

Sec. B. R-2 SUBURBAN RESIDENTIAL DISTRICT

(1) Purpose and Intent. The "R-2" district is composed of certain lands and structures in the county having a low density, predominantly single-family character and additional open area, where it is desirable and likely that such similar development will occur. This district emphasizes suburban-urban development rather than rural activities; however, it is recognized that agriculture and the raising of poultry and livestock may still be an activity in this district, and provision is, therefore, made for limited forms of such activity with appropriate safeguard for nearby residences.

(2) Permitted Uses. Within the R-2 Suburban Residential District, the following uses are permitted:

- (a) Single-family dwellings and Class II manufactured homes (in accordance with Ordinance Relating to Erection, Installation, and Use of Factory-Built Buildings and Dwelling Units, Manufactured Homes, and Mobile Homes) with a minimum of 1,100 square feet heated, living space.
- (b) Accessory buildings and uses located on the same lot or parcel of land as the principal building and customarily incidental to the permitted use subject to the following:
 1. No accessory building shall be constructed on a lot less than 3 acres until construction on the main building has been commenced.
 2. All non-agricultural related accessory buildings, structures, and uses shall maintain a minimum setback of 10 feet from side or rear yard property lines.
 3. No accessory buildings, structures, or uses shall be erected on or project into any required front yard setback.
 4. Accessory buildings are limited in size to 1000 square feet per acre of land within the parcel. There shall not be more than one accessory building which is 1000 square feet or larger per parcel.
 5. Accessory buildings shall not be occupied by humans and may not be utilized for the operation of a business from the accessory building.
- (c) Recreational Buildings: If the residential property lot is larger than 10 acres, then it shall be permitted to construct a Recreational Building in addition to other permitted structures on the property, provided the same has a water and sewage/septic system, receives a valid Certificate of Occupancy and is subject to a minimum setback of 150 feet from all adjacent property lines.
 1. Recreational Buildings shall not be utilized for the operation of a business from the Recreation building nor shall it be occupied as a permanent residence.
- (d) Churches, synagogues, and similar places of worship and their customarily related uses, on tracts of no less than five (5) contiguous acres, provided that any building for such proposed use is located no less than 50 feet from the front and rear property lines and 25 feet from the side property lines.
- (e) Sale of agricultural products raised on the premises.
- (f) Home office, or residential business, or rural business, subject to provisions of this Ordinance.
- (g) Municipal, county, state, federal and other government uses.
- (h) Agricultural facilities such as chicken houses, swine enclosures, dairy barns, stables, corrals or other facilities used to house livestock, horses, non-domestic animals (excluding wild and exotic animals) poultry or odor producing agricultural uses shall be located no less than 200 feet from the side and rear property lines and 300 feet from the front property line. Fences for horses and cows are excluded from these setbacks, but are recommended to the setback off the property line by a minimum of three inches. The setbacks referenced above are required except as otherwise provided herein.
 1. Backyard chickens. The keeping of a female pullet or hen of the *Gallus gallus domesticus* (roosters prohibited) which may be used for the purpose of providing food or companionship as a pet, considering the following minimum conditions:
 - a. The backyard chickens shall not cause a nuisance, as defined by Animal Control Ordinance Sections 14-10 and 14-11.
 - b. Backyard chickens are prohibited from slaughter and/or breeding purposes.

- c. All backyard chickens must be housed in a coop no larger than 100 square feet in size that is enclosed on all sides including the top. (Tarps, plastic or similar covering are prohibited).
- d. Backyard chicken coops must meet the following building setback requirements from front, rear and side property lines: Front: One-hundred (100) feet from a public right-of-way, private drive or easement, and/or property line. (Includes properties with multiple road/street frontages). Side/Rear: Forty-five (45) feet from a property line.
- e. The coop must be located in the back/rear yard and be a minimum distance of forty-five (45) feet from the owner's residential dwelling.
- f. Backyard chickens are not permitted to roam-at-large or to free-range.
- g. There shall be a maximum of five (5) backyard chickens allowed.
- (i) Agriculture, farming, and forestry activities; livestock, poultry production, and horses provided that all animals except those generally recognized as household pets are kept in a structure, pen, or corral and not permitted to roam at large. Structures, pens, fences, and corrals must meet setbacks as specified in (h) above.
- (j) In-home children's day care subject to all provisions identified within this Ordinance.
- (k) Recreational areas platted as part of a residential subdivision development, provided all buildings for such proposed use are located a minimum of 50 feet from any property line.

(3) Lot Size, Area, and Setback Requirements.*

*Unless otherwise specified; also subject to approval by State Environmental Health.

- (a) Minimum lot size: 20,000 square feet
- (b) Minimum public road frontage: 30 feet
- (c) Minimum lot width at building line: 100 feet; 75 feet curve or cul-de-sac
- (d) Minimum front yard setback: 35 feet
- (e) Minimum side yard setback: 15 feet; 25 feet if corner lot
- (f) Minimum rear yard setback: 25 feet
- (g) Maximum building height: 45 feet

(4) Off-street parking: See ARTICLE VII of this Ordinance.

(5) Required buffers: See ARTICLE VI, Sec. E. of this Ordinance.

(6) Sign regulations: See ARTICLE XII of this Ordinance.

(7) Landscaping requirement: All R-2 platted subdivision developments shall include a minimum of one (1) tree planted in the yard of each unit. The trees shall be a minimum two (2) inch caliper at the root ball when planted.