

DIVISION 4. R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 58-171. Established.

(a) *Purpose.* The R-2 single-family residential district is intended to provide residential development limited to single-family homes set individually on separate lots.

(b) *Requirements.* The following requirements shall apply in the R-2 district:

(1) *Lot size.*

a. Minimum lot area, 10,000 square feet.

b. Minimum lot width, 80 feet.

(2) *Setbacks.*

a. Front yard, minimum of 30 feet;

b. Side yard, minimum of eight feet, either side;

c. Aggregate side yard, minimum of 20 feet;

d. Rear yard, minimum of 35 feet.

(3) *Height.* The maximum permitted height shall be:

a. Principal structure, 35 feet;

b. Accessory structure, 20 feet.

(4) *Building size.* The minimum required floor area for the principal structure shall be:

a. One-story, 900 square feet;

b. Two-story, 1,200 square feet.

(c) *Permitted uses.* A building or premises in the R-2 district shall be used only for the following purposes:

(1) Home occupation.

(2) Public kindergarten, elementary and high school, or a private school having the same curriculum as ordinarily given in a public school, provided that any such building shall be located not less than 35 feet from any side lot line.

(3) Publicly owned or publicly operated park and playground, provided than any building shall be located not less than 35 feet from any side lot line.

(4) Single-family dwellings.

(5) Accessory building or use, including a private garage, carport and paved parking areas customarily incidental to the uses set forth in subsections (c)(1) – (4) of this section, but not involving the conduct of a business.

(d) *Conditional uses.* No conditional uses shall be permitted in the R-2 district.
(Code 1988, § 10-1-25)