

ARTICLE VII. MEDIUM DENSITY RESIDENTIAL DISTRICT “R-2”

Section 701. INTENDED PURPOSES

The general character of the Medium Density Residential Districts is to consist of single family, two family and multiple family dwellings set in a medium density living environment.

Section 702. PERMITTED USES

The following uses of land and structures shall be permitted in a Medium Density Residential District:

- A. Any use permitted in the “R-1” Zoning District
- B. Single family attached, not to exceed six dwellings per structural unit.
- C. Multiple family dwellings
- D. Mobile home subdivision
- E. Accessory uses

Section 703. USES PERMITTED AS SPECIAL LAND USES

The following uses of land and structures may be permitted in a Medium Density Residential District upon issuance of a special land use permit in accordance with the procedures and criteria contained in Article XIII:

- A. Special uses as described in Article VI
- B. Medical offices or group medical centers, including the practice of dentistry or osteopathy
- C. Mobile home parks (see Article XV)

Section 704. LOT AREA WIDTH AND YARD REQUIREMENTS

The following lot area, width and yard requirements apply to the “R-2” District:

Minimum Lot Area and Width:

<u>Type of Dwelling</u>	<u>Minimum Lot Area Per Dwelling Unit</u>	<u>Minimum Lot Width</u>
Single Family Dwelling	9,000 sq. ft	75 ft.
Single Family attached		

(not more than 6 units per structure)	5,000 sq. ft.	16 ft. per unit
Two Family Dwelling	10,000 sq. ft.	100 ft.
Multifamily -3 bedrooms	5,000 sq. ft.	
Multifamily -2 bedrooms	4,000 sq. ft.	
Multifamily -1 bedroom	3,000 sq. ft.	
<u>Minimum Front Yard:</u>	30 ft.	

Minimum Side Yard Interior Lots:

<u>Type of Dwelling</u>	<u>Minimum No. of Side Yards</u>	<u>Min. Agg. Width</u>	<u>Minimum for Any One</u>
Single Family Dwelling	2	10% of the width	15 ft.
Single Family, attached(end only)	1	15 ft.	15 ft.
Two Family Dwelling	2	10% of the width	15 ft.
Multifamily Dwelling	2		25 ft.

Corner Lots:

<u>Type of Dwelling</u>	<u>Interior Side Abutting the Street</u>	<u>Minimum Width</u>
Single Family Dwelling	30 ft.	10 ft.
Two Family Dwelling	30 ft.	10 ft.
Multifamily Dwelling	30 ft.	10 ft.
<u>Minimum Rear Yard:</u>	25 ft.	

Section 705. BUILDING HEIGHT AREA AND LOT COVERAGE REGULATIONS

The following building height, floor requirements and lot coverage requirements apply to the "R-2" District:

Minimum Floor Area:	900 sq. ft.
Maximum Building Height:	35 feet

Maximum Lot Coverage:

<u>Type of Dwelling Unit</u>	<u>Maximum Coverage</u>
Single Family	25 percent
Single Family, attached	35 percent
Two Family	25 percent
Multifamily	35 percent

Section 706. VISION CLEARANCE

Vision clearance requirements will be in accordance with the provisions of Article XVIII, Section 1807 and 1818 of this Ordinance.

Section 707. OFF-STREET PARKING

Off-street parking requirements will be in accordance with the provisions of Article XVI of this Ordinance.

Section 708. SIGNS

Sign requirements will be in accordance with the provisions of Article XVII of this Ordinance.

Section 709. SUPPLEMENTAL STANDARDS

- A. All uses shall comply with the supplemental provisions of Article XVIII as applicable.
- B. A Site Plan review shall be submitted in accordance with the requirements of Article XIV.