

107 – R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

The regulations set forth in this section, or set forth elsewhere in this Resolution when referred to in this section, are the regulations in the R-2 Single family residential district.

107.1 USE REGULATIONS: The use regulations are the same as those in the R-1 Suburban Residence District.

107.1.1 Single family dwelling

107.1.2 Permitted uses as listed in Section 104.1.9 excluding SIC 02XX and SIC 09XX classifications. An approved Conditional Use Permit is required for uses as listed in SIC 02XX and SIC 09XX classifications and for use as a Bed and Breakfast, (See Section 142.4.5.24 – Bed and Breakfast).

107.1.3 SIC 881X - Private Households

107.1.4 Home occupation (See Definition Section 101)

107.1.5 Accessory building or use, including a private garage customarily incident to the above uses, but not involving the conduct of a business.

107.1.6 Two family or multi-family occupancy, except such use shall be limited to farm dwellings erected prior to the effective date of this Resolution and provided the dwelling accommodations for each family occupying such structure shall comply with the residential floor area requirements or the R-4" Multiple Dwelling District and applicable County regulations.

107.2 FLOOR AREA:

1 Story

Minimum 1500 square feet finished area

**Minimum 2 car enclosed garage with a minimum 500 Sq/Ft. of unenclosed parking.

The garage area shall not be included when calculating the minimum square feet required.

- 1 1/2 Story Minimum 850 square feet finished lower level
 Minimum 425 square feet finished upper level
 Minimum total of 1275 square feet finished area required
- **Minimum 2 car enclosed garage with a minimum 500 Sq/Ft. of unenclosed parking.
- The garage area shall not be included when calculating the minimum square feet required.
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- Bi-Level Minimum 850 square feet finished upper level
 Minimum 450 square feet finished lower level
 Minimum total of 1800 square feet finished area required.
- **Minimum 2 car enclosed garage with a minimum 500 Sq/Ft. of unenclosed parking.
- The garage area shall not be included when calculating the minimum square feet required.
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- 2 Story Minimum 850 square feet finished lower level
 Minimum 450 square feet finished upper level
 Minimum total of 1800 square feet finished area required.
- **Minimum 2 car enclosed garage with a minimum 500 Sq/Ft. of unenclosed parking.
- NOTE: **The garage area shall not be included when calculating the minimum square feet required.

107.3 LOT SIZE, FRONTAGE, HEIGHT, AND SETBACKS:

- Maximum height of main building - 2 1/2 stories, 35 feet
- Minimum depth of front yard - 40 feet
- Minimum either side - 10 feet
- Width of, sum of side yard - 25 feet
- Minimum depth of rear yard - 30 feet
- Minimum lot area per family – 17,500 sf
- Minimum lot width – 100 feet
- Minimum lot width on cul-de-sac or curve – 80 feet with 100 feet at the building setback line.

In all newly platted or re-platted subdivisions the lot frontage shall be measured along the set back line. All side lot property lines shall be perpendicular or radial to the road right of way to a depth at least equal to the actual set back depth. In no case will the minimum frontage measured along the road right of way be less than 100 feet.

For lot size, frontage, height, and set back modifications and exceptions, see Section 125. For Cul-de-sac information, see Section 125.18.

107.4 Property owners in this district should be aware that active farms producing livestock, nursery crops, and other agricultural crops might be present and adjacent to your property. It is logical to expect noise from these active, working industries that could be derived from the operation of farm machinery, equipment, farm marketing and/or labor forces. Odors, dust, any other agricultural activities from but not limited to animal stock, farming operations, chemical applications, including accessing the property and other typical farming activity should be expected as common occurrences.