

SECTION 414. "R-2" ZONE, SINGLE FAMILY/MULTIPLE FAMILY RESIDENTIAL.

A. PURPOSE.

This district is intended to promote and preserve medium density single-family and multiple-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes and multiple-family dwellings together with required recreational, religious and educational facilities.

B. PERMITTED USES.

1. One single-family dwelling. Mobile home(s) and manufactured homes are prohibited.
2. Multiple-family dwellings.
3. One Accessory Dwelling Unit, accessory to a single-family dwelling, subject to the provisions of Section 404(DD).
4. Customary accessory uses and buildings, provided such uses are incidental to the principal use, subject to the provisions of Section 404(G)(6).
5. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion of or abandonment of the construction work.
6. Publicly owned and operated parks and recreation areas.
7. Home occupations.
8. Churches or similar places of worship.
9. Schools: Public and private elementary and high having no room regularly used for housing or sleeping.
10. Colleges, universities, and professional schools having a regular curriculum and having no room regularly used for housing or sleeping.
11. Nursery Schools and Day Care Centers.
12. The keeping of fowl, subject to the standards set out under Section 404(O).

C. CONDITIONAL USES.

1. Unoccupied public utility buildings, structures or appurtenances for public service use. Development standards in subsection D may be modified through Conditional

Use Permit approval. Extension of public service lines in public or private right-of-way is exempt from this requirement.

2. Temporary home and land sales offices and model homes, provided they are located within the same subdivision as that land or homes which are offered for sale.
3. Hospitals, clinics, medical and dental offices.
4. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 sq. ft
2. Minimum Lot Area per Dwelling Unit: 3,750 sq. ft.
3. Minimum Average Lot Width: 60 ft.
4. Minimum Lot Frontage: 30 ft.
5. Minimum Front Yard: 20 ft. for garages and carports, 10 ft. for all other buildings and portions of buildings.
6. Minimum Side Yard: 5 ft.; where a side lot line abuts a street, there shall be a side yard of not less than 15 ft.
7. Minimum Rear Yard: 5 ft.
8. Maximum Building Height: 2.5 stories, but not to exceed 35 ft., except under Conditional Use Permit.
9. In the Old Town Special Planning Area, these development standards may be modified per Section 427 for the applicable Character Area.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 Shall apply to all uses other than single-family residences.

Effective July 16, 2024. Ordinance Number 747.