

6.2 - R-2 LOW DENSITY RESIDENTIAL DISTRICT

6.2.1 PERMITTED USES:

Within the R-2 Low Density Residential District the following uses are permitted:

- 6.2.1.1 All uses permitted in the R-1 Low Density Residential District provided all other R-2 requirements are observed;
- 6.2.1.2 Publicly owned recreational facilities and grounds;
- 6.2.1.3 Cemeteries; and
- 6.2.1.4 Local or counsel headquarters of national, nonprofit organizations providing for the education, attainment of high morals, good citizenship, and character of young men and women from the ages of nine (9) to sixteen (16) years inclusive provided:
 - A. The buildings are placed no less than fifty (50) feet from the side property lines;
 - B. The lot area contains no less than fifty thousand (50,000) square feet; and
 - C. No external evidence of such use of the property other than a sign attached to the principal building, not more than two (2) square feet in area.

6.2.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.2.2.1 All special exceptions permitted in the R-1 Low Density Residential District.
- 6.2.2.2 Swimming clubs, tennis clubs, and similar recreational facilities, provided:
 - A. They are owned and operated by private clubs organized as nonprofit associations, whether incorporated or not, conducting noncommercial recreational activities for the exclusive use of club members and their guests;
 - B. Community recreational facilities must be located on an arterial or collector street as designated on the city's Zoning Map and have a minimum lot size of ten (10) acres. A neighborhood recreational facility may be located on a minor street and must have a minimum lot size of one-half (0.5) acre. Membership to the neighborhood

facility will be limited to families residing in the subdivision or a designated neighborhood and shall not exceed two hundred (200) memberships;

- C. All buildings, machinery, and equipment shall meet the minimum setback requirements of the district in which the facility is located;
- D. The sale of merchandise, excluding refreshments to be consumed on the premises by members and their guests, shall be prohibited;
- E. One (1) identification sign, with an area not to exceed twelve (12) square feet, shall be permitted;
- F. Noise and glare shall be minimized. Outdoor loud speakers, juke boxes, public address systems, electric amplifiers, and similar electronic devices shall not be permitted; and
- G. Neighborhood recreational facilities shall have no parking requirements.

6.2.2.3 Golf courses provided:

- A. Minimum size for a par-3 golf course shall be twenty (20) acres; for an executive golf course, fifty (50) acres; and for a regulation golf course, one hundred twenty (120) acres;
- B. Location shall be on a collector or arterial street with direct access provided by such street unless waived by the Board of Zoning Appeals as a result of conditions unique to the site;
- C. A generalized site plan drawn to a scale of not less than one (1) inch equals one hundred (100) feet shall be submitted depicting the following: the identification of existing and/or planned uses surrounding the site; the location and size of all holes (including tees and greens); proposed driveways; off-street parking areas; accessory uses including clubhouse, pro-shop, snack bar, maintenance and storage buildings or similar uses; putting greens; driving ranges; walkways; landscaping; screening; fencing; and buffering;
- D. Orientation of driving tees shall direct golf balls away from any abutting streets and residences, or suitable screens or netting shall be required;
- E. Driving ranges and night lighting shall not be permitted on par-3 golf courses and allowed only at the discretion of the BZA on executive and regulation golf courses; and

- F. Any additional requirements to ensure the protection of the surrounding neighborhood.

6.2.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

6.2.3.1 Minimum Lot Size:

- A. Minimum lot size shall be 15,000 square feet.
- B. Minimum lot width shall be ninety (90) feet at the front building line.

6.2.3.2 Yard Area:

- A. Front Yard:
Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and twenty (20) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.
- B. Side Yard:
Minimum side yard setback shall be ten (10) feet.
- C. Rear Yard:
Minimum rear yard setback shall be thirty (30) feet.

6.2.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty (30) percent of the total lot area.

6.2.5 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet.

6.2.6 SIDEWALK REQUIREMENT:

Sidewalks shall be required for all uses required in R-1, Subsection 6.1.6, and for headquarters of non-profit organizations (youth), recreational clubs, and public owned recreation facilities and grounds along their public street frontages in accordance with Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.