

§ 152.025 GENERAL RESIDENTIAL DISTRICT (R-2).

- (A) *Purpose.* The purpose of this District is to allow medium density development of five to eight dwelling units per acre with a broad range of housing types.
- (B) *Permitted uses.*
- (1) *General.* All permitted uses of the R-1 District.
 - (2) *Residential.* Accessory apartments and two-family dwellings.
- (C) *Conditional uses.*
- (1) *General.* All conditional uses of the R-1 District.
 - (2) *Residential.* Multi-family dwellings, including townhouses and condominiums, provided that there are no more than four units in a row or in a single building and provided that they are developed on an identified arterial or collector street.
- (D) *Accessory uses.* All accessory uses of the R-1 District.
- (E) *Yard requirements.*
- (1) *General yard requirements.*

	<i>One Family</i>	<i>Two Family</i>	<i>Multi Family</i>	<i>Accessory Buildings</i>	<i>All Other Uses</i>
Lot area, minimum sq. ft.	7,000	12,000	18,000		14,000
Lot frontage, minimum at front yard setback	50 feet	75 feet	75 feet		75 feet
Lot frontage for shoreland, minimum at front yard setback					
Sewered lots	75 feet	115 feet	175 feet		75 feet
Unsewered lot	100 feet	150 feet	225 feet		100 feet
Front yard setback	25 feet	25 feet	25 feet	25 feet	75 feet
Rear yard setback	35 feet	35 feet	35 feet	5 feet	35 feet
Side yard setback					
Interior	7 feet	10 feet	10 feet	7 feet Attached 5 feet Detached	
Corner	10 feet	15 feet	1 foot	10 feet	15 feet
Shoreland setback					
Sewered lots	50 feet	50 feet	50 feet	30 feet	50 feet
Unsewered lots	100 feet	100 feet	100 feet	30 feet	100 feet
Sewage treatment system					75 feet

(2) *Nongeneral yard requirements.* The above general yard requirements shall apply, except as follows:

- (a) Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be

the average of the adjacent structures. If there is one adjacent structure, the minimum front yard setback shall be the average of the adjacent structure and the required setback. In no case shall the front yard setback be less than 15 feet or exceed 35 feet;

(b) Where a detached accessory building is located entirely within the rear one half of a lot, the interior side yard setback for that accessory building may be three feet;

(c) Buffers and essential services shall have no setback requirements, and parking lots shall have no setback requirements except in shoreland;

(d) Additional yard requirements for signs are set forth in this Chapter;

(e) Setbacks for the following uses located within the shoreland shall not be less than:

1.	Boat docks:	0 feet.
2.	Boathouses:	10 feet.
3.	Detached decks:	10 feet.
4.	Fences:	0 feet.
5.	Gazebos:	10 feet.
6.	Parking lots:	30 feet.
7.	Pumphouses:	5 feet.
8.	Recreational equipment:	10 feet.
9.	Satellite dishes:	30 feet.
10.	Screen houses:	10 feet.
11.	Signs:	5 feet.
12.	Storage buildings:	30 feet.

(f) A water-oriented accessory structure may be located on the lot at less setback in conformance with this Chapter; and

(g) The lot area shall not be less than 6,000 square feet for each dwelling unit in a multiple family structure having four dwelling units or less and an additional 750 square feet for each dwelling unit over four dwelling units.

(F) *Additional restrictions.* Performance standards and supplemental restrictions are set forth in this Chapter.