

CHAPTER 11. RS-2 – MEDIUM DENSITY RESIDENTIAL DISTRICT

- 11.1 **PURPOSE.** The RS-2 Medium Density Residential District is intended to provide for a higher density of single-family homes than the RS-1 District, as well as making residentially related facilities available to serve the needs of the residents within this district.
- 11.2 **PERMITTED USES.** No building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:
- A. Accessory Buildings less than or equal to the footprint of the principal structure, Subject to Section 8.2.
 - B. Single Family Detached Dwelling
 - C. Group Home
 - D. Home Occupation, Subject to Article Two, Section 8.18.
 - E. Public Parks
 - F. Subdivision or Condominium, subject to Chapter 3
 - G. Open Space Preservation Development or Condominium, subject to Chapter 3 and Section 8.45
- 11.3 **SPECIAL LAND USES.** The following may be permitted after the review and approval of the special land use by the Planning Commission.
- A. Accessory Buildings Greater than the Footprint of the Principal Structure, subject to Section 8.2 and Section 20.11.
 - B. Bed and Breakfast, subject to Section 20.15.
 - C. Boarding/Lodging House, subject to Section 20.17.
 - D. Church, subject to Section 20.21.
 - E. Group Day Care having 7-12 children, subject to Section 20.23.
 - F. Earth Sheltered Dwelling, subject to Section 20.25.
 - G. Educational Facilities, subject to Section 20.28.
 - H. Foster Care, subject to Section 20.29.
 - I. Large and Small Places of Assembly, subject to Section 20.39.
 - J. Roadside Stand, subject to Section 20.42.
- 11.4 **DISTRICT REGULATIONS.** The following requirements are the minimum permitted in the RS-2 Medium Density Residential District.

- A. Minimum Lot Area: The minimum net lot size in the RS-2 Medium Density Residential District shall be ten thousand (10,000) square feet.
- B. Minimum Lot Width: The minimum lot width shall be seventy-five (75) feet.
- C. Maximum Lot Coverage: The maximum lot coverage in the RS-2 Medium Density Residential District shall be **Twenty Five (25)** percent.

Revised 12-9-04/Revision B

- D. Maximum Building Height: No dwellings, buildings, or structures, or parts thereof shall be hereafter erected, altered or moved on any land or premises in this district which shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet from the ground level, whichever is less.
- E. Minimum Building Setbacks:
 - 1) Measurement: All setbacks shall be measured to the foundation, or the face of the building, if cantilevered.
 - 2) Front: Each lot shall have a front yard of not less than twenty-five (25) feet in depth from the right-of-way line.
 - 3) Side: All lots shall maintain a fifteen (15) foot side yard along each side lot line.
 - 4) Rear: Every dwelling or other principal building hereafter erected shall have a rear yard not less than twenty-five (25) feet in depth.
 - 5) Exceptional Yard Conditions: Where the shape of the lot or other circumstance results in conditions to which the provisions of this section governing yard requirements are inapplicable or would create a hardship, the Zoning Board of Appeals shall prescribe such requirements.
- F. Dwelling Units per Acre: The maximum number of dwelling units per acre in the RS -2 Medium Density Residential District is 3.5 units per acre.
- G. Minimum Floor Area: All dwellings shall contain a minimum of one thousand (1,000) square feet of floor area and a minimum core area of living space measuring at least twenty (20) feet by twenty (20) feet in size.