



R-2 Small Lot Residential District

City of Live Oak
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(SEE LOMC CHAPTER 17.02)

Provides areas similar to the R-1 Zone District but also allows for smaller single family lots and duplexes. It also allows uses compatible with these residential uses. This zone district is primarily utilized around and within areas designated by the General Plan as Neighborhood Center or Civic Centers. The R-2 Zone District is also consistent with the Small Lot Residential General Plan Designation.

Two-Family Residence: A building containing two residences.

Residence: A building or portion thereof designed for occupancy by one family for living purposes, having only one kitchen.

Minimum and Maximum Density: 4-10 residences per acre.

Minimum lot area: Single Family, 3,500 interior and 4,000 corner
Two Family 7,000 interior and 7,500 corner

Minimum lot width: Single Family 35 feet, 40 corner
Two Family 70 feet, 85 corner

Maximum lot coverage: 50% single story, 45% two story

Minimum front yard: 15 feet, garage entrances 20 feet

Side Yards: 5 feet, 10 feet for corner lots, 20 feet for garage entrances

Minimum rear yard: 20 feet or 20% of lot depth, whichever is less.

Building Height: Not to exceed a maximum of 2 stories or 30 feet.

Landscaping: Required on all new residences and on remodels or additions if the cost exceeds 50% of the building value.

Parking: 2 spaces per residence required, 9x18 each, asphalt or cement, must not be in the required front yard

Recreational Vehicle Parking: No parking in required front or street side yard. Includes RV, boat, trailer, and any recreational vehicle