
SECTION 10.9 R-2 (RESIDENTIAL TWO) ZONE**A. PERMITTED USES**

1. Attached single-family residential dwellings
2. Two-family residential dwellings
3. Multi-family residential dwellings
4. Recreational uses to serve the residential development, such as clubhouse, tennis courts, swimming pool, fishing lakes, etc.

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

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

1. Minimum site for development: Five (5) acres, except that development of a smaller area is permitted if the proposed development conforms to and extends an existing five (5) acre (or greater) development
2. Maximum density: No site for development shall exceed 14.0 dwelling units per gross acre
3. Per individual building (e.g., one multi-family building or one attached group of town houses):
 - a. Maximum number of dwelling units: Attached single-family building - eight (8) units; multi-family building - eight (8) units per floor
 - b. Minimum distance between individual buildings: Thirty (30) feet for buildings or three (3) stories or less; fifty (50) feet for buildings four (4) or five (5) stories
 - c. Minimum setback from boundaries of R-2 zone under one ownership: Thirty (30) feet; which shall remain an open area not to include swimming pools, playground equipment, or parking facilities, but a street may be located within this area if approved by the legislative body in the conceptual plan
 - d. Maximum building height: Five (5) stories
4. More than one principal building, as defined herein, may be permitted on the minimum site for development

D. 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. No development shall occur in the R-2 Zone until a conceptual plan has been submitted and approved by the legislative body for the entire property zoned R-2, which is under one ownership. Said plan shall indicate the general circulation plan (vehicles and pedestrian) for the entire property; a schematic indication of areas by type of housing and maximum height of building; and areas to be retained for open space. A minimum of twenty (20) percent of the total acreage shall be set aside for open space use, exclusive of streets, parking areas, and buildings. The ownership and maintenance of the open space shall be indicated.
5. A site plan, in accordance with the requirements of section 9.18 shall be approved by the zoning administrator, prior to the construction of any public improvements or the issuance of any zoning or building permits. The site plan may be approved for individual sections within the minimum site for development, or plan may be submitted for the entire minimum site for development.
6. 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.