

ARTICLE D. R-2-7500 RESIDENTIAL ZONE

10-6D-1: INTENT:

The R-2-7500 residential zone has been established for the purpose of providing a place where one- and two-family detached dwellings on spacious individual lots can be constructed, having attractively landscaped yards and a favorable environment for family life. Somewhat smaller lots and dwellings are characteristics of this zone than are characteristic of the R-1-10,000 zone. Uses such as multiple-family dwellings are not permitted in this zone. (Ord. 4-8-86, 4-8-1986)

10-6D-2: PERMITTED USES:

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this title:

Same as permitted in the R-1-7500 zone.

Manufactured home parks when connected to a central sewage system and subject to the requirements relating to manufactured home parks as set forth under [chapter 7, article C](#) of this title.

Two-family dwellings, conventional construction.

Two-family dwellings, manufactured and mobile homes subject to the provisions of section [10-4-21](#) and [chapter 7, article C](#) of this title. (Ord. 4-8-86, 4-8-1986; amd. Ord. 2004-4, 12-16-2004)

10-6D-3: AREA AND FRONTAGE REQUIREMENTS:

Area and frontage requirements shall be as follows:

<u>Main Use</u>	<u>Minimum Area</u>	<u>Minimum Frontage (At Front Setback Line)</u>
One-family dwelling	7,500 square feet	75 feet
Two-family dwelling	10,000 square feet	85 feet
Churches	2 acres	250 feet
Other uses	None	None

(Ord. 4-8-86, 4-8-1986)

10-6D-4: LOCATION REQUIREMENTS:

- A. Front setback: Same as required in RA-1 zone.
- B. Side setback; interior lots: Same as required in R-1-10,000 zone.
- C. Side setback; corner lots: Same as required in RA-1 zone.
- D. Rear setback; interior lots: Same as required in RA-1 zone.
- E. Rear setback; corner lots: Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986)

10-6D-5: HEIGHT OF BUILDING:

Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986)

10-6D-6: SIZE OF DWELLING:

The ground floor area of a one-family dwelling shall be not less than eight hundred forty (840) square feet. A two-family dwelling shall contain a ground floor area of not less than one thousand two hundred (1,200) square feet. Ground floor area shall be exclusive of open porches, carports, garages, sheds and similar add-ons. This requirement shall not apply to mobile homes located within an approved manufactured home park. (Ord. 2004-4, 12-16-2004)

10-6D-7: WIDTH OF BUILDING:

Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986; amd. 1998 Code)

10-6D-8: SPECIAL PROVISIONS:

Same as required in RA-1 zone. (Ord. 4-8-86, 4-8-1986)