# Low-Density Residential (R-2) District

## A. INTENT

The R-2 Low-Density Residential District is designed to permit low density residential development, both attached and detached. Character dimensions encourage four to six sites per acre for single-family homes and large lots for duplexes, garden homes, and townhomes.

## B. PRINCIPAL PERMITTED USES

i. Dwellings, attached live/work
ii. Dwellings, single-family detached
iii. Dwellings, garden home
iv. Church, rectory, or other places of worship
v. Public parks & recreational use
vi. School, K-12, public/private

## C. CONDITIONAL USES

i. Dwellings, townhome
ii. Dwellings, duplex

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## E. DEVELOPMENT STANDARDS

**Lot Size**

| | |
|---|---|
| Minimum lot area: | |
| Single-family | 5,000 sqft |
| Townhome | 1,600 sqft |
| Duplex | 10,000 sqft |
| Minimum lot width: | |
| Single-family | 60 ft |
| Townhome | 22 ft |
| Duplex | 60 ft |
| Minimum lot road frontage: | |
| Single-family | 35 ft |
| Townhome | 22 ft |
| Duplex | 35 ft |

**Setbacks**

| | |
|---|---|
| Minimum front yard setback: | |
| Single-family | 10 ft |
| Townhome | 20 ft |
| Duplex | 25 ft |
| Minimum rear yard setback: | |
| Single-family | 10 ft |
| Townhome | 10 ft |
| Duplex | 10 ft |
| Minimum side yard setback: | |
| Single-family | 5 - 10 ft |
| Townhome | 0*, 10 ft |
| Duplex | 5 - 10 ft |

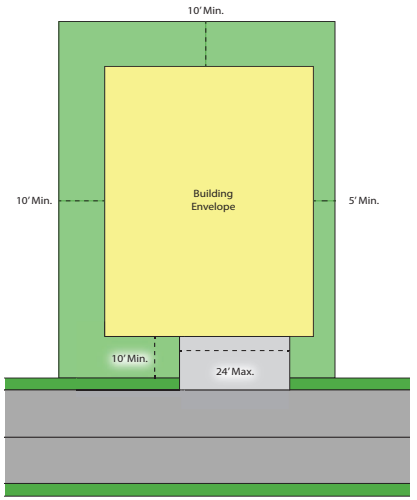
| | |
|---|---|
| **Maximum building height:** | 30 ft |

**Max. driveway width:**

| | |
|---|---|
| Single-family | 24 ft |
| Townhome | 20 ft |
| Duplex | 24 ft |

**Building Area**

| | |
|---|---|
| Max. Building Area | 5,000 sqft |
| Max. Lot Coverage | 50% |






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