

§ 155.081 R-2 RESIDENTIAL DISTRICT.

(A) *Description and purpose.* This District is primarily intended for residential uses at higher densities than otherwise allowed in the other residential districts. Certain related non-residential uses are also provided. As with the other residential districts, farming operations being conducted within this District shall be allowed to continue.

(B) *Permitted uses.* Land and/or buildings in the R-2 District may be used for the following purposes as permitted uses:

- (1) Detached single-family dwellings;
- (2) Family day care;
- (3) State licensed residential family care facilities;
- (4) Home occupations in accordance with the requirements of § [155.034](#);
- (5) Home based businesses in accordance with the requirements of § [155.033](#);
and
- (6) Accessory buildings, structures, and uses customarily incidental to any permitted or special land use.

(C) *Special land uses.* Land and/or buildings in the R-2 District may be used for the following purposes, following approval by the Planning Commission as a special land use as regulated by §§ [155.130](#) through [155.136](#):

- (1) Two-family dwellings;
- (2) Multiple-family dwellings;
- (3) State licensed residential group care facilities;
- (4) Group and commercial day care homes and facilities;
- (5) Private schools, churches, libraries, parks, playgrounds, and community center buildings;
- (6) Planned unit developments;
- (7) Bed and breakfast establishments;
- (8) Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems; and
- (9) Public and private campgrounds

(D) *District regulations.* No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.

Building height	35 feet
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Front yard	30 feet
Lot coverage	25%
Minimum dwelling - first floor area	Single-family dwellings - 850 square feet total
	Two-family dwellings - 850 square feet total per unit
	Multiple-family dwellings - 850 square feet total (1 or 2 bedroom units); 100 square feet for each additional bedroom
Minimum dwelling width	23 feet
Minimum lot area and width	Single-family dwellings area - 12,000 square feet with sewer; area 21,500 square feet without sewer lot width-75 feet.
	Two-family dwellings area - 18,000 square feet with sewer; area, 1 acre without sewer; lot width-100 feet
	Multiple-family area - 1 acre; lot width-150 feet
Rear yard	50 feet
Side yard	Single- and two-family dwellings - 10 feet minimum (each)
	Multiple-family dwellings - 30 feet (each)
	Non-residential buildings - 30 feet (each)

(E) *Site plan review.* See §§ [155.095](#) through [155.101](#).

(F) *Off-street parking and loading/signs.* See §§ [155.115](#) through [155.118](#) and [Chapter 153](#).

(Ord. passed 7-30-2015)