

ARTICLE 5  
"R-2" TWO-FAMILY RESIDENTIAL DISTRICT

Sections:

- 5-101 Application
- 5-102 Use Regulations
- 5-103 Performance Standards
- 5-104 Parking Regulations
- 5-105 Off-Street Loading Regulations
- 5-106 Sign Regulations
- 5-107 Height, Area, and Bulk Regulations
- 5-108 Supplementary Height, Area, and Bulk Regulations
- 5-109 Supplementary Use Regulations

5-101 Application: The regulations set forth in this Article, or set forth elsewhere in these Regulations when referred to in this Article, are the regulations in the "R-2" Two-Family Residential District. The purpose of this District is to maintain a generally spacious residential environment of existing single-family neighborhoods within the incorporated cities, and at the same time permit two-family dwellings within those neighborhoods as in-fill development. Also, it is intended to accommodate new developments of two-family dwellings adjacent to, or near areas within the community planned for higher density development.

5-102 Use Regulations: In District "R-2," no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Any use permitted in the "R-1B" Single-Family Residential District.
2. Two-family dwellings.

5-103 Performance Standards: The Performance Standards for permitted uses are contained in Article 16 of these Regulations.

5-104 Parking Regulations: The Parking Regulations for permitted uses are contained in Article 17 of these Regulations.

5-105 Off-Street Loading Regulations: The Off-Street Loading Regulations for permitted uses are contained in Article 18 of these Regulations.

5-106 Sign Regulations: The Sign Regulations are contained in Article 19 of these Regulations.

5-107 Height, Area, and Bulk Regulations: In the "R-2" Two-Family Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per dwelling unit permitted on any lot shall be as follows:

1. Height: Buildings or structures shall not exceed 35 feet and/or 2-1/2 stories in height.

2. Front Yard: The depth of the front yard shall be at least 30 feet.
3. Side Yard: There shall be a side yard on each side of a dwelling. No side yard shall be less than 5 feet.
4. Rear Yard: The depth of the rear yard shall be at least 20 feet.
5. Lot Dimensions: The minimum width of a lot shall be 50 feet. The minimum depth of a lot shall be 100 feet.
6. Lot Area Per Dwelling Unit: Every single-family dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a minimum lot area of 7,000 square feet per dwelling unit. Every two-family dwelling hereafter erected, constructed, reconstructed, moved or altered, shall provide a minimum lot area of 3,500 square feet per dwelling unit or 7,000 square feet per building.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 20. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

5-108 Supplementary Height, Area and Bulk Regulations: The Supplementary Height, Area and Bulk Regulations are contained in Article 21 of these Regulations.

5-109 Supplementary Use Regulations: The Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 22 of these Regulations.