


## SECTION 5. R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

A. Intent. These districts are composed of areas similar to the R-1 districts, except that greater intensity of land development is permitted through the inclusion of dwellings, single-family attached (DSFA) and dwellings, single-family detached (DSFD), with restriction as noted in the Table of Permitted Uses, and manufactured homes. These developments can be compatibly integrated with allowable single-family dwelling units by spatial and architectural design, limits on the overall intensity of development, and minimum yard and lot area requirements. (Ordinance 2016.11.1, sec. 7, adopted 11/8/16)

### B. Required Lot Dimensions and Setbacks



Minimum Lot Area	DSFA and DSFD (including Manufactured)	6,000 square feet (2)
	DTF	7,000 square feet
	DSFA (Townhomes/Townhouses)	10,000 square feet (per cluster)
Minimum Lot Width	DSFA (Townhomes/Townhouses)	20 feet (per unit)
	DSFA and DSFD (including Manufactured)	60 feet
	DTF	70 feet
Minimum Front Yard (1)	Townhomes/Townhouses with parking in rear	20 feet
	Townhomes/Townhouses with parking in front	30 feet
	All other uses	25 feet
	DSFA and DSFD (including Manufactured)	5 feet (interior side) 25 feet (street side) (4)
Minimum Side Yard (1)	Townhomes/Townhouses	20 feet (each cluster end)
	DTF	5 feet (interior side) 25 feet (street side) (4)
	All Uses	20 feet
	Minimum Lot Depth	All Uses

Minimum setback distances are measured from the lot line to the item (structure, parking space, etc).

- (1) Minimum front yard setbacks allow for parking to occupy a portion of the front yard as stipulated in [Article IV.1 Section 4](#). Off-Street Parking Requirements.
- (2) Condominiums' primary purpose is for a dwelling and as such, at least 25% of the square footage of the structure must be allocated to the dwelling unit.
- (3) Minimum Lot Depth for a corner lot used for the purpose of DSFD or DTF only is authorized at less than one hundred feet (100') provided the minimum depth is no less than eighty-eight feet (88'), and the minimum lot area is retained.
- (4) In situations of a reversed corner lot and upon approval of the City Manager, the minimum street side yard may be reduced to fifteen feet (15') measured from the side yard lot line. See additional information in [Chapter 14, Article IV, Section 3](#). Height, Yard and Area Requirements

(Ordinance 2018.3.1, sec. 3, adopted 3/13/18)

### C. Restrictions on Particular Uses

1. Manufactured Homes must meet all requirements in [Article 3.06](#) of the Flatonia City Code.
2. Sidewalks, where established, shall be kept free at all times of items that may block public use of the sidewalk.

(Ordinance 2016.11.1, sec. 9, adopted 11/8/16)