

CHAPTER 12-9 RESIDENTIAL ZONE R-2

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12-9-101. Purpose.

This zone is established to provide areas within the City of Woods Cross for one and two-family dwellings. This zone is intended to have residential densities slightly higher than the R-1 Zones, but to maintain a residential character comparable to that of a single-family residential area with large landscaped front yards. The regulations of this zone are designed to promote, stabilize and protect an environment suitable for family life.

12-9-104. Minimum Lot Standards – Setbacks.

All lots shall be developed and all structures and uses shall be placed in accordance with the following minimum standards.

- (a) Lot Size: Single-Family Dwelling: 8,000 sq. ft.
Two-Family Dwelling: 10,000 sq. ft.
- (b) Lot Frontage: Single-Family Dwelling: 70 feet
Two-Family Dwelling: 90 feet
- (c) Front & Rear Yard 30 feet setback
- (d) Side Yard: 8 feet setback one side and total of 18 feet for both sides;
main buildings only
- (e) Side Yard Corner: 20 feet setback for all buildings on the side adjacent to the
street
- (f) Accessory Building: Accessory Buildings shall be 3 feet or more in the rear of the
main building and at least 1 foot from all property lines; and
shall be 15 feet from dwellings on adjacent lots. Accessory
buildings shall not be built over utility easements that may
run along-side and rear property lines. In no case may
accessory buildings or structures cover more than thirty
percent (30% of the rear yard.

12-9-105. Maximum Building Height.

- (a) Main Buildings shall not exceed two stories with a maximum height of 35 feet.
- (b) Accessory Buildings shall not exceed the height of the main building and in no
event shall accessory buildings exceed the height of 25 feet.

12-9-106. Off-Street Parking, Loading, and Access.

The requirements of Chapter 24 of this Title shall apply to this zone.

12-9-107. Signs.

The requirements of the Sign Ordinance of the City shall apply to this zone.

12-9-108. Site Plan Review.

The requirements of Chapter 23 of this Title shall be enforced for any uses requiring site plan review.

12-9-109. Fencing.

The requirements of Chapter 28 (Supplementary Regulations) of this Title shall apply to all fences in this zone.