

Section 4.08 R-2 Urban Residential District

4.08.01 **Intent:** The R-2 Urban Residential District is intended to create or preserve some land near the urban communities for rural high density residential home sites. Smaller lot residential home sites will be approved provided that the development is in the form of an approved subdivision with residential streets and utilities.

4.08.02 **Permitted Principal Uses:**

The following principal uses and those in **Section 4.16** are permitted in the R-2 District.

1. Detached single family dwelling units in a residential subdivision.
2. Duplex or two family dwelling units in a residential subdivision.
3. Churches, and associated halls and residences.
4. Public and Private elementary, junior high schools, middle schools, senior high schools and all associated uses.
5. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.

4.08.03 **Conditional Uses:**

The following uses and those in **Section 4.16** are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the R-2 District as required and approved by the Board of Adjustment.

1. Multi-family dwelling units.
2. Planned Unit Developments.
3. Child Care Center.
4. Child Care Home.
5. Public sanitary sewage treatment facilities.
6. Country clubs, golf courses, tennis, swimming, jogging, horseback riding, winter sports as associated with subdivisions.
7. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and section 4.16 uses and in conformance with the intent of this district.

4.08.04 **Accessory Uses:**

The following accessory buildings and uses and those found in **Section 4.16** are permitted in this District:

1. Buildings and uses customarily incidental to the permitted principal uses.
2. Temporary buildings and uses incidental to construction work, or those necessary in the event of any emergency as determined by the Board of Adjustment, either of which shall be removed upon the completion or abandonment of the construction work or emergency condition.
3. Private recreational facilities in conjunction with the permitted use.
4. Parking pursuant to **Article 6**.
5. Signs pursuant to **Article 7**.
6. Home Occupations see **Section 8.06**.
7. Any use which is interpreted by the Zoning Administrator to be a use similar to the one of the above-named and **Section 4.16** uses and in conformance with the intent of this district.

4.08.05 **Height and Lot Requirements:**

The height and minimum lot requirements shall be as found in **Section 4.15**.

4.08.06

Other Applicable Provisions:

1. A lot or parcel of land of record on or before the effective date of this Ordinance may be built on and used for a permitted principal use.
2. Dwelling units, accessory buildings or other structures shall not be constructed below detention/retention dams where a registered professional engineer determines they will be damaged by failure of the dam.
3. When two (2) lots are established immediately adjacent to one another, the two (2) lots may be served by a single driveway or one (1) access point onto any County, State and/or Federal Road, as approved by the County Engineer. Said access road shall be through a *common easement* of at least fifty (50) feet in width. Exception to this provision is when said lots are fronting upon a dedicated road/street as part of a subdivision.
4. Kennels shall not be constructed within 1,200 feet of any public use area. Private stable, on property previously zoned R-2 in the previous Ordinance, provided that any structure shall be located at least two hundred (200) feet from all boundary lines of the property on which located.

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