

## **CHAPTER 8**

### **R-2 SINGLE FAMILY RESIDENTIAL DISTRICT**

**SECTION 8.01 DESCRIPTION AND PURPOSE.** This Zoning District is intended for low density residential uses together with required recreational, religious and educational facilities.

**SECTION 8.02 PERMITTED USES.** In all areas zoned R--2, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

- (a) Single family dwellings.
- (b) Signs as regulated in Chapter 24.
- (c) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.

**SECTION 8.03 AUTHORIZED SPECIAL LAND USES.** The uses of land and structures listed in this Section may be permitted as special land uses within the R-2 district. Such uses are subject to the standards included in this Chapter, to the procedures and general standards of Chapter 17 and to any specific standards applicable to the use contained in Chapter 16.

- (a) Churches and other buildings and structures used for religious assembly.
- (b) Tourist home or bed and breakfast facilities with no more than six (6) rooms.
- (c) Private and parochial elementary, intermediate or high schools.
- (d) Libraries museums, art galleries and similar uses.
- (d) Home occupations subject to the standards of Section 16.26
- (e) Parks, playgrounds, community center, governmental, administration, or service buildings which are owned and operated by a governmental agency or a non-commercial organization.
- (e) Family Business subject to the provisions of Section 16.27.
- (f) Roadside stands.
- (g) State licensed group day care homes, foster family group homes and adult foster care small group homes.
- (h) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.

**SECTION 8.04 HEIGHT REGULATIONS.** No building or structure shall exceed thirty five (35) feet in height or two and one half (2 1/2) stories.

**SECTION 8.05 AREA AND DEVELOPMENT REGULATIONS.** No building or

structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front Yard - There shall be a front yard of not less than forty (40) feet.
- (b) Side Yard - There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than seven (7) feet. Buildings or structures intended to be used for a family business shall have a side yard setback of not less than 25 feet.
- (c) Rear Yard - There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that in the case of lakefront lots, the rear yard shall be not less than (50) feet.
- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family dwelling shall be twelve thousand, (12,000) square feet and one hundred (100) feet, respectively.
- (e) Parking – Ref. Chapter 23.
- (d) Accessory buildings - Ref. Section 16.09.

**SECTION 8.06 MINIMUM FLOOR AREA.** Each dwelling unit shall have minimum usable floor area as follows:

- (a) Single and two family dwelling - nine hundred (900) square feet.