

ARTICLE 5

"R-2" TWO-FAMILY RESIDENTIAL DISTRICT

5.1 PURPOSE AND INTENT

The "R-2" Two-Family Residential District is established for the purpose of medium density single-family and two-family dwelling control and to allow certain public facilities and conditional uses. It is intended that no uses be permitted in this district which will devalue property for residential purposes or interfere with the health, safety, and general welfare of persons residing in the district. These regulations are intended to control population density and to provide adequate open space around buildings and structures.

5.2 PERMITTED USES

The following uses and structures, and no others, are permitted in the "R-2" Two-Family Residential District.

1. All permitted uses in the "R-1" Single-Family Residential District, as listed in Article 4.2.
2. Two-family dwelling units (duplexes).
3. The renting of a maximum of two (2) separate sleeping rooms with a total occupancy of not to exceed three (3) persons for whom board may be furnished, but with the prohibition of separate culinary accommodation for such tenants.

5.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 21.4.

1. All conditional uses allowed in the "R-1" Single-Family Residential District, as listed in Article 4.3.

5.4 LOT SIZE REQUIREMENTS

No building shall be erected or altered on a lot which makes provisions for less than six thousand (6,000) square feet of lot area. Minimum lot widths shall not be less than sixty (60) feet at the building setback line and minimum lot depths shall not be less than one hundred (100) feet. For all other permitted uses which do not require an enclosed structure, the lot area shall not be less than twelve thousand (12,000) square feet.

5.5 LOT COVERAGE

The maximum lot coverage by all buildings, principle and accessory, shall not exceed forty-five (45) percent. Not more than one single-family or two-family dwelling may be placed on a lot.

5.6 YARD REQUIREMENTS

The following minimum yard requirements shall apply in all "R-2" Two-Family Residential Districts.

1. Front Yard:
 - a) Each lot in the "R-2" Two-Family Residential District shall have a front yard of not less than twenty-five (25) feet.
 - b) Where platted lots have a double frontage, are or located at the intersection of two streets, the required front yard shall be provided on both streets.
2. Side Yard:
 - a) There shall be a side yard on each side of a building, having a width of not less than eight (8) feet.
3. Rear Yard:
 - a) Each lot in the "R-2" Two-Family Residential District shall have a rear yard having a depth of not less than twenty-five (25) feet.
4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued. Yard setback requirements that are less than the above minimums that are part of a recorded plat shall not govern, and a building permit shall be issued only for the minimum standards imposed by this ordinance. In the event that a recorded subdivision plat does require greater yard setback requirements, the provisions of Article 5.8 "Projections Into Yards" shall still apply.

5.7 HEIGHT REGULATIONS

Height regulation shall be the same as provided for the "R-1" Single Family Residential District in Article 4.7.

5.8 PROJECTIONS INTO YARDS

Projections into yards shall be the same as provided for the "R-1" Single Family Residential District in Article 4.8.

5.9 PARKING REQUIREMENTS

1. Two off-street parking spaces shall be provided for each single-family dwelling unit.
2. Four off-street parking spaces shall be provided for each two-family dwelling unit.
3. All other uses, permitted and conditional, shall conform with the parking requirements of Article 15.