

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-2, Duplex & Patio Home Residential

The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. **1).** Such a district shall encourage and maintain duplex and patio home development at appropriate locations. **2).** The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Lot and Area Standards	Two-family	Townhouses	All others
Density	9 dwelling units per acre		
Street Frontage	Min. street frontage equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 35 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.		
Min. Lot Depth	Min. of 100 ft. in depth at its shallowest point with depth measured at right angles or radial to street right-of-way line.		
Corner Lots	Min. width 75 ft. at building line		
Min. Lot Area	7,000 sq. ft.	10,000 (dev) 2,000 (lot)	6,000 sq. ft.
Min. Land Area / Dwelling Unit	--	3,500 sq. ft.	6,000 sq. ft.
Min. Lot Width	70 ft.	14 ft. – interior 21 ft. – exterior	60 ft.
Max. Coverage, Interior Lot	50%	50%	40%
Max. Coverage, Exterior / Corner Lot	55%	55%	45%
Height	36 ft. max.		
Minimum Setback Standards			
Minimum Setback Standards		Residential Tree Planting	
Garage, Street Facing (attached & detached)	30 ft. from the property line the garage faces	For newly constructed single and two-family residential structures	1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.
Garage, Side- or Rear-loading (attached & detached)	20 ft. from the front property line		
Front	20 ft.		
Side, Interior	7 ft.		
Side, Exterior	20 ft.		
Rear	25 ft.		
Easements	Where a utility easement extends beyond required setback, the edge of utility easement shall be the setback.		

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Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Agriculture and Animals
Animal - domestic or household	Botanical garden	Chicken, hobby
Community garden	Residential	Residential
Residential	Home occupation - type b	Dwelling - accessory
Dwelling - condominium	Recreation, Education & Public Assembly	Transportation, Communication & Utilities
Dwelling - modular	Aquarium	Solar energy system
Dwelling - single family	Community center	Wind energy system, small
Dwelling - townhouse or rowhouse	County club	Other
Dwelling - two-family	Educational facility	Building, accessory - nonresidential
Home occupation – type a	Golf course	
Recreation, Education & Public Assembly	Museum	
Library	Religious facilities	
Park - mini	Services	
Park - neighborhood	Adult day care	
Services	Cemetery or mausoleum	
Child care - residential (4 children)	Child care - commercial	
Retail	Child care - residential (5-10 children)	
Mobile food vendor	Lodging - bed & breakfast	
	Public safety services	
	Transportation, Communication & Utilities	
	Utility facility	
	Wireless communication facility (cell towers)	
	Other	
	Temporary uses	