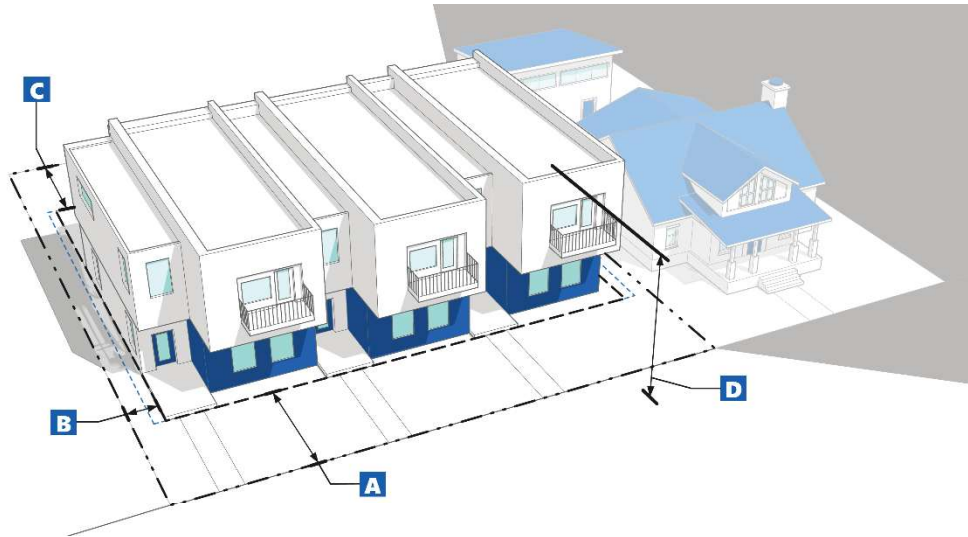


(b) Medium-Density Residential (R2)**(1) Purpose**

The Medium-Density Residential (R2) district is intended to provide for medium-density residential neighborhoods with a variety of single-family dwelling forms and smaller multi-family residences. Limited complementary community and educational uses may be permitted along with incidental or accessory uses.

**(2) Dimensional Standards**

Lots		Detached	Attached	Accessory	Other Standards	
Lot size, min. (sf)		5625 4500 ^[1]	3000 2500 ^[1]	NA	Overlay Districts	\$16-2-70
Lot frontage, min. (ft)		37.5 30 ^[1]	20	NA	Measurements/Exceptions	\$16-2-30
Residential density, max. (sf/primary unit)		3000 2500 ^[1]		NA	Use Regulations	Article 16-3
Residential density, min. (sf/primary unit)		16,875		NA	Development Standards	Article 16-4
Structure coverage, max.		45% 50% ^[1]		45% 55% ^[1]	Notes ^[1] The second referenced number is an incentive available for inclusionary housing projects meeting the requirements of §16-9-50. ^[2] Building height measured per §16-2-30(d). ^[3] Rear setback is 10 feet for all buildings in new subdivisions with alleys (to better accommodate utilities and parallel parking). Five feet rear setbacks may be allowed for both primary or accessory structures subject to demonstration and approval of adequate utility services. If a lot backs up to another lot, then the rear setback should be the same as the front setback. ^[4] All ADUs shall be set back a minimum of 5	
Uncovered parking/access area, max.		20%		NA		
Landscape area, min.		35% 30% ^[1]		NA		
Setbacks, min. (ft)						
A	Front	15		15		
B	Side	5		3/5 ^[4]		
C	Rear ^[3]	10		10		
Height, max. (ft)						
D	Building height ^[2]	28/35		25		