### ARTICLE 14 RESIDENCE 2-A DISTRICT REGULATIONS

Within a Residence 2-A District as shown on the official Zoning Maps of the City of Huntsville, the following regulations shall apply:

### 14.1 - Uses Permitted

Land and buildings shall be used only for the following uses:

Uses Permitted in Section 10.1 hereof.

Two family dwellings.

Multiple family dwellings.

Accessory structures and uses.

Zero lot line dwellings.

Single family attached dwellings.

Semi-detached dwellings.

Permitted Uses as Special Exceptions as defined and regulated by Subsection 92.5.3 hereof.

(63-93, 79-159, 01-646, 09-1053)

### 14.2 - Density Controls

The following yard, density, and height of building requirements shall be observed except as provided in Articles 73 and 92:

- 14.2.1 <u>For Single Family Dwellings</u>: The density controls in Section 13.2.1 shall apply.
- 14.2.2 <u>For Two Family Dwellings</u>: The density controls in Section 13.2.2 shall apply.
- 14.2.3 For Multiple Family Dwellings containing only one building:
  - (1) Minimum required lot area is 8,000 square feet for the first two families; 3,000 square feet for each additional family dwelling unit.
  - (2) Minimum required lot width: 70 feet
  - (3) Minimum required lot frontage: 30 feet

	(4)	Minimum required depth of front yard:		
		From major arterials (see Section 73.1	5): 50 feet	
		From other streets:	30 feet	
	(5)	Minimum required depth of rear yard:	35 feet	
	(6)	Minimum required width of each side y	vard:	
		Main building 1 to 1 1/2 stories in heig	ght: 8 feet	
		Main building 2 stories in height:	10 feet	
	(7)	Maximum total building area:	35% of total lot area	
	(8)	Maximum stories:	2	
	(9)	Maximum height:	30 feet	
14.2.4		For Multiple Family Dwellings containing more than one building: The density controls in Section 73.13 shall apply.		
14.2.5		<u>For Single Family Attached Dwellings</u> : The density controls in Section 13.2.3 shall apply.		
14.2.6		<u>For Zero Lot line Dwellings</u> : The density controls in Section 13.2.4 shall apply.		
14.2.7	<u>For Semi-Detached Dwellings</u> : The density controls in Section 13.2.5 shall apply. (63-93, 79-159, 87-268, 01-646)			

# 14.3 - Off-Street Parking Requirements

Required off-street parking spaces shall be provided as set forth in Article 70 hereof. (63-93)

Required bicycle parking spaces and facilities shall be provided as set forth in Article 76 hereof. (10-507)

# 14.4 - Private Streets - Private Subdivisions See Section 10.4

# 14.5 - Signs Permitted

Signs shall be permitted in accordance with the provisions of Article 72 - Sign Control Regulations. (87-177, 21-46)

# 14.6 - Conditions on Uses

No primary or accessory non-residential building or structure with a footprint in excess of one thousand (1000) square feet shall be allowed to use aluminum, steel, or other metal siding or cladding as an exterior finish, except as a special exception in accordance with Section 92.5.3(39). This requirement shall not include window framework, doors, roofs and walkway covers. (15-758)

\*63-93, 79-159, 87-177, 87-268, 01-646, 08-429, 09-1053, 10-507, 15-758, 21-46