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**ARTICLE 7
R-2 DISTRICTS**

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Sec. 107.1 **USES.**

In an R-2 District no building or premises shall be used and no building or structure shall be erected or altered except for one or more of the following specified purposes.

A. PRINCIPAL USES AND BUILDINGS.

1. All uses permitted in R-1 Districts.
2. **Municipal Uses.** Same as permitted in R-1 Districts.
3. **Special Authorization.** When authorized by the Board of Appeals, the following may be built, enlarged or altered:
 - (a) Churches and missions.
 - (b) Public and Parochial Schools.
 - (c) Telephone exchanges, transformer stations, and gas regulator stations.

B. ACCESSORY USES AND BUILDINGS.

1. Accessory uses or structures as outlined in Article 4, Section 104.9 are lawful in this district.
2. **Professional Uses.** Same as permitted in R-1 Districts.
3. **Home Occupations.** Same as permitted in R-1 Districts.
4. **Leasing of Rooms.** Same as permitted in R-1 Districts.
5. **Signs.** Same as permitted in R-1 Districts.

(chap. XII of code eff. Oct. 3, 1963)

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Sec. 107.2 **HEIGHTS AND AREAS.**

A. HEIGHTS. No building or structure shall exceed two (2) stories in height.

B. MINIMUM LOT AREA. All dwellings built in R-2 Districts shall have a **minimum lot area of eight thousand five hundred eighty (8,580) square feet** and a **minimum lot width of sixty-five (65) feet**. This, however, shall not prevent use by one (1) family of any lot existing and of record at the time of the passing of this Ordinance and under separate ownership from an adjacent vacant lot.

C. MINIMUM GROUND FLOOR AREA. All dwellings built in R-2 Districts shall have a minimum ground floor area, exclusive of an attached garage, as follows:

1. One story dwellings shall have a minimum ground floor area of seven hundred twenty (720) square feet.
2. One and one-half (1-1/2) story dwellings, and those having greater heights, shall have a minimum ground floor area of six hundred seventy two (672) square feet.

D. FRONT YARDS. There shall be a front yard on every lot. The minimum depth of any front yard shall be thirty (30) feet except for the following provisions:

I. Any dwelling hereafter erected along a block-front shall be provided with a front yard at least equal to the average of the front yards of the existing dwellings.

2. No new dwelling shall project into the required front yard area more than one-third (1/3) of the distance separating the nearest dwelling on an abutting lot.

3. In no case shall the above provisions be construed to require a front yard depth greater than forty (40) feet.

E. SIDE YARDS.

1. There shall be for every building a side yard along each lot line of a minimum width of five (5) feet and the total width of both side yards shall be at least ten (10) feet.

2. The width of a side yard abutting upon a street shall be not less than the minimum front yard required in this district.

3. Where lots with less than a sixty (60) foot width are involved in new construction the Board of Appeals will determine in each case the required minimum side yard abutting upon a street to conform as near as possible to existing dwellings. The Board of Appeals determination will, in some cases, include the combining of two or more lots to provide conformity to existing dwellings.

F. REAR YARDS. There shall be a rear yard on every lot, the minimum depth of which shall be thirty (30) feet; provided however, a private garage may be constructed within five (5) feet of said rear lot line, except where a rear yard abuts on an alley, a private garage shall be constructed at least ten (10) feet from the alley.

G. OFF-STREET PARKING. Same as required in R-1 Districts.

(chap. XII of code eff. Oct. 3, 1963)