

## CHAPTER 9

**R-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS**

## SECTION:

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10-9-1: **PERMITTED USES:**

- A. One-family dwellings.
- B. Two-family dwellings.
- C. Apartment houses in groups of not more than sixteen (16) housekeeping units in any building.
- D. Accessory buildings or structures and uses customarily incidental to the principal uses when located on the same property. (Ord. 18, 5-1-1978)

10-9-2: **USES REQUIRING SPECIAL USE PERMIT:**

- A. Boarding and rooming houses.
- B. Mobile home parks.
- C. Public utility buildings such as substations, transformer and regulator stations without service or storage yards.

D. Accessory buildings or structures and uses customarily incidental to any of the uses listed in this Section when located on the same property. (Ord. 18, 5-1-1978)

10-9-3: **BUILDING HEIGHT:** Buildings hereafter erected or altered shall not exceed thirty five feet (35') or two and one-half (2<sup>1</sup>/<sub>2</sub>) stories in height. (Ord. 18, 5-1-1978)

10-9-4: **MOBILE HOME PARK REQUIREMENTS:** Special requirements for mobile home parks are stated in the Chapter 16 of this Title on mobile home parks. (Ord. 18, 5-1-1978)

10-9-5: **MAXIMUM LOT COVERAGE:** Lot coverage shall not exceed forty percent (40%) in the R-2 Districts. (Ord. 18, 5-1-1978)

10-9-6: **CORNER LOT, SPECIAL REQUIREMENTS:** All corner lots shall have a lot frontage of not less than fifty feet (50') wide at the street line and ninety feet (90') wide at the building line and shall not be less than nine thousand (9,000) square feet in total area. (Ord. 18, 5-1-1978)

10-9-7: **LOT AREA, FRONTAGE AND YARD REGULATIONS:** The following minimum requirements shall apply in the R-2 Districts:

| Dwellings            | Lot Area Sq. Ft | Lot Frontage |               | Lot Area Per Family | Side Yard*     |     | Front Yard | Rear Yard |
|----------------------|-----------------|--------------|---------------|---------------------|----------------|-----|------------|-----------|
|                      |                 | Street Line  | Building Line |                     | Mini-mum Width | Sum |            |           |
| One-Family           | 8,000           | 30'          | 80'           | 8,000               | 8'             | 18' | 25'        | 25'       |
| Two-Family           | 9,000           | 40'          | 90'           | 4,500               | 8'             | 18' | 25'        | 25'       |
| Three-Family         | 12,000          | 70'          | 95'           | 4,000               | 8'             | 20' | 25'        | 25'       |
| Four-Family Or More  | 15,000          | 70'          | 100'          | 3,750               | 8'             | 20' | 25'        | 25'       |
| Other Permitted Uses | 16,000          | 100'         | 100'          | --                  | 12'            | 24' | 25'        | 45'       |

\* In the case of corner lots, the side yard abutting a street shall be considered the same as a front yard and shall meet the setback requirements indicated therefor.

(Ord. 18, 5-1-1978; 1997 Code)