

CHAPTER VII

R-2 LOW DENSITY RESIDENTIAL DISTRICT

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 XVII: (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 XVII: (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 XVII: (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 in a single family DWELLING when authorized as a SPECIAL USE by the Planning Commission utilizing the same standards as are provided in Section 5.02(g).
- (g) Real estate SIGN, identifying SIGN, nameplate.
- (h) Eliminated (Amendment Ordinance No.105, 5-12-99)
- (i) Bed and breakfast operations, when authorized by the Planning Commission as a SPECIAL USE in accordance with Section 6.02(j). (Amended Ordinance No. 45, 4-10-91)
- (j) The keeping of DOMESTIC ANIMALS as an ACCESSORY USE as per Section 14.21. (Amended Ordinance No. 59, 11-11-92)
- (k) KENNELS as a SPECIAL LAND USE authorized by the PLANNING COMMISSION. In considering such authorization, the PLANNING COMMISSION shall consider the following standards and Chapter XVII: (Amended Ordinance No. 59, 11-11-92)
 - (1) The size, nature and character of the KENNEL.
 - (2) The proximity of the KENNEL to adjoining properties.
 - (3) Potential traffic congestion caused by the KENNEL.
 - (4) The effect of the operation of the KENNEL on the surrounding neighborhood.

- (5) The nature and character of the land, BUILDINGS or STRUCTURES to be utilized for the operation of the KENNEL.
- (1) The keeping of EXOTIC ANIMALS as a SPECIAL LAND USE authorized by the PLANNING COMMISSION. In considering such authorization, the PLANNING COMMISSION shall consider the following standards and Chapter XVII: (Amended Ordinance No. 59, 11-11-92)
 - (1) The size, nature and character of the EXOTIC ANIMAL(S).
 - (2) The proximity of the EXOTIC ANIMAL(S) to adjoining properties.
 - (3) Potential traffic congestion caused by the EXOTIC ANIMAL(S).
 - (4) The effect of the EXOTIC ANIMAL(S) on the surrounding neighborhood.
 - (5) The nature and character of the land, BUILDINGS or STRUCTURES to be utilized for the keeping of the EXOTIC ANIMAL(S).

SECTION 7.03 HEIGHT REGULATIONS. No BUILDING or STRUCTURE shall exceed thirty-five (35) feet in height. (Amended Ordinance No.89 03-12-97)

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 forty (40) feet. Also see Section 14.13 - Additional Setbacks for STRUCTURES Adjacent to Major Streets.
- (b) Side YARD - No side YARD shall be less than ten (10) feet.
- (c) Rear YARD - There shall be a rear YARD of not less than forty (40) feet (fifty (50) feet in the case of lakefront lots) between the rear lot line and the nearest portion of the main BUILDING (excluding any roof overhang but including the nearest portion of a deck or porch which has structural walls or a roof), and not less than less than twenty-five (25) feet between the rear lot line and the nearest portion of a

deck which has no structural walls or roof. (Amendment Ordinance No. 68, 5-11-94)

- (d) Lot Area and Width (Single Family) - The minimum lot area and width for a single family DWELLING shall be twelve thousand five hundred (12,500) 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 twenty-five thousand (25,000) square feet and one hundred twenty-five (125) feet, respectively. The minimum lot width must comply with the requirements of Section 14.14 of this Ordinance. (Amendment Ordinance No. 63, 7-14-93)
- (e) Lot Area and Width (Two Family) - The minimum lot area and width for a two family DWELLING shall be twenty-five thousand (25,000) square feet and one hundred twenty-five (125) 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 fifty (150) feet, respectively. The minimum lot width must comply with the requirements of Section 14.14 of this Ordinance. (Amendment Ordinance No. 63, 7-14-93)

SECTION 7.05 MINIMUM FLOOR AREA. Each DWELLING unit shall have minimum usable FLOOR AREA as follows:

- (a) Single Family DWELLING - one thousand (1,000) square feet; and a minimum of eight hundred (800) square feet of ground coverage.
- (b) Two Family DWELLING - seven hundred twenty (720) square feet per unit; and a minimum of seven hundred twenty (720) square feet of ground coverage for the two family unit.