

CHAPTER 7: R-2 – ONE AND TWO FAMILY RESIDENTIAL

7.01 Purpose

The purpose of the R-2 zoning district is to encourage the development of moderate density family housing consisting of single family detached and two family detached dwelling units.

7.02 District Standards

STANDARD	USE			
	Single-Family	Two-Family	Multi-Family*	All Other Uses*
LOT DIMENSIONS				
Lot Area	10,000 sq ft min.	12,000 sq ft min.	Min. 10,000 sq ft + 2,500 sq ft for every unit over 2	10,000 sq ft min.
Lot Frontage	30 feet min.	35 feet min.	60 feet min.	60 feet min.
Lot Width	60 feet min.	70 feet min.	60 feet min.	60 feet min.
COVERAGE STANDARDS				
Combined Footprint of All Structures	Max. is 50% of the lot	Max. is 50% of the lot	Max is 40% of the lot	Max. is 40% of the lot
Impervious Surface	No maximum	No maximum	No maximum	Max. is 60% of the lot
PRINCIPAL STRUCTURE STANDARDS				
Structure Height	Max. of 2 ½ stories or 35 feet, whichever is less			
Dwelling Unit Floor Area	1,200 sq ft min.	720 sq ft min.	720 sq ft min.	N/A
Front Yard Setback	35 feet, except as provided in Sec. 19.05(F)			
Side Yard Setback	5 feet min. for each side yard; combined total of 15 feet min.			
Rear Yard Setback	30 feet min.			
PARKING LOCATION				
Parking in Front Yard	Permitted	Permitted	Permitted	Permitted
Parking in Side Yard	Permitted	Permitted	Permitted	Permitted
Parking in Rear Yard	Permitted	Permitted	Permitted	Permitted

* [For those uses allowed per Sec. 5.14 \(Allowed Uses\)](#)

~~7.02 Permitted Uses~~

~~(A) Any use permitted in Single Family Residential "R-1" district.~~

~~(B) Two family dwellings.~~

~~7.03 Conditional Uses~~

~~(A) Public and Institutional Uses: Fire House, Police Station, Government Offices, parks, playgrounds and community centers.~~

~~(B) Education: Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.~~

~~(C) Places of Worship: Church, Sunday school and other places of worship, shall be 100 feet from any property line except the front line, and buildings shall be at least minimum residential size.~~

~~7.04 Height Regulations~~

~~See Chapter 19, Schedule of Regulations.~~

~~7.05 Yards~~

~~See Chapter 19, Schedule of Regulations.~~

~~7.06 Intensity of uses~~

~~See Chapter 19, Schedule of Regulations.~~

~~7.07 Minimum Dwelling Size~~

~~See Chapter 19, Schedule of Regulations.~~

~~7.08 Design Standards~~

~~See Chapter 6, Section 6.10, Design Standards.~~

~~7.09 Sidewalks~~

~~See Chapter 6, Section 6.11, Sidewalks, Paths, and Trails~~

~~7.10 Driveway Approaches~~

~~See Chapter 6, Section 6.12, Driveway Approaches~~

~~7.11 Landscape Standards for Residential Developments~~

~~See Chapter 29 Landscaping and Screening.~~

7.12 ~~Lighting Requirements~~

~~See Chapter 28, Lighting Requirements.~~