

§3-02 R-2 MEDIUM DENSITY DETACHED RESIDENTIAL DISTRICT

The purpose of the R-2 District is to protect existing single-family residential areas and the development of additional medium density residential areas. The district regulations are designed to protect essential single-family amenities of the district, to promote a suitable environment for family life and accommodate other uses customary to medium-density single-family neighborhoods.

	Minimum Yards (ft)				Min. Lot Area (sf) or Max. Density (du/ac)	Min. Lot Width (ft)	Max. Height	Maximum Lot Coverage (structures)	Minimum Living Area (sf)
	Front		Rear	Side					
	Primary	Secondary							
R-1	40	30	40	10	15,000 sf	100	35 ft	25%	1,200
R-2	35	25	35	10	10,000 sf	75	35 ft	30%	1,000
R-3 and R-4									
Single-family detached	25	20	20	8/0 ¹	9,000 sf	45	35 ft	50%	900
Single-family attached	20	15	20	0 ²	10 du/ac	20	35 ft	60%	900
Duplex, Triplex, Quadplex	25	20	20	8	6,000 sf ³	60	35 ft	50%	n/a
Nonresidential Uses	25	20	35	10	n/a	60	35 ft	50%	n/a
Multifamily (R-4 only)	25	20	35	8	18 du/ac	100	4 stories	60%	n/a
R-6	See §3-05 R-6 Manufactured Housing District								
<p>1. Single-family dwellings must be set back at least eight feet from one side lot line and may extend to the other side lot line. An easement must be provided on the zero lot line for maintenance access to the dwelling on the adjoining lot. Dwellings must be separated from structures on adjoining lots, or otherwise designed, for fire separation purposes in accordance with Building and Fire Codes.</p> <p>2. Building groups must be separated by at least 20 ft.</p> <p>3. 6,000 sf for the first dwelling unit plus 1,500 sf per additional unit.</p>									