

- (1) Front yard depth: 25 feet.
  - (2) Side yard width:
    - (a) Dwellings. Minimum, five feet; the total of both side yards shall be not less than 13 feet.
    - (b) Other principal buildings, same as R1-1 District.
  - (3) Rear yard depth, same as R1-1 District.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings. **[Added 6-18-1962]**
- (1) One-story, 800 square feet.
  - (2) One-and-one-half- or two-story, 720 square feet main floor.

**§ 103-8. R-2 General Residence District.**

- A. Permitted uses.
- (1) All uses, except agricultural operations, permitted in the R1-1 District.
  - (2) Dwelling for two or more families.
  - (3) Dwelling group consisting of two or more dwellings on the same lot.
  - (4) Private club, not operated for profit, catering exclusively to members and their guests and subject to off-street parking requirements set forth in § 103-14.
  - (5) Hospital for the treatment of human ailments; provided, however, that such buildings shall not be located on sites of less than five acres.
  - (6) Nursery school.

- (7) Accessory uses.
    - (a) Accommodations for not more than three roomers, lodgers or transient guests within a dwelling.
    - (b) Customary home occupations as defined in § 103-20.
    - (c) Bed-and-breakfast homes as defined in § 17A-2.  
**[Added 6-4-2003]**
  - (8) Special permitted uses. The following uses may be permitted consistent with the provisions of §§ 103-18B(4) and 103-24 of these regulations:  
**[Added 3-21-1989]**
    - (a) Townhouse clusters and developments.
- B. Maximum height.
- (1) Single-family dwelling, 2 1/2 stories, not to exceed 30 feet.
  - (2) Other dwellings and private clubs, three stories, not to exceed 35 feet.
- C. Minimum lot size for dwellings.
- (1) Area.
    - (a) Single-family dwelling, 5,000 square feet.
    - (b) Other dwellings, 3,000 square feet per dwelling unit.
  - (2) Width.
    - (a) Single-family dwelling, 50 feet.
    - (b) Dwelling for two or more families, 60 feet.
- D. Required yards.

- (1) Front yard depth, 25 feet.
  - (2) Side yard width, same as R1-2 District.
  - (3) Rear yard depth: 25% of the lot depth, but need not exceed 30 feet or a depth equal to the height of the principal building, whichever is greater.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings. **[Added 6-18-1962]**
- (1) One-family dwelling, 800 square feet main floor.
  - (2) Two or more units, 500 square feet per unit.

**§ 103-9. R-C Residence – Business District.**

A. Permitted uses.

- (1) All uses permitted in the R-2 District.
- (2) Courtroom, office for any governmental agency, police station.
- (3) Bank, telephone exchange, public utility office, business and professional offices.
- (4) Dental clinics and laboratories.
- (5) The following uses, provided they are not used primarily for contagious diseases, mental patients, epileptics, drug or liquor addicts or for penal or correctional purposes:
  - (a) Medical building, clinic or laboratory.
  - (b) Nursing or convalescent home.
  - (c) Nonprofit institutions for charitable, religious, cultural or community social purposes.
- (6) Mortuary.