

§ 4-103

**R-2 Single family and two family residential district uses.**

<b>R-2 PERMITTED USES</b>	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
1. All uses permitted in R-1 districts		See R-1	See R-1
2. Two family dwelling (duplex)	88	Private households	Two (2) for each dwelling unit

<b>R-2 CONDITIONAL USES</b> [approved by Zoning Administrator if all conditions are met]	<b>PARKING SPACES REQUIRED</b>
1. All Conditional Uses permitted in R-1 districts	See R-1
2. Multi-family dwelling	Two (2) for each dwelling unit
3. Group housing development	Two (2) for each dwelling unit

**R-2 SPECIAL EXCEPTIONS - All Special Exceptions permitted in R-1 districts**

**§ 4-104 R-2 Single family and two family residential district regulations.**

The following regulations apply to all uses in R-2 districts.

Minimum residential lot area:	Ten thousand (10,000) square feet
Minimum lot width at building line:	Fifty (50) feet
Minimum front yard depth:	Twenty-five (25) feet, or average of existing setbacks from same street in same block in district, but not less than twenty (20) feet
Minimum setback from second street frontage:	Side street on corner lot - 6 feet. Rear street on double frontage lot - 25 feet.
Minimum side yard:	<u>Principal structure</u> - 10 feet from interior side lot line. <u>Accessory structure</u> - 3 feet from interior side lot line.
Minimum rear yard:	<u>Principal structure</u> - 25 feet from interior rear lot line. <u>Accessory structure</u> - 3 feet from interior rear lot line.
Maximum structure height:	Thirty-five (35) feet to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae)
Visibility requirements:	<u>Corner lot</u> : no obstruction between heights of 3 and 10 feet above finished street level within 15 feet of intersection of street right-of-way lines. <u>Private drive</u> : no obstruction over 30 inches high within 10 feet of street
Off street parking area requirements:	See supplemental regulations, Chapter 5
Signs:	See supplemental regulations, Chapter 5
Supplemental regulations:	See Chapter 5