

**CHAPTER 1249**  
**R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT**

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**1249.01 PURPOSE**

This district is established to accommodate single-family residential dwellings at a density consistent with that which exists in the area. The objective is to discourage large concentrations of intensive development where densities would be inconsistent with the area's existing character.

**1249.02 PERMITTED USES**

- A. One-Family detached dwelling.
- B. Public parks and playgrounds.
- C. Home occupations, as regulated by Section 1271.08
- D. Essential services.
- E. Churches, synagogues and other places of worship, provided the building is located on and has direct access to a through street.

**1249.03 ACCESSORY USES**

- A. Tool sheds and private greenhouses.
- B. Private detached garages and carports.
- C. Private swimming pools, for primary use by occupants of the property on which it is located.
- D. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- E. Dishes and other devices for reception of television signals, provided such device is for the sole use by the occupants of the property and such device is not located in a front or side yard.

**1249.04 CONDITIONAL USES**

- A. Private parks or playgrounds.
- B. Public and Private schools, located on a through street.
- C. Group residential facility Class 1.

**1249.05 DEVELOPMENT STANDARDS**

In addition to the provisions of Chapter 1271, the following standards for arrangement and development of land and structures are required in the R-2 Single-Family Residential District.

1249.05.01	Minimum Lot Area	10,000 square feet per dwelling unit or use.
1249.05.02	Minimum Lot Width	80 feet
1249.05.03	Minimum Front Yard Depth	35 feet
1249.05.04	Minimum Side Yard Width	10 feet
1249.05.06	Minimum Rear Yard Depth	20 feet
1249.05.07	Maximum Building Height	35 feet
1249.05.08	Minimum habitable gross square footage	1500 sq. feet