

404.5 R-2 AREA, YARD, HEIGHT AND COVERAGE REQUIREMENTS. The following regulations shall apply to each lot: -

Use	Single Family & Municipal	Semi-detached Residence	Townhouse	Funeral Home, Club & Office	Senior Apartments, Other use
Minimum lot size	2,800 sf.	1,875 sf.	1,350 sf.	10,000 sf.	30,000 sf.
Minimum lot frontage	40 ft.	25 ft.	18 ft.	75 ft.	150 ft.
Minimum lot width at the building line	40 ft.	25 ft.	18 ft.	75 ft.	150 ft.
Maximum Building Coverage	60%	65%	70%	30%	30%
Maximum Lot Coverage	80%	80%	80%	60%	60%
<b>Principal Building Minimum Yard Depths and Height Limitations</b>					
Front Yard	.0 ft.	0 ft.	0 ft.	10 ft.	10 ft.
Side Yard	5 ft.	0 ft. one side 5 ft. other side	0 ft. <sup>(1)</sup>	10 ft.	15 ft.
Rear Yard	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.
Maximum Height	40 ft. or 3 stories	40 ft. or 3 stories	40 ft. or 3 stories	35 ft. or 2½ stories	40 ft. <sup>(2)</sup>
<b>Accessory Building Minimum Yard Depths and Height Limitations</b>					
Front Yard	N.P.	N.P.	N.P.	N.P.	N.P.
Side Yard	0 ft. <sup>(3)</sup>	0 ft. <sup>(3)</sup>	N/A	10 ft.	10 ft.
Rear Yard	3 ft. <sup>(3)</sup>	3 ft. <sup>(3)</sup>	3 ft. <sup>(3)</sup>	5 ft.	10 ft.
Max. Height	15 ft.	12 ft.	12 ft.	15 ft.	15 ft.

N.P. = Not a permitted location.

(1) - The end wall of a building not attached to another unit shall be a minimum of 10 feet from any other building.

(2) - Houses of worship may extend to 60 feet in height.

(3) - Unless modified by §400.7.A.