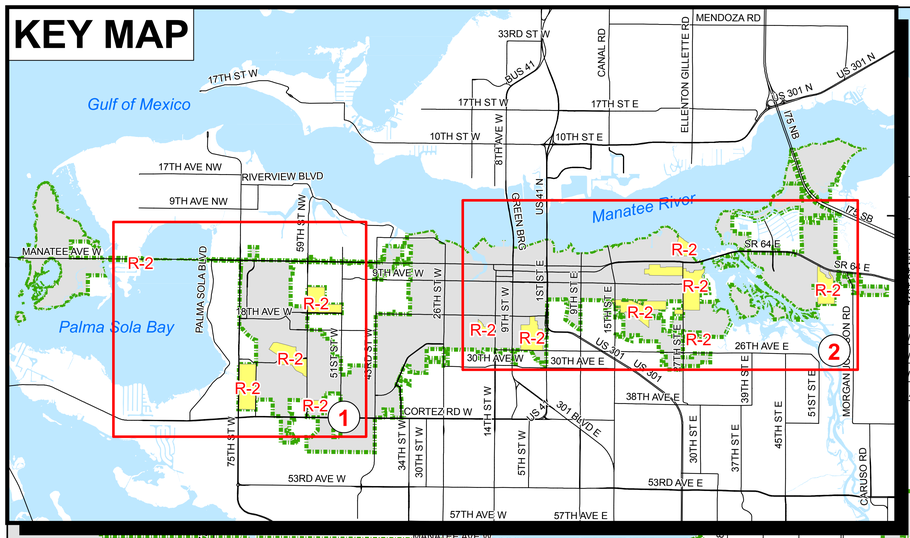

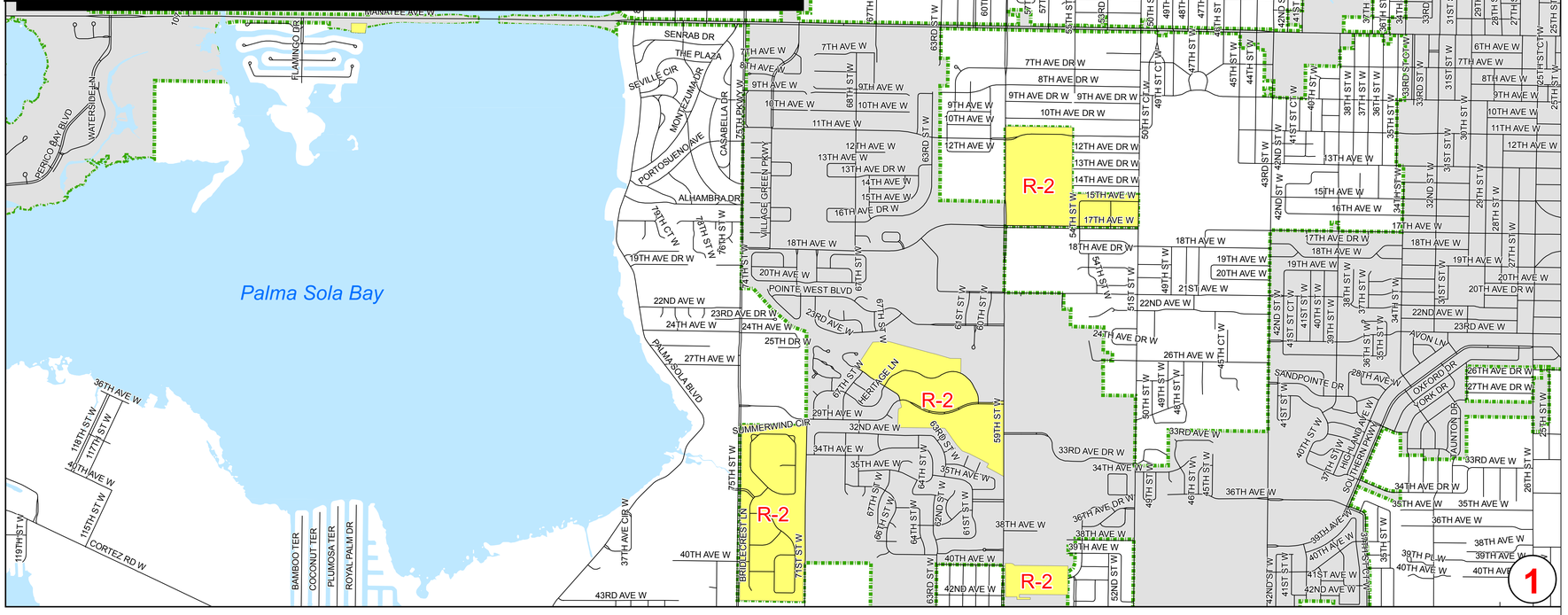

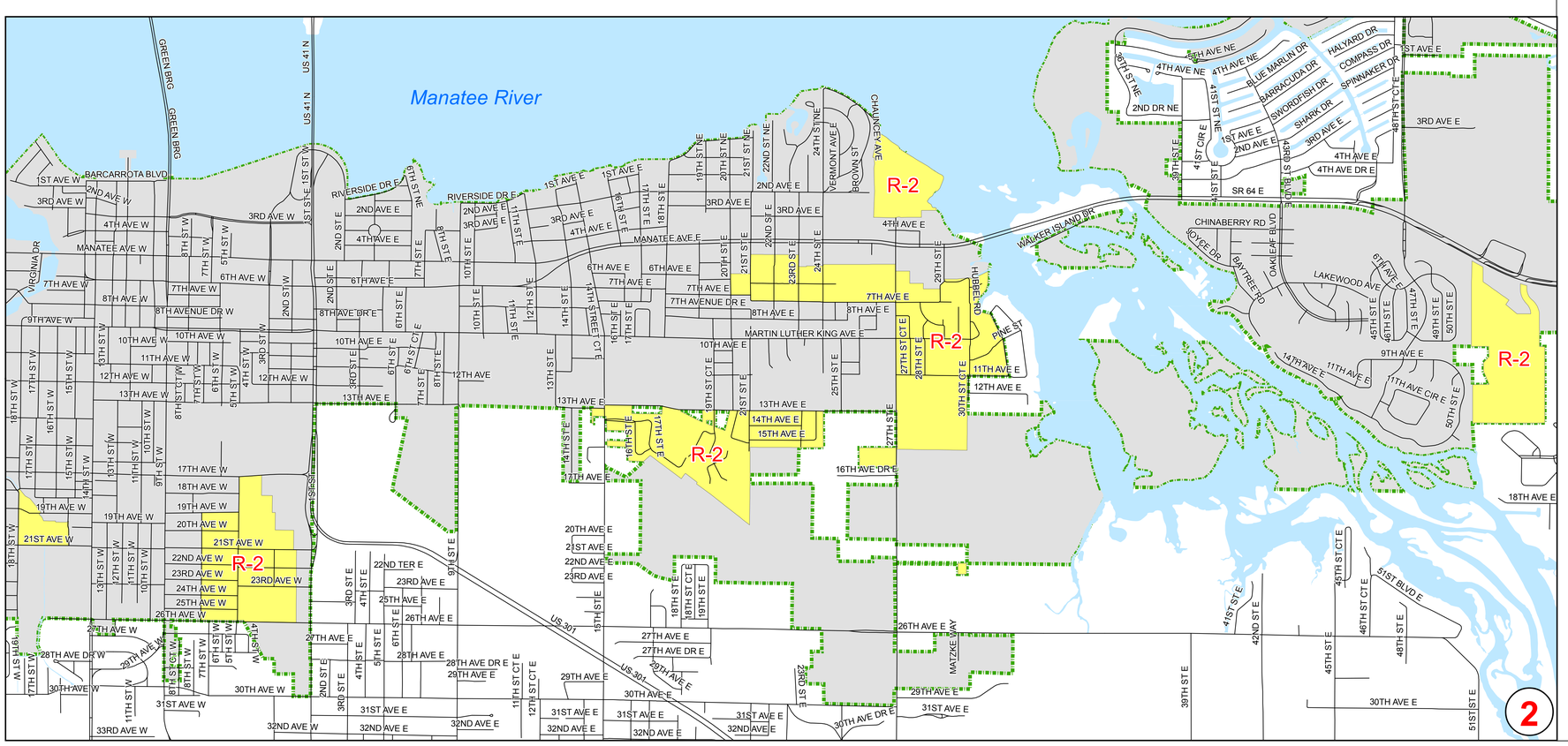

R-2 TWO FAMILY

This district is designed to permit moderate density residential development consisting of both single-family and two-family dwellings.

PERMITTED USES

- Dock/Pier
- Garage/Accessory Unit
- Home Occupation
- Single Family Dwelling
- Two Family Dwelling (Duplex)

SPECIAL USES

- o Cultural
- o Daycare Center
- o Educational
- o Group Care Home
- o Mortuary/Crematory
- o Nursing Home
- o Public Facility/Park
- o Religious Facility

DEVELOPMENT STANDARDS

Density: 10 units/acre max.

Setbacks - Principal Building:
Front Principal - 20 ft. max.
Side - 8 ft. max.
Rear - 20 ft. max.
Accessory building - Side 5 ft.; Rear 5 ft.

Lot Width: 50 ft. min.
Lot Area: One unit = 6,500 sf min. Two units = 8,500 sf min.
Building Height: 35 ft max.
Dwelling Unit Size: One unit = 800 sf min. Two units = 1,500 sf min.
Impervious Surface: 60% max.

Legend

ZONING

- R-2 Two Family
- City Limits

N
W E
S

Miles
0 0.3 0.6 1.2

This map was developed by the Department of Planning and Community Development with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change and is not warranted in any way.

CITY OF BRADENTON
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Date: 9/5/2013 12:03:35 PM
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