

3.03.08. - R-2—Two-family residential district.

- A. *Purpose and intent.* The purpose and intent of the R-2, two-family residential district is to provide for a mixture of one and two unit dwellings where that mixture of land use exists or is proposed. This district requires public or community water and sewer facilities. No lot shall be resubdivided to allow a two-family dwelling to be divided into two (2) separate lots.
- B. *Permitted principal uses and structures.*
1. Single-family dwellings, but not mobile home dwellings.
 2. Two-family dwellings.
 3. Recreational areas accessory to residential developments.
 4. Community residential homes, one (1) to six (6) persons.
 5. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Cluster subdivisions.
 2. Home occupations (subject to special exception guidelines for home occupations as outlined in subsection 3.07.03G "Special exception regulations for home occupations").
 3. Common household pet animal sanctuary/shelter facilities.
- D. *Dimensional requirements.*
1. Single-family dwellings:
 - (a) Minimum lot size:

Area—Ten thousand (10,000) square feet.

Width—Eighty (80) feet.
 - (b) Minimum setback requirements for structures:

Front yard: Twenty-five (25) feet.

Rear yard: Twenty (20) feet.

Side yard:

Interior lot—Seven and one-half (7.5) feet.

Abutting any street—Twenty-five (25) feet.
 - (c) Maximum building height: Thirty-five (35) feet.
 - (d) Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
 - (e) Minimum pervious area: Thirty (30) percent.
 - (f) Minimum living area: One thousand (1,000) square feet.

2. Two-family dwellings:

(a) Minimum lot size:

Area—Ten thousand (10,000) square feet.

Width—Eighty (80) feet.

(b) Minimum setback requirements for structures:

Front yard: Twenty-five (25) feet.

Rear yard: Twenty (20) feet.

Side Yard:

Interior Lot: Seven and one-half (7.5) feet.

Abutting any street: Twenty-five (25) feet.

(c) Maximum building height: Thirty-five (35) feet.

(d) Minimum living area for duplex: One thousand two hundred (1,200) square feet total with a minimum of four hundred fifty (450) square feet per unit.

(e) Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed forty (40) percent.

(f) Minimum pervious area: Thirty (30) percent.

E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.

(Ord. No. 2011-10, § 2A., 12-12-11; Ord. No. 2015-02, § 2.A.8, 2-19-15; Ord. No. 2016-01, § 2.A.8 , 1-11-16)