

## Chapter 17.17 DUPLEX RESIDENTIAL DISTRICT OR R-2 DISTRICT

### Sections:

#### **17.17.005 In general.**

Subject to the provisions of Chapter 17.30 none but the following uses, or uses which in the opinion of the planning commission are similar will be allowed (see Section 17.30.010).

#### **17.17.010 Uses permitted.**

Two single-family structures, duplexes.

( Ord. No. 315-847 , § 1, 11-3-20)

#### **17.17.020 Uses permitted subject to first securing a use permit in each case.**

- A. Single-family dwelling, hospitals, rest homes, sanitariums and clinics and triplex (single structure).
- B. Art galleries, tract offices, country clubs, golf courses.
- C. Public and quasi-public uses, including churches, fire houses, parks, and playgrounds.
- D. Schools (public and parochial) or schools accredited to state school system, and public utility buildings and uses.
- E. Public stables.
- F. Landing strips for aircraft.
- G. Off street parking when appurtenant to any permitted use in the district, or when adjacent to any "C", "M" or HC district.
- H. Signs not over one hundred square feet in aggregate, advertising the sale of a subdivision: Limit one sign in each case.

( Ord. No. 315-806 , § 1, 1-28-14; Ord. No. 315-847 , § 1, 11-3-20)

#### **17.17.030 Accessory buildings.**

Accessory buildings, only if constructed simultaneously with or subsequent to the main building on the same lot.

Accessory uses normally incidental to uses allowed in this district. This is not to be construed as permitting any commercial use.

#### **17.17.040 Signs.**

Signs not exceeding in the aggregate six square feet in area for each building site may be displayed for the purpose of advertising the sale or lease of property upon which displayed.

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**17.17.050 For subdivision purposes, the minimum parcel size required.**

Corner lot: Seven thousand square feet; interior lot: Six thousand square feet, except schools five acres, churches twenty thousand square feet.

**17.17.060 Minimum lot widths required.**

Corner lot: Sixty feet; interior lot: Sixty feet, except schools: Two hundred feet, churches: One hundred feet.

**17.17.070 Maximum allowable lot coverage by all structures.**

Forty percent.

**17.17.080 Maximum allowable height.**

Forty feet.

**17.17.090 Minimum front yard required.**

Twenty feet.

**17.17.100 Minimum side yard required.**

Interior lot line: Six feet; exterior lot line: Ten feet.

**17.17.110 Minimum rear yard required.**

Corner and interior lot: Twenty feet provided that ten feet may be permitted if a minimum of five hundred square feet of open area per unit is maintained to the side or the rear of the main building or buildings.

**17.17.120 Minimum lot area per family unit.**

Three thousand square feet.

**17.17.130 General requirements.**

- A. For parking requirements, see Section 17.30.090.
- B. Larger building site may be required.
- C. Architectural features, see Section 17.30.060.
- D. Height limit accessory buildings twenty-five feet.
- E. For guest house regulations, see Section 17.30.040(C).
- F. Fences and walls permitted but not required. Such fences and walls shall not exceed six feet in height. In any required front yard on reversed frontage, the same shall not exceed three feet.
- G. Optional design and development may be permitted if approved under subdivision ordinance.
- H. Yards are minimum required unless building lines are established or unless standard street does not exist, see Section 17.30.060.

