

R-2 ZONING: MEDIUM DENSITY RESIDENTIAL

QUICK INFO SHEET***



LAND USE – HOW CAN I USE MY PROPERTY?

Permitted Uses

- Single-family dwellings
- Planned development projects for residential use only
- Duplexes and multiple family dwellings with a maximum of six (6) dwelling units per building and twelve (12) units per net acre

Conditional Uses

- Home occupations
- Neighborhood commercial facilities as part of a planned development project
- Professional offices
- Type II licensed day care facilities
- Bed & Breakfast
- Mobile home parks, mobile home subdivisions and mobile homes on a single lot
- Assisted living facilities
- Four or more sleeping rooms
- Group homes
- Churches, public libraries, schools, public parks, municipal, county, state or federal use, utilities, funeral homes, cemeteries, hospitals for human care, philanthropic institutions, and clubs

BUILDING – WHERE AND WHAT CAN I BUILD?

Setbacks

- Main Structure
Front: 30 FT, Side: (Single and Duplex) 7.5 FT (Multi-Family) 25 FT, Rear: 25 FT
- Accessory Structure
Front: 30 FT, Side: 5 FT, Rear: 5 FT

Sizing

- Max height: Two (2) stories or 30 FT
- Min lot area if served by sanitary sewer: 7,500 SF (Single Family); 8,500 SF (Duplex)
- Min lot area without sanitary sewer: 5 acres
- Maximum density: 6 units/building and 12 units/net acre
- Max building coverage: 40% of lot
- Min lot width at building line: 60 FT (Single Family); 80 FT (Duplex)

SIGNAGE – CAN I ADVERTISE? IF SO, HOW MUCH?

Types Allowed

- Wall Signs

Height

Area

5 SF

Setback

Types Not Allowed

Spinners, banners, flags, streamers, off-premise signs, animated or video display signs, roof signs, graffiti, inflatable signs, wind signs, marquee, drive thru menu boards, projecting/suspended, window, directory, interstate, monument/ground, blade, and pylon.

*See Section 2.1 of Zoning Ordinance for details

**In effect for County only

***Note: This sheet provides a summary of basic information for this type of zone district. Please consult the *Georgetown-Scott County Zoning Ordinance* and *Sign Ordinance* for complete information.

Created by the Georgetown-Scott County Planning Commission, revision date: November 19, 2014

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