

CHAPTER 7: R-2 – ONE AND TWO FAMILY RESIDENTIAL

7.01 Purpose

The purpose of the R-2 zoning district is to encourage the development of moderate density family housing consisting of single family detached and two family detached dwelling units.

7.02 Permitted Uses

- (A) Any use permitted in Single Family Residential "R-1" district.
- (B) Two-family dwellings.

7.03 Conditional Uses

- (A) **Public and Institutional Uses:** Fire House, Police Station, Government Offices, parks, playgrounds and community centers.
- (B) **Education:** Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- (C) **Places of Worship:** Church, Sunday school and other places of worship, shall be 100 feet from any property line except the front line, and buildings shall be at least minimum residential size.

7.04 Height Regulations

See Chapter 19, Schedule of Regulations.

7.05 Yards

See Chapter 19, Schedule of Regulations.

7.06 Intensity of uses

See Chapter 19, Schedule of Regulations.

7.07 Minimum Dwelling Size

See Chapter 19, Schedule of Regulations.

7.08 Design Standards

See Chapter 6, Section 6.10, Design Standards.

7.09 Sidewalks

See Chapter 6, Section 6.11, Sidewalks, Paths, and Trails

7.10 Driveway Approaches

See Chapter 6, Section 6.12, Driveway Approaches

7.11 Landscape Standards for Residential Developments

See Chapter 29 Landscaping and Screening.

7.12 Lighting Requirements

See Chapter 28, Lighting Requirements.