

Chapter 17.20 TRADITIONAL RESIDENTIAL (R-2) DISTRICT

Sections:

[17.20.010 General requirements.](#)

17.20.010 General requirements.

This district is created to provide for the continuation and preservation of mid-density residential development characteristic of Leadville's historic period from its establishment to the present era. In keeping with this stated purpose, the uses permitted by right and on a conditional approval basis are more varied and mixed than are found in other residential districts.

Minimum district size:	1 acre
Minimum lot area:	2,250 square feet
Minimum lot width:	25 feet
Front setback:	10 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Side setback:	3 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Rear setback:	6 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Maximum building height:	35 feet
Minimum dwelling size:	600 square feet (multi-family and accessory dwelling units excluded)

Maximum lot coverage:	75 percent
Maximum gross density:	19 dwelling units per acre

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 03-11 § 3; Ord. 99-8 § 1 (part): prior code § 17.09.020)

(Ord. No. 2009-3, § 2, 9-1-09)