R-2 RESIDENTIAL

SEC. 931 PURPOSE AND INTENT

The R-2 district is designed to accommodate a single-family residence on a minimum lot size of eighteen thousand (18,000) square foot lots. R-2 Districts have the following characteristics:

SEC. 932 USES PERMITTED

A. Any accessory structure as permitted in Article 10, Sec. 1002.

B. Single Family Dwelling~~s~~.

1. Lot Area: Eighteen thousand (18,000) square feet.
2. Lot Width: Seventy five (75) feet.
3. Front Yard: Twenty-five (25) feet except on the bulb part of a cul-de-sac, the front yard may be reduced by five (5) feet.
4. Side Yards: Fifteen (15) feet each.
5. Rear Yard: Twenty-five (25) feet.
6. Maximum Building Height: Thirty five (35) feet.
7. Other Requirements: As required by Article 11(Parking Standards).

SEC. 933 CONDITIONAL USE PERMIT REQUIRED

A. Any use permitted with a Conditional Use Permit in Article 10, Sec. 1003.

B. Farm Animals:

1. Each 130,680 (3 acres) square foot R-2 parcel may contain two farm animals providing:

   a) No barn, corral or stable may be located in the required front yard.

   b) No barn, corral or stable shall be located closer to the required side or rear lot lines than one hundred (100) feet.

   c) Pigs and/or goats are not permitted.

   d) Each farm animal shall have four hundred (400) square feet of stock-tight corral fencing with shelter in accordance with B(1)(a) and B(1)(b) above.

   Example:

   An 130,680 square foot R-2 zoned parcel can support up to two (2) farm animals providing; a minimum of 800 square feet of stock-tight corral fencing with shelter

not closer than one hundred (100) feet from the side and rear property lines.

2. For each additional 36,000 square feet of parcel area an additional farm animal will be permitted.

3. The presence of offensive or noxious gases or odors prohibited.

Every owner, tenant, or occupant of any premises within the R-2 (Residential) Zoning District, in or upon which animals other than household pets are kept and maintained for family food and/or recreation, including, but not limited to, dairy animals, small poultry, cattle, sheep, llamas, horses, mules, ostriches, emus and turkeys shall at all times keep and maintain such premises covered, enclosed, protected, cleaned, drained, and disinfected that no offensive or noxious gases, odors or noises may or shall arise therefrom. Any such premises which are not at all times kept and maintained so covered, closed, protected, cleaned, drained, and disinfected as to prevent any and all offensive noxious gases and odors arising therefrom, or which are allowed or suffered to become a breeding place for flies and insects or to become offensive or noxious to the residents in the immediate neighborhood are hereby declared to be a nuisance.

C. Guesthouses and Cottages (non-rental, residential units only):

1. Minimum lot area: thirty six thousand (36,000) sq. ft.
2. Lot width: seventy five (75) feet.
3. Front yard: not permitted.
4. Side yard: fifteen (15) feet.
5. Rear yard: twenty five (25) feet.
6. Maximum building height: twenty (20) feet.

SEC. 934 USES PROHIBITED

A. Any use not permitted or not permitted with a Conditional Use Permit is prohibited.