

# R-2 (Mixed Residential District)

## Single-family residences and duplexes

Without approval from the Board of Zoning Appeals, the following is required:

### New Home Construction: (Chapter 1213 Area and Bulk)

<u>Minimum Lot size</u>	<u>Principle Building</u>	<u>Width at Bldg. line</u>	<u>Minimum Distances</u>		
			<u>Front</u>	<u>Side</u>	<u>Rear</u>
6,000 s.f.	Single-family	60'	25'	6'	25'
7,000 s.f.	Two-family	70'	25'	7'	25'
9,000 s.f.	Three-family	80'	25'	7'	25'

Maximum Lot Coverage is **40 percent**.

Maximum Height is **2.5 stories** or **35' high**.

**Permit Fee:** \$75 – Single Family

\$100 – Multi-Family

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### Additions:

#### “Enclosed” Additions / Structural Remodeling to Principal Building:

Setbacks are the same as the New Home Construction above.

**Permit Fee for Enclosed Additions: \$30.00**

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#### “Open” Additions to Principal Building such as Decks or Porches (without a roof):

(Chapter 1215.09)

For an *unenclosed, uncovered porch or deck*:

If the minimum **side** setback is **6'**, the structure may be **5'** (cannot be less than 5') from the side lot line.

If the minimum **side** setback is **7'**, the structure may be **5' 6"** from the side lot line.

The minimum **rear** setbacks are **25'**, the structure may be **20'** from the rear lot line.

**Permit Cost: \$30.00 (for additions to home)**

**Permit Fee for Open Additions: \$30.00**

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#### Shed, Garage (Accessory Building – detached from principle building):

1) If **less than 200 sq. ft.** (i.e., 10' x 20', 22' x 8', etc.), it can be located no closer than **3'** from **side & rear lot lines**.

2) If **200 sq. ft. or larger**, it can be located no closer than **5'** from **side & rear lot lines**.

3) If larger than **150 sq. ft.**, it must have a continuous-rim foundation.

4) **Size** - cannot exceed **840 sq. ft.** (such as 21' x 40', etc.).

5) **Height** - from ground to peak of roof, shall not exceed **the height of the principal building** on the lot.

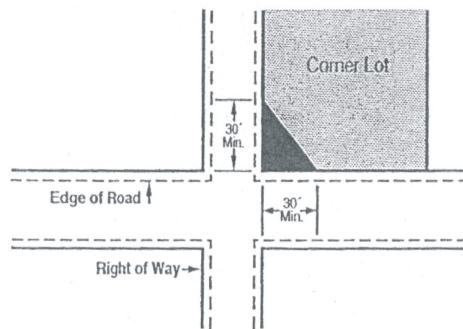
6) The collective size of all **detached accessory buildings** shall not exceed **10 percent** of any residential lot.

**Permit Cost:** Building size: 0 sq. ft. to 500 sq. ft. - **\$25.00**  
Over 500 sq. ft. - **\$35.00**

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**Fencing, Screening, Walls and Barriers:** (Chapter 1215.01)

- 1) **Front yard:** Maximum height of fence is **3 ft.**  
Must be of a purely decorative nature. Fence cannot be constructed of chainlink, lattice, etc., or anything deemed unsuitable for decorative fences by the Zoning Official.  
[See Chapter 1215.01(g).]
- 2) **Side and Rear yards:** Maximum height is **6 ft.**, except in the immediate area of a swimming pool or patio in the **interior** of a lot, it may be **up to 8 ft.** in height.
- 3) Recommend having fence 1 ft. from the rear and side property lines, but it can be located on the property lines.
- 4) **Corner lots** (at street intersections): no obstructions higher than **two (2) feet** above the adjacent top-of-curb elevation shall be permitted to be planted, placed or erected on any corner lot within a triangular portion of the land. (See illustration.)



**Permit Cost:**      **\$15.00**

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**Pool:** (As of April 2012, pool toppers do **not** require a fence permit.)

- 1) The pool cannot be in the front yard area.
- 2) A pool cannot be closer than **5 ft. to a rear or side lot line.**
- 3) There must be a **fence** enclosing the pool (with a self-closing, self-latching, gate (minimum **4 ft.** high gate) **or** a **pool topper**. The topper, including the pool height, must be a total of at least **6 ft.** high, with no less than a 4" gap between pool and bottom of topper.
- 4) Owner must sign form agreeing to meet the fence & lock requirements.

**Permit Cost:**      **\$10.00** per year (Temporary pool)  
                             **\$25.00** one-time fee (Permanent pool)

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**Lot Coverage:** Up to **40%** of property may be covered with the principle building, deck and pool and accessory buildings, without approval from the Board of Zoning Appeals.

The collective size of all **detached accessory buildings** shall not exceed **10 percent** of any residential lot.

(Percentage of lot coverage = Square footage of buildings ÷ square footage of lot size.)