

D. Uses Prohibited:

Mobile homes; mobile home parks; billboards and similar advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-1, Low-Density Residential District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size:

Area	30,000 sq. ft.
Area Per Family	30,000 sq. ft.
Lot Width At Building Setback Line	120ft.

2. Minimum Yard Requirements:

Front Setback	40ft.
Side	15ft.
Rear	25ft.

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed thirty-five (35) percent of the total area of such lot or parcel.

4. Height Requirement: No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.030.

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.051.3. R-2. Medium-Density Residential District.

A. District Description:

This district is designed to provide suitable areas for medium density residential development where complete urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. Most generally this district will be characterized by single- and two-family (duplex) detached dwellings except when otherwise permitted as a planned development and such other structures as are accessory thereto. This district is intended also to permit community facilities and public utility installations which are necessary to service and do service specifically the residents of the district, or which are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an

integral part of a total residential development, whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-2, Medium-Density Residential District, the following uses and their accessory uses are permitted:

1. Single detached dwelling.
2. Prefabricated dwellings (excluding mobile homes).
3. Duplex dwelling.
4. Customary accessory buildings, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than ten (10) feet to any lot line.
5. Customary incidental home occupation as regulated in ARTICLE IV, SECTION 4.030.
6. Agriculture.

C. Uses Permitted as Special Exceptions:

In the R-2, Medium-Density Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Churches.
2. Public and private schools offering equal education courses.
3. Family day care homes.
4. Public and semi-public recreational facilities and grounds, and other public and semi-public uses.
5. Utility facilities (without storage yards) necessary for the provision of public services.

6. Government buildings and community centers.
7. Cemeteries.
8. Zero lot line dwellings (duplexes), subject to requirements of ARTICLE VI, SECTION 6.090
9. Bed and Breakfast Home Residences.

D. Uses Prohibited:

Mobile home parks; Mobile homes; billboards and similar advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-2, Medium-Density Residential shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size:

Area - Single Detached Dwelling	15,000 sq. ft.
Dwelling	15,000 sq. ft.
Duplex	15,000 sq. ft.
Area Per Family- Single Detached Dwelling	15,000 sq. ft.
Dwelling	15,000 sq. ft.
Duplex	7,500 sq. ft.
Lot Width at Building Setback Line	100ft.

2. Minimum Yard Requirements:

Front Setback	40ft.
Side	15ft.
Rear	20ft.

3. Maximum Lot Coverage: On any lot or parcel of land the area occupied by all buildings including accessory building may not exceed thirty (30) percent of the total area of such lot or parcel.

4. Height Requirements: No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.030.

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.