

Minimum Lot Size: 8,000 square feet in area.

Minimum Lot Width: 70 feet.

Minimum Required Setback Dimensions in Feet: Front - 25 feet, Total of two sides of 20 feet (8'/12' minimums); Rear - 30 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

Sec. 5.04      R-2, Low Density Residential District

The following regulations shall apply in R-2 Low Density Residential District.

(a) Permitted Principal Uses:

1. Single family detached dwelling.
2. Duplex.
3. Single family attached dwellings with no more than four (4) contiguous units.
4. Local government, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.

(b) Permitted Accessory Uses:

1. Home occupation, as defined in Article II and meets the requirements of Section 3.11.
2. Any use customarily incidental to the above permitted principal use such as but not limited to garages, greenhouses, swimming pools and appurtenances, play houses and accessory buildings. In case a question arises as to the degree of incidentalness, the Board of Zoning Appeals shall rule.

(c) Special Exceptions Requiring Board of Zoning Appeals Approval:

1. Religious institutions.
2. Family day care home, group day care homes, and adult day care facility.
3. Private and public educational institutions.
4. Public, non-profit and community facilities; recreation areas and uses and ancillary structures such as, but not limited to, picnic grounds,

playgrounds, stadiums, swimming pools, tennis courts and baseball fields including stands and fences; community centers; libraries and museums.

5. Permanent and transient group care facilities.

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area (Footprint of the building) to Lot Area Ratio: 30% for permitted uses and 60% for Special Exceptions.

Minimum Size of Lot: 8,000 square feet for single family detached and duplexes and 4,000 square feet for each additional unit.

Minimum Lot Width-45 feet

Minimum Required Setback Dimensions in Feet: Front – 20 feet; Each Side - 8 feet; Rear – 25 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this Ordinance for applicable site plan review regulations.

Sec. 5.05 R-3, Medium Density Residential District (Ord. 5-2014 Amended Effective 6/12/14)

The following regulations shall apply in R-3 Medium Residential Districts.

(a) Permitted Principal Uses:

1. Duplex.
2. Single family attached dwellings with no more than 8 contiguous units.
3. Public, non-profit and community facilities; recreation areas and uses and ancillary structures such as, but not limited to, picnic grounds, playgrounds, stadiums, swimming pools, tennis courts and baseball fields including stands and fences; community centers; libraries and museums.
4. Business and professional offices; including office building uses resulting from professional services, business services, accounting, banking, drafting, and graphic arts. (Ord. 5-2014 Revised Effective 6/12/2014)
5. Hospital, clinic, mental health clinic, and related medical office uses.
6. Animal hospitals/clinics.
7. Buildings and meeting rooms which are associated with charitable, philanthropic, civic, or professional clubs.