

5.4 R-2 Two-family Residence District

No building or use shall hereafter be established or enlarged within the R-2 Family Residence District unless it conforms to the following regulations:

a. Permitted Uses.

- (1) Any use permitted in R-1 District.
- (2) Two-family dwellings.

b. Conditional Uses. See Section 6 for specific conditional uses and conditions.

c. Lot Size Requirements.

- (1) On-site sewage disposal systems:
 - (a) Minimum lot area: 20,000 square feet for single family homes; 30,000 square feet for two-family homes, except that where a part of either dwelling unit consists of a second floor, the minimum lot area may be 25,000 square feet, except where State Department of Natural Resources regulations require more.
 - (b) Minimum lot width: 100 feet.
- (2) With municipal sewers:
 - (a) Minimum lot area: 12,000 square feet for single family homes; 15,000 square feet for two-family homes.
 - (b) Minimum lot width: Eighty feet (80').

d. Building Bulk Limitations.

- (1) Maximum building height: Thirty-five feet (35').
- (2) Lot coverage: No more than forty percent (40%) of the area of the lot shall be occupied by a principal building and its accessory buildings.
- (3) Yard requirements:
 - (a) A front yard not less than thirty feet (30').
 - (b) A side yard on each side of the lot not less than ten feet (10').
 - (c) A rear yard not less than fifty feet (50').

e. Building Coverage and Construction Specifications. All dwellings hereafter constructed or erected shall conform to the following regulations:

- (1) The minimum building width shall not be less than twenty-two feet (22').
- (2) All dwellings shall be constructed or erected on a Uniform Dwelling Code - approved foundation.
- (3) Manufactured dwellings and manufactured homes shall be constructed and installed pursuant to the manufacturer's specifications.

5.5 R-3 General Residence District

No building or use shall hereafter be established or enlarged within the R-3 General Residence District unless it conforms to the following regulations:

a. Permitted Uses. Any use permitted in the R-2 Residence District.

b. Conditional Uses. See Section 6 for specific conditional uses and conditions.

c. Lot Size Requirements.