

R2 MEDIUM-DENSITY RESIDENTIAL DISTRICT

The purpose of this district shall be to maintain and preserve existing single family residential neighborhoods with low to moderate population densities while providing for additional compatible development such as duplexes.

DEVELOPMENT STANDARDS

- Minimum lot area (square feet) per dwelling unit:
 - Single family - 9000
 - Two family - 6,000 each
- Minimum dwelling size (square feet) :
 - Single family - 1000
 - Two family - 800
- Minimum lot width (feet) - 75
- Minimum front yard setback from street (feet): Major Street - 75 Other streets - 50
- Minimum side yards (feet) - 10
- Minimum rear yard (feet) -25
- Maximum lot coverage for principal structure (percent) - 30
- Maximum height (feet) – 35

Use Provisions

Additional requirements may apply, refer to Zoning Ordinance.

- *All uses permitted in R1 Low Density Residential District*
- *One and Two-Family dwellings*
- *Boarding and rooming homes*
- *Hospitals and clinics*
- *Cemeteries*
- *Churches*
- *Nurseries or kindergartens*
- *Nursing homes*