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R-2: MULTI-FAMILY RESIDENTIAL DISTRICT

This district is intended to provide for areas of moderate to high residential density. This district provides for single-family, two-family, townhouse and multiple-family residential uses plus support facilities such as schools, parks, community buildings and churches.

5.01 Permitted Uses

Permitted Use	Applicable Standards
Multi-family dwelling (3 or more dwelling units)	12.02, 12.04, 12.10, 12.11 One freestanding sign as allowed within 12.06
Single-family detached dwelling	12.02, 12.04, 12.06, 12.10, 12.11
Single-family attached dwelling (this includes town homes and duplexes)	12.02, 12.04, 12.06, 12.10, 12.11
Church	12.02, 12.04, 12.11 All parking lots being eight feet from all residential properties. One of the principle frontages shall abut upon an arterial or collector street. One freestanding sign as allowed within 12.06. Roofing materials shall be wood shingle or shake, composition, asphalt laminate, clay or architectural metal. Exposed fastener corrugated metal or corrugated fiberglass roofing is not permitted. The exterior must be finished with a minimum of two types of materials. Exposed fastener metal siding is prohibited. Siding material requirements may receive a variance.
Library	12.02, 12.04, 12.06, 12.11 All parking lots being eight feet from all residential properties. One freestanding sign as allowed within 12.06.

Permitted Use	Applicable Standards
School	12.02, 12.04, 12.08, 12.09 All parking lots being eight feet from all residential properties. One of the principle frontages shall abut upon an arterial or collector street. One freestanding sign as allowed within 12.06. Roofing materials shall be wood shingle or shake, composition, asphalt laminate, clay or architectural metal. Exposed fastener corrugated metal or corrugated fiberglass roofing is not permitted. The exterior must be finished with a minimum of two types of materials. Exposed fastener metal siding is prohibited. Siding material requirements may receive a variance.
Public park	12.02, 12.06
Public service facility	12.02, 12.04, 12.06, 12.11
Neighborhood utility facility	12.02
Electrical substation	12.11, 12.02
Fence	12.08
Accessory use and buildings (i.e. garage, shed)	12.02, 12.03 <i>(see definition)</i>

5.02 Conditional Uses

Conditional Use	Applicable Standards
Group day care	19.01
Group home (see definition)	12.04, 19.01
Home occupation	12.12, 19.01

Assisted living facility	12.04, 12.11, 19.01 One freestanding sign as allowed within 12.06.
Nursing home	12.02, 12.04, 12.11, 19.01 One freestanding sign as allowed within 12.06.
Bed and breakfast establishment	12.14, 19.01 One freestanding sign as allowed within 12.06.
Day care center	12.02, 12.04, 12.05, 12.06, 12.11, 19.01

5.03 Lot and Yard Regulations

All measurements shall be taken from the lot line to the building line (see definitions). A parking lot is not included as a portion of a side yard or rear yard (see 12.04).

	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Maximum Height (ft)
Multi-family dwelling (3 or more dwelling units)	3,000 (per unit)	75	25 see #2, #3	10	25	45
Single-family detached	8,000	65	25 see #2, #3	7	20	45
Single-family attached dwelling	3,000	20 (per unit)	25 see #2, #3	0 or 10 on nonparty wall side	20	35
All other uses	5,000	50	25 see #2, #3	7	20	45

Exceptions

- #1 A residence may be constructed on a lot-of-record which has a lot area and/or a lot width of less than minimum required.
- #2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of a corner lot.

- #3 One required front yard may be reduced to 20 feet on corner lots.
- #4 See also Adjustment to Yard Regulations (Chapter 13) and Non-Conforming and Non-Standard Uses (Chapter 14) for other specific exceptions.