

608. R-2A Medium Density Residential District. Like the R-2 district, this district is intended to provide for medium density residential development including single family residential development and low density multiple family uses. Unlike the R-2 district it is not intended for mobile home uses. Like the R-1 district, this district is designed to protect the essential characteristics of family living.

608.1. Within the R-2A Medium Density Residential District of Washington County, the following uses are permitted, however two-family and multi-family dwellings shall be subject to site plan approval by the Planning Commission as per the Zoning Resolution, Article V, Section 511.

608.1.1. Any use permitted in the R-1 Residential District.

608.1.2. Landscaping in accordance with Appendix A, *Landscape Manual*

608.2. Uses Permitted on Review

608.2.1. Any use permitted on review in the R-1 Low Density Residential District and subject to the same standards as outlined in Section 604.2 of this resolution.

608.3. Area Regulations

608.3.1. Lot Area

Minimum required lot area for single family dwelling units
..... 10,000 sq. ft.

Minimum required lot area for two family and multifamily units,
first unit..... 10,000 sq. ft.

Minimum required lot area for the second and each additional unit if connected to
sanitary sewers..... 6,000 sq. ft.

608.3.2. Lot Width

Minimum required width at building line 60 ft.

608.3.3. Front Yard

Minimum required front yard for lots fronting an arterial street..... 30 ft.

Minimum required front yard for lots fronting other streets 25 ft.

608.3.4. Rear Yard

Minimum required rear yard..... 25 ft.

Minimum required rear yard when parcel..... 30 ft.
abuts any A-1, A-2, or R-1 district.

608.3.5. Side Yard

Minimum required side yard..... 10 ft.

Minimum required side yard when parcel 20 ft.
abuts any A-1, A-2, or R-1 district.

Minimum additional side yard for all buildings over two stories
..... 6 ft. per story