

1 **ARTICLE XI R-2 ONE AND TWO-FAMILY RESIDENCE DISTRICT**

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3 A. Statement of Intent:

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5 1. This district is intended to provide for medium density residential development of an urban character  
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7 2. limited to one and two-family homes  
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9 3. in areas served by public sewer and public water supply.  
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11 **Section 1. Principal Permitted Uses:**

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13 A. Any use or structure permitted and as regulated in the R-1 District, except as herein modified.  
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15 B. Two-family dwelling.  
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17 C. Cluster developments and townhouses comprised of buildings containing not more than two (2) families in any one  
18 (1) building, subject to the requirements of this Article.  
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20 D. Residential group homes in accordance with Article IV, Section 29.  
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22 **Section 2. Accessory Uses - District Requirements - Reference General Provisions**

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24 A. Any accessory use or structure permitted and as regulated in the R-1 District,  
25 1. except that the raising or keeping of farm animals shall not be permitted on any lands used or platted for  
26 residential purposes, and  
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28 2. except as herein modified.  
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30 B. Home occupation as defined in Article I.  
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32 C. The keeping of not more than three (3) roomers or boarders by a resident family.  
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34 D. Any accessory use or structure customarily accessory and incidental to a permitted principal use.  
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36 **Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization**

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38 A. Any conditional use permitted and as regulated in the R-1 District.  
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1 **Section 4. Height Regulations**

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- 3 A. The maximum height of buildings in an R-2 District shall not exceed two and one-half (2 1/2) stories or thirty-five
- 4 (35) feet above the average finished grade, except
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- 6 1. the height may be increased by not more than fifteen (15) feet.
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- 8 B. Such dwelling, however, shall not exceed three (3) stories in height.
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Lot Area	Lot Area	Lot Frontage	Front Yard Depth	Side Yard Width - One Side	Side Yard Width - both sides	Rear Yard Depth
Single-family dwelling	9,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Two-family dwelling	10,000 sq. ft.	70 ft.	25 ft.	6 ft.	12 ft.	25 ft.
Cluster Development and townhouses	5,000 sq. ft.	40 ft. each unit	30 ft. each unit	zero on common wall	12 ft. per dwelling	25 ft.
Other permitted uses One (1) acre	43,560 sq. ft (1 acre)	100 ft.	40 ft.	15 ft.	30 ft.	50 ft.

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