

**R-2 ZONING DISTRICT
REGULATIONS**

Zoning Information: In accordance with Section 17A-240 of Land Use Ordinance, the schedule of bulk regulations for single-family dwellings provides required dimensions for each item being regulated. These regulations are indicated in Column "A". In "Column "B" list those proposed dimensions as shown on the proposed property survey plan and building drawings as it pertains to your development.

Bulk Regulation	Column "A"	Column "B"
<u>Maximum Permitted</u>		
(1) Height	3 stories or 35 ft.	
(2) Coverage	25%	
(3) FAR	30%	
<u>Minimum Required</u>		
(1) Lot area per dwelling unit	10,000 sf.	
(2) Lot width	75 ft.	
(3) Lot depth	100 ft.	
(4) Front yard	30 ft.	
(5) Combined side yard	25 ft.	
(6) Smaller side yard	10 ft.	
(7) Rear yard	35 ft.	
(8) Building height to setback ratio (maximum)	2.0:1	

****See Section 17A-376.1 Prevailing front yard setback**