

CHAPTER VII

R-2 LOW DENSITY RESIDENTIAL DISTRICT

(Designated on the Zoning Map as Wavy Lines)

Section 7.01 Description and Purpose. This Zoning District is intended for low density residential uses together with required recreational, religious and educational facilities.

Section 7.02 Use Regulations. Land, buildings or structures in this Zoning District may be used for the following purposes only:

- (a) Single family dwellings.
- (b) Two family dwellings.
- (c) Private and public schools, libraries, museums, art galleries and similar uses, when owned and operated by a governmental agency or nonprofit organization and when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XIII: (1) the size, nature and character of the proposed use; (2) the proximity of the proposed use to adjoining properties; (3) the parking facilities provided for the proposed use; (4) any traffic congestion or hazards which will be occasioned by the proposed use; and (5) how well the proposed use harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood.
- (d) Parks, playgrounds, community centers, governmental, administration, or service buildings which are owned and operated by a governmental agency or a noncommercial organization when authorized as a special use by the Planning Commission. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XIII: (1) the necessity for such use for the surrounding neighborhood; (2) the proximity of the intended use to adjoining properties specifically including proximity to occupied dwellings; (3) the size, nature and character of the proposed use; (4) potential traffic congestion which might be occasioned by the intended use; (5) parking facilities to be provided for the proposed use; and (6) the effect of the proposed use on adjoining properties and the surrounding neighborhood.
- (e) Churches when authorized by the Planning Commission as a special use. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XIII: (1) the size, character and nature of the church building; (2) the proximity of the church to adjoining properties; (3) the off-street parking which is to be provided for the church; (4) the potential traffic congestion and hazards which will be caused by the church use; (5) the degree with which the church harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood; and (6) the effect of the church on adjoining properties and the surrounding neighborhood.
- (f) Home occupations when authorized as a special use by the Planning Commission. In considering such authorization the Planning Commission shall consider the following standards and Chapter XIII: (1) the nature of the home occupation; (2) the effect of

the home occupation on the surrounding neighborhood; (3) the environmental effects of the home occupation; (4) the nature of the surrounding neighborhood; (5) potential traffic congestion as a result of the home occupation; and (6) provision for parking for traffic or clientele which may result from the operation of the home occupation.

(g) Real estate sign, identifying sign, name plate.

Section 7.03 Height Regulations. No building or structure shall exceed thirty-five (35) feet in height or two and one half (2 1/2) stories.

Section 7.04 Area Regulations. No building or structure nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area, and building coverage requirements.

- (a) Front Yard - There shall be a front yard of not less than thirty (30) feet.
- (b) Side Yard - There shall be total side yards of not less than twenty (20) feet; provided, however, that no side yard shall be less than seven (7) feet.
- (c) Rear Yard - There shall be a rear yard of not less than twenty-five (25) feet; provided, however, that in the case of lakefront lots, the rear yard shall be not less than fifty (50) feet.
- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family dwelling shall be eight thousand, five hundred (8,500) square feet and eighty-five (85) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively.
- (e) Lot Area and Width (Two Family) - The minimum lot area and width for a two family dwelling shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively; provided, however, that the minimum lot area and width for lots not served with public water and sewer shall be thirty thousand (30,000) square feet and one hundred (100) feet, respectively.

Section 7.05 Minimum Floor Area. Each dwelling unit shall have minimum usable floor area as follows:

- (a) Single Family Dwelling - twelve hundred (1200) square feet.
- (b) Two Family Dwelling – one thousand fifty square (1050) feet per unit.