

R2A Lot Size

R2A Two-Family Dwelling District

This district is intended to provide residential areas in the City that are suitable for Two-Family Dwellings. The district is intended to create areas of essentially single-family residential character utilizing two Single-Family Dwelling Units that are attached either side to side or vertically. The district is intended to be similar to the higher density Single-Family Zoning Districts, except for the different type and slightly higher density of Dwelling Units. Location criteria for the application of this district should include the availability or provision of adequate public services to serve such higher densities. It may be used as a transition zone between single-family areas and other areas.

“similar to the higher density Single-Family Zoning Districts. . .”

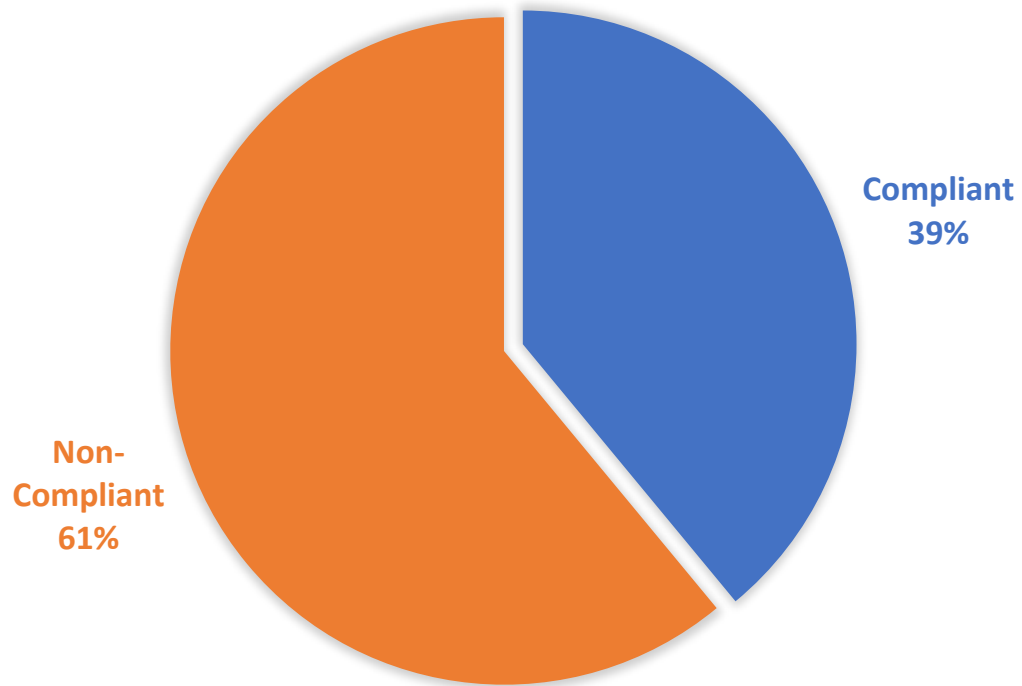
Zoning District	Min. Lot Size (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Area/ Dwelling Unit (sq. ft.)	Min. Front Setback (ft.)	Min. Side Setback – one side (ft.)	Minimum Side Setback – Total (ft.)	Minimum Rear Setback (ft.)	Maximum Height (ft.)
R1C	7,200	60	7,200	Avg. or 25	5	10	30	30
R1D	5,000	40	5,000	Avg. or 25	3	6	20	30
R1E	4,000	34	4,000	Avg. or 15	3	6	20	30
R2A	8,500	60	4,250	Avg. or 25	5	10	30	30
R2B	8,500	60	4,250	Avg. or 25	8	16	30	30
R4C	8,500	60	2,175	Avg. or 25	12	24	30	30

A map of a city grid with a river. Several areas are highlighted in yellow, representing specific lots. The river is colored light blue and winds through the city. The text 'Approximately 1,437 Lots' is overlaid on the map.

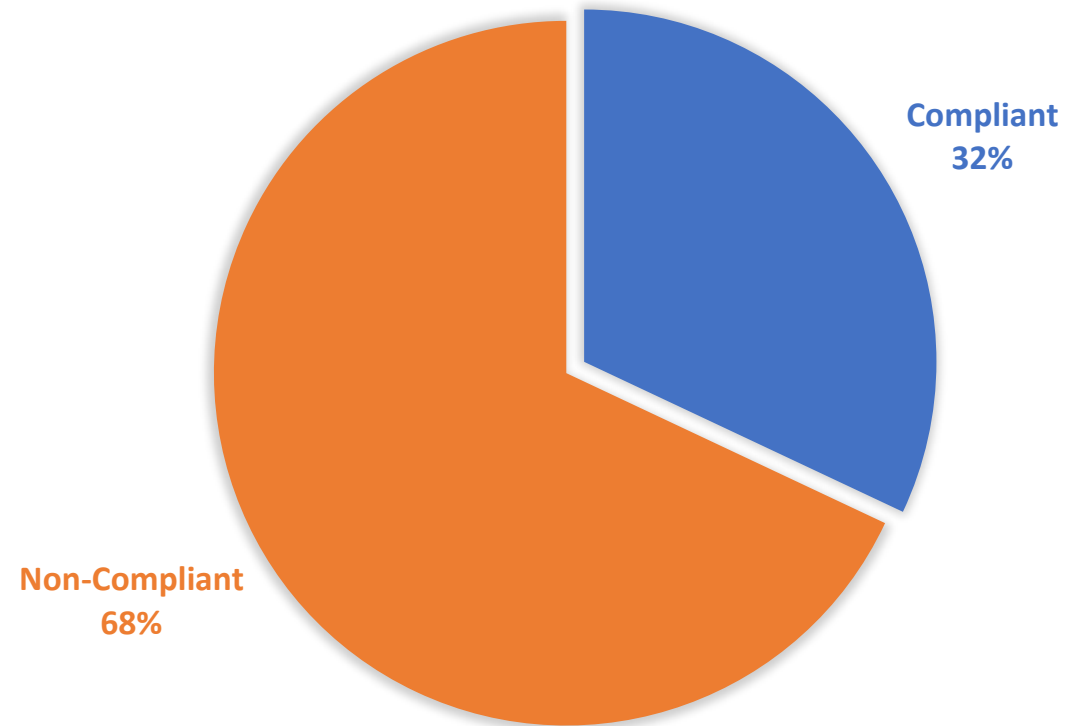
Approximately 1,437 Lots

R2A Lots – By Current Standards

BY LOT WIDTH (FT.)



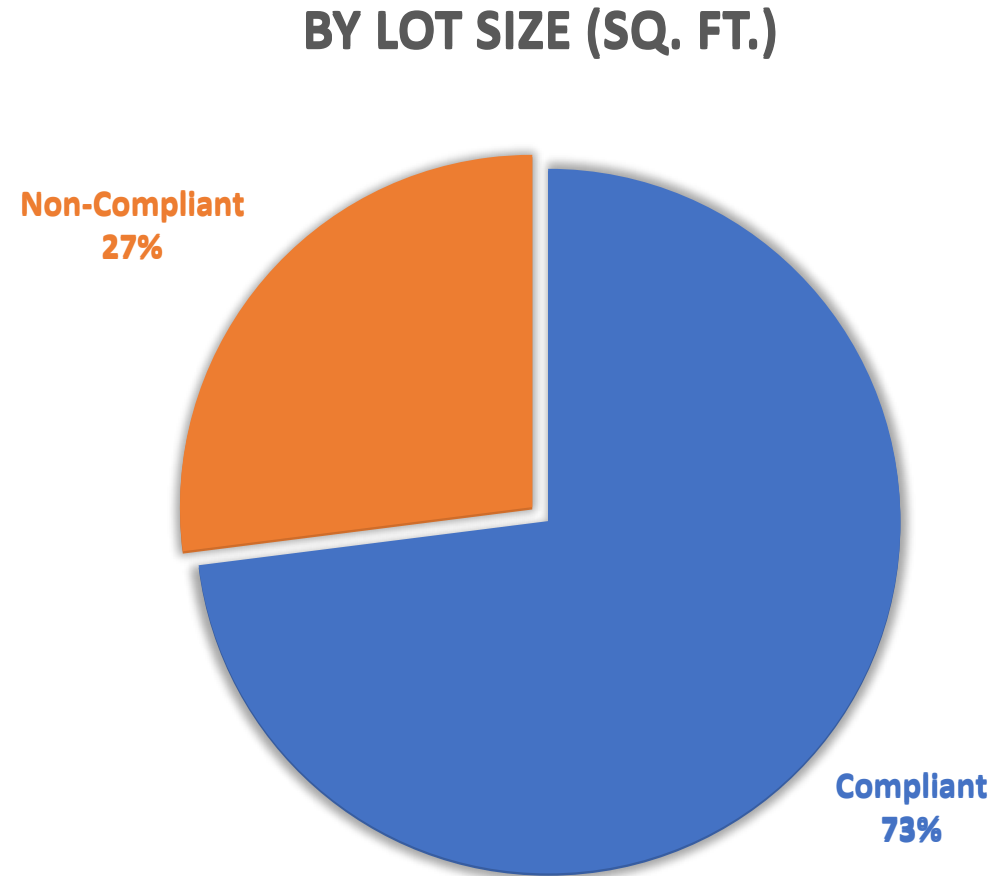
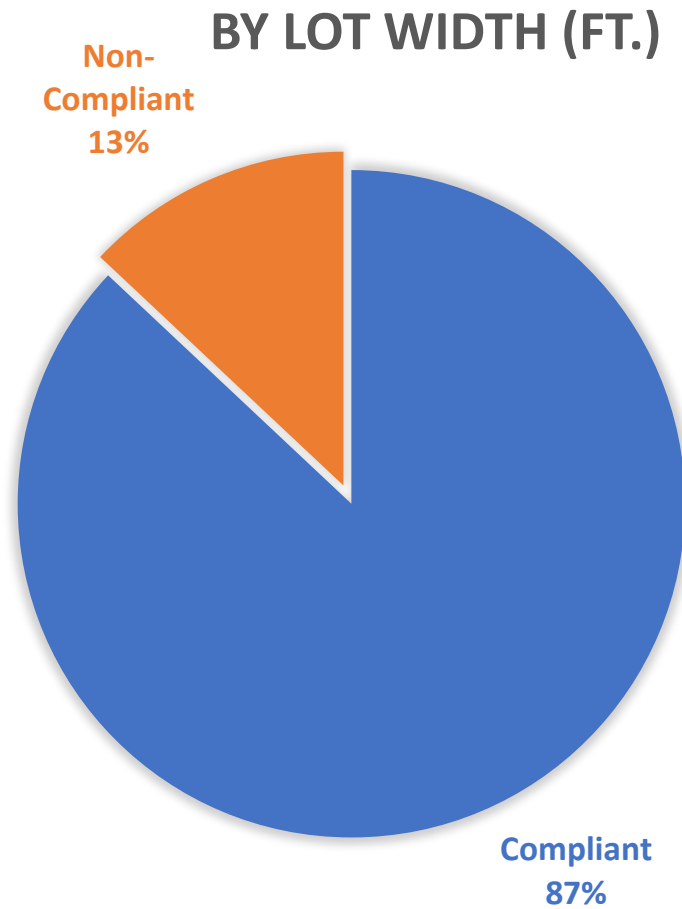
BY LOT SIZE (SQ. FT.)



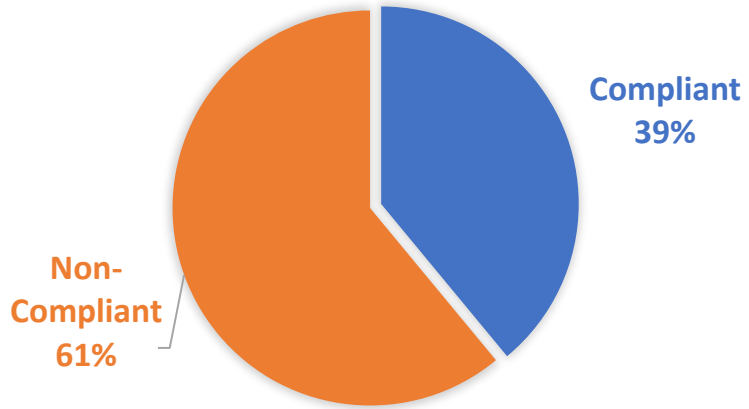
Scenario

Zoning District	Min. Lot Size (sq. ft.)	Min. Lot Width (ft.)	Min. Lot Area/ Dwelling Unit (sq. ft.)	Min. Front Setback (ft.)	Min. Side Setback – one side (ft.)	Minimum Side Setback – Total (ft.)	Minimum Rear Setback (ft.)	Maximum Height (ft.)
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R2A	8,500 <u>5,000</u>	60 <u>40</u>	4,250 <u>2,500</u>	Avg. or 25	5	10	30	30
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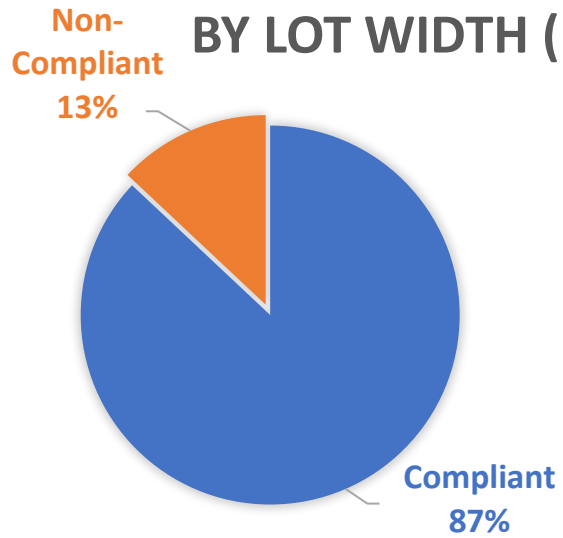
R2A Lots – Scenario



BY LOT WIDTH (FT.)



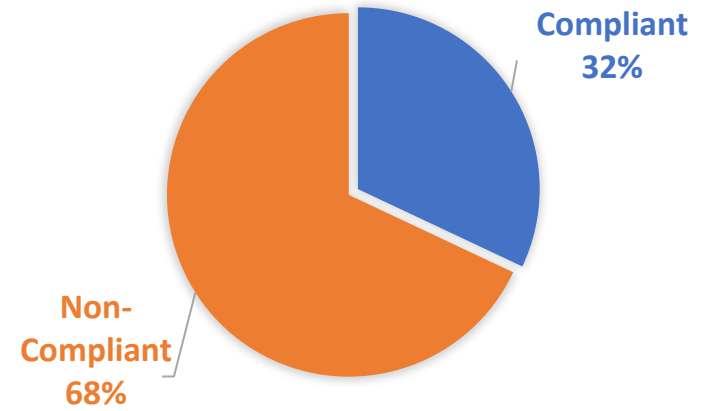
BY LOT WIDTH (FT.)



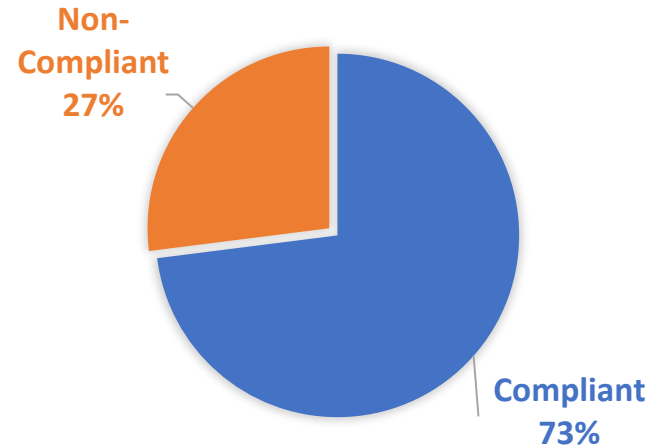
Existing

Scenario

BY LOT SIZE (SQ. FT.)



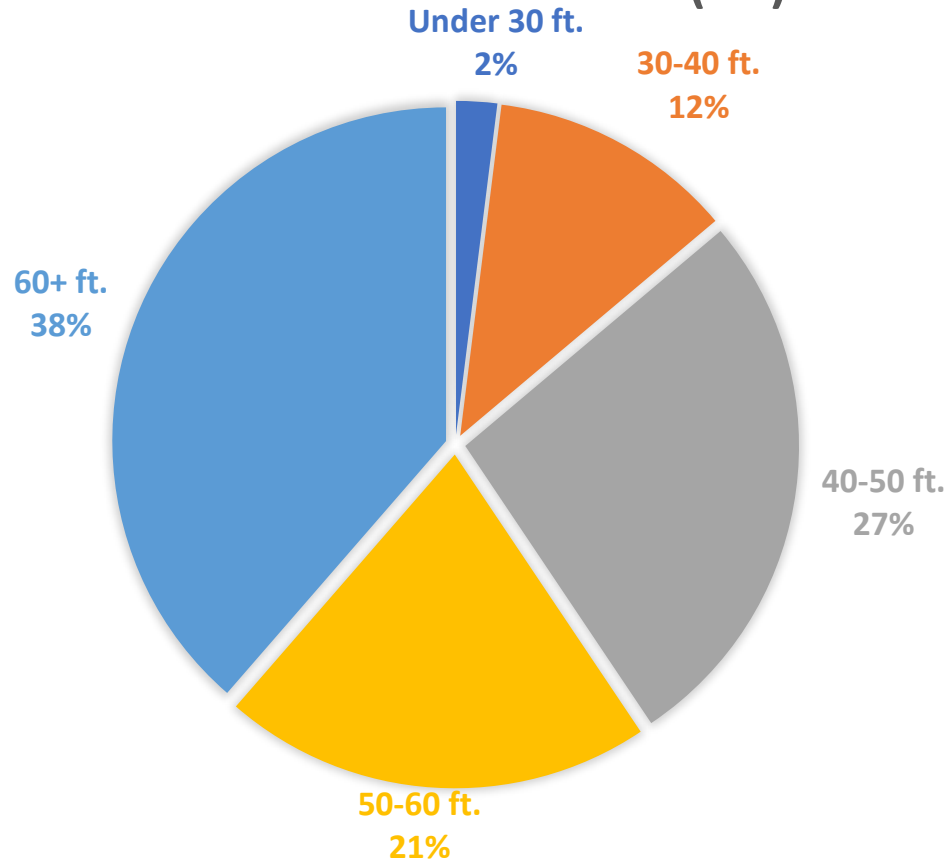
BY LOT SIZE (SQ. FT.)



R2A Lots

- Approximately 1,437 Lots

PARCELS BY LOT WIDTH (FT.)



PARCELS BY LOT SIZE (SQ. FT.)

