

TOWNHOUSE RESIDENTIAL DISTRICT (R-2)

Notes:

- 1. A site plan is required prior to the issuance of a building permit.
- 2. No rear yard required when principal structures are adjacent to a canal or body of water.
- 3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches), windowsills, belt courses, and other architectural features.
- 4. No rear yard required when principal structures are adjacent to an alley or right-of-way.
- 5. Average Front Yard Setback: Where 30 percent of buildings on one side of a street, on a single block, and are built with 10 feet or less front yard setback, the average setback of the structures shall be the required setback.
- 6. Each unit shall have a minimum of 1,600 sq. ft. of lot area.
- 7. Accessory structures shall be limited to the provisions in Sec. 3.305.
- 8. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.



Minimum Lot Standards
Area: 1,600 square feet
Width: 20 feet
Depth: 80 feet

Setbacks
Front: 5 feet
Side: 0 feet
Rear: 10 feet
*Corner units shall have a 5-foot exterior side setback

Building Height
Maximum: 50 feet, measured from base flood elevation

Parking
Single Family: Minimum 1 per unit
Multi-Family: Minimum 1.5 per unit
Lodging: Minimum 1 per unit
Non-Residential: One per 300 square feet of floor area

Landscaping
Refer to Article 9, Landscaping of the City Land Development Regulations.