

# Medium Density Single-family Residential (R2) District

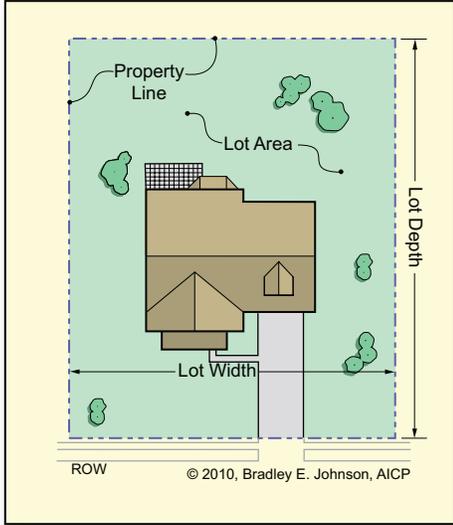
## 2.09 R2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The R2 (Medium Density Single-family Residential) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"><li>• Medium density single-family detached homes on medium sized lots</li></ul> <p><b>Application of R2 District</b></p> <ul style="list-style-type: none"><li>• Existing and new development</li><li>• Small to large area zoning</li></ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"><li>• Promote low impact development</li></ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"><li>• PR, AG, R1, R2, R3, UR, UV, IS, and NC</li></ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"><li>• Use the R2 District for existing developments and carefully for new residential development</li></ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"><li>• Allow a special exception use only when it is compatible with the surrounding residential areas</li></ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"><li>• home business (type 1)</li><li>• small wind turbine system</li></ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"><li>• dwelling, single-family detached</li><li>• fair housing facility (small)</li></ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• home business (type 2)</li></ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"><li>• police, fire, or rescue station</li></ul>



# Medium Density Single-family Residential (R2) District

## 2.10 R2 District Development Standards



**Minimum Lot Area**

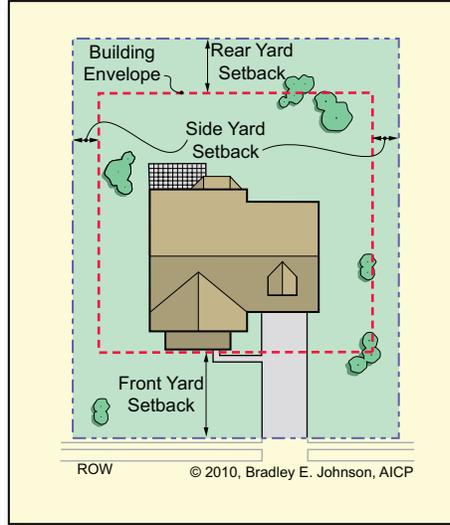
- 12,000 square feet

**Minimum Lot Width**

- 80 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

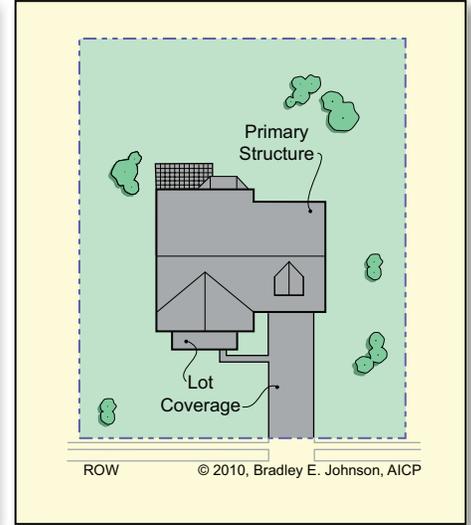
- 30 feet for primary and accessory structures

**Minimum Side Yard Setback**

- 10 feet for primary structures
- 5 feet for accessory structures

**Minimum Rear Yard Setback**

- 30 feet for primary structures
- 5 feet for accessory structures



**Maximum Lot Coverage**

- 40% of lot area

**Minimum Main Floor Area**

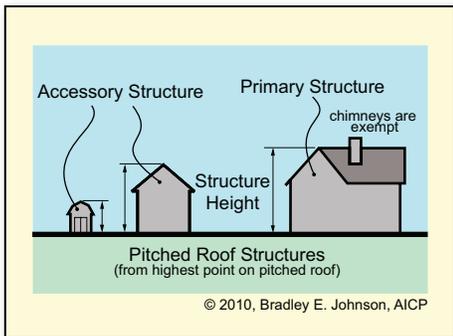
- n/a

**Minimum Dwelling Unit Size**

- 1,000 square feet

**Maximum Primary Structures**

- 1 per lot



**Maximum Structure Height**

- 40 feet for primary structure
- 20 feet for accessory structure
- 2 1/2 stories

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Landscaping</b>	<b>Special Exception</b>
• AS-01 ..... 5-6	• LA-01 ..... 5-45	• SE-01 ..... 5-105
• AS-03 ..... 5-8	• LA-02 ..... 5-46	<b>Storage</b>
<b>Architecture</b>	• LA-03 ..... 5-46	• SR-01 ..... 5-106
• AR-01 ..... 5-14	• LA-07 ..... 5-48	<b>Structure</b>
<b>Density and Intensity</b>	• LA-08 ..... 5-49	• ST-01 ..... 5-107
• DI-01 ..... 5-16	<b>Lighting</b>	<b>Temporary Use</b>
<b>Driveway</b>	• LT-01 ..... 5-51	• TU-01 ..... 5-110
• DW-01 ..... 5-17	<b>Lot</b>	• TU-03 ..... 5-111
• DW-03 ..... 5-19	• LO-01 ..... 5-53	<b>Vision Clearance</b>
<b>Environmental</b>	<b>Outdoor Storage</b>	• VC-01 ..... 5-113
• EN-01 ..... 5-21	• OS-01 ..... 5-58	<b>Wind Turbine Systems</b>
<b>Fence and Wall</b>	<b>Parking</b>	• WT-01 ..... 5-114
• FW-01 ..... 5-22	• PK-01 ..... 5-60	
• FW-04 ..... 5-23	• PK-02 ..... 5-60	
<b>Floodplain</b>	<b>Performance</b>	
• FP-01 ..... 5-26	• PF-01 ..... 5-68	
<b>Floor Area</b>	<b>Public Improvement</b>	
• FA-01 ..... 5-35	• PI-01 ..... 5-69	
<b>Height</b>	<b>Setback</b>	
• HT-01 ..... 5-36	• SB-01 ..... 5-71	
<b>Home Business</b>	<b>Sewer and Water</b>	
• HB-01 ..... 5-37	• SW-01 ..... 5-73	
• HB-02 ..... 5-38	<b>Signs</b>	
<b>Keeping of Animals</b>	• SI-01 ..... 5-75	
• KA-01 ..... 5-41	• SI-03 ..... 5-80	