

ARTICLE 9
"N-P"
NEIGHBORHOOD PRESERVATION ZONE

SEC. 25-9-01 PURPOSE

To stabilize and protect the established diverse character of older, predominately residential neighborhoods, where a mix of housing types and other uses exists. These areas along the fringes of the Central Business District are characterized by houses generally constructed prior to 1940 and the continued use of these structures as single family residences is encouraged. The zone is intended to preserve the overall low density residential character of these neighborhoods while also providing for the continuance of certain existing uses that were legally in existence at the time the zone was created. This zone does not permit the construction of new multiple family dwellings nor their expansion, enlargement or conversion. Commercial uses other than those listed in the Commercial Land Use Table (Article 13) are not permitted except in area where the Transition Overlay Zone has been applied. The zone is intended to be applied to those areas designated Medium Low Density Residential in the General Plan with a minimum district size of one block face or the equivalent.

SEC. 25-9-10 PERMITTED USES

The uses permitted in the N-P 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. 25-9-20 HEIGHT REGULATIONS

No principal building shall exceed forty (40) feet in height, except as provided in Article 25.

SEC. 25-9-30 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, two single family detached -

Corner Lot: 70 feet
Interior Lot: 60 feet

Split lot duplex, half lot width -

Corner Lot: 30 feet
TOTAL: 70 feet per structure

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

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 required for garages equipped with roll-up doors or carports facing the street.
3. The minimum length of a driveway shall be twenty (20) feet.

B. Side yards:

Interior side: 5 feet
Interior side – 2 story: 5 feet
Street side of corner lot: 15 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 minimum
TOTAL: 6,000 square feet per structure

Two single family detached units -
Corner lot: 7,500 square feet
Interior lot: 7,500 square feet

Other existing uses -
Corner lot: 7,000 square feet
Interior lot: 7,000 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. 25-9-40 OTHER REQUIRED CONDITIONS

A. Access from a public street:

There shall be an open access from the street to a rear dwelling of not less than 10 feet in width.

B. Distance between buildings on property:

One story: 10 feet
Two story: 15 feet

C. All uses are subject to the provisions of Articles 22, 23, and 24.

D. Site plan approval required for all uses requiring a building permit.