

CHAPTER 7

R-2 LOW DENSITY RESIDENTIAL DISTRICT

SECTION 7.01 DESCRIPTION AND PURPOSE. This Zoning District is intended for low density residential uses together with required recreational, religious and educational facilities.

SECTION 7.02 USE REGULATIONS. Land, buildings or structures in this Zoning District may be used for the following permitted use: (Amended 7/28/93)

- (a) Single family dwellings.
- (b) Two family dwellings.
- (c) Real estate, identifying and name plate signs.
- (d) Open space preservation projects as regulated by Chapter 22 (*Amended 1-27-03*).
- (e) Type I Permitted Home Occupations as listed and regulated under the provisions of Section 11.28. A home occupation may only be permitted to involve a detached garage or other detached accessory building if approved as a special use. (*Amended 4-03*)

SECTION 7.02A SPECIAL USES. The following uses may be permitted as special land uses when approved by the Planning Commission. Such uses are subject to the provisions and general standards outlined in Chapter 15 and any specific standards pertaining to the particular use as outlined in this section. (Amended 7/28/93)

- (a) Private and public schools, libraries, museums, art galleries and similar uses. (Amended 7/28/93)
- (b) Parks, playgrounds, community centers, and public administrator, or public service buildings. (Amended 7/28/93)
- (c) Churches. (Amended 7/28/93)
- (d) Type II Home occupations, as listed in accordance with the standards contained in Section 11.28. (*Amended 4-03*)
- (e) Golf courses and country clubs. (Amended 7/28/93)
- (f) Private ponds accessory to the permitted principal use. (Amended 7/28/93)
- (g) Nursing homes and senior citizen housing. (Amended 7/28/93)
- (h) Child and adult day care facilities involving caring for six or more individuals. (*Amended 7/28/93*)
- (i) Communications towers and antennas in access of 50 feet subject to the provisions of Section 15.04A (*Amended 1-18-00*).

SECTION 7.03 HEIGHT REGULATIONS. No building or structure shall exceed thirty-five (35) feet in height or two and one half (2-1/2) stories.

SECTION 7.04 AREA REGULATIONS. (*Amended 01-04-11*) Unless otherwise provided in this ordinance, no building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- (a) Front Yard - There shall be a front yard of not less than thirty (30) feet. (Ref. Section 11.13, Additional Setbacks for Buildings and Structures Adjacent to Major Streets.) (Amended 7/28/93)

- (b) Side Yard - There shall be total side yards of not less than twenty (20) feet; provided, however, that no yard shall be less than seven (7) feet.
- (c) Rear Yard - There shall be a rear yard of not less than twenty-five(25) feet; provided, however, that in the case of lakefront lots, the rear yard shall be not less than fifty (50) feet.
- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family dwelling shall be 40,000 square feet) and one hundred (100) feet, respectively; provided, however, that the minimum frontage for lots served with public sewer or a private community wastewater collection and treatment system may be reduced to ninety (90) feet at the front building line and the lot areas may be reduced to twenty five thousand (25,000) square feet. . *(Amended 01-04-11)*
- (e) Lot Area and Width (Two Family) - The minimum lot area and width for a two family dwelling shall be sixty thousand (60,000) square feet and one hundred fifty (150) feet, respectively; provided, however, that the minimum frontage for lots served with public sewer private community wastewater collection and treatment system may be reduced to ninety (125) feet at the front building line and the lot areas may be reduced to thirty five thousand (35,000) square feet. *(Amended 01-04-11)*
- (f) Existing Lots of Record- Any lot classified as a legal conforming lot of record prior to January 4, 2011 shall continue to be classified as a legal conforming lot of record even though its lot area, lot width and/or street frontage does not comply with the above lot area, lot width and street frontage requirements.. *(Amended 01-04-11)*

SECTION 7.05 MINIMUM FLOOR AREA. Each single family dwelling unit shall have minimum usable floor area as follows:

- (a) One story - Eight hundred sixty-four (864) square feet.
- (b) Two story - One thousand (1000) square feet
Ground floor - Six hundred fifty (650) square feet

Note: Ground Floor Area - In determining the minimum ground floor area for dwelling units, the calculation may include the floor areas contained on more than one level provided that the levels are separated by no more than three feet of elevation difference (see definition of basement). (Amended 10/96)

SECTION 7.06 ACCESSORY BUILDINGS. Reference Section 11.09. (Amended 7/28/93)