

## **SECTION 5.5: ONE-AND-TWO-FAMILY RESIDENTIAL DISTRICT (R-2)**

### **5.5.A Description**

This residential district provides for a neighborhood development of medium density. The primary land use allows for single-family dwellings, along with two family dwelling units. Recreational, religious, and educational uses normally appropriate to such a residential neighborhood are also permitted to contribute to the natural elements of a convenient, balanced, and attractive neighborhood. Development within this district is intended to be separate from and protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.

### **5.5.B Permitted Uses**

(1) Single-family detached dwelling, limited to occupancy by a family having no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship. The owner and any agent of the owner shall be legally responsible for directly or indirectly allowing, permitting, causing, or failing to prohibit residential use of a dwelling in this district by more than three unrelated individuals.

(2) Two Family dwelling units, with each family limited as in (1) above.

(3) Accessory buildings

(4) Churches, Temples, Mosques, and related facilities

(5) Community Home

(6) Park or playground

(7) SISD school – public

### **5.5.C Conditional Uses**

(1) Home Occupation

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- (2) Common facilities as the principal use of 1 or more platted lots in a subdivision.
- (3) Child Care – registered family home and group day care home; and
- (4) Foster group home

### 5.5.D Height, Area, Yard, and Lot Coverage Requirements

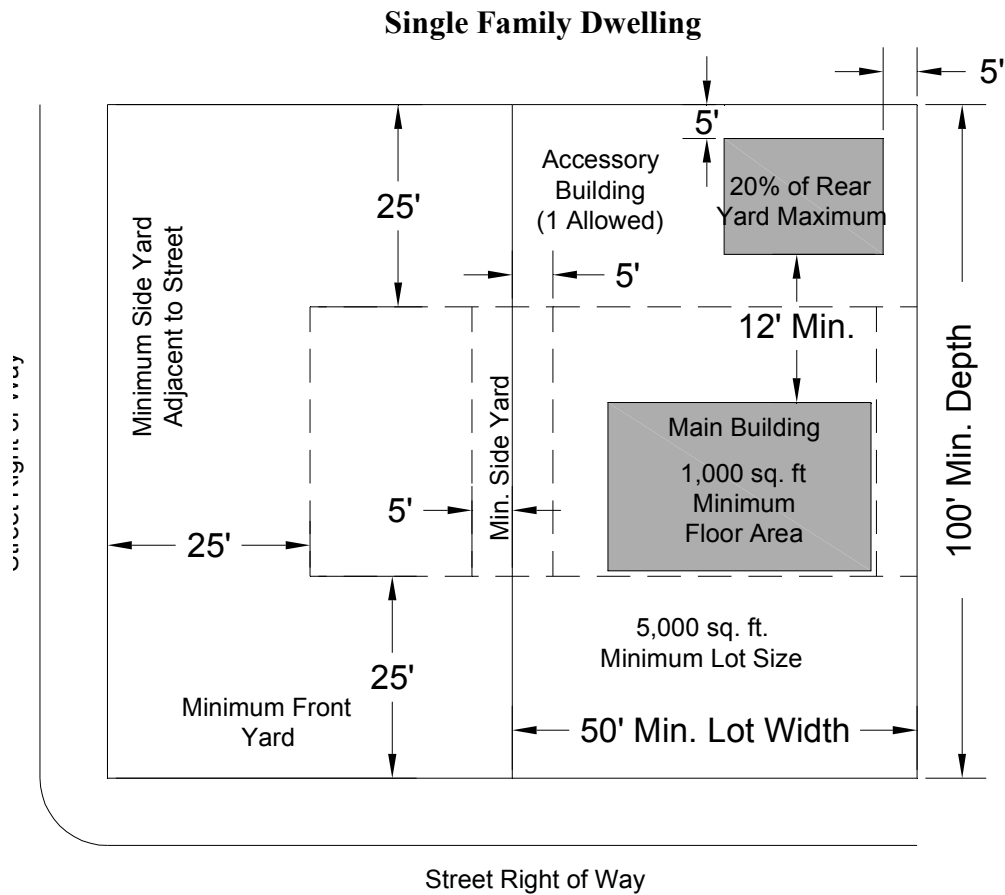
#### (A) *Single Family.*

- (1) Minimum lot area: Single Family Dwelling: 5,000 ft<sup>2</sup>
- (2) Minimum lot width and lot frontage: 50 feet
- (3) Minimum lot depth: 100 feet
- (4) Minimum depth of front setback: 25 feet
- (5) Minimum depth of rear setback: 25 feet
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet
  - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building Size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%
  - (b) Minimum area of main building: 1,000 ft<sup>2</sup>
- (8) Accessory Buildings
  - (a) Maximum accessory buildings coverage of rear yard: 20%
  - (b) Maximum number of accessory buildings: one
  - (c) Minimum depth of side setback: five feet
  - (d) Minimum depth of rear setback: five feet

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- (e) Minimum depth from the edge of the Main Building: 12 feet
- (9) Maximum height of structures: 35 feet or 2 ½ stories, whichever is less
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

**5.5.D Height, Area, Yard, and Lot Coverage Requirements**



**5.5.E Parking Regulations**

A Single-family, R-2 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.

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### (B) *Two-family*

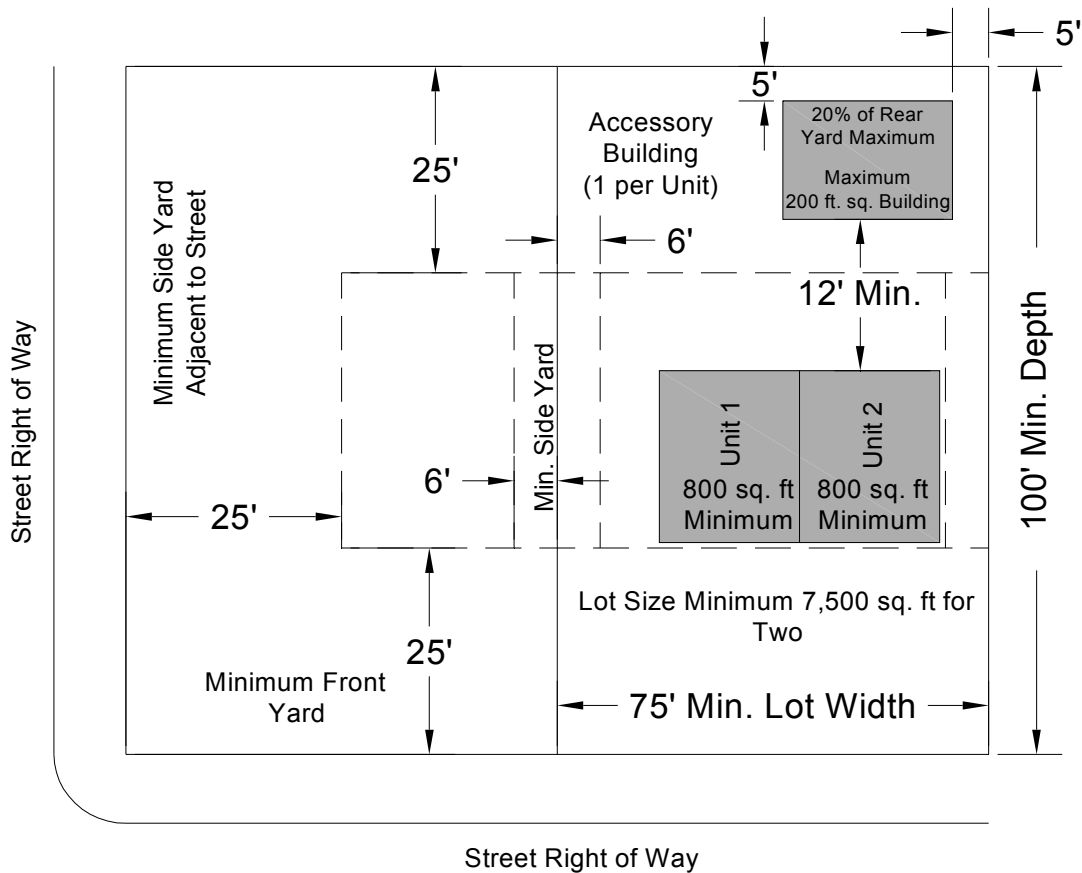
- (1) Minimum lot area: minimum of 7,500 ft<sup>2</sup> for two family dwelling unit.
- (2) Minimum lot width and lot frontage: 75 feet
- (3) Minimum lot depth: 100 feet
- (4) Minimum depth of front setback: 25 feet
- (5) Minimum depth of rear setback: 25 feet
- (6) Minimum width of side setback:
  - (a) Internal lot: six feet
  - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building Size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%
  - (b) Minimum area of each dwelling unit: 800 (two family unit = 1,600 ft<sup>2</sup>: two units of 800 ft<sup>2</sup> each.)
- (8) Accessory Buildings
  - (a) Maximum accessory building coverage of rear yard: 20%
  - (b) Maximum number of accessory buildings: one per unit
  - (c) Minimum depth of side setback: five feet
  - (d) Minimum depth of rear setback: five feet
  - (e) Minimum depth from the edge of the Main Building: 12 feet
- (9) Maximum height of structures: 35 feet
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is

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set back from each yard line at least one (1') foot for each two (2') feet additional height above the height limit in this district.

**5.5.D Height, Area, Yard, and Lot Coverage Requirements**

**Two Family Dwelling**



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### **5.5.E Parking Regulations**

A Two-family, R-2 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in this Ordinance, Section 11, Parking Regulations of this Ordinance.