

CHAPTER VI
ZONING DISTRICTS

SECTION 2 **RESIDENTIAL ZONE R-2**

A. DESCRIPTION OF DISTRICT

1. This zone provides for areas of residential development of a smaller housing type, while maintaining reasonable living standards.

B. PERMITTED USES

1. Single family structures
2. Two (2) family residences

C. CONDITIONAL USES

1. Same as R-1
2. Bed and breakfast

D. LOT AREA

1. Single Family Structures: Minimum 5,000 square feet
2. Two Family Structures: Minimum 7,000 square feet

E. YARD REQUIREMENTS

1. Front yard minimum setback: Twenty (20) feet from the right-of-way/ property line.
2. Side yard minimum setback:
 - A. Seven and one half (7 1/2) feet from each property line;
 - B. Corner lots shall have a minimum fifteen (15) feet from the street side property line.
3. Rear yard minimum setback: twenty (20) feet from property line.

F. MINIMUM LOT WIDTH AND DEPTH

1. Minimum Width: Fifty (50) feet for a single-family and seventy (70) for a two-family structure.
2. Minimum Depth: One hundred (100) feet

G. MAXIMUM HEIGHT

1. Not to exceed thirty-six (36) feet. See “building height” definition.

H. ON-LOT PARKING

1. Single-family and two-family residential uses shall provide a minimum of two (2) on-lot parking spaces for each family unit structure.

I. FENCES

1. A fence is allowed beginning at the front of the building, then across the side yard to the side property line, then along the side property line to the back property line, then across the back property line, then along the side property line to a point even with the front of the building, then across the side yard to the front of the building. No fence may exceed six (6) feet in height except with Planning Commission approval.
2. NO FENCE IS ALLOWED IN THE FRONT YARD.

J. ACCESSORY STRUCTURES

1. Accessory structures located in zones R-2 shall be located a minimum of five (5) feet from all property lines.

K. FIRE HYDRANT – TWO FAMILY STRUCTURES

1. Construction of two family structures in a R-2 zone shall provide for a fire hydrant within 300 feet of the nearest point of the furthestmost unit.