

d- The following setback and yard requirements shall apply:

1. **Front Yards:** The minimum front yard setback line shall be fifty (50) feet from the right-of-way line.

2. **Side yards:** There shall be a minimum side yard on each side of any principal structure of fifteen (15) feet as measured from the property line to the nearest such building. Accessory building or use may be located to within five (5) feet of the side and rear property lines.

3. **Rear Yards:** There shall be a minimum rear yard building line of not less than twenty-five (25) feet as measured from the rear property line to the nearest building or structure.

4. **Corner Lot Yards:** The minimum side yard line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the side yard on the corner lot shall be equal to the front yard requirements for lots fronting on the street.

5. **Yards for Public and Semi-Public Buildings:** all public and semi-public buildings, including accessory buildings, shall have the same front yard required for all other buildings in the same zone. There shall be a minimum side yard and rear yard for such buildings of fifty (50) feet from any lot line.

e- No building or structure shall exceed two and one-half (2 ½) stories or thirty five (35) feet in height.

Section 5.602 Residential Zone, 'R-2'

a- Principal permitted uses include, in addition to those regulated in R-1 zone, tourist homes.

b- Accessory uses and buildings permitted are:

1. The same as regulated in R-1 zone.

2. Renting or sleeping rooms, three (3) being the maximum number of people to be sheltered in such a building.

c- The following areas and lot width requirements shall apply:

1. Every single-family dwelling shall be located on a single lot of not less than nine thousand (9,000) square feet. The minimum required lot width at the building line for single-family dwellings shall be seventy-five (75) feet.
2. Two-family dwellings or duplexes shall be located on a single lot of not less than eleven thousand (11,000) square feet. The minimum required lot width at the building set back line for two-family dwellings shall be one hundred (100) feet.

d- The following setback and yard requirements shall be observed:

1. Front Yards: forty (40) feet setback shall be required from right-of-way line.
2. Side Yards: there shall be a minimum side yard on each side of any building or structure of fifteen (15) feet measured from the side lot line to the nearest building or structure, except that garages and accessory buildings may extend an additional ten (10) feet into one side yard. (Note: see page 116 for the latest text amendment of this section)
3. Rear Yards: there shall be a minimum rear yard building of not less than twenty-five (25) feet, except that garages and other accessory buildings and uses may extend up to within five (5) feet from rear property line.
4. Corner Lot Yards: the minimum side yard line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way line except that a garage or carport may extend an additional five (5) feet into the side yard adjacent to the street. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street the building setback on the side of the corner lot shall be equal to the front yard setback requirements of such street.
5. Yards for Public and Semi-Public Buildings: all public and semi-public buildings, including accessory buildings, shall provide the same front yard setback as required for all other buildings in this zone. There shall be a minimum side yard and rear yard for such buildings of fifty (50) feet wide from any lot line.

e- No building shall exceed three (3) stories or forty-five (45) feet in height.