

CHAPTER IX

117.900 "R-2" RESIDENTIAL ONE-FAMILY AND  
TWO-FAMILY ZONE

117.901 Permitted uses.

Sec. 9.01. No building or any part thereof in any R-2 Residential Zone shall hereafter be used, erected, altered or converted, or land used, in whole or in part, except for single- and two-family dwelling units and for those uses otherwise permitted in the R-1 Residential Zone.

117.902 Further permitted uses.

Sec. 9.02. In addition to the uses permitted in Section 9.01, the following uses may be allowed within the zone:

- A. Nursing homes, convalescent homes and nursery schools upon approval as a special exception pursuant to Section 18.07.

117.903 Single family dwelling unit height, yard and area restrictions of platted lots.

Sec. 9.03.

- A. *Height.* Same as in the R-1 Zone.
- B. *Lot dimensions.* Every single-family lot in this zone shall have:
  - 1. An unoccupied front yard of at least fifty (50) feet.
  - 2. Two (2) side yards totaling twenty (20) feet; the minimum of one (1) side yard shall be ten (10) feet.
  - 3. A rear yard of at least thirty-five (35) feet.
- C. *Lot area.* Every lot shall have a minimum width of at least one hundred fifty (150) feet continuous throughout and a minimum area of thirty thousand (30,000) square feet.
- D. Each dwelling unit shall have a minimum floor area of nine hundred sixty (960) square feet, plus a minimum of twenty (20) feet wide throughout the length of the dwelling.

**117.904 Two-family dwelling unit height, yard and area restrictions of platted lots.**

Sec. 9.04

- A. *Height.* Same as R-1 Zone.
- B. *Lot dimensions.* Every lot to be used for two-family purposes in this zone shall have:
  - 1. An unoccupied front yard of at least fifty (50) feet.
  - 2. Two (2) side yards totaling twenty-five (25) feet; the minimum of one (1) side yard shall be ten (10) feet.
  - 3. A rear yard of at least thirty-five (35) feet.
- C. *Lot area.* Every lot shall have a minimum width of at least one hundred fifty (150) feet continuous throughout and a minimum area of thirty thousand (30,000) square feet.
- D. Each dwelling unit shall have a minimum floor area of eight hundred (800) square feet.

**117.905 Single-family dwelling unit height, yard and area restrictions for unplatted lots.**

Sec. 9.05. Except as provided in this Section, the height, area and yard restrictions for single-family unplatted lots shall be the same as contained in Section 9.03.

- A. *Lot area.* All unplatted single-family lots within this zone shall have a minimum width of one hundred-fifty (150) feet continuous throughout and shall have a minimum lot area of thirty-five thousand (35,000) square feet.
- B. Each dwelling unit shall have a minimum floor area of nine hundred sixty (960) square feet, and a minimum of twenty (20) feet wide throughout the length of the dwelling.

**117.906 Two-family dwelling unit height, yard and area restrictions for unplatted lots.**

Sec. 9.06. Except as provided in this Section, the height, area and yard requirements for a two-family dwelling located

on unplatted lots shall be the same as provided in Section 9.04.

- A. *Lot area.* All unplatted lots upon which two family dwellings shall be located shall have a minimum width of one hundred-fifty (150) feet continuous throughout and shall have a minimum lot area of seventeen thousand five hundred (17,500) square feet per unit.
- B. Each dwelling unit shall have a minimum floor area of eight hundred (800) square feet and a minimum width of twenty (20) feet wide throughout the length of the dwelling.