

ARTICLE VII GENERAL RESIDENTIAL DISTRICT, R-2

SECTION 7.01 – INTENT

The intent is to establish and preserve medium density residential neighborhoods, free from other uses except those that are compatible to the residents of this district.

SECTION 7.02 – PERMITTED PRINCIPAL USES

- A. Detached single-family dwelling unit.
- B. Two-family dwellings. (See Section 17.02, D)
- C. Family care facility, as defined.
- D. Home office, as defined.
- E. Temporary dwelling during construction. (See Section 3.07)
- F. Customary accessory buildings. (See Section 3.05)
- G. The temporary storage of one recreational vehicle on the rear or side of a lot containing a permanent dwelling no nearer than five (5) feet to any lot line. (See Section 3.11, A-2) On a lot with a two-family dwelling, one recreational vehicle per dwelling unit would be allowed.
- H. Church, place of worship, and related structures such as a parish hall or parsonage, etc. (See Section 20.01, D)

SECTION 7.03 – REQUIREMENTS FOR PRINCIPAL USE

No more than one single-family dwelling unit may be located on a lot, except one guest house may be allowed under Section 7.04.

SECTION 7.04 – SPECIAL PERMIT USES

The following uses may be authorized by the Planning Commission provided a Special Use Permit is approved in accordance with the procedures, provisions and standards of Article XVIII. Special Use Permits shall be issued only on lots fronting on and with principle driveway access to a public street, and located and designed to avoid undue traffic, noise or other nuisances or dangers. All lighting shall be directed away from residential uses.

- A. School, cemetery, library, community building, publicly owned building.
- B. Recreational facilities compatible with the intent of this district.
- C. Group care facility, as defined.
- D. Guest house, as defined.

- E. Home occupation. (See Section 20.01, L)
- F. Public utility buildings without outdoor storage yards for vehicles or equipment.
- G. Bed and breakfast facility. (See Section 20.01, A)
- H. Multiple family dwellings not to exceed thirty-five (35) feet in height, including boarding houses, rooming houses, apartment houses, housing for the elderly, convalescent or nursing homes subject to the requirements of Article XVII, Schedule of Regulations, and approval of the District Health Department.

SECTION 7.05 – NATIVE PROTECTION STRIP

Where those lands border a body of water in the R-2 district, there shall be a strip of land parallel to the water's edge and twenty (20) feet in depth, which shall be strictly maintained in its natural state, except trees or shrubs may be planted to protect the shoreline from erosion or to improve aesthetics. Trees, shrubs and undergrowth in a space fifty (50) feet wide within the native protection strip may be trimmed and pruned for a filtered view of the water and for locating a dock.

SECTION 7.06 – SPECIAL CONSIDERATIONS

In R-2 districts that have evolved into high density areas with many non-conformances due to lot size, special consideration may be given to the granting of lot size and setback variances.