

Chapter 10

R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

10.00 Statement of Intent

10.01 Permitted Uses

10.02 Height and Area Regulations for R-2 Developments

10.03 Other Uses and Regulations

10.00 Statement of Intent

The zoning of property as R-2, Single-Family Residential District, is intended to provide for development of standard low-density residential developments, with no district bonus densities, in areas where adequate public facilities and services exist, and residential development is appropriate given the surrounding land uses and neighborhood.

10.01 Permitted Uses

No building, structure, land or premises shall be used, and no building or structure shall hereafter be erected, constructed, reconstructed, moved or altered except for one (1) or more of the uses set forth herein, or similar uses, subject to all applicable development and performance standards.

A. Permitted uses: The following use shall be permitted:

Single-family residences with a minimum 2,000 square feet of living space.

10.02 Height and Area Regulations for R-2 Developments

The maximum height of buildings and structures, the minimum dimensions of lots, setbacks for parking/paving and yards, and the minimum lot area per dwelling unit permitted on any lot shall be as follows, except as provided in Height and Area Exceptions and Subdivision and Lot Splits:

A. Minimum lot area per dwelling unit – Thirteen thousand (13,000) sq. ft

B. Maximum height:

Residences -- two and one-half (2½) stories, not exceeding thirty-five (35) feet from finished grade

C. Minimum front yard – twenty-five (25) feet from street right-of-way

D. Minimum side yards:

1. Total side yards shall be twenty (20) percent of the width of the lot; no side yard may be less than ten (10) feet from the property lines

2. Corner lots – twenty-five (25) feet from street right-of-way

E. Minimum rear yard:

Thirty-five (35) feet from property line

F. Minimum lot width – ninety-five (95) feet; side-load garage requires minimum lot width of one-hundred fifteen (115) feet

G. Minimum lot depth -- average of one hundred forty (140) feet

Related Information: Design Guidelines; Residential Neighborhood Design Manual

10.03 Other Uses and Regulations

Other uses and regulations regarding this district please refer to Special Uses – Chapter 21, Accessory Uses & Structures – Chapter 22, Parking & Loading – Chapter 23, Landscaping & Screening – Chapter 24, Nonconforming Situation – Chapter 25.