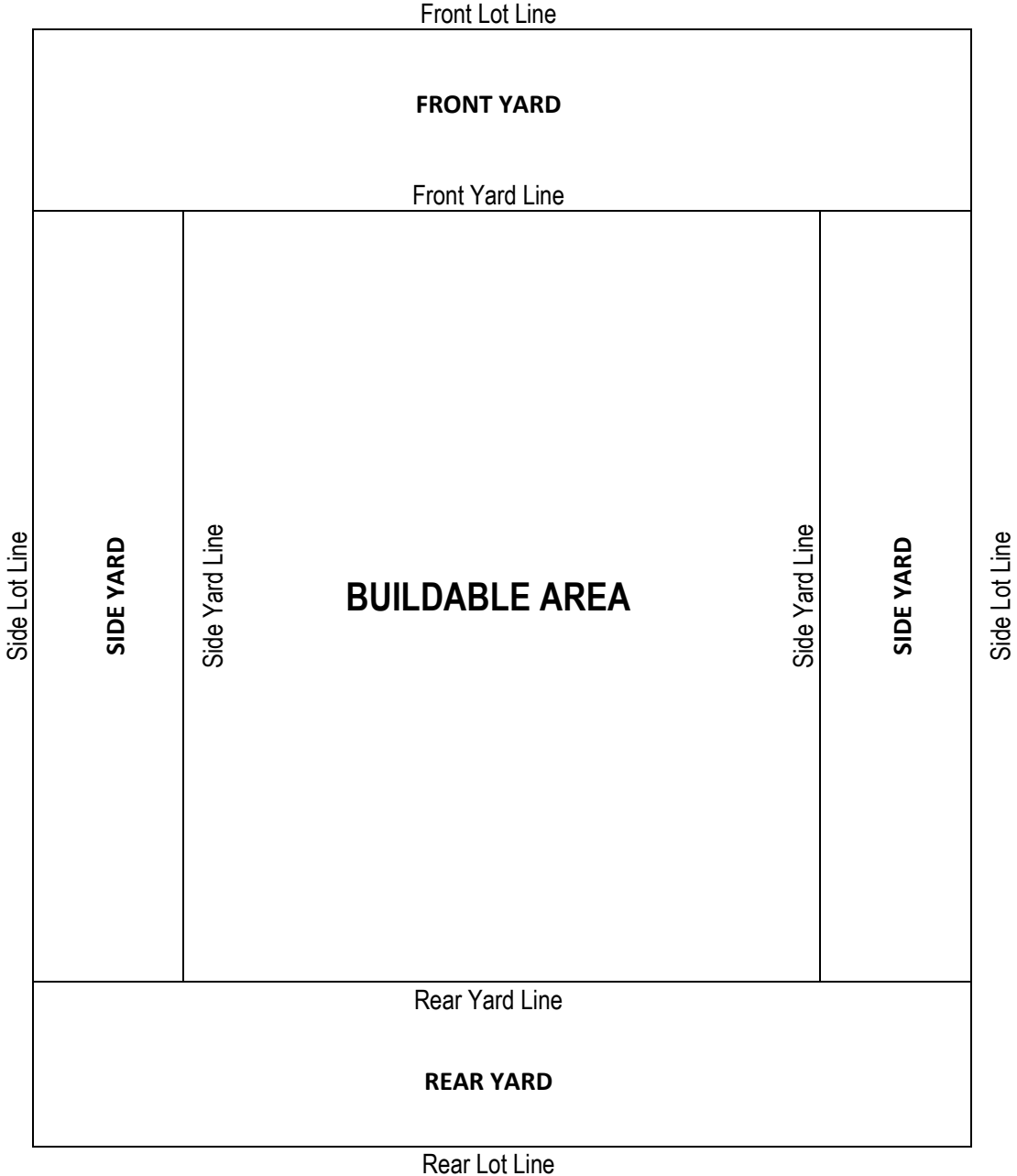


# Yards Illustration



# Requirements for R-2 Zoning District

## 1. YARDS

Yards and other open spaces as required by these ordinances shall be located on the same lot as the principal building, structure, or use.

On through lots, the front lot line shall be designated by the Zoning Officer, except that when a front lot line has been established on one or more lots in the same block, the front lot line for such lot or lots shall be the front lot line on all vacant through lots in such block. Only those obstructions permitted in front yards shall be located in that part of a rear yard adjoining a street that is equivalent in depth to a required front yard, except where a no-access strip has been provided for such lots on the recorded plat.

No legally required yards, open space, or lot area for any use or structure shall be used to satisfy yard, open space, or lot area requirements for any other structure or use.

No yards allocated to a building, structure or use existing on the effective date of this ordinance shall be subsequently reduced or further reduced below the yard requirements of this ordinance, except a yard adjoining a street may be reduced in depth in the event the right-of-way width of such street is subsequently increased.

Except as may be herein otherwise required, yards shall be in accordance with the following regulations:

- A. Front Yard: Not less than 50 feet.
- B. Side Yards: A side yard on each side of the zoning lot of not less than 10 percent of the lot, except where a side yard adjoins a street, the minimum width shall be not less than 30 feet.
- C. Rear Yard: Not less than 30 feet.

## 2. VISION CLEARANCE ON CORNER LOTS

On Corner lots within that part of a yard located within a radius of 25 feet from the point of intersection of the two street right-of-way lines forming the lot corner, no structure or shrubs as herein permitted as obstructions in front or side yards adjoining a street shall be erected, altered, or planted which have a height more than 30 inches above the ground in this area, the trees planted in such areas shall not have branches lower than 8 feet above the ground elevation in this area.

## 3. NUMBER OF BUILDINGS ON A LOT

In any Residence District, every single-family detached dwelling hereafter erected or structurally altered shall be located on a lot, and there shall be no more than one such dwelling on a lot.

## 4. LOT DIVISION

No lot containing a structure or use shall hereafter be divided in order to secure one or more additional lots for transfer of ownership and establishment of a principal use thereon; unless each lot, including also the lot containing the structure or use, resulting from such division, shall have the minimum lot area, lot width, and yards as required in this ordinance for the district in which the lot is located.

## 5. BUILDING HEIGHT

- A. Single-family detached dwellings – not more than two and one-half stories or 30 feet whichever is lower.

## 6. GROUND FLOOR AREA PER DWELLING

- A. One-story dwellings with basement – not less than 750 square feet.
- B. One-story dwellings without basement – 800 square feet.
- C. Dwellings having more than one-story:
  - i. not less than 900 square feet for one and one-half story dwellings, and
  - ii. not less than 750 square feet for a two story or two and one-half story dwelling.