

ARTICLE 450
"R-2" MIXED RESIDENTIAL DISTRICT

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450.01 PURPOSE

It is the intent of the "R-2" Mixed Residential District to establish a variety of residential densities consisting of single-family dwelling, multi-family, duplex (two family), and compatible uses. This district shall provide for the requirements consistent with community values and needs. Standards consistent with those values and needs and appropriate for mixed and multi family residential district shall:

- A. Stabilize and protect the district's residential character while promoting a suitable environment for family life,
- B. Provide for the access of light and air to windows while providing privacy by controlling the spacing and height of structures,
- C. Require the provision of open space and the regulation of signs to enhance the quality of life, and
- D. Require the provision of off-street parking to promote a safe and effective traffic circulation system.
- E. To promote a variety of residential types and densities to accommodate a diversity of households.

450.02 PERMITTED PRINCIPAL USES

Principal uses shall be limited to the following:

- A. Agriculture.
- B. Attached Accessory Apartment Dwelling.
- C. Duplex Dwelling.
- D. EDHO; see *Article 1700*.
- E. Group Home.
- F. Lease Community; see *Article 1700*.
- G. Multi-Family Dwelling; Maximum density shall be 8 dwelling units per acre.
- H. Public and private parks; excluding commercial sites and commercial entertainment.
- H. Single Family Dwelling; Class A; see *Article 1700*.
- I. Townhouse.

Only one principal residential structure shall be permitted per lot of record with the exception of multi-family dwellings, land lease communities and EDHO.

450.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

- A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.
- B. Detached Garage, Carport, Storage Building.
- C. Home Occupation; see *Article 1700*.
- D. Private Recreational Facility.
- E. Private Swimming Pool.
- F. Satellite Dish.
- G. Signs.

450.04 SPECIAL PERMIT USES

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

- A. Bed and Breakfast Establishment.
- B. Cemetery.
- C. Child Care Center; see *Article 1700*.
- D. Communication Tower; see *Article 1700*.
- E. Detached Accessory Apartment Dwelling.
- F. Educational Institution.
- G. Golf Course.
- H. Non-Commercial Stable.
- I. Nursing Home; see *Article 1700*.
- J. Oil and Gas Operation, Exploration and Production; see *Article 1700*.
- K. Public and Institutional Building.
- L. Public Utility Building.
- M. Religious Place of Worship.

450.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the “R-2” Mixed Residential District.

“R-2” Mixed Residential	
Minimum Lot Area	<ul style="list-style-type: none"> ▪ 6,600 square feet for single family dwelling. ▪ 4,500 square feet per dwelling unit for duplex; 9,000 square feet total. ▪ 3,500 square feet per dwelling unit for townhouse; maximum 8 dwelling units per acre. ▪ 2,200 square feet per dwelling unit for multi-family dwellings; maximum 8 dwelling units per acre. ▪ All other uses shall have a minimum lot size of one (1) acre.
Minimum Lot Width at Building Setback Line	<ul style="list-style-type: none"> ▪ 60 feet for single family dwelling. ▪ 45 feet for dwelling unit for duplex; 90 feet total. ▪ 100 feet for non-residential uses.
Maximum Lot Coverage	<ul style="list-style-type: none"> ▪ 60% Impervious Surface Coverage
Maximum Height	<ul style="list-style-type: none"> ▪ 35 feet for principal structures (Excluding Agricultural Structures). ▪ 15 feet for accessory structures (Excluding Agricultural Structures).
Minimum Front Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet
Minimum Side Yard Setback	<ul style="list-style-type: none"> ▪ 5 Feet Principal Use ▪ 30 Feet for lots used for livestock agriculture ▪ 25 Feet if a multi-family or lease community is abutting an R-1 district. ▪ 5 Feet Accessory Use
Minimum Rear Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet Principal Use ▪ 30 Feet for lots used for livestock agriculture ▪ 5 Feet Accessory Use
Minimum Space Between Buildings	<ul style="list-style-type: none"> ▪ There shall be a minimum space of 20 feet between buildings.

B. Modification of Side/Rear Setback Requirements

If the distance from the exterior wall to the side and/or rear property lines is less than the setback requirements, the applicant must show evidence of a maintenance easement from the adjacent property owner(s) or if the structure is built on the property line, an attachment easement shall be obtained from any adjacent property owner. For such a waiver, the alignment of the structure shall also be considered.

C. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

D. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

E. Signage

Article 1400 shall regulate signage.

F. Open Space

Open space shall be required as an integral part of the multi-family and lease community development. Open space shall not include any impervious surfaces.

In a multi-family development for multi-family dwellings and townhouses, twenty percent (20%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the multi-family development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development.

In a lease community for single-family and duplex dwellings, ten percent (10%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the lease community development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development. A lease community with ten (10) or less single-family or five or less duplex dwellings shall be exempt from the open space requirement.

G. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

450.06 STORM DRAINAGE MANAGEMENT (*Amended 10-11-22*)

1. Private Property owners are responsible for storm drainage flowing through their property.
2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.
3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.
4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.
5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.