

**ARTICLE 6.00  
RS-2 RESIDENTIAL DISTRICT**

SECTIONS: 6.01 Intent  
6.02 Permissive Uses  
6.03 Permitted Special Uses  
6.04 Conditional Uses  
6.05 Accessory Uses  
6.06 Parking Regulations  
6.07 Sign Regulations  
6.08 Density, Area, Yard and Height Regulations

6.01 INTENT. This district is intended to provide for areas of residential use with a gross density of generally five to seven dwelling units per acre. The district permits single family dwellings and such supportive community facilities as parks, playgrounds, schools, libraries and churches. It is intended that this district provide protection for those areas existing as or planned for single family neighborhoods. A central sanitary sewer system must be available to serve these developments.

6.02 PERMISSIVE USES. A building or premises shall be permitted to be used for the following purposes in the RS-2 Residential District:

- (a) Single family dwelling.
- (b) Neighborhood utilities.

6.03 PERMITTED SPECIAL USES. A building or premises may be used for the following purposes in the RS-2 Residential District in conformance with the conditions prescribed herein or by obtaining a conditional use permit for such use in conformance with the requirements of Article 19.00:

- (a) Churches:
  - (1) One of the principle frontages of the premises shall abut upon an arterial or collector street.
  - (2) The main building line shall be set back twenty-five feet from the side lot lines.
- (b) Elementary and high schools:
  - (1) One of the principle frontages of the premises shall abut upon an arterial or collector street.
  - (2) The main building shall be set back twenty-five feet from the side lot lines.
- (c) Antenna support structure, subject to:
  - (1) Stealth design approved by the County Planning Director.

6.04 CONDITIONAL USES. A building or premises may be used for the following purposes in

the RS-2 Residential District if a conditional use permit for such use has been obtained in conformance with the requirements of Article 19.00:

- (a) Group daycare.
- (b) Private lake.
- (c) Two-family dwelling.
- (d) Group home.
- (e) Nursing home.
- (f) Convent and monastery.
- (g) Electrical substation.
- (h) Public utility facility.

6.05 ACCESSORY USES. Accessory uses and buildings permitted in the RS-2 Residential District are buildings and uses customarily incident to any of the permitted uses in the district.

6.06 PARKING REGULATIONS. Parking within the RS-2 Residential District shall be regulated in conformance with the provisions of Article 16.00.

6.07 SIGN REGULATIONS. Signs within the RS-2 Residential District shall be regulated in conformance with the provisions of Article 17.00.

6.08 DENSITY, AREA, YARD AND HEIGHT REGULATIONS. The maximum height and minimum lot requirements within the RS-2 Residential District shall be as follows:

- (a) General requirements:

	<u>All Uses</u>		
	<u>Except Duplexes</u>	<u>Duplexes</u>	<u>Corner Lots</u>
Density.....	5500 sq. ft. ....	4350 sq. ft. ....	6000 sq. ft.
Lot Area.....	5500 sq. ft. ....	8700 sq. ft. ....	6000 sq. ft.
Lot Width.....	50'.....	60'.....	60'
Front Yard.....	25'.....	25'.....	25' *
Side Yard.....	5' **.....	5' **.....	5' **
Rear Yard.....	25'.....	25'.....	15'
Maximum Height.....	35'.....	35'.....	35'

\* The front yard along the side street side of a corner lot may be reduced to 20 feet.

\*\* The side yard will be required to be increased to ten feet when the building is three stories in height or more.

- (b) There shall be a required front yard on each street of a double frontage lot.

- (c) Buildings with side yard setbacks less than required herein may have additions erected in line with the existing building and provided further that said additions will be erected no closer to the lot line than the existing building.