

## CHAPTER 1269

### “R-2” (TWO-FAMILY RESIDENTIAL)

#### 1269.01 PURPOSE:

The “R-2” (Two Family Residential) zoning district has been established to permit residences accommodating two separate and distinct living units, each having separate and direct access to the outside, on lots of at least 20,000 square feet.

#### 1269.02 PERMITTED USES:

- A. ONE (1) TWO-FAMILY RESIDENCE PER LOT.
- B. ACCESSORY STRUCTURES AND USES AS REGULATED IN CHAPTER 1287.06 OF THIS CODE.

#### 1269.03 DEVELOPMENT STANDARDS:

##### A. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:

- 1. MINIMUM LOT AREA - 20,000 sq. ft.
- 2. MINIMUM LOT WIDTH AT THE BUILDING LINE - One hundred (100) feet.
- 3. MINIMUM FRONT YARD SET-BACK – The front of a building shall be

located within a range of seventy (70) feet to seventy three (73) feet from the front street right of way line, unless otherwise specified as a condition for plat approval by the action of Planning Commission and/or City Council.

However, if the existing building line in the area either exceeds or encroaches on the specified set-back range, and no set-back is specified on an approved plat, the required front set-back for any new structure shall be determined by “averaging” as specified within Chapter 1287.02 of this code.

4. MINIMUM SIDE YARD SET-BACK - The cumulative side yard set-back shall total to at least twenty (20) feet, but under no circumstance may any principal structure be located closer than ten (10) feet to any interior side property line, nor shall any principal structure be located closer than forty (40) feet to any side street right of way line.
5. MINIMUM REAR YARD SET-BACK - No building may be located closer than forty (40) feet to any rear property line.
6. MINIMUM LIVING AREA PER DWELLING UNIT - No two family residence shall contain less than one thousand (1,000) square feet of living area per dwelling unit.
7. MINIMUM EXTERIOR WALL WIDTH – No overall dimension of any side of a principal residential structure may be less than thirty (30) feet.
8. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES - No principal structure may be located closer than fifteen (15) feet to any other principal structure.
9. MAXIMUM HEIGHT – No structure may exceed a height of thirty five (35) feet above the grade, nor shall any structure exceed two and one-half (2 ½) stories.

**SUMMARY TABLE OF  
“R-2” (TWO FAMILY RESIDENTIAL)  
REQUIREMENTS\***

**BUILDING**

<b>FRONT SETBACK.....</b>	<b>70-73 ft</b>
<b>SIDE YARD (interior).....</b>	<b>10 ft</b>
<b>SIDE YARD (street).....</b>	<b>40 ft</b>
<b>CUMULATIVE SIDE YARD.....</b>	<b>20 ft</b>
<b>REAR YARD.....</b>	<b>40 ft</b>
<b>MAXIMUM HEIGHT .....</b>	<b>35 ft</b>
<b>MINIMUM LIVING AREA.....</b>	<b>1,000 sq. ft.</b>

**LOT**

<b>MINIMUM LOT AREA.....</b>	<b>20,000 sq. ft. (.46 ac)</b>
<b>MINIMUM LOT WIDTH.....</b>	<b>100 ft</b>

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*