**3.6.4. “R-2” Residential -** The purpose of this district is to permit the establishment of single-family and two-family uses with lot size sufficient for individual water and sewer facilities. Public water facilities are, however, encouraged where economically feasible.

**3.6.4.a Permitted Uses -** More than one (1) principal structure per lot or parcel of land shall not be permitted.

**1.** Manufactured Sectional Homes, Modular Housing Units, On-site Constructed Homes.

**2.** Single Family Dwellings where uses of Prefabricated Component Construction methods are utilized.

**3.** The permitted uses listed in R-1 district.

**3.6.4.b. Accessory Uses -** Such uses are customarily accessory, clearly
incidental and subordinate to the permitted uses.

**1.** The accessory uses listed in the R-1 district.

**3.6.4.c. Conditional Uses -** Uses permitted only with Board of Adjustment
approval after consideration of the intent and purpose of these regulations and consideration of the guidelines as detailed in the Comprehensive Plan. The Board of Adjustment may attach parking restrictions and other restrictions greater than required by this Regulation if deemed necessary, or attach parking restrictions and other restrictions when such restrictions are lacking.

**1.** The conditional uses listed in the R-1 district.

**2.** Two Family on-site constructed dwellings (DUPLEX). The board of adjustments must consider the continuity of the surrounding neighborhoods when granting conditional use permits under this condition.

**3.6.4.d. Dimension and Area Regulations -** The regulations on the dimensions and area for lots and structures are set forth in Section 3.7 Schedules of Dimensions and Area Regulations.