

- (iii) Other Standards. All development shall comply with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4.

**(2) R-2 Two-Family Dwelling District.**

- (i) Purpose. This district is intended to provide for a blend of one-and two-family residential developments that will promote strong neighborhoods. The district is intended to accommodate both standard residential development and small pockets of affordable small lot infill “cottage” residential development. The “cottage” standards require approval by the Board of Adjustment pursuant to Section 29-6.4(j). The principal land use is one-family or duplex residential dwellings, as shown in Table 29-3.1 (Permitted Use Table). One principal structure is allowed per lot; two or more single-family detached dwellings are not permitted on a single lot.
- (ii) Illustration. The following diagram is a graphical depiction of the R-2 District to be used for illustration purposes only.
- (iii) Other Standards. All development shall comply with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4.

**TABLE 29-2-3  
R-2 DISTRICT DIMENSIONAL STANDARD SUMMARY**

	Current	Cottage
<b>LOT STANDARDS</b>		
Minimum lot area – one-family	5,000 sq. ft.	3,000 sq. ft.
Minimum lot area –one-family attached	3,500 sq. ft.	N/A
Minimum lot area – two-family	7,000 sq. ft.	N/A
Minimum lot area if no public or community sewer available	15,000 sq. ft.	
Minimum lot width at building line	60 ft.	30 ft.
Minimum lot width at building line - single-family attached	30 ft.	N/A
Maximum size of contiguous area that may be replatted to permit “cottage” lots without such lots being within a “cottage” subdivision	N/A	1 ac.
<b>BUILDING STANDARDS</b>		
Minimum depth front yard	25 ft.	10 ft.
Minimum depth from front lot line to garage (if applicable)	25 ft.	20 ft.
Minimum width of side yard	6 ft.	6 ft.
Minimum depth of rear yard	Lesser of 25% lot depth or 25 ft.	10 ft.
Maximum height of primary residential building	35 ft.	35 ft.
Maximum height of primary residential building if 2 side setbacks of at least 15 ft. each	45 ft.	35 ft.
Maximum height of nonresidential building	75 ft.	N/A

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.

**Height (primary):  
35' max. (C & CTG)**

