

(R-2) MULTI-FAMILY RESIDENTIAL DISTRICT

§ 157.165 PURPOSE.

The R-2 Multi-Family Residential District is designed for single-family, two-family, and multiple-family residential housing opportunities and to provide for the efficient use and orderly development of vacant land designated for residential uses. The R-2 District is intended to be located in areas where central utilities, facilities, and services exist or could logically be extended in the near future. These areas are normally contained within the community growth areas that have been designated in the county's land use plan.

(Prior Code, 7 TCC 1-11(a))

§ 157.166 PERMITTED USES.

The following uses are as permitted uses in the R-2 District, in accordance with the applicable regulations set forth in this chapter:

- (A) Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;
- (B) Accessory dwellings;
- (C) Agriculture on a lot not less than 10 acres;
- (D) Chickens/fowl compliant with the regulation under § 157.060
- (E) Communication facilities;
- (F) Dwellings, multi-family;
- (G) Dwellings, single-family;
- (H) Dwellings, two-family;
- (I) Governmental, essential;
- (J) Greenhouse, non-commercial;
- (K) Home occupation;
- (L) Kennel, private;
- (M) Residential care homes, small; and
- (N) Signs, in accordance with the provisions as set forth in §§ 157.330 through 157.342.

(Prior Code, 7 TCC 1-11(b))

§ 157.167 SPECIAL USES.

The following uses may be established by a special use permit in the R-2 District in accordance with procedures and standards set forth in §§ 157.435 through 157.447:

- (A) Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;
- (B) Bed and breakfast;
- (C) Cemeteries;

- (D) Chickens/fowl subject to the regulations under §§ 157.435 through 157.447, requirements for particular special uses chickens and fowl;
- (E) Churches;
- (F) Clinics, medical and dental;
- (G) Clubs or lodges, private;
- (H) Commercial retail establishments;
- (I) Community centers;
- (J) Communication facilities;
- (K) Convenience stores;
- (L) Day care center;
- (M) Day care home;
- (N) Golf course;
- (O) Golf driving range;
- (P) Governmental, non-essential;
- (Q) Homes, specialized care facilities;
- (R) Hotels, motels, lodges, and resorts;
- (S) Manufactured/mobile home park;
- (T) Manufactured/mobile homes, retired/disabled parent on the same lot or tract of land on which a single-family detached dwelling is occupied as a permanent residence by a family member;
- (U) Planned development, residential;
- (V) Residential care home, large;
- (W) Retirement community;
- (X) Restaurants, not exceeding 5,000 square feet;
- (Y) Schools, private and public; and
- (Z) Swimming pool, public.

(Prior Code, 7 TCC 1-11(c))

§ 157.168 MINIMUM LOT SIZES.

All uses and structures in the R-2 Low Density Residential District shall have the minimum lot sizes as set forth below:

- (A) Single-family and two-family dwellings served by both a public water system and public sewer system: one-quarter acre. For three or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size;
- (B) Single-family and two-family dwellings served by a public sewer system or by a public water system: one-half acre, unless larger lot sizes are required by the county's septic ordinance. For three or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size;

- (C) Single-family and two-family dwellings not served by a public water system and public sewer system: one acre unless larger lot sizes are required by the county's septic ordinance. For three or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size; and
- (D) Single-family and two-family dwellings not served by a public water system and public sewer system and having one more closed loop well(s): one and one-half acres unless larger lot sizes are required by the county's septic ordinance. For three or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size.

(Prior Code, 7 TCC 1-11(d))

§ 157.169 MINIMUM LOT WIDTH.

Minimum lot width at the building setback line shall be 100 feet.

(Prior Code, 7 TCC 1-11(e))

§ 157.170 MINIMUM SETBACKS.

The following setback standards shall apply in the R-2 District for principal and accessory structures which abut the following.

- (A) *Roads.*
 - (1) Arterial street (highway): 90 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (2) Collector street (major): 60 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (3) Minor street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (4) Private street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (B) *Side yard.*
 - (1) Principal structures shall have a side setback of not less than ten feet from the property line.
 - (2) Accessory structures shall have a side setback of not less than five feet from the property line.
- (C) *Rear yard.*
 - (1) Principal structures shall have a rear setback of not less than 20 feet from the property line.
 - (2) Accessory structures shall have a rear setback of not less than five feet from the property line.

(Prior Code, 7 TCC 1-11(f))

§ 157.171 LOT COVERAGE.

Not more than 30% of the area of the lot shall be occupied by structures.

(Prior Code, 7 TCC 1-11(g))

§ 157.172 HEIGHT.

The following height regulations shall apply in the R-2 District:

- (A) Principal structures not to exceed 36 feet to the mean height of the roof.

- (B) Accessory structures on parcels less than one (1) acre shall not exceed ~~15~~ 20 feet to the mean height of the roof.
- (C) Accessory structures on parcels more than one (1) acre shall not exceed 25 feet to the mean height of the roof.
- (D) In the event a Principal Building has not yet been constructed on the lot in question, no Accessory Structure shall exceed 20' feet, regardless of lot size.

(Prior Code, 7 TCC 1-11(h))