

## ARTICLE VI

### "R-2" LOW DENSITY RESIDENTIAL DISTRICT

#### Section 6.00 GENERAL DESCRIPTION

The "R-2" Mixed Residential District is to provide for single, two-family, and low-density residential development. The principle use of land may range from single family to low density multiple-family dwelling units, which may permit up to a maximum of eight (8) dwelling units as well as rowhouses and condominiums. Certain uses are permitted that are more compatible with intensive residential uses than with commercial uses. The recreational, religious, and educational facilities normally found in an orderly and attractive residential area are included. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each use permitted in the district.

#### Section 6.01 PRINCIPAL PERMITTED USES

Property and buildings in an "R-2" Mixed Residential District shall be used only for the following purposes:

1. Any use principally permitted in the "R-1" Single Family Residential District.
2. Condominiums and rowhouses up to eight (8) units provided each unit has individual access to essential services.
3. Multiple-family dwellings up to eight (8) units.
4. Private club or lodge, excepting one where the major activities are a service customarily carried on as a business.
5. Accessory uses and buildings that are customarily incidental to any of the above stated uses.

#### Section 6.02 SPECIAL EXCEPTIONS

Property and buildings in this District may be used for the following purposes in accordance with the provisions contained herein if the Board of Adjustment deems them appropriate:

1. Any special exception allowed in the "R-1" Single Family Residential District, unless said use is specifically listed as a principally permitted use in this District.
2. Child care centers, institutional.
3. Mortuary or funeral homes.
4. Planned unit developments upon tracts of ten (10) acres or more, subject to the requirements in Section 3.18.
5. Group care facilities.
6. Accessory uses and buildings that are customarily incidental to any of the above stated uses.

Section 6.03     HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 6.04     OFF STREET PARKING AND LOADING REQUIREMENTS

Shall be those regulations as specified in Section 16.00.

Section 6.05     SIGN REGULATIONS

Shall be those regulations specified in the "R-1" Single Family Residential District