

## **SECTION 3-USE REQUIREMENTS FOR RESIDENTIAL DISTRICT R-2**

**3.1 Purpose and Intent.** The Residential District R-2 is hereby created in order that certain areas within the City of Philadelphia be reserved exclusively for single-family residential and two-family uses. It is the intent of this ordinance that existing residential developments be protected from encroachment of undesirable and incompatible uses and new developments be constructed according to sound, reasonable, and desirable regulations as stated within this ordinance.

**3.2 Permitted Uses.** Within a Residential R-2 District as shown on the "Zoning Map, City of Philadelphia, Mississippi", the following use provisions shall apply:

1. All uses permitted in the R-1 District.
2. Two (2) unit residential structures (duplex).

**3.3 Conditional Uses.** Within a Residential R-2 District as shown on the "Zoning Map, City of Philadelphia, Mississippi", the following conditional land use provisions shall apply: (Permitted after public notice and hearing and approval by the Board of Alderman)

1. All conditional uses permitted in R-1 District.
2. Churches and related accessory buildings, provided they are located on a 3 acre lot fronting a major artery or connecting route and are placed not less than fifteen (15) feet from any other property line and shall maintain a front yard setback of at least thirty (30) feet with required off-street parking spaces separated from property lines by a planted buffer at least five (5) feet in width and/or an impenetrable fence not less than three (3) feet in height.
3. Private nursery or childcare center located in a church and operated under the auspices of the Church.

### **3.4 Area and Setback Regulations.**

#### **Yards**

- Front:** Same as R-1.
- Rear:** Same as R-1.
- Side:** Same as R-1.

**Zero lot line** - In zero lot line lots there shall be no minimum on one side and 10 feet on the opposite side. However, in no case shall a zero lot line dwelling be built closer than 10 feet to the lot line of a lot which is zoned as R-1, Residential. On corner lot, same as "R-1."

**Lot Width**

Single-Family: Same as R-1.

Two-Family: A minimum of seventy-five (75) feet at the front building setback line.

Zero lot line: The minimum lot width shall be forty (40) feet.

**Lot Area**

Single-Family: A minimum of 5,000 square feet.

Two-Family: A minimum of 4,000 square feet/family.

Lot Area Per Family: Duplex and Zero Lot Line-In the R-2" Medium Density Residential District every building hereafter erected, reconstructed, altered or enlarged, shall provide a lot area of not less than four thousand (4000) square feet per family; provided, however, that where a lot has less area than herein required and was of record and in separate ownership on the effective date of this Ordinance said lot may be occupied by not more than one family.

For lots not served by public sanitary sewer or a central sewerage disposal system, the minimum lot size shall be determined by the State Board of Health and the Air and Water Pollution Control Commission and the City Engineer.

The builder shall furnish a certificate from the State Board of Health which sets out the minimum size of such residential lot.

**Height Regulations**

Single-Family: Same as R-1.

Two-Family: Same as R-1.

**Accessory Buildings**

Same as R-1.