

ARTICLE VII

R-2 SINGLE FAMILY RESIDENCE DISTRICT

7.0 STATEMENT OF PURPOSE:

This zoning district is intended to preserve and promote the character of high-density single-family neighborhoods.

7.1 PRINCIPAL PERMITTED USES:

- A. Single family detached dwellings.
- B. Group day care homes or family day care homes when operated in owner occupied single-family detached dwellings in conjunction with proper licensing and in conformance with state law and regulations.
- C. Publicly owned and operated parks, playfields and other recreation facilities.
- D. Home occupations, Class I.
- E. Public Schools.

7.2 ACCESSORY USES:

- A. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- B. Satellite receiving stations and dish antennas.
- C. Off-street parking.

7.3 SPECIAL USES: (Subject to Article XIX)

- A. Churches, private schools, libraries, museums and community halls.
- B. Bed and breakfast facilities.
- C. Planned developments.

- D. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage yards, when operating requirements necessitate locating within the District to serve the immediate vicinity, and such use is not injurious to the surrounding neighborhood.
- E. Home occupation, Class II.

7.4 SITE PLAN APPROVAL:

For uses subject to a special use permit, a site plan shall be submitted in accordance with Article XVI

7.5 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

- A. No building or structure, nor enlargement of any building or structure shall hereafter be constructed or placed unless the following requirements are met and maintained for any building, structure or enlargement.

Front Yard	30 feet
Side Yards*	A total of 20 feet for all side yards with no single side yard less than 8 feet
Rear Yard	20 feet
Lot Coverage	35%
Building Height	2 ? stories or 35', whichever is less
Minimum Lot Area	7,800 square feet
Minimum Lot Width	60 feet
Minimum Floor Area	One story dwelling ? 800 sq. ft. 1 st floor of 2 story ? 750 square feet
Minimum Dwelling Width	24 feet throughout entire length

*For yards on corner lots see definition 2.1,Y.6 Yards

- B. In all residential districts, the required front yard shall not be used for off-street parking, loading, or unloading, and shall remain as open space unoccupied and unobstructed from the

ground upward except for landscaping, plant materials, or vehicle access drives.

- C. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds, or utility rooms.
- D. The required rear yards, which abut upon a street on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard for said homes which front upon said street.
- E. Accessory building shall not be erected in any required yard, except a rear yard.
- F. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line.
- G. No detached accessory building shall exceed one (1) story of fourteen (14) feet in height.
- H. When an accessory building is located on a corner lot, the rear yard shall be the yard opposite the street address front yard. In no instance shall an accessory building be located nearer than twenty (20) feet to a side yard street right-of-way line.
- I. When an accessory building is intended for other than storage of private motor vehicles, the accessory use shall be subject to the approval of the Planning Commission. Accessory buildings with a floor area of one hundred twenty (120) square feet or less shall not be subject to Planning Commission review.
- J. Off-street parking for dwellings and any driveway access for such parking shall be paved with concrete or bituminous material in a manner which is adequate to prevent washout from obstructing storm sewers and catch basins, and in a manner which is adequate to provide safe access to the dwelling in question. The off-street parking areas for each dwelling and for driveways accessing them shall be a minimum of eight (8) feet in width for their entire length and shall at a minimum extend between the public or private right-of-way and the required setback line for each lot.
Within a required street front yard no driveway may exceed twelve (12) feet in width for each garage parking stall facing the street within twenty (20) feet of the required street setback line. In no case shall the driveway width exceed twenty-six

(26) feet between the right-of-way line and the curb or shoulder of the road.

7.6 MINIMUM LANDSCAPE & SCREENING REQUIREMENTS

For permitted and special non-residential uses, 30% of the site under development shall be in landscaped open space. The open space shall be landscaped with one (1) evergreen tree or shrub for every 1,000 square feet or portion thereof plus one (1) small or large deciduous tree for every 1,500 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Twenty-five (25) percent of the required open space shall be between the roadway and the building. Buildings on corner lots shall have 40% of the required open space between the building and the street.