

ARTICLE 6 -  
"R-2" MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT

**Section 600 Purpose**

The purpose of the "R-2" Medium Density Residential Zoning District is to provide for medium density residential neighborhoods that permit all housing types and to protect these areas from incompatible uses.

**Section 601 Permitted Uses**

A. Table 6.1 Uses Permitted in the R-2 Zone

USES	Permitted by Right	Permitted by Special Exception	Permitted by Conditional Use
<b>RESIDENTIAL USES</b>			
Apartments, Conversion			X
Bed and Breakfast Homes (Sec. 1210)	X		
ECHO Housing (Sec. 1222)		X	
Mobile/Manufactured Home Park (Sec. 1238)	X		
Multi-Family Dwelling	X		
Single Family Attached Dwelling	X		
Single-Family Detached Dwelling	X		
Single-Family Semi-Detached Dwelling	X		
Special Occasion Home (Sec. 1259)	X		
Two Family Dwelling	X		
<b>OTHER USES</b>			
Churches	X		
Forestry Operations (Sec. 1225)	X		
Historic Structure Conversion (Sec. 1231)			X
Library	X		
Municipal Owned Uses	X		
Private Club (Sec. 1244)			X
Public and non-profit parks and playgrounds (Sec. 1241)	X		
Public Utility Buildings and Structures (Sec. 1245)	X		
Schools (Sec. 1253)		X	
Wireless Communication Facility (non-tower) (Sec.1264)	X		
<b>ACCESSORY USES</b>			
Apartment	X		
Child Care, Accessory (Sec. 1215)	X		
Child Care, In Home (Sec. 1216)	X		
Home Occupation (Sec. 1233)	X		
Accessory uses	X		
No Impact Home Based Business	X		
Solar Energy Systems, Accessory (Sec. 1257)	X		
Wind Energy Facilities, Accessory (Sec. 1263)	X		

**Section 602 Area and Design Requirements**

Use	Minimum Lot Area	Minimum Lot Width at Lot Frontage	Maximum Permitted Impervious Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Permitted Building Height
Single-family detached dwelling	6,000 sq. feet	20 feet	50%	10 feet or see Section 1130	5 feet each	10 feet	40 feet
Single-family semi-detached (duplex)	3,500 sq. feet	20 feet per dwelling unit	60%	10 feet or see Section 1130	10 feet each, except 0 feet at the shared lot line of lawfully attached dwellings	10 feet	40 feet
Two-Family Dwelling	3,500 feet per family	20 feet	50%	10 feet or see Section 1130	10 feet each	10 feet	40 feet
Single Family Attached Dwelling	2,600 sq. feet, provided no more than 6 dwellings in each building	20 feet per dwelling unit	60%	10 feet or see Section 1130	15 feet each, except 0 feet at the shared lot line of lawfully attached dwellings	10 feet	40 feet
Multi-Family Dwelling	2,600 sq. feet per dwelling unit	20 feet	70%	10 feet or see Section 1130	15 feet each	10 feet	40 feet
Municipal Owned Uses	N/A	20 feet	N/A	10 feet or see Section 1130	10 feet each	10 feet	40 feet
Other permitted use	20,000 sq. feet	20 feet	50%	10 feet or see Section 1130	10 feet each	10 feet	35 feet
Accessory buildings and structures	N/A	N/A	Included in above	Not permitted in required front yard	3 feet	3 feet	20 feet

A. Density shall not exceed 12 dwelling units per acre.

**Section 603 Compliance with General Provisions**

All uses shall comply with all applicable General Provisions contained within Article 11 of this Ordinance.