SECTION 47-6 R-2 SINGLE FAMILY RESIDENTIAL DISTRICT

The R-2 zoning district has the same land use objectives as the R-1 district but allows for slightly greater densities.

47-6.1 PERMITTED PRINCIPAL USES

No land shall be used or occupied and no building or structure shall be designed, erected, altered, enlarged, occupied or used other than for one of the following uses:

A. Those uses permitted as of right pursuant to Section 47-5.1.

47-6.2 SPECIAL USES

A. The following uses may be allowed as special uses by the Board of Appeals in accordance with Section 47-5.2:

   1. Those special uses permitted under Section 47-5.2(A).

B. The following uses may be allowed by the Mayor and City Council, with the advice of the Board of Appeals, in accordance with Section 47-5.2:

   1. Those special uses permitted under Section 47-5.2(B).*

* Ordinance #13051; REVISED 1/17/01

47-6.3 PERMITTED ACCESSORY USES

The accessory uses permitted in R-2 zoning districts shall be the same as those permitted in R-1 zoning districts, as set forth in Section 47-5.3.

47-6.4 YARD AND LOT REQUIREMENTS

The following yard and lot requirements shall apply to all lots in an R-2 zoning district:

No. of Stories	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Family (sq. ft.)	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Sum of Side Yards
1-1 ½	7,500	7,500	60 feet	30 feet	25 feet	6 feet	15 feet
2–2 ½	7,500	7,500	60 feet	30 feet	25 feet	8 feet	20 feet

A consolidated schedule of yard and lot requirements applicable to all residential zoning districts is set forth in Section 47-16. In the event the requirements of Section 47-6.4 conflict with Section 47-16, the requirements of Section 47-6.4 shall take precedence.

47-6.5 HEIGHT LIMITATION

No structure located in an R-2 district shall exceed 2 ½ stories or thirty (30) feet in height.

47-6.6 OFF-STREET PARKING

Each dwelling unit located in an R-2 zoning district shall have no less than two (2) off-street parking spaces on the lot on which the dwelling is situated. Off-street parking requirements for all other uses are set forth in Section 47-17.17.

47-6.7 SIGNS

The signage requirements applicable to R-2 zoning districts are set forth in Section 47-17.21.

47-6.8 PROHIBITED USES

All uses not expressly permitted as of right by Section 47-6.1 or pursuant to a special use permit by Section 47-6.2 or as a permitted accessory use by Section 47-6.3 are prohibited in R-2 zoning districts.*

* Ordinance #13051; REVISED 1/17/01