

RD-2 ZONE - A RESIDENTIAL ZONE (DENSITY OF 2 UNITS PER ACRE)

Section 1:

- 1.1 Purpose
- 1.2 Building Lot Requirements
- 1.3 Location of Structures
- 1.4 Maximum Structure Height

1.1 Purpose:

To provide areas for low density Residential development with flexibility to allow the preservation of the open space/rural character of the Elwood Town without exceeding the overall density of two residential units per acre of land.

1.2 Building Lot Requirements:

1.2.010 Density: There shall be no more than two (2.0) residential units per acre (43,560 square feet) contained within the boundaries of each phase of a subdivision, except when previously completed phases of the same development have sufficiently low density so that the average density is still 2.0 residential units per acre or less for the overall development.

1.2.020 Lot Area: There shall be a minimum of ten thousand (10,000) square feet in each lot. When a variety of lot sizes are included in a development, the larger lots will be placed against existing developed R-1-20 and/or R-1-40 lots whenever possible.

1.2.030 Lot Width: Minimum Lot Width: 80 Feet. Each lot or parcel shall have the minimum lot width measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.

1.2.040 Sewer Hookup: The use of septic is prohibited in the RD-2 zone. All homes and other main buildings in this zone must be connected to a sewer system.

1.3 Location of Structures:

1.3.1 Dwellings:

- A. **Front Setback** – 25 feet from Property Line to garage, 25 feet for the home.
- B. **Side Setback**- Minimum of 8 feet on one side and 10 feet on the other side, except 20 feet minimum for side fronting on a street. Variances for odd shaped lots may be granted by the Planning Commission.
- C. **Rear Setback** – 25 feet. On lots with odd shapes, the rear lot line must average 25 feet, and must not be less than 15 feet at any point. Variances for odd shaped lots may be granted by the Planning Commission.

1.3.2 Non-residential main buildings (Lots that do not have a residential unit):

- A. **Front Setback** – 20 feet from Property Line
- B. **Side Setback**- 10 feet minimum on each side, except 15 feet minimum for side fronting on a street.
- C. **Rear Setback** – 25 feet

1.3.2 Detached accessory buildings and garages:

- A. **Front Setback** – 30 feet from Property Line
- B. **Side Setback**- 5 feet
- C. **Rear Setback** - 5 feet

1.4 Maximum Structure Height:

- 1.4.1 Dwelling or other main building, 35 feet.
- 1.4.2 Accessory building 20 feet.