

Article X: R2 Two-Family Residential

Intention of District – The R2 Residential District is primarily provide for urban density, residential development will allow for more choice in dwelling unit types by providing for two family dwelling structures.

Permitted Uses – Within the R2 district, no building structure or premises shall be used, arranged, or designed to be used except for one or more of the following uses:

- (a) Single-Family Dwelling;
- (b) Two-Family Dwelling;
- (c) Accessory Uses to single-family and/or two-family dwelling;
- (d) Mobile homes.
- (e) Group Home

Special Use – Those special uses that are permitted in this District are set forth in Article XXIII.

Connection to Water – All structures shall be attached to public water facilities that have been approved by those state agencies charged with the licensing and monitoring of said facilities.

Lot Size – The minimum lot size and dimensions for single-family dwellings, two-family dwellings and all non-residential uses shall be as follows:

- (a) Lots not served by sanitary sewer facilities approved by the State Board of Health or a centralized sewage treatment plant (lots on septic systems):
 - (1) Area: 40,000 square feet;
 - (2) Width and lot ratio: Minimum width of said lots shall be 100 feet, with no lot having more than a 1:6 ratio of width to depth.
- (b) Lots served by sanitary sewer facilities or a centralized sewage treatment plant:
 - (1) Area: 9,600 square feet;
 - (2) Width and lot ratio: The minimum width of said lots shall be 60 feet, with no lot having more than a 1:4 ratio of width to depth.
- (b) One residence per deeded lot.

Minimum Floor Area (Residential). The minimum floor area in the district shall be as follows:

- (a) Nine Hundred Fifty (950) square feet for single-family dwelling, except mobile home, which shall be Six Hundred Forty-Four (644) square feet;
- (b) for two-family structures (duplexes) five hundred (500) square feet per unit for one (1) bedroom unit; six hundred (600) square feet per unit for a two (2) bedroom unit; and seven hundred (700) square feet per unit for a three (3) or more bedroom unit. Minimum floor area is exclusive of open porches, attached garages, and accessory structures.

Setback Lines. The minimum setback lines for a lot used for a single-family dwelling shall be as follows:

(a) Front: The front yard setback shall be determined, with reference to the United States Department of Transportation Functional Roadway Classification System, in the manner provided as follows:

1. For lots located on a major collector, the front setback shall be a distance of seventy (70) feet from the center of the paved roadway.
2. For lots located on interstates, expressways or other principal arterials, the front setback shall be a distance of sixty (60) feet from the right-of-way.
3. For lots located on a minor collector, the front setback shall be seventy (70) feet from the center of the paved roadway.
4. For local or minor streets, the front setback shall be fifty (50) feet from the center of the paved roadway.

(b) Rear: The rear setback shall be ten (10) feet.

(c) Side: The side setback shall be six (6) feet for all lots less than one hundred (100) feet in width and ten (10) feet for all lots one hundred (100) feet or more in width.

(d) The side and rear setback for accessory structures shall be five (5) feet.

Minimum Lot Width – The minimum lot width for a lot used as a single-family dwelling, without a sanitary sewer, shall be one hundred (100) feet, and with a sanitary sewer, shall be sixty (60) feet, on a county-maintained roadway or on a private easement or private right-of-way that provides ingress and egress to a county-maintained roadway, PROVIDED, however, that a private easement or private right-of-way shall not serve a lot unless the following conditions have been met: (A) Each such easement or right-of-way shall be in writing and recorded in the office of the Clark County Recorder; (B) Each such easement or right-of-way shall be no less than twenty (20) feet wide; (C) Each such easement or right-of-way shall identify the landowner/s who is/are responsible for the construction and maintenance of the easement or right-of-way, the frequency with which the easement or right-of-way must be maintained, and the construction and maintenance standards that must be met; and (D) the lot served by each such easement or right-of-way must be exempt from the subdivision platting requirements of the Clark County, Indiana, Subdivision Control Ordinance, as amended.

Height Restrictions – The maximum height in an R2 district shall be as follows:

(a) Primary Building: thirty (30) feet;

(b) Accessory Building: fifteen (15) feet.

Lot Coverage – The maximum lot coverage shall not exceed thirty (30%) percent of the lot area.

Off-Street Parking – The off-street parking in an R2 district shall be two (2) spaces per dwelling unit.

Signs – All signs are subject to those provisions set forth in Article XX "On Premises Signs" and Article XXI "Outdoor Advertising Displays/Off-Premise Signs/Billboards."