

ARTICLE 5
"R-2" MEDIUM-DENSITY RESIDENTIAL DISTRICT

5.01 DESCRIPTION AND PURPOSE

This zoning district is intended for medium-density, single-family, and two-family dwellings. Related residential activities may also be permitted under certain conditions.

5.02 PERMITTED LAND USES

The following uses of land and buildings are permitted by right:

- A. Single-family dwellings
- B. Two-family dwellings
- C. Family day-care homes
- D. Home occupations, as permitted in Article 17
- E. State-licensed residential facilities (6 or fewer persons)

5.03 SPECIAL LAND USES

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Adult day-care homes
- B. Bed and breakfasts
- C. Boarding rooms
- D. Group day-care homes
- E. Public or institutional uses
- F. State-licensed residential facilities (more than 6 persons).

5.04 ACCESSORY USES AND BUILDINGS

- A. Accessory uses incidental to a permitted principal use are permitted when located on the same lot.
- B. Accessory buildings and structures shall meet the provisions of Article 17.

5.05 HEIGHT AND AREA REGULATIONS

The use of land and buildings in this district shall meet the Schedule of District Regulations in Article 3.

5.06 PARKING REQUIREMENTS

All uses permitted in this district shall meet the off-street parking requirements of Article 18.

5.07 GENERAL PROVISIONS

All applicable provisions in Article 17 shall be met.