

**50-14.6 Residential-Urban (R-2).**

**A. Purpose.**

The R-2 district is established to accommodate multi-family apartments and townhouses, in an urban setting. This district also allows for single-family detached dwellings, duplexes and group living accommodations as shown in Table 50-19.8. The district is intended primarily for locations closer to commercial and mixed use activity centers, and may serve as a transition between lower-density residential areas and more intense commercial and mixed use neighborhoods;

<b>TABLE 50-14.6-1 R-2 DISTRICT DIMENSIONAL STANDARDS</b>		
		<b>LOT STANDARDS</b>
Minimum lot area per family	One-family	4,000 sq. ft.
Minimum lot area per family	Two-family	2,500 sq. ft.
Minimum lot area per family	Multi-family	750 sq. ft.
Minimum lot area per family	Townhouse	2,200 sq. ft.
No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use.		
Minimum lot frontage	One-family, two-family, and townhouse	30 ft.
	Multi-family and non-residential	50 ft.
<b>STRUCTURE SETBACKS</b>		
Minimum depth front yard		The smaller of 25 ft. or average of adjacent developed lots facing the same street
Minimum width of side yard for buildings less than 3 stories (one- and two-family)		Combined width of side yards must be at least 8 ft., with no side yard being less than 3 ft. wide
Minimum width of side yard for buildings less than 3 stories (all other principal structures)		6 ft
Minimum width of side yard for building 3 stories or more		10 ft.
Corner Lot: width of front side yard	Dwellings	15 ft.
	Detached accessory building	15 ft.
	All other Principal Structures	25 ft.
Minimum depth of rear yard		25 ft.
<b>STRUCTURE HEIGHT</b>		
Maximum height of building		45 ft.

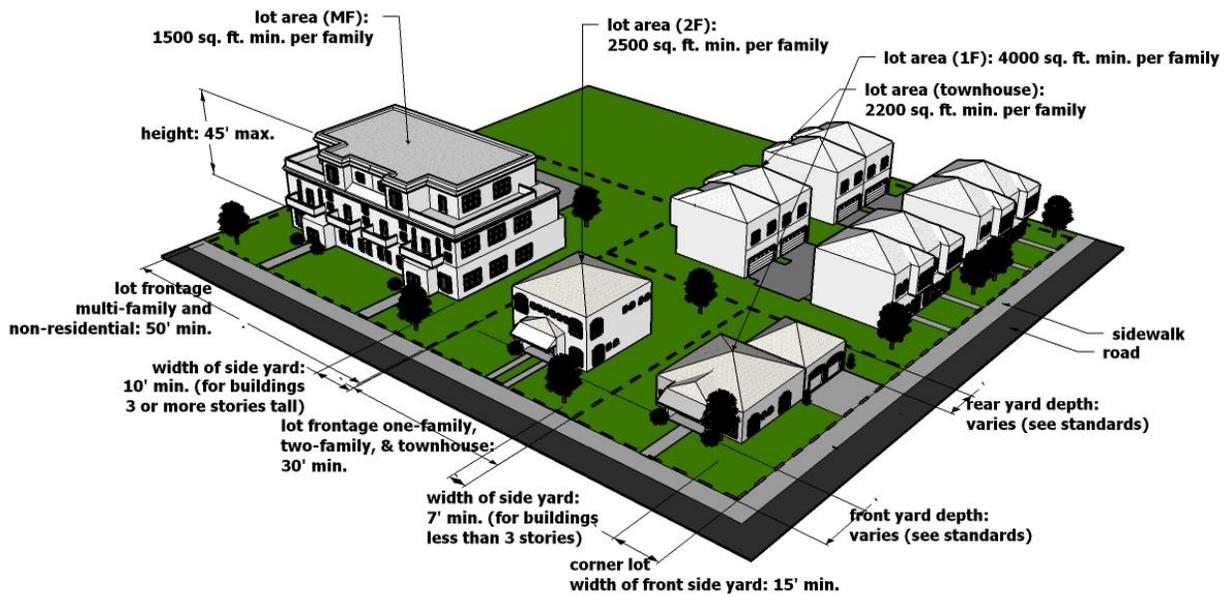
Section 50.21 *Dimensional standards* contains additional regulations applicable to this district. For lots with less than the minimum lot frontage, refer to 50-38.5.

**B. Example.**



**C. Illustration.**

*R-2 Example Lot Layout*



(Ord. No. 10042, 8-16-2010, § 1; Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2-11. § 8; Ord. No. 10192, 12-17-2012, § 3, Ord. No. 10659, 10-28-19 §2)