

5. R-2 Residential District, Two Dwelling Units/Acre

A. Purpose

The R-2 District provides for single-family detached dwellings and affordable dwelling unit developments and allows other uses that are compatible with the low-density suburban character of the district.

Figure 2102.9: R-2 District Aerial Example



B. R-2 Lot and Building Dimensional Standards

Table 2102.5: R-2 Lot and Building Standards

	Conventional		Cluster	
District size, minimum	No requirement		2 acres [1]	
Density, maximum	2 du/ac		2 du/ac	
Open space, minimum [2]	No requirement		25 percent of the gross area	
Lot area, average	18,000 square feet		No requirement	
Lot area, minimum	15,000 square feet		13,000 or 15,000 square feet [1]	
A Lot width, minimum	Interior	Corner	Interior	Corner
	100 feet [3]	125 feet [3]	No requirement or 100 feet [1]	100 or 125 feet [1]
Single-family dwellings				
	Conventional		Cluster	Other principal uses
B Front setback, minimum	35 feet		25 feet	Setback equal to building height, but at least 35 feet
C Side setback, minimum	15 feet		8 feet (total minimum 24 feet)	See Table 2102.5a below
D Rear setback, minimum	25 feet			
E Building height, maximum	35 feet			60 feet
Floor area ratio, maximum	No requirement		0.25 for public uses; 0.20 for uses other than residential or public	

Notes:

- [1] The minimum lot area of a cluster subdivision lot is 15,000 square feet and the minimum lot width of the cluster subdivision lot is 100 feet for interior lots and 125 for corner lots if (a) any portion of a cluster subdivision lot is located within 25 feet of the peripheral boundary of the cluster subdivision, (b) any portion of a contiguous lot located outside the cluster subdivision’s peripheral boundary is zoned to a district that permits a maximum density of two du/ac or less, and (c) the contiguous lot is vacant or contains a single-family detached dwelling. This does not apply if the contiguous development is zoned to the PDH-2 District, or to the R-2 District and is developed or approved for a cluster subdivision.
- [2] Open space is calculated in accordance with subsection 5100.3.A(3).
- [3] Lot width may be modified in accordance with subsection 5100.2.K.
- [4] Freestanding accessory structures are regulated by subsection 4102.7.A.

Figure 2102.10: R-2 District Lot and Building Dimensional Standards

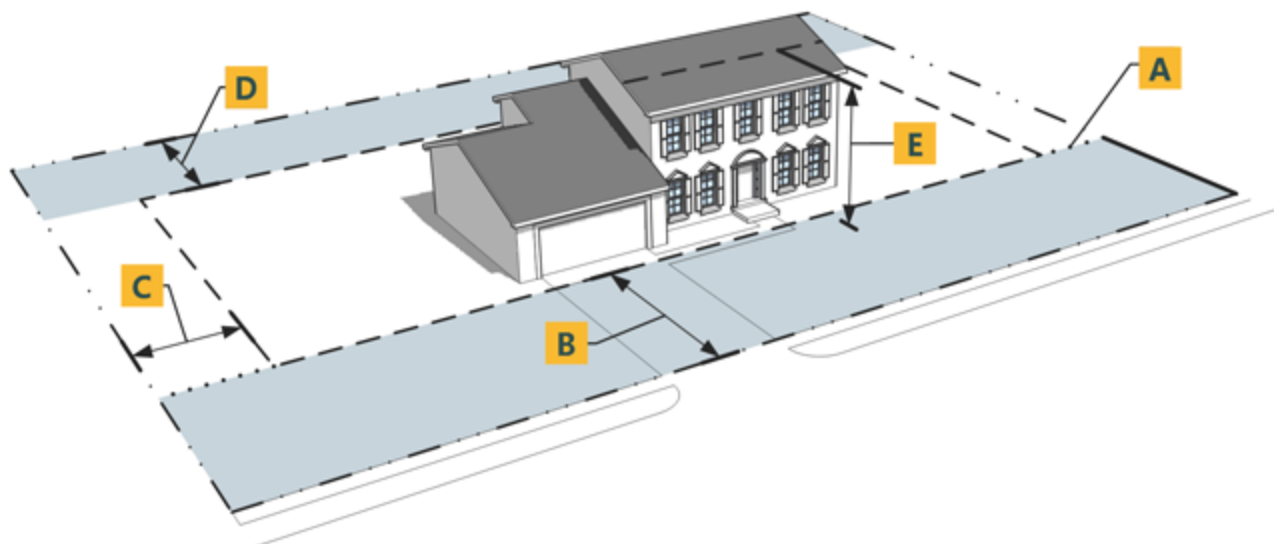
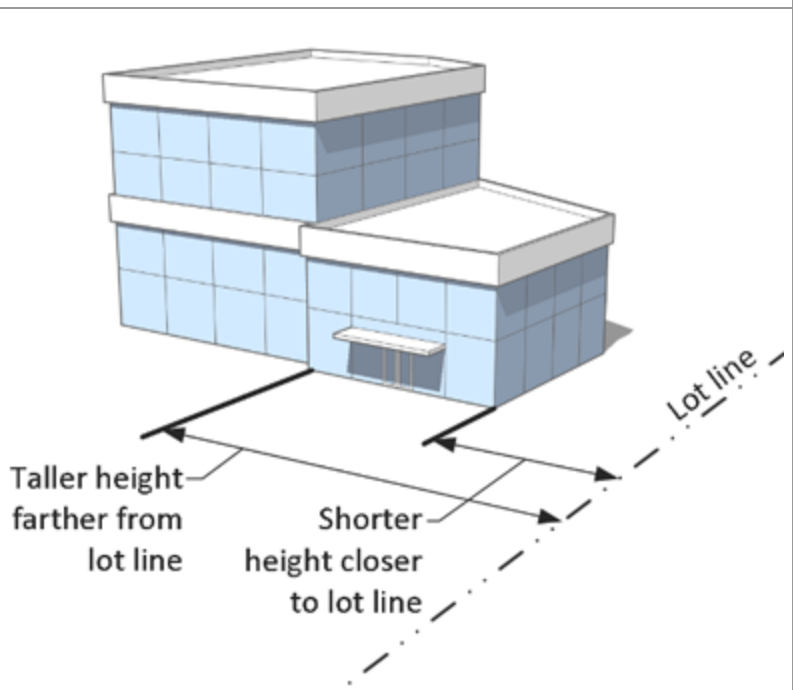


Table 2102.5a: R-2 Setback Relative to Height

Other principal uses		
Building height, maximum (feet) [1]	Side setback, minimum (feet)	Rear setback, minimum (feet)
20	15	25
25	18	25
30	22	25
35	26	26
40	30	30
45	34	34
50	39	39
55	43	43
60	47	47



Notes:
 [1] Maximum height of the portion of the building at the specified minimum setback.

C. R-2 Lot and Building Dimensional Standards – Affordable Dwelling Unit Development

Table 2102.6: R-2 Lot and Building Standards – Affordable Dwelling Unit Development [1]

Density, maximum	2.4 du/ac				
	Single-family detached				Single-family attached [2]
	Conventional		Cluster		
Open space, minimum [3]	No requirement		22 percent of the gross area [4]		200 sf per attached unit
Lot area, minimum	12,000 sf		10,400 sf [5]		None
	Interior	Corner	Interior	Corner	
Lot width, minimum	80 feet [6]	105 feet [6]	None [5]	80 feet [5]	14 feet
Front setback, minimum	30 feet		20 feet		5 feet
Side setback, minimum			8 feet		10 feet
Rear setback, minimum			25 feet		20 feet
Building height, maximum			35 feet		40 feet

Notes:

- [1] Nonresidential structures provided within an affordable dwelling unit development are subject to the lot and building standards for non-affordable dwelling unit developments.
- [2] The number of single-family attached dwelling units may not exceed 35 percent of the total number of dwelling units allowed within the development. Refer to subsection 5100.2.D(1)(d) for provisions that qualify minimum setback requirements for individual units in single-family attached dwellings.
- [3] Open space is calculated in accordance with subsection 5100.3.A(3). The 200 sf per attached unit must be provided adjacent to the units.
- [4] If development also contains attached dwelling units, the 200 square feet per attached dwelling unit must be provided as part of the required 22 percent general requirement.
- [5] The minimum lot area of the cluster subdivision lot is 12,000 square feet and the minimum lot width of the cluster subdivision lot is 80 feet for interior lots and 105 feet for corner lots if (a) any portion of a cluster subdivision lot is located within 25 feet of the peripheral boundary of the cluster subdivision, (b) any portion of a contiguous lot located outside the cluster subdivision’s peripheral boundary is zoned to a district that permits a maximum density of two du/ac or greater, and (c) the contiguous lot is vacant or contains a single-family detached dwelling. This does not apply if the contiguous development is zoned to the PDH-2 District, or to the R-2 District and is developed or approved for a cluster subdivision.
- [6] Lot width may be modified in accordance with subsection 5100.2.K.

D. Reference to Other Standards

General regulations that may supplement the regulations above:

<u>Use regulations</u>	<u>Article 4</u>
<u>Lot, bulk, and open space regulations</u>	<u>Article 5, Section 5100</u>
<u>Shape factor limitations</u>	<u>Article 5, subsection 5100.2.H</u>
<u>Off-street parking, loading and private street requirements</u>	<u>Article 6</u>
<u>Signs</u>	<u>Article 7</u>
<u>Site plan provisions</u>	<u>Article 8, subsection 8100.7</u>