

**D. Residential Suburban (R-2)**

<b>GENERAL DESCRIPTION</b>	
The R-2 District is intended for the development of one- and two-family attached and detached residential uses in a suburban setting. It accommodates single-family houses (including zero-lot line), duplexes and forms of attached housing such as townhomes, as well as accessory dwellings.	
<b>LOT SIZE AND DENSITY</b>	
LOT AREA (MIN.)	2,000 sq.ft.
LOT WIDTH (MIN.)	35 feet for detached residential 25 feet for townhomes
LOT DEPTH (MIN.)	50 feet
NET DENSITY (DU/AC) (MAX.)	22 DU/Acre
LOT COVERAGE (MAX.)	60% (Including all accessory buildings on the lot)
<b>PRIMARY BUILDING SETBACKS (MIN.)</b>	
FRONT (PRIMARY STREET)	10'
FRONT (SECONDARY STREET) (CORNER LOT)	10'
SIDE PROPERTY LINE	0' (Fire separation standards apply)
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
<b>ACCESSORY BUILDING SETBACKS (MIN.)</b>	
SETBACK FROM PRIMARY BUILDING	10'
SETBACK FROM ANY OTHER ACCESSORY BUILDING	5' (Shall meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
<b>PARKING PLACEMENT AND ACCESS</b>	
PARKING PLACEMENT	Off-street parking spaces shall NOT be located in the front setback area along any street frontage  Exception to the above may be made in the case of porte-cocheres and driveways located in the front setback area
<b>BUILDING HEIGHT</b>	
PRIMARY BUILDING	35'
<b>STREETScape STANDARDS</b>	
ALL STREETS	See <a href="#">Table 3.4-20. Zoning Districts and Streetscaping Requirements</a>
<b>ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS</b>	
<a href="#">4.4.3 Permitted Use Chart</a>	<a href="#">4.6.5 Residential Adjacency</a>
<a href="#">4.6.1 Building Design</a>	<a href="#">4.6.6 Innovative Residential Design</a>
<a href="#">4.6.2 Parking</a>	<a href="#">4.6.7 Lighting</a>
<a href="#">4.6.3 Landscaping</a>	<a href="#">4.6.8 Accessory Buildings</a>
<a href="#">4.6.4 Fencing and Screening</a>	<a href="#">4.6.9 Wireless Transmission</a>