

ARTICLE 9 R-2 RESIDENTIAL

900 PURPOSE

The purpose of the R-2 Residential District is to provide areas for medium density residential development served by public water and sanitary sewer facilities.

901 PERMITTED USES

The following uses are permitted in R-2 Residential District:

- | | | |
|-------------------------|---------------|-------------------------------------|
| Dwelling, single family | Accessory use | Permanently sited manufactured home |
| Essential service | Public use | |

902 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

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|----------------------|-------------------------|--------------------------------------|
| Dwelling, two family | Public Service Facility | Telecommunication tower |
| Golf Course | Semi-public use | Non-commercial recreational facility |
| Home Occupation | | |

903 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the R-2 District must meet the requirements of Article 22-Supplement Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

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|---------------------------|-------------------|
| Lot area: | 7,500 square feet |
| Width: | 60 feet |
| Front: | 30 feet |
| Rear: | 30 feet |
| Side: | 7 feet |
| 1 story floor area: | 800 square feet |
| 2+ story floor area: | 1,100 square feet |
| Maximum dwelling height: | 45 feet |
| Maximum accessory height: | 30 feet |

Corner lots shall have the required front setback on both street frontages.

904 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

