structure footprint to the closest property line and can not have a protrusion of more than one foot into the setback.
 2. Structures greater than 16 feet in height must have a setback of 5 feet plus one foot for each additional foot of building height over 16 feet and can not have a protrusion of more than one foot into the setback.
 3. The setback is measured from any part of the accessory structure footprint to the closest property line.
 4. All accessory structures must be 5 feet back from the front line of the principal building and must be outside of the front yard setback.

[This Article Amended March 7, 2019.]