

## ARTICLE IX

### MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2)

#### SECTION 900 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for medium density residential development, with a *net density of approximately three (3) dwelling units per acre or less.*

#### SECTION 901 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Home occupations in compliance with Section 406 of this Ordinance.
- D. Common open space or recreational facilities approved as part of the subdivision approval process, excluding country clubs and the like which shall be regulated as public/quasi public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Madison County Subdivision Regulations.
- E. Public roads and highways, excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.
- F. *Public* recreational or open space facilities.

#### SECTION 902 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

The only conditional uses that may be considered for location in R-2 Medium Density Residential districts are public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

#### SECTION 903 - DIMENSIONAL REQUIREMENTS

903.01 Maximum Building Height: 40 feet or 2 ½ stories.

903.02 Minimum Lot Area: 10,600 square feet.

903.03 Minimum Lot Width: 75 feet.

903.04 Minimum Yards:

- (a) Front yard: 30 feet from the street right-of-way line to the building setback line. See Section 401.02 regarding double-frontage and corner lots.
- (b) Side yards: 10 feet.
- (c) Rear yard: 25 feet.

903.05 Accessory Buildings: No accessory building shall be located in the front yard or side yard of any principal structure in this district. No accessory building shall be located in the rear yard closer to the rear lot line than 10 feet, nor shall an accessory building occupy more than 25 percent of a required rear yard.

**SECTION 904 - SWIMMING POOLS**

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

**SECTION 905 - OFF-STREET PARKING REQUIREMENTS**

See Article XXIII for off-street parking and loading requirements for residential and other uses allowed in R-2 districts.

**SECTION 906 - SIGNS**

See Article XXV for sign regulations.