

Zoning report

SAMPLE · SYNTHETIC DATA — Not actual zoning rules

 Summary

Zoning Classification

Zone Name

Zone Type

Jurisdiction

R-2 SAMPLE

Example Residential District

Residential

Demo jurisdiction — fictional

Use Summary

Single Family

Multi Family

Commercial

Industrial

✓

✓

✗

✗

 Development Standards

Max Density Units Per Acre	8 units/acre
Max Floor Area Ratio	0.6
Maximum Floor Area Ratio	0.6 sq ft
Min Lot Area Square Feet	6,500 sq ft
Minimum Lot Area Sq Feet	6,500 sq ft
Max Coverage	40%
Max Impervious Coverage Percentage	60%
Min Lot Width Ft	60 feet
Min Rear Yard Ft	20 feet
Minimum Accessory Rear Yard Feet	5 feet
Min Side Yard Ft	7 feet
Min Side Yard At Least One Ft	7 feet
Min Front Yard Ft	25 feet
Max Building Height Ft	35 feet
Max Stories	3
Spaces Per Dwelling	2
Visitor Spaces Per 10 Dwellings	1

 Permitted Uses

- Detached single-family dwelling
- Two-family dwelling
- Small multifamily dwelling
- Attached townhouse dwelling
- Accessory dwelling unit
- Accessory residential garage
- Accessory storage building
- Home occupation without customer visits
- Residential swimming pool
- Residential garden
- Community garden
- Public neighborhood park
- Pedestrian path
- Bicycle path
- Stormwater management facility
- Public utility easement
- Residential solar panels
- Residential electric-vehicle charging

 Conditional Uses

- Child-care center
- Elementary school
- Community center
- Place of worship
- Assisted-living residence
- Bed-and-breakfast lodging
- Short-term rental accommodation
- Home occupation with customer visits
- Private recreation club
- Public safety facility
- Telecommunications facility
- Neighborhood parking facility

 Prohibited Uses

- Heavy manufacturing
- Petroleum refinery
- Chemical processing plant
- Bulk fuel storage
- Freight distribution terminal
- Truck stop
- Vehicle salvage yard
- Commercial landfill
- Mineral extraction
- Asphalt batch plant
- Outdoor commercial storage
- Large-format warehouse
- Drive-through restaurant
- Commercial vehicle repair