

SUBCHAPTER 1E "R-2" GENERAL RESIDENTIAL DISTRICT

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5-1E-1 "R-2" DISTRICT REGULATIONS. The regulations set forth in this Chapter or set forth elsewhere in this Title, when referred to in this Chapter, are the regulations of the "R-2" General Residential District.

5-1E-2 USE REGULATIONS. A building or premises shall be used only for the following purposes:

1. Multiple family dwellings.
2. Board and lodging houses.
3. Private clubs and lodges.
4. Hospitals, clinics or institutions not primarily for the mentally ill or those with contagious diseases, provided that less than forty percent (40%) of the total land area is occupied by buildings and that all the required yards are increased by one foot (1') for each one foot (1') of building height in excess of height limits as specified in this Title.
5. Hospitals, nursing homes, clinics and educational, philanthropic, or religious institutions, except for those for criminals or for the mentally ill. (Ord. 1095, 08-01-2011)
6. Nursery school.
7. Any allowable use in the R-1 Residential District.

5-1E-3 PARKING REGULATIONS. Off street parking spaces shall be provided in accordance with the requirements for specific uses set out in Subchapter 1L.

5-1E-4 HEIGHT REGULATIONS. The height regulations are the same as those in the "R-1" Residential District.

5-1E-5 AREA REGULATIONS.

1. Yards. The front, side, and rear yard regulations are the same as those in the "R-1" Residential District.
2. Minimum Lot Area:
 - a. A lot occupied by a single-family dwelling or a boarding or lodging house shall contain not less than six thousand square feet (6,000') and shall be not less than fifty feet (50') in width.
 - b. A lot occupied by a two-family dwelling or a multiple-family dwelling shall contain not less than three thousand square feet (3,000) for each dwelling unit and shall be not less than fifty feet (50') in width.

- c. A lot occupied by three or more dwelling units shall contain not less than one thousand and five hundred square feet (1,500) for each dwelling unit and shall be not less than sixty feet (60') in width.
- d. A lot having an area or width less than herein required and which was recorded under separate ownership from adjoining lots at the effective date of this Ordinance may be occupied by a single-family dwelling or by any other permitted non-residential use.

5-1E-6 DEFINITION OF RECREATIONAL VEHICLE AND VESSEL. The definitions are the same as those in the R-1 Residential District.

5-1E-7 REGULATIONS GOVERNING RECREATIONAL VEHICLES AND VESSELS. The regulations are the same as those in the R-1 Residential District.

5-1E-8 HOME OCCUPATIONS. Refer to SUBCHAPTER 1X HOME OCCUPATIONS

TITLE V LAND USE REGULATIONS

CHAPTER 1 ZONING REGULATIONS

