

Sec. 46-80. - R-2 Two-Family Residential District.

- (a) *Intent.* The intent of this district is to provide for low to moderate density residential development, including two-family and higher density single-family dwellings, in a manner which will encourage a strong residential neighborhood.
- (b) *Permitted uses.* Generally, single- and two-family dwellings, parks, educational and religious uses are permitted. Educational and religious uses are permitted as conditional uses. For a general listing of permitted and conditionally permitted uses, see article IX of this chapter. The permitted uses will be determined based on compatibility with other uses permitted in the district and with uses listed in article IX of this chapter.
- (c) *Conditional uses.* For a specific listing of conditional uses, see article IX of this chapter.
- (d) *Intensity of use regulations.* Except as modified by the provisions of article VIII of this chapter:
 - (1) Minimum lot area: 6,000 square feet for single-family dwellings and 5,000 square feet per dwelling unit for two-family dwellings.
 - (2) Minimum lot width: 60 feet; single-family dwellings located on a corner lot shall not be less than 75 feet and two-family dwellings located on a corner lot shall not be less than 80 feet.
 - (3) Lot coverage: The combined area of the main building and accessory buildings shall not cover more than 40 percent of the total area of the lot.
- (e) *Height regulations.* Maximum structure height: 35 feet.
- (f) *Yard regulations.* Except as modified by the provisions of article VIII of this chapter, minimum yard depths shall be as follows:
 - (1) Front yard: 25 feet.
 - (2) Side yard: Eight feet; structures on corner lots shall provide a side yard on the street side of not less than 15 feet, or the established front yard setback of the adjoining residential structure fronting, on the same side street, whichever is greater.
 - (3) Rear yard: 30 feet or 20 percent of depth, whichever is smaller.
- (g) *Parking regulations.* See article IV of this chapter, off-street parking and loading regulations.
- (h) *Sign regulations.* See article VI of this chapter, sign regulations.
- (i) *Minimum floor area.* Single-family and two-family residential units shall have a minimum of 650 square feet of private, habitable floor area, per family.

(Code 1987, app. A, § 17; Ord. No. 7365, § 1(part), 2-5-2001)