

CHAPTER 1117

R-2 Single and Two-Family Residence District

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1117.001 INTENT.

The primary intent of the R-2 Single and Two-Family Residence District is to designate certain land areas for single-family and two-family homes.

(Ord. A-2248. Passed 4-9-01.)

1117.01 PRINCIPAL USES.

No building, structure or land shall be erected, altered or used which is arranged or designed for other than one or more of the following uses except as provided herein and in Chapter 1109:

- (a) Educational institution;
- (b) Home office;
- (c) Publicly owned or operated recreation facility;
- (d) Religious institution;
- (e) Single-family dwelling;
- (f) Two-family dwelling.

(Ord. A-2248. Passed 4-9-01.)

1117.02 CONDITIONAL USES.

The following uses shall be permitted only if expressly authorized by the Board and subject to the provisions of Chapter 1147:

- (a) Boarding or lodging house, subject to the provisions of Section 1147.18;
- (b) Emergency shelter or transitional shelter, subject to the provisions of Section 1147.41;
- (c) Funeral home;
- (d) Home occupation;
- (e) Hospital; nursing home or nursing home conversion;
- (f) Municipal or governmental building;
- (g) Off-street parking accessory to any principal use, excluding a dwelling, not located on the same lot as the principal use;
- (h) Private banquet/reception facility;
- (i) Private noncommercial recreation facility or development;
- (j) Public utility building necessary for the furnishing of adequate service to the area, but not including a garage, general office, outdoor storage yard or warehouse;
- (k) Radio, television or telephonic communication transmitting tower;
- (l) Tourist home;

- (m) Wireless telecommunications facility, subject to the provisions of Chapter 1150.
(Ord. A-2248. Passed 4-9-01. Ord. A-2419. Passed 1-24-05. Ord. A-2642. Passed 5-24-10)

1117.03 ACCESSORY USES.

Accessory uses, buildings and structures customarily incidental to any use listed as a permitted principal or conditional use in this chapter shall be permitted in conjunction with such use, provided that such buildings comply with minimum yard setbacks of Section 1107.08 and that the total ground floor area of such accessory uses, buildings and structures does not exceed sixty percent of the ground floor area of the principal building, but not to exceed 1,000 square feet, including:

- (a) Directional sign, subject to the provisions of Chapter 1149;
- (b) Gardening and the raising of vegetables and fruits exclusively for the use and personal enjoyment of the occupants of the principal building and not for commercial purposes;
- (c) On-premises sign, subject to the provisions of Chapter 1149;
- (d) Political sign;
- (e) Portable or temporary sign, subject to the provisions of Chapter 1149;
- (f) Private garage; private parking area;
- (g) Private swimming pool subject to the provisions of Chapter 1323 of the Code of Ordinances; hot tub; tennis court; basketball court;
- (h) Real estate sign, nameplate and institutional bulletin board subject to the provisions of Chapter 1149;
- (i) Temporary building for uses incident to construction;
- (j) The keeping of household pets exclusively for the use and personal enjoyment of the occupants of the principal building, but not including a kennel.
(Ord. A-2248. Passed 4-9-01; Ord. A-2351. Passed 5-27-03.)

1117.04 HEIGHT REGULATIONS.

No building or structure shall exceed the following height except as provided in Chapter 1107:

- (a) Principal uses; conditional uses
(except as provided in Chapter 1147)2½ stories, but not to exceed 35 feet
- (b) Accessory uses1 story, but not to exceed 15 feet
(Ord. A-2248. Passed 4-9-01.)

1117.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall apply except as provided in Chapter 1107:

	Lot Area (sq. ft.)	Lot Area Per Dwelling Unit (sq. ft.)	Lot Width (sq. ft.)	Front Yard Depth (ft.)	Side Yard Width Each (ft.)	Rear Yard Depth (ft.)
Single-family dwellings						
1 & 1½ stories	6,000	6,000	50	25	6	25
2 & 2½ stories	6,000	6,000	50	25	8	25
Two-family dwellings						
1 & 1½ stories	8,000	4,000	60	25	8	25
2 & 2½ stories	8,000	4,000	60	25	8	25
All other uses (except as provided in Chapter 1147)	12,000	N/A	90	25	20	35

(Ord. A-2248. Passed 4-9-01.)

1117.06 MINIMUM FLOOR AREA.

All dwellings shall have a minimum floor area, excluding attached garage space, in square feet as follows:

Dwelling	1 & 1½ Stories	2 & 2½ Stories
(a) One-family	672	1,000
(b) Two-family per unit	450	600

(Ord. A-2248. Passed 4-9-01.)

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