

ARTICLE 13 - (R-2) MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT

(As Amended 9/18/2000 via BOS Resolution No. 79-00, 4/29/02 via BOS Resolution No. 30-02, 12/2/19 via BOS Resolution 29-19)

Section 1301 - Purpose.

The principal purpose of this zoning district is to provide for multiple-family housing along with other types of high-density housing in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs, and the availability of public utilities. The minimum lot required is six thousand (6,000) square feet in area and the minimum lot area required for each dwelling unit is two thousand (2,000) square feet. Principal uses permitted in this zoning district include multiple-family dwellings and other types of high-density housing, orphanages, rest homes, nursing homes and convents.

Section 1302 - Use Regulations.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the "R1-43" zoning district, subject to all the regulations specified in the use regulations for such "R1-43" zoning district unless this use is otherwise regulated in this article.
2. Multiple-family dwelling.
3. Boarding and lodging houses.
4. Fraternity and sorority houses.
5. Orphanages, rest homes, nursing homes, and convents.
7. Accessory buildings and uses customarily incidental to the above uses.
8. Group Homes for the Disabled subject to Section 2518.
9. A use similar to any of the foregoing permitted uses may be allowed upon a written determination by the Director of Development Services that the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the zoning district. The Director's determination may be appealed to the Board of Adjustment pursuant to Article 28 hereof. The burden shall be upon the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 1303 - Sign Regulations.

The sign regulations are as provided in Article 23 hereof.

Section 1304 - Height Regulations.

The height of buildings shall not exceed thirty (30) feet or two (2) stories.

Section 1305 - Yard Regulations.

1. Front Yard:
 - a. There shall be a front yard having a depth of not less than twenty (20) feet.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than five (5) feet.
3. Rear Yard: There shall be a rear yard having a depth of not less than fifteen (15) feet, or in the case of a legally recorded undersized lot or parcel fifteen percent (15%) of the total lot depth.

Section 1306 - Intensity of Use Regulations.

The intensity of use regulations are as follows:

1. Lot Area: Each lot shall have a minimum lot area of six thousand (6,000) square feet.
2. Lot Width: Each lot shall have a minimum width of sixty (60) feet.
3. Lot Area per Dwelling Unit: The minimum lot area per dwelling unit shall be two thousand (2,000) square feet.
4. Lot Coverage: The maximum lot coverage shall be fifty percent (50%) of the lot area.
5. Distance between Buildings: The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 1307 - Parking Regulations

The parking regulations are as provided in Section 2510 hereof.