

Residential-Urban (R-2).

TABLE 50-14.6-1 R-2 DISTRICT DIMENSIONAL STANDARDS		
LOT STANDARDS		
Minimum lot area per family	One-family	4,000 sq. ft. or average of the developed 1-family lots on the block face
Minimum lot area per family	Two-family	2,500 2,000-sq. ft.
Minimum lot area per family	Multi-family	750 sq. ft.
Minimum lot area per family	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.
STRUCTURE SETBACKS		
Minimum depth front yard		The smaller of 25 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	±5 10 ft.
	Detached accessory building	15 ft.
	All other Principal Structures	25 ft.
Minimum depth of rear yard		15 25 ft.
STRUCTURE HEIGHT		
Maximum height of building		50 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. Note: Building and Fire Codes may require plan/design changes and additional fire protection for structures built close to the property line.		