

ARTICLE 11
(R-2) MULTI-FAMILY RESIDENTIAL DISTRICT

7 TCC 1-11 (a) Purpose. The R-2 Multi-Family Residential District is designed for single-family, two-family, and multiple-family residential housing opportunities and to provide for the efficient use and orderly development of vacant land designated for residential uses. The R-2 district is intended to be located in areas where central utilities, facilities and services exist or could logically be extended in the near future. These areas are normally contained within the community growth areas that have been designated in Tazewell County's Land Use Plan.

7 TCC 1-11(b) Permitted Uses. The following uses are as permitted uses in the R-2 District, in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures and uses;
- (2) Accessory dwellings; (Added Amendment #10 - 7/00)
- (3) Agriculture on a lot not less than twenty (20) acres;
- (4) Communication Facilities;
- (5) Dwellings, multi-family;
- (6) Dwellings, single-family;
- (7) Dwellings, two-family;
- (8) Governmental, essential;
- (9) Green house, non-commercial;
- (10) Home Occupation;
- (11) Kennel, private;
- (12) Residential care homes; small;
- (13) Signs, in accordance with the provisions as set forth in Article 20 (Signs).

7 TCC 1-11 (c) Special Uses. The following uses may be established by a special use permit in the R-2 District in accordance with procedures and standards set forth in Article 25 (Special Uses):

- (1) Bed and Breakfast;
- (2) Cemeteries;
- (3) Churches;
- (4) Clinics, medical and dental;
- (5) Clubs or lodges, private;

- (6) Commercial retail establishments;
- (7) Community centers;
- (8) Communication Facilities;
- (9) Convenience stores;
- (10) Day care center;
- (11) Day care home;
- (12) Golf course;
- (13) Golf driving range;
- (14) Governmental, non-essential;
- (15) Homes; specialized care facilities;
- (16) Hotel, motel, lodges, resorts;
- (17) Manufactured/Mobile home park;
- (18) Manufactured/Mobile Homes, retired/disabled parent on the same lot or tract of land on which a single family detached dwelling is occupied as a permanent residence by a family member;
- (19) Planned Development; residential;
- (20) Residential Accessory Structures; the construction of an accessory structure in a residential district for storage and other accessory uses where the building exceeds the square footage limitation of 7TCC 1-5(k). (Added Amendment #10 - 7/00)
- (21) Residential Care Home; large;
- (22) Retirement community;
- (23) Restaurants, not exceeding 5,000 square feet;
- (24) Schools, private and public;
- (25) Swimming Pool, public.

7 TCC 1-11 (d) Minimum Lots Sizes. All uses and structures in the R-2 Low Density Residential District shall have the minimum lot sizes as set forth below:

- (1) Single-family and two-family dwellings served by both a Public Water System and Public Sewer System: one-quarter (1/4) acre. For three (3) or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size. (Added Amendment #23 – 2/07)
- (2) Single-family and two-family dwellings served by a Public Sewer System or by a Public Water System: one-half (1/2) acre, unless larger lot sizes are required by the Tazewell County Septic Ordinance. For three (3) or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size. (Added Amendment #23 – 2/07)
- (3) Single-family and two-family dwellings not served by a Public Water System and Public Sewer System: one (1) acre unless larger lot sizes are required by the Tazewell County Septic Ordinance. For three (3) or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size. (Added Amendment #23 – 2/07)
- (4) Single-family and two-family dwellings not served by a Public Water System and Public Sewer System and having one more closed loop well(s): one and one-half (1-1/2) acres unless larger lot sizes are required by the Tazewell County Septic Ordinance. For three (3) or more dwelling units per lot, add 3,000 square feet per additional dwelling unit to the minimum lot size. (Added Amendment #23 – 2/07)

7 TCC 1-11 (e) Minimum Lot Width. Minimum lot width at the building setback line shall be 100 feet.

7 TCC 1-11 (f) Minimum Setbacks. The following setback standards shall apply in the R-2 District for principal and accessory structures:

- (1) Abutting the following Roads.
 - i Arterial Street (Highway): 90 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater. (Amendment #11 - 10-01)
 - ii. Collector Street (Major): 60 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater. (Amendment #11 - 10-01)
 - iii. Minor Street (Minor): 50 feet from the centerline of the right-of-way, or 25 feet from the edge of the right-of-way whichever is greater. (Amendment #11 - 10/01)
 - iv. Private Street (Minor): 50 feet from the centerline of the right-of-way, or 25 feet from the edge of the right-of-way whichever is greater. (Amendment #11 - 10/01).

(2) Side Yard.

- i. Principal structures shall have a side setback of not less than 10 feet from the property line.
- ii. Accessory structures shall have a side setback of not less than 5 feet from the property line.

(3) Rear Yard.

- i. Principal structures shall have a rear setback of not less than 20 feet from the property line.
- ii. Accessory structures shall have a rear setback of not less than 5 feet from the property line.

7 TCC 1-11 (g) Lot Coverage. Not more than 30% of the area of the lot shall be occupied by structures.

7 TCC 1-11 (h) Height. Except as provided in 7TCC 1-5(l), the following height regulations shall apply in the R-2 District:

- (1) Principal structures not to exceed 36 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 15 feet to the mean height of the roof.