

- (1) Front yard depth: 35 feet.
 - (2) Side yard width:
 - (a) Dwellings. Minimum, five feet; the total of both side yards shall be not less than 15 feet.
 - (b) Other principal buildings. Each side yard shall equal the height of the building.
 - (3) Rear yard depth. Twenty-five percent of the lot depth, but need not exceed 40 feet or a depth equal to the height of the principal building, whichever is greater.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings. **[Added 6-18-1962]**
- (1) One-story, 900 square feet.
 - (2) One-and-one-half- or two-story, 800 square feet main floor.

§ 103-7. R1-2 Single-Family District.

- A. Permitted uses. Same as R1-1 District.
- B. Maximum height.
- (1) Single-family dwellings, 2 1/2 stories, not to exceed 30 feet.
- C. Minimum lot size for dwellings.
- (1) Area: 7,200 square feet.
 - (2) Width: 60 feet.
- D. Required yards.

- (1) Front yard depth: 25 feet.
 - (2) Side yard width:
 - (a) Dwellings. Minimum, five feet; the total of both side yards shall be not less than 13 feet.
 - (b) Other principal buildings, same as R1-1 District.
 - (3) Rear yard depth, same as R1-1 District.
- E. Supplemental regulations and exceptions. See § 103-15.
- F. Minimum area of dwellings. **[Added 6-18-1962]**
- (1) One-story, 800 square feet.
 - (2) One-and-one-half- or two-story, 720 square feet main floor.

§ 103-8. R-2 General Residence District.

A. Permitted uses.

- (1) All uses, except agricultural operations, permitted in the R1-1 District.
- (2) Dwelling for two or more families.
- (3) Dwelling group consisting of two or more dwellings on the same lot.
- (4) Private club, not operated for profit, catering exclusively to members and their guests and subject to off-street parking requirements set forth in § 103-14.
- (5) Hospital for the treatment of human ailments; provided, however, that such buildings shall not be located on sites of less than five acres.
- (6) Nursery school.