

6.3 - R-2A LOW DENSITY RESIDENTIAL DISTRICT

6.3.1 PERMITTED USES:

Within the R-2A Low Density Residential District the following uses are permitted:

6.3.1.1 All uses permitted in the R-2 Low Density Residential District provided all other R-2A requirements are observed.

6.3.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

6.3.2.1 All Special Exceptions permitted in the R-2 Low Density Residential District.

6.3.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

6.3.3.1 Minimum Lot Size:

A. Minimum lot size shall be 12,000 square feet.

B. Minimum lot width shall be eighty (80) feet at the front building line.

6.3.3.2 Yard Area:

A. Front Yard:

Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and twenty (20) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.

B. Side Yard:

Minimum side yard setback shall be ten (10) feet.

C. Rear Yard:

Minimum rear yard setback shall be thirty (30) feet.

6.3.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty (30) percent of the total lot area.

6.3.5 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet.

6.3.6

SIDEWALK REQUIREMENT:

Sidewalks shall be required for all uses required in R-2, Subsection 6.2.6, along their public street frontages in accordance with Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.