

- a. Minimum Front Yard – Twenty-five feet (25’); twenty feet (20’) feet for cul-de-sac lots and thumbnail lots.
- b. Minimum Side Yard
 - 1. Seven feet and six inches (7’-6”); except as modified below:
 - 2. For lots platted prior to February 27, 2006 side setbacks may be decreased to 5’ with a minimum separation of 15’ between homes.
 - 3. Corner Lot:
 - a) Equal to the front yard when abutting a street right-of-way.
 - b) If the recorded plat indicates corner lots will be restricted to front entry only, there shall be a minimum yard of at least fifteen feet (15’) adjacent to the side street of a corner lot when the corner lot backs up to an abutting side yard and ten feet (10’) adjacent to the side street of a corner lot when the corner lot backs up to an abutting rear yard.
- c. Minimum Rear Yard
 - 1. Twenty feet (20’)
 - 2. Twenty feet (20’) when adjacent to a thoroughfare or collector roadway if a ten-foot (10’) landscape reserve is located between the property line and the right-of-way line in accordance with 4.2.2.5(f)
 - 3. Thirty feet (30’) when adjacent to a thoroughfare or collector roadway and there is no ten-foot (10’) landscape reserve.
- (d) **Height Restrictions.** No building shall exceed thirty-five feet (35’) in height.
- (e) **Accessory Buildings.** Accessory buildings shall meet the requirements of Chapter 2, Article 5, Division 3 of this UDC.
- (f) **Common Areas – Management & Maintenance.** For any land and/or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common land and/or facilities.
- (g) **Outside Storage.** Outside storage in the front yard is prohibited, except for storage within leased portable containers such as PODS for not longer than seven (7) calendar days.

Ord. No. 2000T-3, Section 2.4.2.5, July 9, 2007.

Ord. No. 2000T-8, Section 2.4.2.5, August 25, 2008.

Ord. No 2000T-14, Section 2.4.2.5, January 14, 2013.

Section 2.4.2.6 R-2, Single-Family Residential-2 District

- (a) **Purpose.** The Single-Family Residential-2 District (R-2) is intended to permit the low-density residential development of detached single-family dwelling units and appropriate desirable open space.
- (b) **Authorized Uses.** The following are authorized uses under the regulations established in this chapter:
 - (1) Permitted and conditional uses as authorized in the Land Use Matrix in Article 5, Division 2 of this Chapter 2;

(2) Accessory uses as authorized in Article 5, Division 3 of this Chapter 2.

(c) **Area Regulations.**

(1) Size of Lots:

- a. Minimum Lot Area - Seven thousand (7,000) square feet
- b. Minimum Lot Width - Seventy feet (70')
- c. Minimum Lot Depth - Ninety feet (90')
- d. Maximum Lot Coverage - Sixty percent (60%)

(2) Size of Yards:

a. Minimum Front Yard

1. Twenty-five feet (25').
2. Twenty feet (20') for cul-de-sac lots and thumbnail lots.

b. Minimum Side Yard

1. Seven feet and six inches (7'-6"); except as modified below:
2. For lots platted prior to February 27, 2006 side setbacks may be decreased to 5' with a minimum separation of 15' between homes.

3. Corner Lot:

- a) Equal to the front yard when abutting a street right-of-way.
- b) If the recorded plat indicates corner lots will be restricted to front entry only, there shall be a minimum yard of at least fifteen feet (15') adjacent to the side street of a corner lot when the corner lot backs up to an abutting side yard and ten feet (10') adjacent to the side street of a corner lot when the corner lot backs up to an abutting rear yard.

c. Minimum Rear Yard

1. Twenty feet (20');
2. Twenty feet (20'') when adjacent to a thoroughfare or collector roadway if a ten-foot (10') landscape reserve is located between the property line and the right-of-way line in accordance with 4.2.2.5(f).
3. Thirty feet (30') when adjacent to a thoroughfare or collector roadway and there is no ten-foot (10') landscape reserve.

(d) **Height Restrictions.** No building shall exceed thirty-five feet (35') in height.

(e) **Accessory Buildings.** Accessory buildings shall meet the requirements of Chapter 2, Article 5, Division 3 of this UDC.

(f) **Common Areas – Management & Maintenance.** For any land and/or facilities to be used in common by residents of the development, there shall be provisions made for the establishment of a property owners association to manage and maintain such common land and/or facilities.

(g) **Outside Storage.** Outside storage in the front yard is prohibited, except for storage within leased portable containers such as PODS for not longer than seven (7) calendar days.

Ord. No. 2000T-3, Section 2.4.2.6, July 9, 2007.

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