

A. District Description

This district is intended to provide areas suitable for high-density single, duplex, multi-family residential development and limited Community Facility and Commercial Activities. The district is particularly suitable for areas adjacent to or in close proximity to urban areas where adequate public water supply and public wastewater (sewer) is available. Package sewer treatment plants controlled by a public utility is permissible. This district is restricted to the Planned Growth Area (PGA) in Hickman Co. The PGA has been identified as the area reserved for high-density growth and the location of present and future urban infrastructure.

B. Uses Permitted

In the R-2, Residential District, the following uses and their accessory uses are permitted:

1. PERMANENT RESIDENTIAL ACTIVITIES:

- a. Detached Single Family Dwellings, excluding single wide manufactured/mobile homes.
- b. Duplex Dwellings
- c. Multi-Family/Apartment Dwellings

2. SEMI-PERMANENT RESIDENTIAL

3. COMMUNITY FACILITY ACTIVITIES

- a. Essential Services
- b. Personal and Group Care Facilities
- c. Religious Facilities

4. Customary incidental home occupations (Section 3.040)

5. Other accessory structures and uses customarily incidental to the permitted uses.

C. Uses Permitted as Special Exceptions

Within this district the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. PERMANENT RESIDENTIAL ACTIVITIES:

- a. Mobile (Manufactured Home Parks as regulated in Section 3.080).

2. COMMUNITY FACILITY ACTIVITIES:

- a. Cultural and Recreational Services
- b. Personal and Group Care Facilities

3. COMMERCIAL ACTIVITIES:

- a. Transient Habitation-Bed and Breakfast Facilities
- b. Medical and Professional Services

D. Uses Prohibited

All uses excepting those uses and their accessory uses specifically permitted or permitted upon approval as a special exception by the Board of Zoning Appeals are PROHIBITED.

E. Dimensional Regulations

All uses within the R-2 Residential District shall comply with the following requirements except as provided in Article V.

1. Front Yard. The minimum depth of the front yard shall be (30) feet, measured from the right of way line.
2. Rear Yard. The minimum depth of the rear yard shall be (20) feet for the principal structure.
3. Side yard. The minimum depth shall be (10) feet for one and two-story structures plus (5) additional feet for each additional story over two.
4. Land Area. All lots shall have a minimum lot area of (15,000) sq. ft. The exceptions to this minimum lot area are as follows:

AREA PER FAMILY SHALL BE (5,000) SQ. FT. This regulation requires that all lots must increase in size by the above square footage for each dwelling unit. (Example: A four-unit apartment building must have at least (30,000) sq. ft. lot. A duplex must have a (20,000) sq. ft. lot.)

SEWER IS REQUIRED IN THIS DISTRICT

5. Maximum Lot Coverage. On any lot or parcel of land, the area occupied by all buildings and paved areas may not exceed fifty (50) percent of the total area of the lot/parcel.
6. Lot Width. No lot shall be less than (70) ft. wide at the front building setback line.
7. Height Requirement. No building shall exceed three (3) stories or 35 feet in height, except as provided in ARTICLE V, SECTION 5.030.
8. ACCESSORY STRUCTURES
 - a. With the exception of signs and fences, accessory structures shall not be erected in any required front yard area.
 - b. Accessory structures shall be located at least five (5) feet from any side lot line, from any rear lot line, and from any building on the same lot.
9. Parking Space Requirements. As regulated in Article III, Section 3.010.