

H. R2 – High Density Residential

This district provides a high-quality environment for individual mobile homes, either owned or leased, in a planned development. This district also permits single, two- and multiple family dwellings, community facilities and public utility installations that are necessary to serve the public.

1. Uses Permitted

Dwelling, multi-family
Dwelling, one-family detached
Dwelling, mobile home park
Dwelling, semi-detached
Dwelling, two-family detached
Dwelling, townhouse

2. Allowed Conditional Uses

Administrative Services Community Assembly
Community Education
Cultural and Recreational Services

3. Prohibited Uses

Special training and schooling services offered by private individuals for profit nor technical schools, colleges, or universities
Any use not specifically allowed

4. Minimum Lot Area

Area: 6,000 sq. ft. for the first unit
3,000 sq. ft. for each additional unit

5. Minimum Lot Width at Building Line

Lot Width: 50 ft.

6. Minimum Yard Depths/Building Setbacks

Front – 25 ft.
Rear - 25 ft.
Side
1 or 2 stories – 5 ft.
3 stories – 10 ft.
Side on a corner lot – 50% greater than minimum side yard requirement

7. Maximum Lot Coverage of Structures

Coverage of Structures – 35% of total lot

8. Maximum Height:

Principal Building Height – 3 stories Accessory Structures
Height – 1 story

9. Accessory Structures size limits

Size limits – 400 sq. ft.