

Section 72. - R-2 residential district.

This district is primarily intended to be a medium-density neighborhood of single-family residences.

Within any R-2 residential district the following uses shall be permitted:

72.1 *Principal uses:*

- (a) Any use permitted in the R-1 residential district.
- (b) Public libraries, museums and art galleries; provided, that all buildings shall be set back at least 50 feet from any property line.
- (c) Colleges and universities; provided, that all buildings and accessory uses shall be set back at least 50 feet from any property line.
- (d) Churches and their customary related uses, excluding cemeteries; provided, that all buildings shall be set back at least 50 feet from any property line.
- (e) Single-family dwellings constructed on-site which shall meet the following development standards:
 - 1. The home has a minimum floor area of 1,200 square feet.
 - 2. The pitch of the home's roof has a minimum vertical rise of four feet for every 12 feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction or a standing seam metal roof.
 - 3. The exterior siding consists of brick, masonry, wood, hardboard or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
 - 4. The home must be placed on a permanent foundation, either slab or pier, which meets the requirements of the building code. In addition, a curtain, consistent with the siding, unpierced except for the required ventilation and access, must be installed so that it encloses the area under the home to ground level.
 - 5. The minimum ceiling height for all rooms in the home shall be eight feet on the first floor.
 - 6. Utility meters for the homes are to be mounted to the structure rather than on a utility pole.
 - 7. All entrances shall be of a permanent nature, joined with the home, placed on a fixed foundation, with a minimum size of 24 square feet, with steps which lead to the ground level. Both the landing and steps must meet the building code.

72.2 *Accessory uses:*

- (a) Customary accessory buildings or uses shall be permitted only in a rear yard. In the case of corner lots, no such buildings or structures shall be nearer to the side street line than the side line of the main building, and in any event shall be set back at least 30 feet from any side

right-of-way line.

(b) Signs:

- (1) One sign per lot, pertaining only to the lease, rent or sale of the property upon which displayed. Such signs shall not exceed six square feet in area. No such sign shall be illuminated.
- (2) Church bulletin boards, subdivision entrance signs and other recreation facilities and schools. Such signs shall be limited to one per lot and shall not exceed 18 square feet in area. Such signs shall be at least 20 feet from the street right-of-way. Such signs may be of the type which is lighted from behind to silhouette letters and figures.

72.3 Off-street parking requirements. Off-street parking shall be provided as required in article VI, section 62 of this ordinance.

72.4 Dimensional requirements. Within any R-2 residential district as shown on the zoning map the following dimensional requirements shall be complied with:

- (a) Minimum required lot area for the dwelling unit—12,000 square feet.
- (b) Minimum required lot width—80 feet at the front building line.
- (c) Buildings shall be set back in line with any existing building located in the same block, but in no event less than 40 feet. Where no building exists in the same block, the minimum required building setback line shall be 40 feet. ("Block" shall be construed to mean 500 feet.)
- (d) Minimum required side yard—Ten feet each.
Corner lots must have an additional ten feet along the side street line.
- (e) Minimum required rear yard—30 feet.
- (f) Maximum permissible lot coverage. The total ground area covered by the principal building and all accessory buildings shall not exceed 40 percent of the total lot area.
- (g) Height of building shall not exceed 35 feet.

(Ord. of 11-17-1981, § 1; Ord. of 6-23-1992, § 7)