

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; *amended to 25 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 building 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 that 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-1 district.
(Code 1988, § 10-1-25)

Secs. 58-172—58-190. Reserved.