

SECTION 2.13 C-R2 RESIDENTIAL

A. Intent

This district provides for multiple-family development capable of being adequately served by public services. Planned unit developments and planned variations are encouraged to promote innovative approaches to housing and environmental design.

B. Space and Bulk Requirements

Maximum residential density	Sixteen (16) dwelling units per one (1) acre
Minimum lot area	Five thousand four hundred (5,400) square feet
Minimum lot width	Fifty (50) feet
Minimum required setback	front Twenty-five (25) feet
	side Five (5) feet or not less than one-third (1/3) of the building height, whichever is greater
	rear Twenty-five (25) feet

See Section 3.06 C. for Accessory Structure setbacks

Maximum building height Seventy-two (72) feet

C. General Standards

See Supplementary Regulations – Chapter 3

D. Permitted Uses

1. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
2. Two-family dwelling
3. Boarding house
4. Day care home
5. Agriculture, including any and all structures or buildings needed to pursue such activities
6. Open space land
7. Accessory buildings and uses

E. Conditional Uses

1. Home occupation
2. Community residential facility serving eight (8) or fewer persons
3. Multiple family dwelling not more than thirty-six (36) feet high

F. Special Exceptions

1. Residential mini-warehouse
2. Personal services
3. Professional business, and governmental office
4. Parking lots of more than four (4) spaces for off-premise parking of commercial and business use
5. Multiple-family dwelling of more than thirty-six (36) feet high
6. Day care center

7. Community residential facility serving nine (9) or more persons
8. Long-term care facility
9. Public and quasi-public buildings and uses
10. Public utility
11. Temporary uses