

7.00

**ARTICLE VII  
MULTIPLE RESIDENTIAL R-2 & R-3**

**RESIDENTIAL R-2**

**7.10 USES PERMITTED. R-2**

No building or structure or any part thereof shall be erected, altered or used, or land or premises used, in whole or in part in Residential District R-2 for other than one or more of the following specified uses, viz:

- A. All uses permitted and as regulated in Residential District R-1.
- B. Two family dwellings.
- C. Home occupations carried on in a family dwelling provided that there be no external evidence of such occupation excepting a name plate not more than four (4) square feet in area, without illumination and of a character in keeping with the neighborhood and provided, further, that said occupation does not require nor effect any change in the external character of the building.
- D. Churches provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- E. Schools provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- F. Farming of all types, provided that the keeping of livestock and poultry shall comply with the requirements set forth in Section 6.10 F.
- G. The Planning Commission may consider as a Special Use Permit any other use similar to the uses permitted in the zoning district.

**7.11 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:**

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

**RESIDENTIAL R-3**

**7.12 USES PERMITTED R-3**

No building or structure or any part thereof shall be erected, altered or used, or land, or premises used, in whole or in part in Residential District R-3 for other than one or more of the following specified uses, viz:

- A. All uses permitted and as regulated in Residential District R-1 and in Residential District R-2.
- B. Multiple dwellings.

- C. Home occupations carried on in a family dwelling provided that there be no external evidence of such occupation excepting a name plate not more than four (4) square feet in area, without illumination and of a character in keeping with the neighborhood and provided, further, that said occupation does not require nor effect any change in the external character of the building.
- D. Churches provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- E. Schools provided that off-street parking shall be provided to the extent of an area equal to the area of the building.
- F. Farming of all types, provided that the keeping of livestock and poultry shall comply with the requirements set forth in Section 6.10 F.
- G. Any other use would be by special use permit as approved by the Planning Commission.

**7.13 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS:**

All structures, lots and structure set-back from property lines shall comply with the regulations established in Article XII of this Ordinance.

7.14 Uses permitted by Special Use Permit

1. Planned Unit Development
2. The Planning Commission may consider as a Special Use Permit any other use similar to the uses permitted in the zoning district.