ARTICLE 8 "R-2" DUPLEX RESIDENTIAL ZONE

SEC. 25-8-01 PURPOSE

To provide living areas where a compatible mixture of one and two family dwellings will provide a suitable environment for family living; to ensure adequate light, air, privacy, and open space for each dwelling; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.

SEC. 25-8-10 PERMITTED USES

The uses permitted in the R-2 Zone shall be those uses specified in the Residential Land Use Table (Article 4) and the Commercial Land Use Table (Article 13) and subject to the special conditions accompanying those tables.

SEC. 25-8-20 HEIGHT REGULATIONS

No principal building shall exceed thirty (30) feet in height, except as provided in Article 25.

SEC. 25-8-30 AREA, LOT WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall be observed:

A. Lot width:

Single family -

Corner Lot: 60 feet Interior Lot: 50 feet

Duplex -

Corner Lot: 70 feet Interior Lot: 60 feet

Split lot duplex, half lot width -

Corner Lot: 30 feet minimum TOTAL: 70 feet per structure

Interior Lot: 30 feet minimum TOTAL: 60 feet per structure

Corner Lot: 35 feet Interior Lot: 35 feet

TOTAL: 70 feet per structure

Interior Lot: 30 feet Interior Lot: 30 feet

TOTAL: 60 feet per structure

Exceptions to this requirement are as follows:

Any lot facing a cul-de-sac or a curved street having a radius of less than 100 feet at the property line shall have a minimum frontage of at least 50 feet measured along the front property line.

B. Front yard: 25 feet.

Exceptions to this requirement are as follows:

- 1. Where a uniform setback between two intersecting streets or on a cul-de-sac exists which is greater than twenty-five (25) feet, any building or structure hereafter erected, structurally altered or enlarged, shall conform to said established setback.
- 2.a. Front yard setbacks of twenty (20) feet are permitted for houses with garages or carports which are setback twenty-five (25) feet.
- 2.b. Front yard setbacks of twenty (20) feet are permitted for houses with garages equipped with roll-up doors or carports facing the street.
- 3. The minimum length of a driveway shall be twenty (20) feet.
- C. Side yards:

Interior side: 5 feet
Interior side: 5 feet
Street side of corner lot: 15 feet

Split lot duplex:

Common side yard: 0 feet

D. Rear yard: 20 feet

E. Lot area:

Single family -

Corner Lot: 6,000 square feet Interior Lot: 5,000 square feet

Duplex -

Corner Lot: 7,000 square feet Interior Lot: 6,000 square feet

Split lot duplex, half lot area -

Corner Lot: 3,000 square feet

TOTAL: 7,000 square feet per

structure

Interior Lot: 3,000 square feet

TOTAL: 6,000 square feet per

structure

Two single family detached units

Corner Lot: 7,500 square feet Interior Lot: 7,500 square feet

Exceptions to this requirement are as follows:

Any legally created lot not meeting the minimum lot area requirements, may be occupied by any use permitted by this Article if all yard setback requirements are met.

F. Lot coverage: 50%

SEC. 25-8-40 OTHER REQUIRED CONDITIONS

- A. All uses are subject to the provisions of Articles 22, 23, and 24.
- B. Site plan approval required for all uses requiring a building permit.