

R-2 SINGLE-FAMILY RESIDENTIAL

| PERMITTED PRINCIPAL USES AND STRUCTURES | MINIMUM REQUIRED OFF-STREET PARKING |
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| 1. Single-family dwellings | 2 spaces per unit |
| 2. Park, playground, or play field | 5 spaces for each acre developed for active use |
| 3. Community meeting or recreation building | 1 space for each 50 square feet of floor area |
| 4. Elementary or secondary school | 1 space per classroom and office plus 1 space for each 6 seats in the main auditorium or stadium |
| 5. Churches and temples | 1 space for every 4 seats in the main auditorium |
| 6. Funeral parlor | 1 space for every 4 seats in the main auditorium |
| 7. Elementary or secondary school | 1 space per classroom and office plus 1 space for every 6 seats in the main auditorium or stadium |
| PERMITTED ACCESSORY USES AND STRUCTURES | |
| <ol style="list-style-type: none"> 1. Private garage. 2. Private swimming pools and tennis courts. 3. Private green houses not operated for commercial purposes. 4. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations not employing any person outside the immediate family and located on the same lot or a contiguous lot under the same ownership. 5. Temporary buildings used in conjunction with construction work, provided such buildings are promptly removed upon the completion of the construction work. | |
| SPECIAL EXCEPTION USES AND STRUCTURES | |
| <p>Subject to Section 165.31(2) and the other requirements contained herein, the Board of Adjustment may permit the following:</p> <ol style="list-style-type: none"> 1. Hospitals, sanitariums, rest, nursing and convalescent homes; homes for orphan and aged on sites of one (1) acre or more; off-street parking and yards comparable for other institutional uses of this chapter to be provided. 2. Public housing developments. 3. Swimming pools, golf courses and country clubs, except miniature courses or driving ranges operated for a profit. 4. Railroads and public utilities but not including equipment storage or maintenance yards and buildings or general administrative and sales offices, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provided side yards of not less than twenty-five (25) feet, and that two (2) parking spaces per substation or one (1) per employee at the site be provided. 5. Two and multiple family dwellings provided that such use shall be in character with other dwellings in the surrounding area and that two (2) off-street parking spaces per unit be provided. | |

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| MINIMUM LOT AREA AND WIDTH | MINIMUM YARD REQUIREMENTS | MAXIMUM HEIGHT |
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| <p>Single-Family Dwellings:</p> <p style="padding-left: 40px;">Area:.....9,600 square feet Width:.....80 feet</p> <p>Two-Family Dwellings:</p> <p style="padding-left: 40px;">Area:.....10,000 square feet Width:.....80 feet</p> <p>Multi-Family Dwellings:</p> <p style="padding-left: 40px;">Area:.....7,600 square feet for the first unit plus 1,500 square feet for each additional unit up to 12 and 750 square feet for each additional unit over 12. Width:.....80 feet</p> <p>Where a lot is not served by a public or community water and/or sanitary sewer system, the minimum lot area shall be not less than 20,000 square feet and shall be increased by such amount as determined necessary by the local Board of Health to provide an adequate absorption field for a septic tank use.</p> <p>The width of such lot shall be not less than 125 feet.</p> | <p>Dwellings and other non-institutional uses:</p> <p style="padding-left: 40px;">Front:.....30 feet Rear:.....30 feet Side, one story:.....8 feet Side, two stories or more..10 feet Side street, corner lot:.....25 feet</p> <p>Schools, churches or other public or institutional buildings:</p> <p style="padding-left: 40px;">Front:.....40 feet Rear:.....40 feet Side:.....25 feet Side street, corner lot:....30 feet:</p> | <p style="text-align: center;">2 ½ stories</p> <p style="text-align: center;">Or</p> <p style="text-align: center;">35 feet</p> |
| PERMITTED SIGNS | | |
| <ol style="list-style-type: none"> 1. Nameplates attached flat against the wall of the main building not to exceed one (1) square foot in area. 2. Church or public bulletin boards not to exceed twelve (12) square feet in area. 3. Temporary signs advertising the lease or sale of the premises not to exceed six (6) square feet in area. 4. Illumination of signs, bulletin boards and nameplates shall not exceed 60 watts and shall be lighted only with indirect, non-intermittent lighting. 5. Signs and bulletin boards shall be at least 20 feet from the front lot line or not more than five (5) feet in front of the main building. 6. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed and the surrounding area shall be restored to a condition free from refuse and rubbish. | | |