

5. Land Area:

No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than fifteen thousand (15,000) square feet in area, except where sanitary sewer service is available, in which case the minimum lot area shall be eight thousand (8,000) square feet.

6. Lot Width: (amended 9/7/06)

No lot shall be less than sixty-five (65) feet wide at the building setback line.

7. Height Requirements:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height except as provided in Section 10.04.

**6.01E PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03.

**6.01F ACCESS CONTROL**

As regulated in Section 9.01.

*Begin R-2*  
**6.02**

**R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT**

This residential district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residences in areas which by location and character are appropriate for occupancy by medium density, single-family and two-family dwellings. An important purpose of this district is to create adequate standards of residential development in order to prevent overcrowded and unhealthy conditions. The intensity of land use should not be so great as to cause congestion of buildings or traffic or overload existing sanitary facilities. Densities should be limited to provide adequate light, air, and usable open space for occupants of dwellings and adequate space for all related facilities.

**6.02A USES PERMITTED**

1. Any use permitted in the R-1 Low Density Residential District.
2. Two-family dwellings (duplexes).
3. Boarding houses provided there is the accommodation of not more than two (2) boarders and there is no external evidence of such occupation except an announcement sign not more than two (2) square feet in area.
4. Cemeteries.

5. Bed and Breakfast (Refer to ARTICLE IX, SECTION 9.12 STANDARDS FOR A BED AND BREAKFAST)(Added 2/6/03)

#### **6.02B USES PERMITTED ON APPEAL**

In the R-2 Medium Density Residential District, the following uses and their accessory uses may be permitted subject to review and approval by the Board of Zoning Appeals in accordance with the provisions of Section 12.07.

1. Any use permitted on appeal in the R-1 Low Density Residential District shall be permitted on appeal in the R-2 Medium Density Residential District.

#### **6.02C USES PROHIBITED**

1. Apartments or multi-family housing, except existing structures.
2. Commercial or industrial activities not permitted as a home occupation in Section 9.06
3. Any other use not specifically permitted or permissible on appeal.

#### **6.02D DIMENSIONAL REGULATIONS**

All uses permitted in the R-2 Medium Density Residential District shall comply with the following setback requirements except as provided in Section 10.06.

1. Front Yard:  
The minimum depth of the front yard shall be twenty-five (25) feet.
2. Rear Yard:  
The minimum depth of the rear yard shall be fifteen (15) feet.
3. Side Yard:  
The side yard shall be a minimum of ten (10) feet for one and two story structures, plus five (5) additional feet of side yard for each additional story over two.
4. Side Yard on Corner Lots:  
The minimum depth of the side yard that abuts the street shall be twenty (20) feet.
5. Land Area:  
No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than fifteen thousand (15,000) square feet in area,

except where sanitary sewer service is available, in which case, the minimum lot area shall be seventy-five hundred (7,500) square feet. On lots or parcels of land where two-family dwellings are constructed, the following area requirements shall apply:

Number of Dwelling Units	With Public Water and Sanitary Sewers	With Public Water and without Sanitary Sewers
2 Units	10,000 sq. ft.	20,000 sq. ft.

6. Lot Width:

No lot shall be less than sixty-five (65) feet wide at the building setback line.

7. Height Requirements:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height except as provided in Section 10.04.

**6.02E PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03

**6.02F ACCESS CONTROL**

As regulated in Section 9.01.

**6.03 R-3 HIGH DENSITY RESIDENTIAL DISTRICT**

This section provides for residences at high densities, including multi-family dwellings, mobile home parks, and general types of residential development. It is the intent of this ordinance that the R-3 High Density Residential District contain sound development and be a desirable place in which to live. The following uses and their accessory uses are permitted.

**6.03A USES PERMITTED**

1. Any use permitted in the R-1 Low Density Residential District or R-2 Medium Density Residential District.