

## CHAPTER 7

### RESIDENCE ZONE "R-2" REGULATIONS

7.01 The regulations set forth in this chapter, or set forth elsewhere in the zoning regulations for Residence Zone "R-2".

7.02 Permitted Uses:

A. Any use permitted in Rural Residence Zone "R-1".

B. Single-Family (detached)

Yards:

1. There shall be a front yard having a depth of not less than thirty-five (35) feet, provided, no alignment setback or front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet.
2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
3. Side Yard: There shall be a side yard of fourteen (14) feet total for both sides, with a minimum width of seven (7) feet, for either side, except for lots with more than one (1) front yard, in which case, the minimum side yard shall be seven (7) feet on the side, if any, not fronting on a street.
4. Rear Yard: There shall be a rear yard having a depth of not less than thirty (30) feet, except for lots with three (3) front yards, in which case the minimum side yard shall be seven (7) feet on the side, if any, not fronting on a street.
5. For a one (1) family dwelling, every lot or tract of land shall have a minimum width of seventy-five (75) feet at the building line, at least thirty (30) feet frontage and an area of not less than twelve-thousand-eight-hundred (12,800) square feet.
6. Minimum Dwelling Size: Every single family dwelling shall have a minimum floor area of seven hundred twenty (720) square feet.
7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.
9. All lots of record or subdivisions with preliminary plats approved by the Warren County Regional Planning Commission prior to the effective date of these regulations (which approval has not lapsed by reason of inactivity as provided in the "Warren County Subdivision Regulations") shall be controlled by the Zoning Regulations under which they were approved and shall not be considered as "non-conforming" to this zone.

C. Two-Family Dwellings

Yards:

1. There shall be a front yard having a depth of not less than thirty-five (35) feet, provided, no alignment setback or front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet.
2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
3. Side Yard: There shall be a side yard of fourteen (14) feet total for both sides, with a minimum width of five (5) feet, for either side, except for lots with more than one (1) front yard, in which case, the minimum side yard shall be five (5) feet on the side, if any, not fronting on a street.
4. Rear Yard: There shall be a rear yard having a depth of not less than thirty (30) feet, except for lots with three (3) front yards, in which case the minimum side yard shall be five (5) feet on the side, if any, not fronting on a street.
5. For a two (2) family dwelling, every lot or tract of land shall have a minimum width of seventy (70) feet at the building line, at least thirty- five (35) feet frontage and an area of not less than twelve thousand (12,000) square feet.
6. Minimum Living Area: Every two family dwelling shall have a minimum floor area of six hundred (600) square feet of living space by outside dimensions exclusive of porches, garages and cellars, for each family.
7. Height Regulations: Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.

D. Permitted Uses other than single or two-family dwellings.

1. There shall be a front yard having a depth of not less than fifty (50) feet.
2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
3. Side Yard: There shall be a side yard of twenty (20) feet total for both sides, with a minimum width of five (5) feet for either side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be five (5) feet on the side, if any, not fronting a street.
4. Rear Yard: There shall be a rear yard having a depth of not less than thirty-five (35) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be five feet.
5. Intensity of use: Every lot or tract shall have a minimum width of two-hundred (200) feet at the building line, at least two-hundred (200) feet of continuous frontage and an area of not less than one acre or 43,560 square feet.

6. Minimum Size: All uses other than single family dwellings shall have a minimum area of nine-hundred sixty (960) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.
7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.