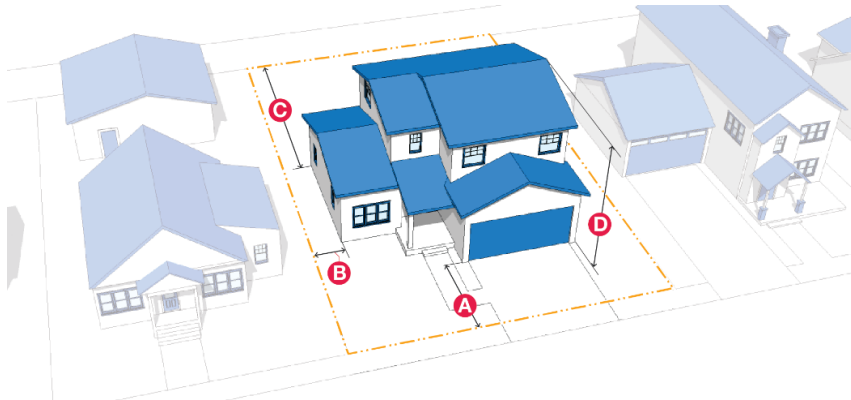


7.2.204 R-1 6: Single-Family - Medium

A. Purpose

This zone district accommodates single-family residential uses on lots with a minimum size of six thousand (6,000) square feet. Land uses are as indicated in Table 7.3.2-A (Base and NNA-O District Use Table).



B. Dimensional Standards

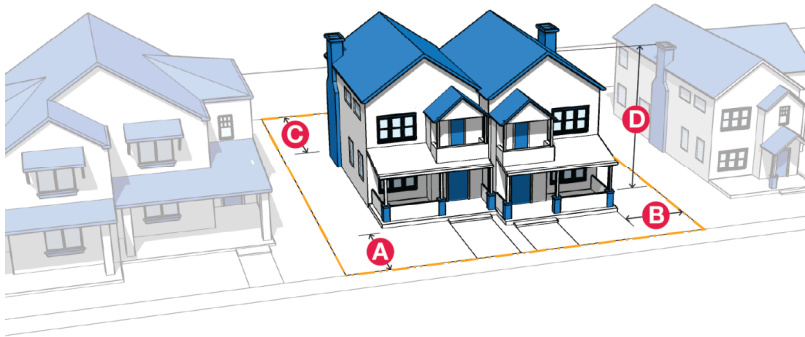
The following table is a summary of key district-specific dimensional standards. Complete dimensional standards, including standards for accessory structures, are included in Part 7.4.2 (Dimensional Standards) and Section 7.3.304 (Accessory Uses).

Table 7.2.2-D R-1 6: Lot and Building Standards		
Lot Standards		
	Lot area (minimum)	6,000 sf
	Lot width (minimum)	50 ft
Lot Coverage (maximum)		
	Building equal to or exceeding 18 ft in height	40%
	Buildings less than 18 ft in height	
	5,000 – 6,500 sf lot	55%
	6,501 – 7,500 sf lot	50%
	7,501 – 8,500 sf lot	45%
	8,501+ sf lot	40%
Setbacks (minimum)		
A	Front	
	House	15 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is <del>less</del> greater
	Garage – General (from back of sidewalk) [1]	20 ft (see Table 7.4.2-A)
	House and Garage adjacent to collector, parkway, or arterial street	25 ft
B	Side – Interior	5 ft
	Corner Lot – Side Street	15 ft
C	Rear	
	House and Attached Garage or Carport, General	15 ft

7.2.205 R-2: Two-Family

A. Purpose

The R-2 zone district accommodates detached single-family and two-family (duplex) residential uses on a single lot larger than five thousand (5,000) square feet, or duplex structures on separate lots provided each lot is larger than three thousand five hundred (3,500) square feet. Land uses are as indicated in Table 7.3.2-A: Base and NNA-O District Use Table.



B. Dimensional Standards

The following table is a summary of key district-specific dimensional standards. Complete dimensional standards, including standards for accessory structures, are included in Part 7.4.2 (Dimensional Standards) and Section 7.3.304 (Accessory Uses).

Table 7.2.2-E R-2: Lot and Building Standards		
Lot Standards		
Lot area (minimum)		
	Single-Family Detached	5,000 sf
	Duplex on one lot	7,000 sf
	Single-Family Attached [2]	3,500 sf for each lot
Lot width (minimum) [2]		50 ft
Lot Coverage (maximum)		
Building equal to or exceeding 18 ft in height		40%
Buildings less than 18 ft in height		
	5,000 – 6,500 sf lot	55%
	6,501 – 7,500 sf lot	50%
	7,501 – 8,500 sf lot	45%
	8,501+ sf lot	40%
Setbacks (minimum)		
A	Front	
	House	10 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is <del>less</del> greater
	Garage – General (from back of sidewalk) [1]	20 ft (see Table 7.4.2-A)
	House and Garage adjacent to collector, parkway, or arterial street	25 ft