

SECTION 8. R-2" TWO FAMILY AND TOWNHOUSE RESIDENTIAL DISTRICT

Subsection 1. Purpose. The purpose of this district is to allow the construction of single-family homes, duplexes, twin homes, and townhouses.

Subsection 2. Permitted Uses. Permitted uses in the "R-2" District include:

- (A) Single family detached dwellings;
- (B) Duplexes, twin homes, and townhouses;
- (C) Family day care;
- (D) Playgrounds and parks; and
- (E) Essential services.

Subsection 3. Accessory Uses. Permitted accessory uses include: private garages, parking spaces and carports, fences, decorative landscape features, recreational equipment (including swimming pools and tennis courts), and tool houses or sheds for storage of domestic supplies.

Subsection 4. Conditional Uses.

- (A) Conditional uses in this district are subject to the following requirements:
 - (1) A conditional use permit is applied for based on procedures set forth in Section 20 of this Ordinance.
 - (2) Screening and landscaping in compliance with Section 4, Subsection 14 of this code shall be required.
 - (3) Off street parking is provided in compliance with Section 4 of this Ordinance.
 - (4) Any other conditions deemed to be necessary to reduce possible adverse impacts by the development, as determined by the Planning Commission or City Council.

¹³ (B) Conditional uses in this district include:

- (1) Cemeteries.
- (2) Public or semi-public recreational or community buildings.
- (3) Religious institutions, conditioned on access being provided only off of a collector road.
- (4) Bed and breakfast facilities.
- (5) Manufactured home parks subject to the performance standards below.

¹¹ Subsection 5. Performance Standards. The following minimum requirements shall be observed in a "R-2" District:

(A) Lot Area:

- (1) Ten thousand (10,000) square feet minimum lot size for two-family dwellings, duplexes, and townhouses, or manufactured home park.
- (2) Five thousand (5,000) square feet per unit for single-family homes, each townhome, duplex, twinhome unit, and manufactured home.

(B) Lot Width: Seventy-five (75) feet.

(C) Full Basement: All residential structures.

(D) Minimum House Width: Twenty-two (22) feet.

(E) Setbacks:

- (1) Front Yards: Not less than thirty (30) feet. In the case of corner lots, two front yards will be required.
- ⁸ (2) Side Yards: Not less than ten (10) feet on each side.
 - ⁸ (a) Principal Building: Ten (10) feet.
 - ⁸ (b) Detached Accessory Structures: Five (5) feet if located in the rear yard.
- (3) Rear Yards: Not less than twenty-five (25) feet.
 - ⁸ (a) Principal Building: Twenty-five (25) feet.
 - ⁸ (b) Detached Accessory Structures: Five (5) feet.

(F) Street address, visible from street, on front of structure.

¹³ (G) Signs:

- (1) One nameplate sign for each dwelling not to exceed two (2) square feet in area per surface, and no sign shall be so constructed as to have more than two (2) surfaces.
- (2) One nameplate sign for each permitted non-residential use or use by conditional use permit. Such signs shall not exceed twelve (12) square feet in area per surface and no sign shall be so constructed as to have more than two (2) surfaces.

¹³ Subsection 6. Interim Uses. The following are interim uses in a R-2 District and require an interim use permit based upon procedures set forth in and regulated by Section 20, Subsection 7 of this Chapter:

(A) Interim uses in this district include:

- (1) Home occupations, as regulated by Section 4.5 of this Ordinance.
- (2) Outside storage of materials other than fireplace wood piles, equipment, unused vehicles, truck trailers or products.