

## **Residential Zoning Ordinance Excerpts**

**Source: City of New Orleans Comprehensive Zoning Ordinance**

### **RS-1 Zoning District**

#### **4.1.1. Purpose of the District.**

The purpose of this district is to provide for low-density residential development of a relatively spacious character together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district also is intended to protect existing development of this character.

#### **4.1.2. Uses Authorized in the District.**

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (\*) in the use lists appearing in this section.

#### **4.1.3. Permitted Uses.**

The following uses of land are authorized as permitted uses within the RS-1 Single-Family Residential District, except that timeshare buildings and transient vacation rentals are prohibited:

1. Detached single-family dwellings.
2. Home occupations, provided such use does not occupy more than fifteen (15) percent of the floor area of the dwelling unit.
3. Homes for the aged, nursing homes, convalescent homes and orphan homes.\* (See Section 11.23)
4. Churches, rectories, parish homes, temples and synagogues, provided that such uses erected after the date of passage of this Ordinance shall be located on a lot of at least 20,000 square feet in area.
5. Recreational uses:
  - a. Public parks, parkways and playgrounds, including uses accessory or incidental to their operation. Accessory concession stands not to exceed 150 square feet in gross floor area for parks or playgrounds containing two (2) to ten (10) acres.
  - b. Private golf courses operated on sites of not less than seventy-five (75) acres, provided that no building or accessory use is located closer than 100 feet from adjoining property lines.
  - c. Private recreational uses such as tennis courts, swimming pools, and other similar activities operated exclusively for the use of private membership and their guests, provided that no such use, structure, or accessory use is located closer than fifty (50) feet to any adjoining property line unless such property line fronts a public street or drainage canal with rights-of-way not less than twenty-five (25) feet in which instance, the required setback need not exceed twenty-five (25) feet, and provided further that all such facilities must be located on a site having a minimum of three (3) acres.
6. Farming, including the usual farm buildings and structures, and animal raising, trapping and fishing, on site of five (5) acres or more, provided such use is not in conflict with any other ordinances of the City of New Orleans.
7. Private gardens, truck gardens, and nurseries for the propagation and cultivation of plants only when said plants, flowers, or produce are not offered for sale on the premises.
8. Public and private forests, wildlife reservations, and similar conservation projects.
9. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classification yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
10. Gas distribution mains and gas regulator stations.
11. Electric utility distribution facilities, meters and service lines, but not including transmission facilities.

12. Telephone and communications lines and related facilities but excluding telephone exchanges.
13. Cable communication system cables, amplifiers and related facilities but excluding distribution or switching centers and cablecasting studios.
14. Underground sewerage lift or pumping stations.\* (See Section 11.43)
15. Aboveground sewerage lift or pumping stations.\* (See Section 11.42)
16. Water distribution systems, meters, sanitary and stormwater sewerage systems and related appurtenances, but not including lift and pumping stations or water towers.
17. Water pumping stations.\* (See Section 11.46)
18. Stormwater pumping stations.\* (See Section 11.44)
19. Public telephone (booth or otherwise) when approved by the Department of Utilities.\* (See Section 11.41)
20. Public transit waiting stations.\* (See Section 11.31)
21. Electric utility substation facilities and transmission facilities.\* (See Section 11.40)
22. Telephone exchanges.\* (See Section 11.45)
23. Small group homes.\* (See Section 11.22)
24. Adult day care centers.\* (See Section 11.14)
25. Personal wireless communication facilities consisting of mast-mounted and facade-mounted installations.\* (See Section 11.55)
26. Artist Community.\* (See Section 11.62)

(Ord. 21,766 § 2, adopted 11/18/04; Ord. 21,714 § 1 (part), adopted 10/07/04; Ord. 18,384 § 1 (part), adopted 8/21/97)

#### **4.1.4. Accessory Uses.**

The following uses of land are authorized as accessory uses within the RS-1 Single-Family Residential District:

1. Accessory uses for farms of ten (10) acres or more as follows:
  - a. Accessory structures for sale or processing of farm products raised on the premises.
  - b. Accessory, open or closed storage of farm materials, products, or equipment.
  - c. Accessory farm buildings, including barns, stables, sheds, tool rooms, shops, bins, tanks and silos.
2. Boat docks and boathouses and boat moorings for private use only.
3. Domestic storage including automobiles in a main building or in an accessory building.
4. Gardens for vegetables, fruits, flowers, trees, or shrubs, orchards, or groves, for the use and enjoyment of the occupants of a dwelling on the premises, but not as a business and not including sale of products.
5. Home barbecue grills.
6. Playhouses, without plumbing, limited in floor area to 150 square feet and in head room to five (5) feet.
7. Private garages.
8. Servants' quarters without culinary facilities, but only within the lot's buildable area.
9. Storage of a boat trailer, boat, or unoccupied camp trailer, not exceeding twenty-five (25) feet in length, but not in a required front yard.
10. Swimming pools and game courts, lighted or unlighted, for use of occupants or their guests.
11. Temporary buildings and trailers used in conjunction with construction operations are permitted provided such temporary facilities are located on the same site as the development. However, temporary facilities may be located on an adjoining site provided the zoning classification of the adjoining site is the same as or less restrictive than the zoning classification of the site which is being developed. Temporary facilities shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two (2) years from the date of erection of such temporary facilities, whichever comes first. The establishment of a temporary use pursuant to this paragraph shall not be deemed to establish a nonconforming use under Article 13 of this Ordinance or to allow a change of use under Article 13 of this Ordinance.
12. Temporary offices in a model home for the sale of improved or unimproved lots of record in a subdivision are permitted within the subdivision for a period not to exceed two (2) years, except as provided below. Temporary offices may be continued beyond the two (2) year limitation until such time as the developer owns ten (10) lots or less in the subdivision, provided a temporary Certificate of Use or Occupancy and Compliance shall be obtained each year by the developer and evidence shall be

submitted attesting to the developer's ownership of more than ten (10) lots at the time an application is filed. The certificate shall remain in force for one (1) year from the date of its issuance even though the number of lots owned by the developer may be reduced to ten (10) or less during that one (1) year time period. The establishment of a temporary use pursuant to this paragraph shall not be deemed to establish a nonconforming use under Article 13 of this Ordinance or to allow a change of use under Article 13 of this Ordinance.

13. Accessory off-street parking and loading spaces. Open or enclosed space for parking one (1) commercial vehicle of not more than one (1) ton capacity when used by the occupant of a dwelling.

14. Gas mains, service piping, service regulators, meters, gas regulator stations, and related appurtenances.

15. Electric utility distribution lines, meters, service lines, distribution transformers and related appurtenances, but not including transmission facilities.

16. Noncommercial radio and television receiving antenna and noncommercial radio transmitting antennae limited in height to that of the district or sixty (60) feet, whichever is the greater.

17. Small telephone repeater structures when located in public right-of-way, utility easement or buildable area or in a required side or rear yard of a lot.

18. Telephone and communication lines and related facilities but excluding telephone exchanges.

19. Cable communication system cables, amplifiers and related facilities but excluding distribution or switching centers and cablecasting studios.

20. Curb cuts and/or driveways.

21. Satellite dish antenna.\* (See Section 11.35)

22. Cinerarium and columbarium as accessory to churches located on a lot not less than 20,000 square feet in area; waiver of the minimum lot area shall not be allowed for churches which provide such accessory uses.

(Ord. 19,887 § 1, adopted 11/2/00; Ord. 18,959 § 1, adopted 11/5/98)

#### **4.1.5. Conditional Uses.**

The following uses of land are authorized as conditional uses within the RS-1 Single-Family Residential District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations:

1. Airport, heliport or seaplane base.\* (See Section 11.1)

2. Bus terminals for local transit facilities.\* (See Section 11.32)

3. Cemeteries and mausoleums with the following accessory uses: a storage building for the storage of maintenance equipment used in maintaining cemeteries, a caretaker's house, an administrative office, a crematorium, and a chapel.\* (See Section 11.11)

4. Funeral homes and mortuaries.\* (See Section 11.19)

5. Private clubs.\* (See Section 11.12)

6. Colleges, junior colleges, or institutions of higher learning.\* (See Section 11.36)

7. Hunting preserves when located on a site of at least 100 acres and provided the gross floor area of any building(s) or structure(s) shall not exceed 2,500 square feet of floor area.

8. Convents and monasteries when located on a site of at least 25,000 square feet and provided further that the total gross floor area of the buildings(s) shall not exceed fifty (50) percent of the total site area.

9. Marina and/or yacht club, provided it complies with all applicable City, State or Federal codes, ordinances, regulations, and laws, including the establishment of bulkhead lines.

10. Sewerage treatment plants (public or private) provided such facilities are set back a minimum of fifty (50) feet from any adjoining residential property line and are screened from view of any residential property.

11. Major excavation, filling, petroleum, or mineral exploration or extraction operations other than for construction of swimming pools and foundations for buildings and other than those approved in connection with a street, subdivision, or planned residential development.\* (See Section 11.16)

12. Public and governmental buildings limited to police stations, fire stations, community health centers, neighborhood centers, libraries, branch postal stations and branch administrative offices.\* (See Section 11.30)

13. Archery ranges provided that when such facilities are unenclosed, no target shall be located closer than fifty (50) feet to any lot line and provided a solid fence, wall or shield approved by the Department of Safety and Permits shall be provided and maintained behind each such target.
14. Asphalt or concrete batching plant provided that such facilities shall be set back a minimum of fifty (50) feet from any property developed for other than industrial uses, and provided that the period of operation does not exceed one (1) year.
15. Radio, television and microwave relay, transmitting or receiving towers or antennae (including accessory buildings, but excluding broadcast studios and office buildings) when all such facilities are set back a minimum of fifty (50) feet from all property lines.
16. Water towers and aboveground storage tanks when set back a minimum of twenty (20) feet from all property lines in all residential districts and set back in accord with applicable district regulations in all other districts.
17. Museums, public or private, when located on a site of at least four (4) acres and providing an off-street parking area at a minimum ratio of one (1) parking space for each 1,500 square feet of site area or one (1) space for each 100 feet of gross floor area, whichever is the greater.
18. One (1) flat, double-faced general advertising sign, illuminated or nonilluminated, limited in area to thirty (30) square feet shall be permitted on public transit waiting stations, and other transit amenities (benches, kiosks, public information signs, etc.), provided that no such advertising sign shall be placed higher than nine (9) feet or to the roof of the public transit waiting station, whichever is lower, and provided that no advertising signs on bus shelters shall be constructed in any historic district in the City of New Orleans without the prior approval of the appropriate Historic District Commission.
19. Public elementary schools or private elementary schools having the curriculum essentially the same as ordinarily given in public elementary schools, including kindergartens.\* (See Section 11.37)
20. Public junior high or senior high schools or private junior or senior high schools having the curriculum essentially the same as ordinarily given in public junior or senior high schools.\* (See Section 11.38)
21. Business or vocational schools providing nonindustrial training provided they utilize existing educational facilities and provided further that off-street parking shall be provided in accordance with Section 15.2. Article 4, Section 4.1, RS-1 District
22. Real estate office in a residential development of 500 or more acres or of 300 lots which may be undertaken at once or in phases by a single developer, officers of the developer, its successors or assigns and affiliates, for the sale of lots, the sale and/or facilities, and/or the operation (offices only) of a property owner's association are permitted within the development, provided however, that no real estate agent or company shall be excluded from doing business in the development nor shall the developer insert any language in the original or subsequent sales agreement to restrict the owner from utilizing any licensed real estate broker for resale. Such designated property may be used as offices in connection with the subdivision in which the property is located.
23. Bed and breakfast family home.\* (See Section 11.6)
24. A parking lot to provide off-street parking for a main use located within 300 feet of said lot. The design standards included in Section 15.2 of this Ordinance shall apply. Landscaping shall be required in accordance with Section 15.2.5, regardless of the zoning district in which the property is located.
25. Borrow pits.\* (See Section 11.16)
26. Personal wireless communication facilities consisting of (a) standard and nonstandard monopole installations and (b) mast-mounted and facade-mounted tower installations which do not satisfy the requirements for such installations as permitted uses under Section 11.55 of these regulations.\* (See Section 11.55)
27. Bed and breakfast historic homes.\* (See Section 11.8)
28. Commercial child care facilities in existing former school structures or in existing public or semi-public structures with the exception of the following geographical areas: Councilmanic District "D"; the Garden District as defined in the Comprehensive Zoning Ordinance; the Lakeview area, defined as that portion of the City of New Orleans within the following boundaries: the corner of City Park Avenue and Orleans Avenue and proceeding in a westerly direction to the Pontchartrain Expressway, thence in a northerly direction to the intersection of Veteran's Memorial Boulevard, thence in a westerly direction to the 17th Street Canal, thence in a northerly direction to Lake Pontchartrain, thence in an easterly direction to West End Boulevard, thence in a southerly direction to Robert E. Lee Boulevard, thence in an easterly direction to Orleans Avenue and thence in a southerly direction to City Park Avenue.\* (See Section 11.15)

(Ord. 21,714 § 2 (part), adopted 10/07/04; Ord. 20,049 § 1, adopted 2/15/01; Ord. 18,762 § 2 (part), adopted 6/18/98; Ord. 18,384 § 1 (part), adopted 8/21/97; Ord. 18,325 § 2, adopted 7/2/97)

#### **4.1.6. Permitted Signs.**

The following types of signs are permitted within the RS-1 Single-Family Residential District, subject to the general sign regulations in Article 12:

1. A name plate, one (1) square foot in area, to identify the owner or occupant of a dwelling or building or address thereof.
2. Private directional sign, one (1) square foot in area.
3. A sign limited in area to one (1) square foot, for identification of permitted home occupations or office use.
4. A sign limited in area to forty (40) square feet for identification of a subdivision.
5. A customary church bulletin board, limited in area to twenty (20) square feet.
6. A sign, limited in area to twenty-five (25) square feet for identification of permitted public and semipublic uses or clubs.
7. A temporary, nonilluminated sign, not more than six (6) square feet in area, advertising real estate for sale or lease or announcing contemplated improvements of real estate on which it is placed.
8. A temporary sign, limited to one (1) square foot of sign area for each two (2) feet of street frontage not to exceed 100 square feet in area, erected in connection with new construction work and displayed on the premises only during such time as the actual construction work is in process or for a period of time not to exceed one (1) year, whichever is the less.
9. One (1) temporary, nonilluminated sign per street frontage limited to six (6) square feet in residential districts, and twenty (20) square feet in nonresidential districts, where such sign is designed to influence the action of the voters with respect to a measure appearing on the ballot at any national, State or local election, or which is designed to influence the action of the voters with respect to a candidate for nomination or election to any public office at any national, State or local election; provided that such election pertains to the political jurisdiction within which the property is located; and provided, that no such sign shall be erected more than sixty (60) days prior to the election; and provided, that a total of five (5) signs, each not to exceed six (6) square feet, may be posted during the seven (7) days immediately preceding such election; and provided, that all such signs shall be removed within ten (10) days following such election.
10. A temporary sign, limited to one (1) square foot of sign area for each two (2) feet of street frontage not to exceed 100 square feet in area, announcing the development of a new subdivision of more than five (5) lots or involving new streets, for a period not to exceed one (1) year.

**4.1.7. Height, Area and Yard Requirements.**

The minimum requirements for lot area, yards and maximum height in the RS-1 Single-Family Residential District are contained in Table 4.A. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

**Table 4.A  
Area Regulations for the RS-1 Single-Family Residential District**

<b>Requirements</b>	<b>Standards: Type of Development: Residential</b>	<b>Standards: Type of Development: Nonresidential</b>
Minimum lot area per dwelling unit or nonresidential site area	6,700 sq. ft.	20,000 sq. ft.
Minimum lot width	60 ft.	100 ft.
Minimum lot depth	100 ft.	100 ft.
Maximum height	35 ft.	35 ft.
Minimum depth of front yard	20 ft.	20 ft.
Minimum aggregate width of side yards (Percent of actual lot width)	25%	25%
Minimum width of each side yard <sup>1</sup>	3 ft.	10 ft.
Maximum required aggregate width of side yards	15 ft.	20 ft.
Minimum depth of rear yard	20 ft.	20 ft.

Table 4.A Notes:

1 For a corner lot, a minimum yard of ten (10) feet shall be provided on the side street.

## **RS-2 Zoning District**

### **4.3.1. Purpose of the District.**

The purpose of this district is to provide for single-family residential development on smaller lots than in the RS-1 Single-Family Residential District, together with such churches, recreational facilities, and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is intended to include existing development of this character.

### **4.3.2. Uses Authorized in the District.**

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (\*) in the use lists appearing in this section.

### **4.3.3. Permitted Uses.**

Any permitted use authorized in the RS-1 Single-Family Residential District is authorized in the RS-2 Single-Family Residential District. (Ord. 21,714 § 1 (part), adopted 10/07/04)

### **4.3.4. Accessory Uses.**

Any accessory use authorized in the RS-1 Single-Family Residential District is authorized in the RS-2 Single-Family Residential District.

### **4.3.5. Conditional Uses.**

Any conditional use authorized in the RS-1 Single-Family Residential District is authorized as a conditional use within the RS-2 Single-Family Residential District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations. (Ord. 21,714 § 2 (part), adopted 10/07/04)

### **4.3.6. Permitted Signs.**

Subject to the general sign regulations in Article 12 any sign authorized in the RS-1 Single-Family Residential District is permitted in the RS-2 Single-Family Residential District.

#### 4.3.7. Height, Area and Yard Requirements.

The minimum requirements for lot area, yards and maximum height in the RS-2 Single-Family Residential District are contained in Table 4.C. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

**Table 4.C  
Area Regulations for the RS-2 Single-Family Residential District**

<b>Requirements</b>	<b>Standards: Type of Development: Residential</b>	<b>Standards: Type of Development: Nonresidential</b>
Minimum lot area per dwelling unit or nonresidential site area	5,000 sq. ft.	20,000 sq. ft.
Minimum lot width	50 ft.	100 ft.
Minimum lot depth	90 ft.	100 ft.
Maximum height	35 ft.	35 ft.
Minimum depth of front yard	20 ft.	20 ft.
Minimum aggregate width of side yards (Percent of actual lot width)	20%	20%
Minimum width of each side yard <sup>1</sup>	3 ft.	10 ft.
Maximum required aggregate width of side yards	12 ft.	20 ft.
Minimum depth of rear yard	20 ft.	20 ft.

Table 4.C Notes:

1 For a corner lot, a minimum yard of ten (10) feet shall be provided on the side street.

## **RD-2 Zoning District**

### **4.5.1. Purpose of the District.**

The RD-2 Two-Family Residential District is intended to provide for two-family developments on smaller lots in older, more densely populated sections of the City. This development may be mixed with single-family dwellings, together with such churches, recreational facilities and with accessory uses as may be necessary or are normally compatible with residential surroundings. Town houses are authorized only as conditional uses.

### **4.5.2. Uses Authorized in the District.**

Only those uses of land listed under permitted use, accessory use or conditional use provisions of this section are authorized within this zoning district. Supplementary use standards, which are set forth in Article 11, apply to any permitted, accessory or conditional use designated with an asterisk (\*) in the use lists appearing in this section. Subdistrict standards, which are set forth in Section 4.5.8 of this article, apply to town houses and bed and breakfast facilities in certain areas.

### **4.5.3. Permitted Uses.**

The following uses of land are authorized as permitted uses in the RD-2 Two-Family Residential District except that timeshare buildings and transient vacation rentals are prohibited:

1. Any permitted use authorized in the RS-1 Single-Family Residential District.
2. Two-family dwellings.\* (See Section 11.33)
3. Homes for the aged, nursing homes, convalescent homes.\* (See Section 11.23)
4. Small group homes.\* (See Section 11.22)

### **4.5.4. Accessory Uses.**

The following uses of land are authorized as accessory uses in an RD-2 Two-Family Residential District:

1. Any accessory use authorized in RS-1 Single-Family Residential District is authorized as an accessory use in the RD-2 Two-Family Residential District.
2. Slot machines are authorized as an accessory use when located on the site of a live horse race track provided that the square footage of the slot machine gaming floor area does not exceed ten (10) percent of the interior square footage of the main use building (Grandstand).

(Ord. 22,052 § 1, adopted 8/18/05)

### **4.5.5. Conditional Uses.**

The following uses of land are authorized as conditional uses within the RD-2 Two-Family Residential District upon approval of a conditional use permit under the standards and procedures contained in Section 16.6 of these zoning regulations:

1. Any conditional use authorized in RS-1 Single-Family Residential District.
2. Orphan home facilities, camps, nurseries (day or boarding), public, private or commercial.\* (See Section 11.25)
3. Town houses.\* (See Section 11.33; see also Section 4.5.8 of this article)
4. Commercial aquarium, beach, circus or carnival grounds, zoo, exposition center or fairgrounds, amusement park or midway; institutions, educational or philanthropic including museums, art galleries or libraries, when located on a site of at least 50,000 square feet, provided that all structures for such facilities are set back a minimum of fifty (50) feet from any property line abutting any residential district, and provided further that an off-street parking area shall be provided at a minimum ratio of one (1)

parking space for each 1,500 square feet of site area or one (1) space from each 100 feet of gross floor area, whichever is the greater.

5. Hospitals and sanitariums, but not animal hospitals, located on a site of not less than three (3) acres or one (1) square whichever is the lesser, and provided such facilities are set back a minimum of fifty (50) feet from all property lines and provided further that such facilities have direct access to an officially designated major street.

6. Horse or dog race track or training track, when located on a site of at least ten (10) acres and provided such facilities are set back a minimum of twenty (20) feet from a public right-of-way and a minimum of fifty (50) feet from a residential property line and provided further that no parking shall be permitted within twenty (20) feet of any residential property line. In addition, a masonry fence or a fence constructed of redwood, cedar or cypress board placed vertically, edge to edge, shall be provided along all property lines and shall be at least ten (10) feet in height. The provisions of this section shall apply to the establishment of a new use and to the utilization of property outside of the boundaries of an existing development. The provisions pertaining to the regulation of an existing horse or dog race track or training track are specified in Sections 13.10.4 and 13.10.5.

7. Sports arena or stadium, commercial athletic fields or baseball parks, when located on a site of at least three (3) acres and provided such facilities are set back a minimum of fifty (50) feet from all abutting residential property lines and provided further that no parking shall be permitted within fifty (50) feet of any residential property line.

8. Commercial pony rings, riding academies, public or private stables, when located on sites of at least one (1) acre and provided all structures for such facilities are set back a minimum of fifty (50) feet from all property lines and provided further that any structure used for the stabling, keeping, or handling of any animals shall be set back a minimum of 100 feet from all property lines.

9. Rifle or pistol ranges, trap or skeet shooting, when located on a site of at least one (1) acre provided such uses are not in conflict with any other ordinance of the City of New Orleans and provided further that the location and type of operation is approved by the New Orleans Police Department.

10. Child care facilities.\* (See Section 11.15)

11. Bed and breakfast family home.\* (See Section 11.6)

12. Bed and breakfast guest home.\* (See Section 11.7)

13. Bed and breakfast historic home.\* (See Section 11.8)

#### **4.5.6. Permitted Signs.**

Subject to the general sign regulations of Article 12, the permitted signs are the accessory signs authorized in the RS-1 Single-Family Residential District.

#### 4.5.7. Height, Area and Yard Requirements.

The minimum requirements for lot area, yards and maximum height in the RD-2 Two-Family Residential District are contained Table 4.E. These standards apply to all permitted and accessory uses, unless a variance is granted by the Board of Zoning Adjustments under Section 14.6, and to all conditional uses unless modified by the City Council in conjunction with approval of a conditional use permit under Section 16.6.

**Table 4.E  
Area Regulations for the RD-2 Two-Family Residential District**

	<b>Standards: Type of Development: One-Family</b>	<b>Standards: Type of Development: Two-Family<sup>1</sup></b>	<b>Standards: Type of Development: Nonresidential</b>
Minimum lot area per dwelling unit or nonresidential site area	4,400 sq. ft.	2,500 sq. ft.	20,000 sq. ft.
Minimum lot width	40 ft.	50 ft.	100 ft.
Minimum lot depth	90 ft.	90 ft.	100 ft.
Maximum height	40 ft.	40 ft.	40 ft.
Minimum depth of front yard <sup>2</sup>	20 ft.	20 ft.	20 ft.
Minimum aggregate width of side yards (Percent of actual lot width)	20%	20%	20%
Minimum width of each side yard	3 ft.	3 ft.	10 ft.
Maximum required aggregate width of side yards	12 ft.	12 ft.	20 ft.
Minimum depth of rear yard	20 ft.	20 ft.	20 ft.

Table 4.E Notes:

- 1 See Article 11 for supplemental regulations governing two-family dwellings and town houses.
- 2 For a corner lot, a minimum yard of ten (10) feet shall be provided on the side street.