

Sec. 26-209. Residential-Two District (R-2).

A. *Intent and purpose:* This district is established to provide high quality, safe, quiet and stable low to moderate-density residential neighborhoods, and to prohibit activities of any nature which are incompatible with the residential character.

B. *Development standards:*

		Maximum Height (h)	Maximum Building Coverage	Minimum Lot Area	Minimum Lot Width (a)	Minimum Front Yard Setback (b)	Minimum Side Yard Setback (c)	Minimum Rear Yard Setback (c)
Principal Buildings	Single detached dwelling	35'	40%	9,000 sf	75'	25' (d)	5' (e)	10'
	Duplex dwelling	35'	40%	12,500 sf	100'	25' (d)	5' per story (e)	10'
	Group home	35'	40%	9,000 sf	75'	25' (d)	5' per story (e)	10'
	Churches, schools, government and quasi-government buildings, golf courses, small day care center, and nursing, elderly and congregate care homes	35'	40%	1 acre	200'	25' (d)	15' (g)	20'
Accessory Buildings (f)	Major	15'	1,000 sf per unit	N/A	N/A	25' (d)	5'	5' if ≤ 10' in height; 10' if > 10' in height
	Minor	10'	400 sf	N/A	N/A	25' (d)	5'	5'
	Accessory dwelling unit, detached	25'	Floor area limited to 50% of principal, or 1,000 sf, whichever is less	N/A	N/A	25' (d)	5'	5' if ≤ 10' in height; 10' if > 10' in height
All Other Uses		35'	40%	9,000 sf	75'	25' (d)	5' (e)	10'

Notes:

- (a) Corner lots shall have a minimum lot width of eighty (80) feet for both street frontages.
- (b) Front setback reductions may be allowed in accordance with Section 26-611.
- (c) Any side or rear yard which abuts a public street shall have a minimum setback of twenty-five (25) feet for all structures, with the following exception: For corner lots that are sixty (60) feet or narrower in width, this requirement shall be reduced by half.
- (d) Front setbacks for structures on lots or portions of lots which abut cul-de-sacs may be reduced to ten (10) feet for those portions of lots which abut a cul-de-sac bulb. (See Figure 26-123.3 at the end of section 26-123)
- (e) A total of fifteen (15) feet side yard setback for every individual lot with a minimum of five (5) feet on one (1) side.
- (f) See Section 26-625 for additional regulations pertaining to accessory buildings.
- (g) Fifteen-foot setback for the first story and five (5) feet for each additional story.
- (h) Bulk plane regulations shall apply in accordance with section 26-642, and may, when applied to a specific project, have the effect of reducing the maximum height permitted.