

§ 14-16-2-11 R-2 RESIDENTIAL ZONE.

This zone provides suitable sites for houses, townhouses, and medium density apartments, and uses incidental thereto in the Established and Central Urban areas.

(A) Permissive Uses.

- (1) Uses permissive in the R-T zone.
- (2) Accessory living quarters.
- (3) Apartment.
- (4) Community residential program except not either community residential corrections program or community residential program for substance abusers: up to ten client residents provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (5) Family day care home, with any sign limited as for home occupations.
- (6) Sign, as provided in § 14-16-3-5 of this Zoning Code.

(B) Conditional Uses.

- (1) Uses conditional in the R-1 zone.
- (2) Community residential program except not either community residential corrections program or community residential program for substance abusers: 11 to 18 client residents provided that the standards of § 14-16-3-12 of the Zoning Code are met.
- (3) Community residential corrections program with up to ten client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.
- (4) Community residential program for substance abusers with up to ten client residents, provided that the standards for § 14-16-3-12 of this Zoning Code are met.
- (5) Day care center.
- (6) Emergency shelter with up to 18 clients normally present, provided that the standards of § 14-16-3-13 of this Zoning Code are met.

(C) Height. Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline, or drainageway right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in §§ 14-16-3-3 and 14-16-3-5 of this Zoning Code. Notwithstanding any of the above regulations, apartment structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.

(D) Lot Size.

- (1) Minimum lot area for lots developed with apartments other than townhouses shall be 6,000 square feet. Minimum lot width for lots developed with apartments other than townhouses shall be 60 feet.
- (2) Minimum lot area and width for lots developed only with houses and townhouses shall be provided in the R-T zone.

(E) Setback.

- (1) There shall be a front-yard setback of not less than 15 feet, except driveways shall not be less than 20 feet long.
- (2) For lots created after January 1, 2005 and for lots granted conditional use approval, if one of the following conditions is met, then there shall be a front yard setback of not less than 10 feet:
 - (a) Vehicle access is only to the rear yard from an alley, or
 - (b) The garage is set back not less than 25 feet and comprises no more than 50% of the width of the street-facing building facade and driveways and off-street parking areas cover no more than 60% of the area of the front yard.
- (3) There shall be a side-yard setback of not less than five feet, except:
 - (a) There shall be ten feet on the street side of corner lots; and
 - (b) There is no required side-yard setback from internal lot lines for townhouses.
- (4)
 - (a) There shall be a rear-yard setback of not less than 15 feet.
 - (b) For lots created after January 1, 2005, if alleys are provided, either a second story heated space or the rear yard wall or fence shall provide a view of the alley.
- (5) There shall be a separation between apartment buildings other than townhouses, and off-street parking and vehicular circulation areas of not less than ten feet.

(F) Density.

- (1) A floor area ratio of 0.5 is the maximum permitted.
- (2) Density of a lot may not exceed 30 dwelling units per acre.

(G) Off-Street Parking. Off-street parking spaces shall be as provided in § 14-16-3-1 of this Zoning Code.

(H) Usable Open Space.

- (1) Usable open space shall be provided on-site in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
- (2) Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space, planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

('74 Code, § 7-14-15) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 38-1978; Am. Ord. 57-1978; Am. Ord. 50-1980; Am. Ord. 22-1981; Am. Ord. 3-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 44-2005; Am. Ord. 19-2010)

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