

ARTICLE 7

R-2 MEDIUM-DENSITY RESIDENTIAL DISTRICT

7.1 Purpose

The intent of this district is to provide moderate density residential development, with gross densities generally between 6 and 12 units per acre, along with compatible supporting uses in population centers providing adequate public facilities and creating or maintaining a sound pleasant environment ensuring a desirable economical growth pattern to the community. These developments include single family dwellings on moderate sized lots, along with low-density multi-family residential structures such as duplexes and townhouses.

7.2 Site Development Regulations

The height and minimum lot requirements shall be as follows except as provided in Article 17 of this Chapter.

- Single-Family Detached:
 - Lot Area: 6,000 Square feet minimum
 - Lot Width: Sixty (60') feet minimum
- Single-Family Attached
 - Lot Area: 3,000 Square feet minimum
 - Lot Width: Thirty (30') feet minimum
- Duplex
 - Lot Area: 6,000 Square feet minimum
 - Lot Width: Sixty (60') feet minimum
- Townhouse
 - Lot Area: 3,000 Square feet minimum
 - Lot Width: Twenty-five (25') feet minimum
- Multi Family
 - Lot Area: 10,000 Square feet minimum
 - Lot Area per Housing Unit: 2,500 Square feet minimum
 - Lot width: One hundred (100') feet minimum

- All Uses:
 - Minimum Yards: Front: 25 feet
 - Rear: 35 feet
 - Side: 7 feet for 1 story building; 10 feet for 2 stories or more
 - Height: 35 feet maximum above grade.

7.3 Off Street Parking and Loading

All yard areas except the front yards required for residential uses may be used for parking purposes.

1. Single Family Dwellings: One (1) space for each dwelling unit
2. Multi-family Dwellings: One and one-half (1.5) space for each dwelling unit
3. Church or Temple: One (1) space for each four (4) seats in the main auditorium
4. Country Club or Golf Club: Two (2) spaces for each hole, plus one (1) space for each one hundred (100) square feet of clubhouse floor area

5. Schools and Public Buildings: One (1) space for each classroom or office room plus one (1) for each ten (10) seats in the main auditorium, stadium, or place of public assembly

Note 1: In the case of a reverse corner lot, there shall be maintained a setback from the side street of not less than 75 percent of the front yard required on the lots in the rear of such corner lot, but such setback need not exceed 25 feet.

Note 2: Churches are permitted a maximum height of 45 feet for the main structure and 75 feet for towers or steeples.

18.8 Accessory Buildings, Structures and Garages.

- a. Time of Construction. No accessory building, accessory structure or garage shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- b. Exempted from specific requirements. Residential accessory structures having a lot coverage of 36 sq. ft. or less are exempt from building permit requirements.
- c. Percentage of Required Rear Yard Occupied. No detached, accessory structure, accessory building or buildings shall occupy more than thirty-five percent (35%) of the area of a required rear yard.
- d. Height of Accessory Buildings in Required Rear Yards. No detached accessory building or accessory structure located in a required rear yard shall exceed 16 feet in height.
- e. On Reversed Corner Lots. On a reversed corner lot in a residential district and within 15 feet of any adjacent property to the rear in a residential district, no accessory building or accessory structure or portion thereof located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to the least depth which would be required herein for the front yard on such adjacent property to the rear. Further, in the above instance, no such accessory building or structure shall be located within five feet of any part of a rear lot line which coincides with the side lot line or portion thereof of property in an R-1 or R-2 District.
- f. Setback Requirements. No accessory building or accessory structure shall be placed within five feet of a side or rear lot line. Those accessory buildings consisting of 960 or more square feet shall be placed a minimum of ten feet from a side or rear lot line. No accessory building or structure shall be within five feet of the principle structure on the lot. No accessory structure or use shall be located within a front yard.
- g. Type of Construction. All accessory buildings or structures larger than 100 square feet or private garages located within a residential district shall be constructed in a manner consistent with the residential character of the district. All accessory buildings, accessory structures or private garages located within a residential district shall:
 1. Have a permanent floor located within the structure consisting of a concrete or asphalt base. Rock or dirt floors shall be prohibited. Wooden pallet floors are acceptable for moveable buildings.
 2. Be constructed with siding commonly used for residential structures. The use of galvanized steel, painted steel or aluminum sheets as commonly used in agricultural buildings is prohibited.

(1) Lots in Excess of Two Acres in Area. Siding materials used for accessory buildings or structures located on a lot in excess of two acres, where the accessory building has an area in excess of 700 square feet, shall be permitted to use any commercially acceptable siding material which may include factory painted galvanized steel, painted steel, or aluminum sheets.

3. Be constructed with a roofing material as set forth below:

(1) Lots in Excess of Two Acres in Area. Roofing materials used for accessory buildings or structures located on a lot in excess of two acres, where the accessory building has an area in excess of 700 square feet, shall be permitted to use any commercially acceptable roofing material which may include asphalt, fiberglass shingles, vulcanized rubber, steel or aluminum roofing materials.

(2) All Other Roofing Materials. Except as permitted in paragraph (1) above, all accessory buildings must be constructed with roofing material commonly used for residential structures, which shall include asphalt or fiberglass shingles, shakes or vulcanized rubber.