

Minimum Lot Area	6,000 square feet*
Minimum Lot Width at Building Line	60 feet
Minimum Depth of Front Yard	20 feet
Minimum Depth of Rear Yard	15 feet
Minimum Depth of Rear Yard with Pool/Screen Enclosure	10 feet
Minimum Width of Each Side Yard	10 feet
Minimum Depth of Side Yard Abutting Street	20 feet
Maximum Building Area as % of Gross Lot Area	50%
Maximum Building Height (feet)	50 feet
Maximum Building Height (stories)	2
Garage Setback (Front Loaded)	40 feet
Off-Street Parking Spaces Required per Family Unit	2
Maximum Density per Acre	5.0
*or meet Health Department requirements	

14.1.6 R-2 RESIDENTIAL SINGLE FAMILY AND DUPLEX

- A. **Uses / Structures Permitted:** Single family dwelling units, residential structures containing two family units (duplex), modular dwellings and home based businesses. Excluding townhouses, mobile/manufactured dwellings, recreational vehicles and garden-patio homes.
- B. Conditional Uses / Structures: Home occupations.
- C. Uses Prohibited: Agriculture and livestock. Any use or structure not specifically or conditionally permitted in this Section or in Section 13.1.1 or 13.1.2 of Article XIII.

D. Requirements:

SINGLE FAMILY:

Minimum Lot Area (single family)	9,000 square feet*
Minimum Lot Width at Building Line	75 feet
Minimum Depth of Front Yard	30 feet
Minimum Depth of Rear Yard	30 feet
Minimum Depth of Rear Yard with Pool/Screen Enclosure	10 feet
Minimum Width of Each Side Yard	10ft (5 feet on side w/ carport)
Minimum Depth of Side Yard Abutting Street	30 feet
Maximum Building Area (% of Gross Lot Area)	40%
Maximum Building Height (feet)	50 feet
Maximum Building Height (stories)	2
Garage Setback (Front Loaded)	40 feet
Off-Street Parking Spaces (Per Family Unit)	2
Maximum Density Per Acre	4.0

* or meet Health Department requirements.

DUPLEX:

Minimum Lot Area (duplex)	11,500 square feet*
Landscape Requirements (duplex)	10% of min lot area
Minimum Lot Width at Building Line	75 feet
Minimum Depth of Front Yard	30 feet
Minimum Depth of Rear Yard	30 feet
Minimum Depth of Rear Yard with Pool/Screen Enclosure	10 feet
Minimum Width of Each Side Yard	10ft (5 feet on side w/ carport)
Minimum Depth of Side Yard Abutting Street	30 feet
Additional Setback from Single Family Residential	5 feet
Maximum Building Area (% of Gross Lot Area)	40%
Maximum Building Height (feet)	50 feet
Maximum Building Height (stories)	2
Garage Setback (Front Loaded)	40 feet
Off-Street Parking Spaces (Per Family Unit)	2**
Maximum Density Per Acre	4.0

* or meet Health Department requirements.

** Parking shall be clearly shown on the site plan as paved, gravel, or similar durable surface and marked for the residents' use.

E. ADDITIONAL REQUIREMENTS FOR DUPLEXES CAN BE FOUND IN SECTION 8.5 "Duplex Form Based Code".

14.1.7 R-4 RESIDENTIAL SINGLE FAMILY AND DUPLEX

- A. Uses / Structures Permitted: Residential structures containing one or two family units; mobile/manufactured dwelling units, and modular dwellings on individual lots; and home based businesses.
- B. Conditional Uses / Structures: Home occupations, lodges and clubs not operated for profit; professional and business offices.
- C. Uses Prohibited: Agriculture and livestock. Any use or structure not specifically or conditionally permitted in this Section or in Section 13.1.1 or 13.1.2 of Article XIII.

D. Requirements:**SINGLE FAMILY RESIDENTIAL:**

Minimum Lot Area (single family)	9,500 square feet*
Minimum Lot Width at Building Line	75 feet
Minimum Depth of Front Yard	30 feet
Minimum Depth of Rear Yard	30 feet
Minimum Depth of Rear Yard with Pool/Screen Enclosure	10 feet