

CHAPTER 7 R-2 RESIDENTIAL DISTRICT

SECTION 7.10 DESCRIPTION AND PURPOSES

This District is primarily intended for residential uses at higher densities than otherwise allowed in the other residential Districts. Certain related nonresidential uses are also provided. As with the other residential Districts, farming operations (except Intensive Farming Operations) being conducted within this District shall be allowed to continue.

SECTION 7.20 USES PERMITTED BY RIGHT

Land and/or buildings in the R-2 Residential District may be used for the following purposes as permitted uses:

- A. Farms for both general and specialized farming together with farm dwelling and buildings and other installations useful to farms, but excluding Intensive Farming Operations.
- B. Single-family dwellings.
- C. Adult foster care family home, provided that the home is not located closer than one thousand five hundred feet (1,500') from an existing or proposed foster care home, including group homes, but not including a State licensed residential facility caring for four (4) or less minors.
- D. Day Care Family Homes.
- E. Home occupations in accordance with the requirements of Section 2.140.
- F. Accessory buildings, structures and uses customarily incidental to any permitted or Special Land Use (if approved).

SECTION 7.30 SPECIAL LAND USES

Land and/or buildings in the R-2 District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15:

- A. Removal and processing of topsoil, stone, rock and gravel, lime or other soil or mineral resources.
- B. Two-family dwellings.
- C. Multiple family dwellings.
- D. Foster care group homes.
- E. Group and day care homes and facilities.
- F. Schools, churches, libraries, parks, public buildings, playgrounds and community center buildings.
- G. Bed and breakfast establishments.
- H. Multi-Use Recreation and Conference Centers.
- I. Open Space Preservation Development in accordance with the provisions of Section 2.330.
- J. Utility and public service buildings, without storage yards but not including essential public services such as poles, wires and underground utility system(s).

SECTION 7.40 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected and no lot shall be created, unless the following minimum requirements are met and maintained in connection with the lot, building, structure or enlargement.

Front Yard		50 feet
Side Yard	Single and Two Family	15 feet one side/ Total 50 Feet
	Multiple Family	25 feet
	Non-Residential	30 feet
Rear Yard		30 feet
Maximum Building Height	Single or Two Family	35 feet
	Multiple Family	35 feet
Lot Coverage		50% total

Minimum Lot Area	Single and Two Family	1 Acre
	Multiple Family	1 Acre for first 4 units, plus 2500 sq. ft. for each unit over 4
	Non-Residential	1 Acre
Minimum Lot Width		150 feet
Minimum Floor Area	Single Family Dwelling	1 st level - 850 sq. ft. 2 nd level (from the ground) - 720 sq. ft. 1½ level - 850 sq. ft. Tri-level - 2 lower floors - total 900 sq. ft.
	Two Family Dwelling	750 sq. ft. GFA per unit, with 750 sq. ft. on the ground floor
	Multiple Family Dwelling	750 sq. ft. GFA per unit

Figure 7. 1