

## DIVISION 9. - R-2: RESIDENTIAL HIGH DENSITY DISTRICT

*Footnotes:*

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**Note**— Renumbered by Res. No. 21-088, Exh., adopted June 14, 2021, from Div. 8.

## Sec. 62-181. - Purpose and intent.

The residential high density district is intended to provide areas dedicated to single-family detached residences and the creation of residential neighborhoods. It is intended to be located in areas where appropriate infrastructure is available and where such use is compatible with adjacent uses.

(Res. No. 05-97, Art. 8 § 801, 8-25-2005; Res. No. 06-48, § 15, 3-8-2006)

## Sec. 62-182. - Permitted and conditional uses.

See division 16 for the list of permitted uses and conditional uses allowed in the residential high density district (R-2).

(Res. No. 05-97, Art. 8 § 802, 8-25-2005; Res. No. 06-48, § 16, 3-8-2006; Res. No. 19-094, 7-11-2019; Res. No. 21-088, Exh., 6-14-2021)

## Sec. 62-183. - Area, density and placement requirements.

- (a) *Building setbacks:* Except as otherwise specified in this article, principal buildings and accessory buildings shall comply with the following setbacks: Front: 40 feet from the right-of-way of any county, public or state maintained road (not within a subdivision) and 25 feet from the right-of-way of any new interior subdivision road; Side: Ten feet; and Rear: 25 feet. There shall be a 50-foot setback along the exterior boundary of all subdivisions in an R-2 district.
- (b) *Minimum lot size:* The minimum lot size shall be 1.0 acre unless the option of a greenspace development is exercised. No area within road rights-of-way shall count towards the minimum lot size. The minimum lot width at the location of the home on the site shall be as follows: 150 feet for R-2 developments utilizing on-site wells and septic systems, 100 feet for R-2 developments served by public or approved private water supply and septic systems, or 90 feet for R-2 greenspace developments served by public or approved private water supply and sewerage. For all R-2 developments served by on site septic systems, greater widths and lot sizes may be required by the Gilmer County Environmental Health Department. There shall be no net increase of the number of R-2 lots once approved as part of a subdivision development.
- (c) *Greenspace development:* The maximum dwelling density for a Greenspace Development in R-2

districts is 1.0 lot per acre.

(d) *Buffers*: No buffer is required for any use in the R-2 district.

(Res. No. 05-97, Art. 8 § 803, 8-25-2005; Res. No. 06-48, § 17, 3-8-2006; Res. No. 06-182, § 4, 10-26-2006; Res. No. 21-088, Exh., 6-14-2021; Res. No. 21-088, Exh., 6-14-2021)

Secs. 62-184, 62-185. - Reserved.