

**ARTICLE 5**  
**R-2 RESIDENTIAL DISTRICT 2**

**SECTION 5.01 STATEMENT OF PURPOSE**

The Residential District 2 is intended as a district in which the principal use of the land is for single-family dwellings. The specific intent of this Article is to establish high standards of residential occupancy in a suburban type setting and to discourage any land use which would generate traffic on minor or local streets other than normal traffic to service single-family residences on those streets.

**SECTION 5.02 PERMITTED USES**

The following and no other uses shall be permitted in all R-2 Residential Districts

- A. Single-family detached dwellings.
- B. Swimming pools, subject to the provisions of Section 13.28.
- C. Accessory buildings and structures customarily accessory to single family dwellings, subject to Section 13.16.
- D. Home occupations, as defined in Article 20.
- E. State licensed residential facilities that provide residential services for 6 or fewer persons, but not including adult foster care facilities licensed by a state agency for the care and treatment of persons released from or assigned to adult correctional institutions.
- F. Family day care homes.
- G. Public elementary schools, intermediate schools or high schools, offering courses in general education.

**SECTION 5.03 USES PERMITTED BY SPECIAL USE PERMIT**

The following uses may be permitted by issuance of a special use permit as provided for in Article 17, after review and approval of a site plan as required by Article 19.

- A. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including storage

yards, provided that such uses are not injurious to the surrounding neighborhood and conform with the spirit and purpose of this ordinance. All such buildings shall be architecturally compatible with single family buildings in the vicinity.

- B. Two-family dwellings.
- C. Publicly owned and operated libraries, parks, parkways, and recreational facilities. All such buildings shall be architecturally compatible with the existing or master planned single family residential character.
- D. Churches, subject to Section 13.51.
- E. Golf courses, subject to the use being part of an RPUD.
- F. Municipal buildings and uses. Outdoor storage yards shall not be permitted.
- G. Storage structures (non-commercial) pursuant to Section 13.37.
- H. Group day care homes subject to the requirements of Section 13.38.
- I. Parochial and private elementary schools, intermediate schools, high schools and/or schools or colleges offering courses in general education not operated for profit. All such facilities shall be architecturally compatible with the existing or intended single family residential character.

#### **SECTION 5.04 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS.**

The following dimension restrictions apply to uses in the Residential District II:

- A. **Minimum Lot Area.** The minimum lot area, exclusive of road right-of-way, shall not be less than 30,000 square feet without sanitary sewer and 20,000 square feet with sanitary sewer exclusive of road right-of-way.
- B. **Maximum Lot Coverage.** The maximum lot coverage shall be 30%.
- C. **Lot Dimensions.**
  - 1. The minimum frontage of a lot along any public or private road and the minimum lot width as measured at the front yard setback line, shall be 120 feet without sanitary sewer and 100 feet with sanitary sewer, with the exception of those lots set forth in 5.04 F.

2. The lot depth shall not be greater than 3 times its width.

**D. Maximum Height and Building Requirements.**

1. The maximum building height shall not exceed 2.5 stories nor exceed 30 feet in height.
2. The minimum roof overhang on the eaves shall be not less than 4 inches each, and the minimum roof pitch shall be not less than 3 on 12.
3. The minimum floor area of each dwelling unit shall be 960 square feet.

**E. Minimum Setbacks.**

1. The minimum building setbacks shall not be less than the following:  
Front: 70 feet  
Side: 20 feet  
Rear: 50 feet
2. Corner lots and lots that abut more than 1 street shall have a front yard along each street and shall provide the required front yard setback from each street.

**F. Lot Dimension Exceptions.** Notwithstanding the above, lots in the following locations shall be allowed to be used for single family development, provided that the following dimensional requirements are met.

1. Lots recorded in the Howell Lake Manor Subdivision as of 12/01/02 which are a minimum of 60 feet in width.
2. Platted lots or parcels or lots of record as of 12/01/92 in the Oakwoods Country Club, Oakcrest Beach, or Howell Lake Oak Grove subdivisions which are 80 feet in width.
3. Platted lots or parcels or lots of record in the Oakwoods Country Club, the Oakcrest Beach, the Howell Lake Manor or the Howell Lake Oak Grove subdivisions, shall be subject to the following minimum yard setbacks for a single family dwelling:  
  
Front: 25 feet  
Side: at least one – 15 feet  
total of two – 20 feet  
Rear: 40 feet

**G. Emergency Vehicle Access.** A minimum 15 foot clear pathway to the back of the lot for emergency vehicle access must be provided on each lot or parcel.

- I. **Detached Garage Setbacks.** Detached garages shall be placed behind the front building line of the dwelling, except that on a lake front lot in the Residential District 2, a detached garage may be located on the street side of the dwelling. On a lakefront lot in the Residential District 2, the minimum front yard setback for the garage shall be 10 feet or the average of the garage setbacks on the lots on either side of the garage, on the same side of the street, whichever is greater. The averaged front setback standard shall apply only to detached garages, not to outbuildings or to garages attached to the dwelling. All other requirements of this ordinance shall continue to apply.