

**ARTICLE 15                    RESIDENCE 2-B DISTRICT REGULATIONS**

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

15.1 - Uses Permitted

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

Uses permitted in Section 10.1 hereof.

Two family dwellings.

Semi-detached dwellings.

Single family attached dwellings.

Multiple family dwellings.

Assisted living facilities.

Hotels, motels, tourist homes, rooming houses, boarding houses and office buildings.

Kitchenettes in bona fide motels, located on state or federal highways, not to exceed twenty percent (20%) of the total number of units.

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

(09-1053, 14-576, 18-446)

15.2 - Density Controls

The following yard, density, and height of building requirements shall be observed except as provided in Article 73.

15.2.1            For Single Family Dwellings: The density controls in Section 13.2.1 shall apply.

15.2.2            For Two Family Dwellings: The density controls in Section 13.2.2 shall apply.

15.2.3            For Multiple Family Dwellings containing only one building:

- (1)            Minimum required lot area is 6,000 square feet for the first two families; 2,000 square feet for each additional family dwelling unit.

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- (2) Minimum required lot width: 60 feet
- (3) Minimum required lot frontage: 30 feet
- (4) Minimum required depth of front yard:
  - From major arterials (See Section 73.15): 50 feet
  - From other streets: 30 feet
- (5) Minimum required depth of rear yard: 25 feet
- (6) Minimum required width of each side yard:
  - Main building one story in height: 5 feet
  - Main building 2 or more stories: 7 feet
  - Least sum of widths of both side yards: 14 feet
- (7) Maximum total building area: 50% of total lot area
- (8) Maximum stories: 3
- (9) Maximum height: 45 feet

15.2.4 For Multiple Family Dwellings containing more than one building:  
The density controls in Section 73.13 shall apply.

15.2.5 For Hotels, Motels and Office Buildings:

- (1) Minimum required lot area is 6,000 square feet.
- (2) Minimum required lot width: 40 feet
- (3) Minimum required lot frontage: 20 feet
- (4) Minimum required depth of front yard:
  - From major arterials (see Section 73.15): 50 feet
  - From other streets: 30 feet
- (5) Minimum required depth of rear yard: 25 feet
- (6) Minimum required width of each side yard:
  - Main building one story in height: 5 feet

	Main building 2 or more stories:	7 feet
	Least sum of widths of both side yards:	14 feet
(7)	Maximum total building area:	50% of total lot area
(8)	Maximum stories:	3
(9)	Maximum height:	45 feet

15.2.6 For Semi-Detached Dwellings: The density controls in Section 13.2.5 shall apply.

15.2.7 For Single Family Attached Dwellings: The density controls in Section 13.2.3 shall apply.

(63-93, 66-88, 86-522, 01-646, 14-316)

15.3 - 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)

15.4 - Private Streets - Private Subdivisions See Section 10.4

15.5 - Signs Permitted

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

15.6 - 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)

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\*63-93, 66-88, 85-643, 86-522, 87-177, 01-646, 08-429, 09-1053, 10-507, 14-316, 14-576, 15-758, 18-446, 21-46