



# R-2<sup>NEW</sup> Two-Family Residential

- General Requirements:**
- Minimum Lot Size is 10,000SF
  - Maximum Structure Height is 45'
  - Driveway may be from 9' to 36' in width
  - Maximum Density is 7.8 families per acre

- Accessory Structures:**
- Total footprint of accessory structure(s) must not exceed the primary structure's footprint
  - Total footprint of accessory structure(s) must not exceed 15% of lot area
  - Sidewalls exceeding 10' require Zoning Board approval

- Visibility Considerations:**
- Shaded Areas must not have obstacles placed nor constructed features built which obscure visibility.
  - Privacy Fences shall not exceed 3' in height within these areas.

- Other Considerations:**
- Projection of roof overhangs, sills, cornices, and ornamental features may extend up to 2' into any required yard

- REFERENCES:**
- Sec. 704 (R-2)
  - Sec. 801 Area, Yard, Height
  - Sec. 1006 Proj. Open Space
  - Sec. 1007 Corner Lots
  - Sec. 1008 Corner Visibility
  - Sec. 8-1 Fences
  - Sec. 22-178 Driveways