

Section 4.4 R-2A Residential Single Family District

The following provisions shall apply in the R-2A Single Family Residential District unless otherwise provided in these regulations:

A. PERMITTED USES:

Accessory buildings or uses
Agricultural uses
Churches, parish halls and temples
Colleges, schools and institutions of learning (except trade, business, or industrial schools), not for profit
Community residences Convents and monasteries *
Country clubs
Family care home (mini-home)
Garage or yard sales
Golf courses, except miniature courses, driving ranges, or privately owned golf courses operated for commercial purposes
Home occupations
Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries, not for profit
Parks, playgrounds, and community centers, not for profit
Single family dwellings
Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
Towers (radio/tv receiving or transmitting) for non-commercial use, in accordance with Federal Communications Commission and/or Federal Aviation Agency requirement

B. CONDITIONAL USES:

The following uses may be permitted in this district, upon the granting of a Conditional Use Permit by the appropriate Board of Zoning Adjustment. Refer to Article 15 for further information and requirements that apply to specific uses.

Airports, heliports
Aviaries and zoos
Boarding and lodging houses, nursing homes and homes for the infirm and aged *****
Camping areas, public and private
Cemeteries, mausoleums and crematories
Clubs, private non-profit and private proprietary
Commercial greenhouses **
Commercial kennels ***
Day care center
Excavations, minor
Family day care home ****
Hospitals and institutions *****
Hospitals, institutions, nursing homes and homes for the infirm and aged *
Lakes, commercial

* Not in effect in the City of Louisville.

** Docket No. 9-69-88.

*** Docket No. 9-59-92.

**** March 1992, Docket No. 9-67-91.

***** In effect in the City of Louisville only.

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- Marinas and boat rental
- Off-Street parking
- Oil, gas and hydrocarbon extraction
- Sewage plants
- Towers. Commercial

C. PROPERTY DEVELOPMENT REGULATIONS:

1. MINIMUM LOT AND DIMENSIONS:

- a. Area: 20,000 sq. feet

The minimum lot area shall be not less than 20,000 square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded prior to the adoption of these regulations, said lot may be occupied by one dwelling unit.

- b. Width 100 feet

2. MINIMUM YARD REQUIREMENTS:

- a. Front Yard: 30 feet
- b. Side Yard
 - Total for both: 25 feet
 - Minimum: 8 feet
- c. Street Side Yard: 30 feet
- d. Rear Yard: 25 feet

3. MAXIMUM BUILDING HEIGHT:

Two and one-half stories and not to exceed thirty-five feet.

4. MAXIMUM DENSITY OR FAR:

- a. Maximum Floor Area Ratio (Anchorage Only): 0.16
- b. Maximum Density: 2.17 dwellings per acre

5. MINIMUM OFF-STREET PARKING:

Refer to Article 10.

6. SIGNAGE: Refer to Article 11.

7. FENCES and WALLS: Refer to Section 9.1.

8. OTHER REQUIREMENTS:

None