

CHAPTER 4

R-2 SINGLE-FAMILY DISTRICT

SECTION:

- 10-4-1: Scope
- 10-4-2: Use Regulations
- 10-4-3: Parking Regulations
- 10-4-4: Height Regulations
- 10-4-5: Area Regulations

10-4-1: SCOPE: The regulations set forth in this Chapter, or set forth elsewhere in this Title when referred to in this Chapter, are the zoning regulations in the "R-2" Single-Family District.

10-4-2: USE REGULATIONS:

A building or premises shall be used for the following purposes: The use regulations are the same as the use regulations in the "R-1" Single-Family District.

Private clubs and lodges.

10-4-3: PARKING REGULATIONS: The parking regulations are the same as the parking regulations in the "R-1" Single-Family District.

10-4-4: HEIGHT REGULATIONS: No building shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty five feet (35') in height.

10-4-5: AREA REGULATIONS:

(A) Front Yard: There shall be a front yard having a depth of not less than thirty feet (30').

(B) Side Yard:

1. There shall be two (2) side yards, one on each side of the main building, each having a width of not less than seven feet (7').

2. Where a lot is located at the intersection of two (2) or more streets, the width of the yard along the side street shall not be less than twenty feet (20').

3. No accessory building shall project beyond the yard line on any street.

(C) Rear Yard: There shall be a rear yard having a depth of not less than thirty feet (30').

(D) Lot Area Per Family: Every lot shall have an area of not less than eight thousand four hundred (8,400) square feet and an average width of not less than sixty feet (60'), except that if a lot has less area or width than herein required and was of record on the effective date of this Title, that lot may be used for any purpose permitted in this district.

(E) Floor Area: No single-family residence building shall be constructed unless it shall contain at least seven hundred eighty (780) square feet on the main living floor; exclusive of attached garage. (Ord. 220; 5-5-62)