

Article III R-2 District

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SEC. 30-42 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

Sec. 30-42-1 Purpose

The purpose of the R-2, Medium Density District is to establish areas in the county within the urban service area where existing low-middle to middle density residential development (typically three to six units per acre) is primarily located and land areas which appear generally appropriate for such development. The R-2 district is intended to provide reasonable protection to existing single family residential neighborhoods, while accommodating a diversity of alternative housing options. R-2 areas are designated based on access to roads, sewer and water, and schools with suitable capacity to accommodate development at the stated density. Older neighborhoods where smaller platted lot sizes exist are also included where opportunities exist for additional in-fill development.

Sec. 30-42-2 Permitted Uses

Permitted uses shall be as listed in Section 30-79.

Sec. 30-42-3 Site Development Regulations

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV - Use and Design Standards.

(A) Minimum lot requirements

1. All lots served by private well and sewage disposal systems:
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
 - c. Lot Width: 100 feet.
2. Lots served by either public sewer or water:
 - a. Area: 20,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.
 - c. Lot Width: 75 feet.
3. Lots served by both public sewer and water:
 - a. Area: 10,000 square feet.
 - b. Frontage: 60 feet on a publicly owned and maintained street.
 - c. Lot Width: 60 feet.

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(B) Minimum setback requirements

1. Front yard:
 - a. Principal structures: 30 feet.
 - b. Accessory structures: 30 feet or behind the front building line, whichever distance is less.
2. Side yard:
 - a. Principal structures: 10 feet.
 - b. Accessory structures: 10 feet when between front and rear building lines and 3 feet when behind the rear building line and 10 feet when in front of the front building line.
3. Rear yard:
 - a. Principal structures: 25 feet.

b. Accessory structures: 3 feet.

4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

5. The expansion of a legally established nonconforming structure into the required side or rear yard shall be permitted provided the expansion does not encroach into the required yard any greater than the existing encroachment.

(C) Maximum height of structures

1. Height limitations:

a. Principal structures: 35 feet.

b. Accessory structures: 15 feet.

(D) Maximum coverage

1. Building coverage: 30 percent of the total lot area for all buildings and 7 percent for accessory buildings.

2. Lot coverage: 50 percent of the total lot area.

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