

111.900 RESIDENTIAL DISTRICT “R-2” ZONING (Ord. Of 11/23/82)

111.901 Permitted uses. Uses as permitted in any Residential Zone “R-1”. Two family dwellings and multiple dwelling units are also permitted in this District.

111.902 Prohibited uses. All uses prohibited in the Residential “R-1” District, except multiple dwelling units are prohibited in the Residential “R-2” District.

111.903 Height and area. The following Height and Area regulations shall apply:

- (a) **Front yard:** There shall be a front yard of not less than 30 feet.
- (b) **Side yard:** There shall be two side yards totaling at least 20 feet at the setback line and no side yard shall be less than six feet, provided that where a side lot line adjoins a side street, a minimum side yard of 15 feet is required, and or all types of principal buildings, minimum side yards of 20 feet on each side are required.
- (c) **Rear yard:** There shall be a rear yard of at least 30 feet.
- (d) **Residence lot area.** Minimum lot size shall be twenty four thousand square feet (24,000 sq ft) unless said lot (s) are located within a municipal sanitary sewer system district. Lot (s) located within such a district shall be a minimum of twenty thousand square feet (20,000 sq ft). Amended 11/08/2005
- (e) **Lot width:** The minimum lot width at the setback line shall be 80 feet.
- (f) **Floor area:** There shall be a minimum floor area of 800 square feet. Each unit if a two family dwelling shall provide such minimum floor area.(Amended 05/14/96)