

Dumfries R-2 Zoning Regulations

Sec. 70-142. - Use regulations.

Only one main structure and its accessory buildings may be erected on any lot or parcel of land in residential district R-2. Structures to be erected or land to be used shall be for the following uses:

- (1) Single-family dwellings.
- (2) Churches and other places of worship.
- (3) Libraries.
- (4) Accessory uses as defined in this chapter. However, no accessory use may be closer than five feet to any party lot line.
- (5) Off-street parking in accordance with section 70-13.
- (6) Signs in accordance with section 70-14.
- (7) Public utilities including poles, lines, distribution transformers, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities. New electric and communication utilities shall be installed underground, except:
 - a. New construction in areas where overhead utilities are used in the existing structures on either side;
 - b. Additions to existing structures;
 - c. The replacement of a structure which has been destroyed as specified in section 70-580(a); and
 - d. Where, because of topographic or other such conditions of the land, underground utilities cannot be installed.
- (8) Parks and playgrounds, with a conditional use permit.
- (9) Schools, with a conditional use permit.
- (10) Philanthropic uses, with a conditional use permit.
- (11) No duplex shall contain less than 800 square feet of habitable floor space per dwelling unit. The dwelling units of a duplex shall share a common party wall that is continuous through the structure. Each unit shall have its own property boundary defined and meet the minimum lot size of the R-2 district. The common property line shall run the entire length from the front to the rear property line. All yard and setback requirements for the R-2 district shall be followed, except, where a common party wall is shared, the side yard setback requirements may be waived. Each unit shall be required to have its own metered utility service. Each unit shall have its own outside entrance and not be occupied by more than one family.
- (12) Private residential swimming pool.
- (13) Home occupation, including any occupation, profession, enterprise or activity conducted on premises used principally for dwelling purposes in connection with which:
 - a. No person other than a member of the family residing on the premises is employed on the premises.
 - b. Not more than 25 percent of the floor area of the dwelling unit is used.
 - c. There is no group instruction or assembly and no product is sold on the premises.
 - d. There is no sign, display or change in the exterior appearance of the building, other than a nameplate not exceeding one square foot in area attached to the building.

- e. No mechanical equipment is used or maintained other than that normally used for domestic or household purposes.
- f. There is no outside storage of supplies, equipment, etc.
- g. There are no trucks weighing over 6,000 pounds GVW parked on the property.

(Code 1990, § 15-82; Ord. of 1-18-1979, § 4-1; Ord. of 11-21-1983(2); Ord. of 9-1-1987(2); Ord. No. O-2011-008, § 2, 5-17-2011)

Sec. 70-141. - Intent.

Residential general district R-2 encompasses medium-density residential areas, both existing and planned. This division is designed to stabilize, protect, and promote this type of development. This district should provide a suitable environment for families who desire quiet homesites without fear of encroachment of dissimilar uses.

(Code 1990, § 15-81; Ord. of 1-18-1979, Art. 4)

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Sec. 70-143. - Area regulations.

The minimum lot area for any dwelling unit or principal building or structure in this district shall be 10,000 square feet.

(Code 1990, § 15-83; Ord. of 1-18-1979, § 4-2; Ord. No. O-2011-008, § 2, 5-17-2011)

Sec. 70-147. - Height regulations.

Structures may be erected up to 35 feet in height from grade, except:

- (1) The height limit for dwellings may be increased up to 45 feet, provided each side yard is ten feet plus one foot of additional side yard for each additional foot of building height over 35 feet.
- (2) Church spires, belfries, cupolas, monuments, water towers, churches, flues and flagpoles are exempt.
- (3) No accessory building which is within five feet of any party lot line shall be more than one story in height, and in no case shall any accessory building be more in height than the main structure.

(Code 1990, § 15-87; Ord. of 1-18-1979, § 4-6)

Sec. 70-145. - Frontage regulations.

The minimum width of any lot at the setback line shall be 75 feet.

(Code 1990, § 15-85; Ord. of 1-18-1979, § 4-4)

Sec. 70-146. - Yard regulations.

Yard regulations for residential general district R-2 shall be as follows:

- (1) The minimum width of the side yard shall be 25 feet, with the minimum of any one side yard being ten feet.
- (2) The minimum rear yard for each main structure shall be 25 feet.

(Code 1990, § 15-86; Ord. of 1-18-1979, § 4-5)

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(Code 1990, § 15-87; Ord. of 1-18-1979, § 4-6)

Sec. 70-148. - Corner lots.

- (a) Of the two sides of a corner lot, the front shall be deemed to be the shortest of the two sides fronting on streets.
- (b) The side yard facing the side street shall be 25 feet or more for both the main and accessory buildings.
- (c) For subdivisions platted after January 18, 1979, each corner lot shall have a minimum width at the setback line of 100 feet.

(Code 1990, § 15-88; Ord. of 1-18-1979, § 4-7)

Secs. 70-149—70-170. - Reserved.