

**Section 3. R-2 Single-Family District**

**Subsection 1. Generally.**

The regulations set forth in this Section or set forth elsewhere in this Ordinance, when referred to in this Section, are the regulations in the R-2 Single-Family District.

**Subsection 2. Use regulations.**

A building or premises shall be used only for the following purposes:

1. Any use permitted in the E-1 Estate District.

**Subsection 3. Area and dimensional regulations.**

Except as provided in Articles VI and VIII, the area and dimensional regulations set forth in the following table shall be observed:

<u>Maximum Height of Structure Feet</u>	<u>Minimum Yards</u>		<u>Minimum Side Yards</u>		<u>Minimum Lot Area Per Family</u>	<u>Minimum Lot Width</u>
	<u>Front</u>	<u>Rear</u>	<u>One Side</u>	<u>Total both Sides</u>		
35 feet	30 feet	35 feet	7 feet	16 feet	10,000 square feet	75 feet

**Subsection 4. Parking regulations.**

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article V.

## **Section 1. E-1 Estate District.**

### **Subsection 1. Generally.**

The regulations set forth in this Section or set forth elsewhere in this Ordinance, when referred to in this Section, are the regulations in the E-1 Estate District.

### **Subsection 2. Use regulations.**

A building or premises shall be used only for the following purposes:

1. Single-family dwelling.
2. Nurseries or truck gardens; except, that no retail sales shall be made on the premises.
3. Noncommercial greenhouse; provided, that no greenhouse heating plant shall be operated within twenty-five feet of any lot line.
4. Publicly owned or operated park, playground or community building, museum, library or art gallery; provided that any building shall be located not less than twenty-five feet from any side lot line.
5. Church or other place of worship; provided that any building shall be located not less than twenty-five feet from any side lot line.
6. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than twenty-five feet from any side lot line.
7. Golf club or golf course, except a par three golf course, miniature course or practice golf driving range operated for commercial purposes.
8. Home occupations.
9. Accessory structures and uses, not including Accessory Use Child Care Centers.
10. A church or public building may have one bulletin board or one sign, located on the same lot as the main structure, said bulletin board or sign not to exceed 27 square feet in area nor to be animated or illuminated with intermittent light.
11. Temporary signs not exceeding a total of eight square feet in area located on the same lot pertaining to the lease, hire or sale of a building or premises.
12. A temporary sign not exceeding a total of eight square feet in area relating to the development, sale or lease of lots or houses in a subdivision containing not less than five lots, which sign shall not remain more than two years or after the sale of the last lot, whichever occurs first.
13. Family Day / Night Care Home.
14. Wireless communications facility, in accordance with Article VI, Section 18.

**Subsection 3. Area and dimensional regulations.**

Except as provided in Articles VI and VIII, the area and dimensional regulations set forth in the following table shall be observed:

<u>Maximum Height of Structure</u> Feet	Minimum Yards			Minimum Lot Area Per Family	Minimum Lot Width
	Front	Rear	Each Side (two required)		
35 feet	40 feet	40 feet	15 feet	½ acre (21,780 sq. ft.)	100 feet

**Subsection 4. Parking regulations.**

Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Article V.