

R-2-A District



Permitted Uses Per Table 4-2		
Permitted Uses	Conditional Uses	Accessory Uses
One-unit Dwelling	Athletic Field	General Accessory Uses *
Multi-unit Dwelling	Community Garden	Accessory Dwelling Unit *
Group Home – Small *	Tower Structure	Home Occupation *
Assembly, Neighborhood (< 300 capacity / < 1 ac.)	Utility – Minor (principal use)	Home Care *
Civic and Institutional Buildings, Government and City	Dependent care	Short Term Rental *
Library, public		Minor Utility Facility *
School		Outdoor Storage, Residential *
Park, Trail, Civic Space (See 16-3-2)		Temporary Uses *
Alternative Tower Structure		
Antenna		

* Additional Specific Use Standards apply, see EMC § 16-4-3

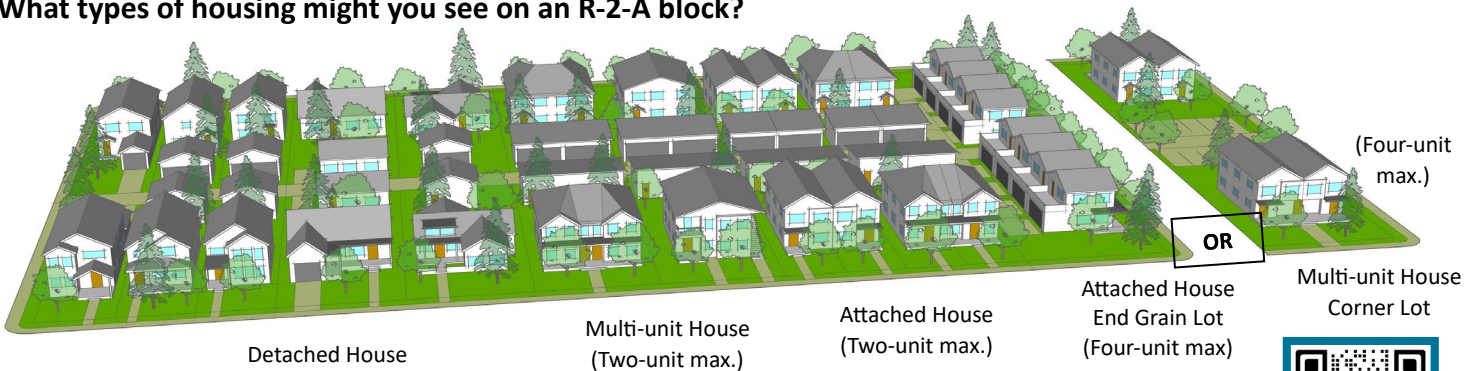
Primary building types and lot configurations allowed in the R-2-A district.

Excerpt from Table 5-2: Residential Building and Lot Standards

Building Type	# of Units		Minimum Lot Standards			Building Standards			
	Principal	ADU [2]	Area	Width	Lot Coverage	Height	Setbacks		
							Front [3]	Side	Rear
R-2-A									
Detached House	1	1	3K	25'	50%	25'	25'	3'	20'
Multi-unit House	2	1	6K min. 7.5K max.	50'	40%	30'	25'	5'	20'
Multi-unit House – Corner Lot [1]	3 - 4	1	6K min. 10K total max	50'	40%	30'	25'	5'	20'
Attached House	2	1	3K / unit min	25' / unit min. 75' total max.	40%	30'	25'	5'	20'
Attached House – End Grain Lot [1]	3 - 4	1	1.5K / unit min	15' / unit min 125' total max	60%	30'	10' – 25'	5'	20'

- [1] Building type is only allowed in limited locations and the lot dimension standards apply in conjunction with the additional criteria in EMC § 16-5-3.C.2.
- [2] Accessory dwelling units (ADUs) are subject to additional site, dimension, design, and operation standards in EMC § 16-4-4.B.
- [3] Front setbacks may be modified on a block by block basis, subject to the frontage design standards in EMC § 16-5-4.B, Frontage Design, and through the administrative adjustment process and criteria in EMC § 16-2-11.

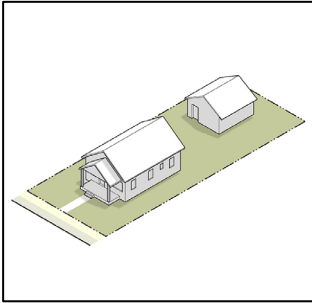
What types of housing might you see on an R-2-A block?



Want to find out what zoning district you live in? Click on our [Online Zoning Map](#), or use your phone and scan here.

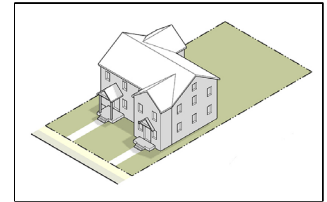


R-2-A District



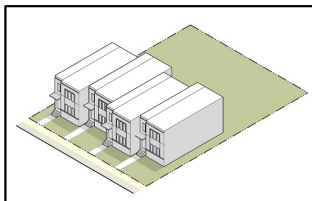
1. Detached House

1. Detached House - A residential building designed for one principal dwelling unit situated on a single lot in a neighborhood setting. It may accommodate accessory buildings or an accessory dwelling unit subject to meeting additional criteria, lot standards, and building design standards. Variants of this type are based primarily on the lot size required in different zone districts or development contexts.



2. Multi-unit House

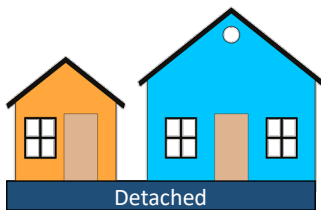
2. Multi-unit House - A residential building designed to accommodate two to four primary dwelling units on a single lot in a neighborhood setting. This building type has the scale, massing, and appearance of a detached house, and the accommodations for multiple units are minimized in the design of the building. Configuration of units may vary (up/down, front/back, side/side), and these variations typically prevent platting of individual units and lots (see Attached House). Variants of this type include and are commonly referred to as duplex, tri-plex, or quad-plex.



3. Attached House

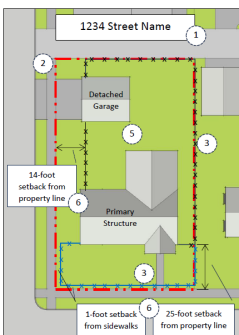
3. Attached House - A residential building type designed to accommodate two or more dwelling units, in a neighborhood or mixed-density setting. Each unit is separated by a common side wall with a side-by-side configuration, and each has its own private entrance. It is distinguished from a multi-unit house in that each unit may be platted on its own lot and may appear as distinct and separate units through entrances and façade designs. Variants of this type include and may be commonly referred to as paired house, townhouse, or row house.

What types of Accessory Dwelling Units (ADUs) are allowed in the R-2-A district?

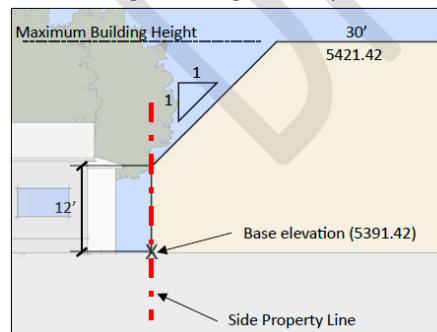


What else can I learn about?

Residential Fences



Zoning Building Envelope



Home Occupations



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