

**SECTION 10.5 R-2 RESIDENTIAL TWO ZONE**

- A. **PURPOSE:** This zone is established to provide a planned and coordinated residential environment of attached dwelling units whose densities are typical of an urban character.
- B. **PERMITTED USES**
1. Single-family residential dwellings (attached)
  2. Two-family residential dwellings
  3. Multi-family residential dwellings
- C. **ACCESSORY USES**
1. Customary accessory structures or uses
  2. Fences and/or walls, as regulated by Article XIII of this ordinance
  3. Signs, as regulated by Article XIV of this ordinance
- D. **CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval by the Board of Adjustment, as set forth in Sections 9.12 and 18.7 of this ordinance:
1. Cemeteries
  2. Child care centers
  3. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
  4. Fire and police stations, providing they are located adjacent to an arterial street
  5. Funeral homes, providing they are located adjacent to an arterial street
  6. Governmental buildings
  7. Institutions for higher education, providing they are located adjacent to an arterial street
  8. Institutions for human medical care - clinics, congregate housing, and hospitals, providing they are located adjacent to an arterial street
  9. Libraries
  10. Nursery school
  11. Parks and/or recreation areas which are owned and/or operated publicly or by a non-profit organization
  12. Parochial, private, and public schools, providing they are located adjacent to an arterial street
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum Lot Area - One-half (1/2) acre
  2. Minimum Lot Width At Building Setback Line - One hundred (100) feet

3. Minimum Front Yard Depth - Forty (40) feet
4. Minimum Side Yard Width - Fifteen (15) feet
5. Minimum Rear Yard Depth - Thirty (30) feet
6. Maximum Building Height - Forty (40) feet
7. Maximum Density - Eight (8) dwelling units per net acre
8. In the case of this zone, more than one principal structure, as defined herein, may be permitted on one lot

F. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width At Building setback Line - One hundred fifty (150) feet
3. Minimum Front, Side, And Rear Yard Depths - Fifty (50) feet
4. Maximum Building Height - Forty (40) feet

G. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
4. Screening areas and additional setbacks shall be provided in accordance with Section 9.15 of this ordinance.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. A development plan, as regulated by Section 9.17 of this ordinance, shall be required for any use permitted in this zone.