

3.1.3 R-2 Multiple-Family Residential

A. INTENT

The R2 district is intended to allow for the grouping of housing units into multiple-unit buildings under regulations which will allow variety in types of housing units, but on a basis which will be harmonious and compatible with the established characteristics of single-family detached housing within this city. The regulations in this article apply everywhere within an R2 district in addition to the other applicable general regulations of this ordinance.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

C. SPECIAL LAND USES

- i. **Single family dwellings** ^{§36-3.4}
- ii. **Duplex dwelling units** §36-3.4
- iii. **Multiple-family dwellings** §36-3.5
- iv. **Accessory buildings** ^{§36-3.7} and uses ^{§36-3.7} customarily incident to any of the above permitted uses
- v. Publicly owned and operated parks and parkways
- vi. **Home based business** ^{§36-4.11}

- i. Reserved



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D. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area [☐] :	21,780 sq ft
One-bedroom unit:	3,630 sq ft
Two-bedroom unit:	3,960 sq ft
Three-bedroom unit:	4,356 sq ft

Minimum lot width[☐]: none

Setbacks[☐]

Minimum front yard setback:	15 ft
Minimum rear yard setback:	15 ft
Minimum side yard setback:	15 ft
Minimum distance between buildings:	30 ft

Building Height[☐] and Length

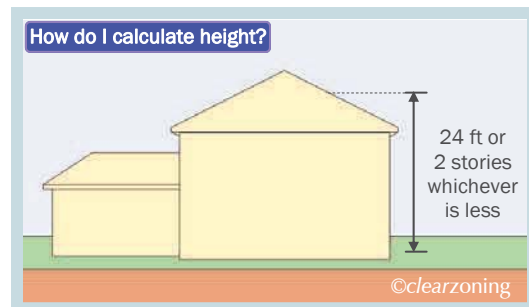
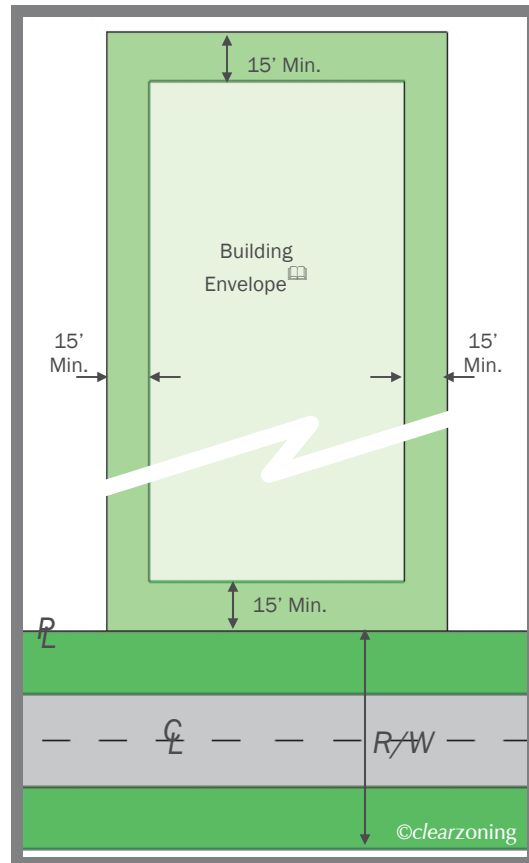
Maximum building height:	24 ft or 2 stories, whichever is less
Maximum building length:	180 ft

Floor Area[☐]

Minimum floor area per one-family dwelling [☐] :	
One-bedroom unit	900 sq ft
Two-bedroom unit	1,075 sq ft
Three-bedroom unit	1,250 sq ft
Basement	50% of the first floor area
Maximum building size:	8 units

NOTES

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The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- **Single Family Residential** §36-3.4
- **Duplex units** §36-3.5
- **Lots, Use for Yards** §36-3.2

4. Use Standards

- **Garage Sales**[☐] §36-4.2
- **Outside storage** §36-4.1

5. Site Standards

- **Building Materials** §36-5.4
- **Grades and Drainage** §36-5.9
- **Barrier Walls** §36-5.5
- **Waste & Rubbish** §36-5.3

6. Development Procedures

- **Site Plan Review** §36-6.1
- **Special Land Uses** §36-6.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

