

ARTICLE VII

Section 1. "R-2" Two-Family Dwelling District

A. Intent and purpose of District: The "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in District "R-1" yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.

B. District Regulations: In District "R-2", no building or land shall be used and no building structure shall be erected, altered or enlarged unless it is arranged, intended or designed for one of the uses listed in Section C below.

C. Use Regulations:

1. Any use permitted in Districts "R-1"
2. Two-Family Dwellings
3. The following uses may be allowed/permitted by special use permit:
 - (b) Special uses allowed in R-1
 - (c) Day Care Homes
 - (d) Group Day Care Homes
 - (e) Pre-Schools

D. Intensity of Use Regulations: Except as herein provided all dwellings hereafter erected, enlarged, relocated or constructed shall be located on lots containing the following area:

1. A lot on which there is erected a single-family dwelling shall contain an area of not less than five thousand square feet (5,000 sq. ft.) per family
2. A lot on which there is erected a two-family dwelling shall contain an area of not less than three thousand square feet (3,000 sq. ft.) per family.
3. Where a single lot of record as of the effective date of this Ordinance has a width of less than fifty feet (50 ft.) or less the side yard on each side of a building may be reduced to a width of not less than four feet (4 feet)

Each lot will have an average width of not less than fifty feet (50'), except that if a single lot of record as of the effective date of this Ordinance, as defined in the definitions section of this Ordinance, has less area or width than herein required and its boundary lines along their entire length touched lands under other ownership on the effective date of this Ordinance and have not since been changed, such lot may be used for a single-family dwelling if the structure conforms with other yard and height requirements in this district.

Exception: The lot may be less than an average 50 feet width if it abuts a lot with a smaller width and is congruent with the neighborhood.

E. Height Regulations: No building shall exceed thirty-five feet (35 ft.) in height, except as otherwise provided in the Ordinance.

F. Lot Coverage: The maximum lot coverage of impervious surfaces shall not exceed sixty percent (60%) of the lot.

G. Yard Requirements

1. Front Yard:

- (a) There shall be a front yard of not less than twenty (20) feet measured at right angles from the front lot line to the nearest point of the front wall of the building, except as provided in other sections of this ordinance or required for arterial and collector streets.
- (b) Cornices, canopies, cantilever roofs, eaves, bay windows, balconies or similar features may overhang into a required setback up to (3) feet.
- (c) Porches, stoop overhangs, cornices and bay windows may project into a Front Yard setback a maximum of eight (8) feet IF the main living unit is setback at least Twenty (20) feet from the lot line.
- (d) Carports may be placed over a concrete driveway in a front yard, provided they are open on all sides and anchored correctly, and in no case closer than eight (8) feet back from the curb, but remain fully inside property lines.
- (e) Where lots have a double frontage, the required front yard shall be provided on both streets.
- (f) Where a lot is located at an intersection of two (2) or more streets, there shall be a front yard of no less than twenty (20) feet and a side yard of twenty feet (20 ft.) or more.
- (g) Corner lots shall have a sight triangle within which no planting, landscaping or building that will cause sight interference for motor vehicle drivers. The sight triangle is defined in Article III, Section 2. (Also see Article XXXII, Attachment # 1.)

2. Side Yard:

- (a) Except as provided in other sections of this Ordinance, there shall be a side yard of not less than five feet (5 ft.) in which no building may be located, measured at right angles from the nearest point on the side lot line of the lot to the nearest point of the wall or projection of the structure (whichever is closest), establishing a setback line parallel to the side lot line which extends between the front and rear setbacks.

- (b) Whenever a side yard abuts an *alley* or easement the side yard shall be not less than eight (8) feet. *Alleys* or easements shall not be included in the setback.
- (c) Any development which follows the Row housing specifications of Article XXV, may have a zero (0) foot side yard.

3. Rear Yard:

- (a) Except as provided in other sections of this Ordinance, there shall be a rear yard having a depth of not less than twenty-feet (20') measured at right angles from the nearest point on the rear lot line to the nearest point of the structure, or if an *alley* or easement abuts the rear lot line the twenty five feet (25') may be from the center of the *alley* or easement providing the *alley* or easement is no wider than twenty feet (20').

The above setbacks are for most residential lots within the City of Liberal. Some setbacks may vary from the standard, and each will be reviewed accordingly by the Building Inspector or his or her designee. The decision of the Building Inspector or his or her designee as to the approval of setbacks that vary from the standard is final.

No structure may be built in, on or over an easement, including, any architectural features listed above.

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