

**SECTION 10.10 R-2C (RESIDENTIAL TWO-C) ZONE****A. PERMITTED USES**

1. Single-family residential dwellings (attached)
2. Single-family residential dwellings (detached)
3. Qualified manufactured homes, subject to the compatibility standards established in Section 9.30 of this ordinance

**B. ACCESSORY USES**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Signs, as regulated by Article XIV of this ordinance

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use shall have been applied for and approved of by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Churches and other buildings for the purpose of religious worship
2. Convalescent homes, nursing homes, and homes for the aged
3. Fire and police stations
4. Institutions for higher education
5. Nursery schools
6. Public and parochial schools
7. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, including public swimming pools, and libraries
8. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Country clubs
  - b. Golf courses
  - c. Semi-public swimming pools

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:** No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:

Single-Family residential dwellings (attached) -

1. Minimum lot area - Twenty thousand (20,000) square feet
2. Maximum density - 7.9 dwelling units per net acre

3. Per attached building –

- a. Maximum number of dwelling units - Four (4) units
- b. Maximum distance between detached buildings - Thirty (30) feet
- c. Minimum setback from perimeter of site - Thirty (30) feet
- d. Maximum building height - Thirty (30) feet

Single-Family residential dwellings (detached) -

1. Minimum lot area - Five thousand (5,000) square feet
2. Minimum lot width at building setback line - Fifty (50) feet
3. Minimum front yard depth - Twenty-five (25) feet
4. Minimum side yard width on each side of lot - Five (5) feet
5. Minimum rear yard depth - Twenty-five (25) feet
6. Maximum building height - Thirty-five (35) feet

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditionally permitted building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:

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 (on each side of lot), and rear yards - Fifty (50) feet
4. Maximum building height - Two and one-half (2-1/2) stories, not to exceed thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No private lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. In the case of development within this zone, more than one principal building, as defined herein, may be permitted on a lot, provided that said development is in compliance with Section 9.21 of this ordinance.
5. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
6. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.

7. A developer of a project containing open space, park, or recreational areas, common parking courts, and pedestrian walkways, shall provide to the satisfaction of the city, for the establishment of a community association, or other responsible entity, which shall be obligated and empowered to own, operate, and maintain such areas and the facilities constructed thereon, and shall be empowered to assess and collect against the owners of the dwelling units by prior contractual or deed covenant agreement between the parties, the pro-rated charges and costs of such ownership, operation, and maintenance. Such entity may be further empowered to perform under agreement with dwelling unit owners such exterior maintenance services as painting, structural repairs, roof repairs, and sheet metal replacements, and maintenance of yards and grounds, and in the absence of responsible public agencies willing to undertake the duty to operate, repair, and maintain streets, sidewalks, sanitary and storm sewers, street lighting, and other public facilities and services.
8. When development in this zone constitutes a subdivision, the planning commission may waive the requirement that all lots abut a minimum frontage along a dedicated right-of-way, provided that those lots that do not abut a dedicated right-of-way are assured an unencumbered and maintained accessway to a dedicated right-of-way. All such accessways shall be maintained and owned in accordance with section 10.10, F., 7.