

## Residential-Urban (R-2).

<b>TABLE 50-14.6-1 R-2 DISTRICT DIMENSIONAL STANDARDS</b>		
<b>LOT STANDARDS</b>		
Minimum lot area per family	One-family	4,000 sq. ft. or average of the developed 1-family lots on the block face
<del>Minimum lot area per family</del>	Two-family	<del>2,500</del> 2,000-sq. ft.
<del>Minimum lot area per family</del>	Multi-family	750 sq. ft.
<del>Minimum lot area per family</del>	Townhouse	2,200 sq. ft.
No lot of record containing 5,000 sq. ft. or less shall be used except for a one-family dwelling or a permitted non-dwelling use.		
Minimum lot frontage	One-family; and two-family; and townhouse	30 ft. or the average of the developed lots with similar uses on the block face
	Townhouse, per family	20 ft
	Multi-family and non-residential	50 ft.
<b>STRUCTURE SETBACKS</b>		
Minimum depth front yard		The smaller of <del>25</del> 15 ft. or average of adjacent developed lots facing the same street
Minimum width of side yard for buildings less than 3 stories	General	6 ft
Minimum width of side yard for buildings less than 3 stories (one and two-family)	For lots with 30 ft or less of frontage	Combined width of side yards must be at least 8 ft., with no side yard being less than 3 ft. wide
	Two-family shared wall	0 ft setback for portion of the principal structure with the shared wall
Minimum width of side yard (other principal structures) for building 3 stories or more	General	10 ft.
	Townhouse shared wall	0 ft setback for portion of the principal structure with the shared wall
Corner Lot: width of front side yard	Dwellings Principal and Accessory Structures	<del>±5</del> 10 ft.
	Detached accessory building	15 ft.
	All other Principal Structures	25 ft.
Minimum depth of rear yard		<del>15</del> 25 ft.
<b>STRUCTURE HEIGHT</b>		
Maximum height of building		<del>50</del> 45 ft.
Section 50.21 <i>Dimensional standards</i> contains additional regulations applicable to this district. For lots with less than the minimum lot frontage, refer to 50-38.5. <b>Note:</b> Building and Fire Codes may require plan/design changes and additional fire protection for structures built close to the property line.		