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# PLANNING

Planning is a Division of the Department of Planning & Development Services

## TWO-FAMILY RESIDENCE (RS-2) ZONING DISTRICTS

### *What is the intent of RS-2 districts?*

The Two-Family Residential District is intended to provide opportunities for development of detached single-family residences and two-family residences at medium densities.

### *Is there a restriction on how many structures I can build on my property?*

There is a floor area ratio (FAR) that must be followed. The FAR refers to a maximum ratio calculated with the gross floor area of *all* buildings on the lot, (i.e. primary structure, detached garage, and storage buildings), and the square footage of the lot. For RS-2 the FAR is .50 times the size of the lot, or 50%. In other words, for a lot of 5,000 square feet, the floor area of all buildings cannot exceed 2,500 square feet. This figure includes multi-story construction.

### *What are the height restrictions?*

35 feet, or 2 ½ stories. To learn how the height is measured, please consult Section 803.D of the Zoning Ordinance or contact the Planning Division.

Structures specifically *excluded* in the calculation of height include, but are not limited to: chimneys, cooling towers, elevator bulkheads, radio or television towers, satellite dish antennas, domes or spires, and parapet walls not exceeding four feet in height.

### *What are the lot restrictions?*

Minimum size in the RS-2 District:

- 5,000 sq ft. for single-family residences
- 6,500 sq ft. for two-family residences

Setbacks for the RS-2 District are:

Front Setback: 25 feet

Side Setback: 5 feet

Rear Setback: 20 feet

All setbacks are measured from the front, side, and rear property lines, not the street edge. In scenarios where lots are irregularly shaped, the Planning Manager determines which lot lines are front(s), side(s), and rear(s).

Setback areas must be free of all obstructions, with the following projection exemptions:

- projection of window sills, belt courses and other ornamental features for a distance of 12 inches or less;
- projection of chimneys and flues for a distance of 3 ½ feet or less;
- projection of eaves and awnings for a distance of 2 feet or less; and
- open or lattice-enclosed fire escapes and fireproof outside stairs, for a distance of 3 ½ feet or less.