

**Zone District: R-2 (Single Family Residential)**

Purpose. The standards of this district (R-2) are designed to retain and provide areas primarily for single-family development of medium density.

Setbacks:	Front 25'	Side 5'	Rear 15'
Coverage:	50%		
Max. Height	35'		
Minimum Lot Width:	50'		
Minimum Lot Size:	5,000 Square Feet		

**Single Family Homes:** § 17-4-11 Single family home placement standards

**Off Street Parking** § 17-4-42 Off-street parking residential

**Landscape:** Not required

**Outdoor Lighting** § 17-4-52 Outdoor Lighting Performance Standards.

**Public Sidewalks:** § 17-4-44

**Permitted Uses** § 17-4-51(c)

**Uses by right.**

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. Accessory community garden | 3. Manufactured home, one-family |
| 2. Home, Disabled             | 4. Residence, one-family         |
|                               | 5. Residence, townhouse          |

**Uses by review.**

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 1. Accessory pigeon and dove keeping | 8. Home, elderly foster            |
| 2. Bed and breakfast home            | 9. Home, Foster                    |
| 3. Bed and breakfast inn             | 10. Parks, trails and open space   |
| 4. Child care center                 | 11. Public utilities               |
| 5. Commercial, established           | 12. Recreation facilities, indoor  |
| 6. Community center                  | 13. Religious institution          |
| 7. Funeral home                      | 14. Residence, two-family (duplex) |
|                                      | 15. Wedding facility               |

**Conditional uses:**

- |   |  |
|---|--|
| 1. Accessory medical marijuana home cultivation | 6. Home based business                 |
| 2. Accessory solar array                        | 7. Legal non-conforming uses           |
| 3. Child care home                              | 8. Temporary construction yard         |
| 4. Community garden                             | 9. Temporary model home (sales office) |
| 5. Development in floodplain                    |  |