

H. R2 – High Density Residential

This district provides a high-quality environment for individual mobile homes, either owned or leased, in a planned development. This district also permits single, two- and multiple family dwellings, community facilities and public utility installations that are necessary to serve the public.

1. Uses Permitted

- Boarding House
- Dwelling, one-family detached
- Dwelling, semi-detached
- Dwelling, two-family detached
- Dwelling, townhouse
- Dwelling, residential court
- Dwelling, mobile home park
- Dwelling, multi-family

2. Allowed Conditional Uses

- Administrative Services
- Community Assembly
- Community Education
- Cultural and Recreational Services

3. Prohibited Uses

- Special training and schooling services offered by private individuals for profit nor technical schools, colleges, or universities
- Any use not specifically allowed

4. Minimum Lot Area

- Area: 6,000 sq. ft. for the first unit
- 3,000 sq. ft. for each additional unit

5. Minimum Lot Width at Building Line

- Lot Width: 50 ft.

6. Minimum Yard Depths/Building Setbacks

- Front – 25 ft.
- Rear - 20 ft.
- Side
 - 1 or 2 stories – 5 ft.
 - 3 stories – 10 ft.
- Side on a corner lot – 50% greater than minimum side yard requirement

7. Maximum Lot Coverage of Structures

- Coverage of Structures – 35% of total lot

8. Maximum Height:

- Principal Building Height – 3 stories
- Accessory Structures Height – 1 story

9. Accessory Structures size limits

- Accessory structures shall be subordinate in size and height to primary structure