

SECTION 13 R-DP Residential Duplex and Patio Home District

(a) *Purpose and Intent.* This district is intended to provide areas for the development of two-family residential structures, and to facilitate the conversion of one family residence to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can also be established. This zoning district replaces the former R-2, RMF 6A and 6B zoning districts.

(b) *Permitted and Conditional Uses*

Permitted Uses:

Church
Fire Station
Group Homes, Developmentally Disabled
Home Occupation
Park, Public
Reservoir, Wet or Dry Detention
Utility Facilities
Water Treatment/Storage Facilities
Watershed Conservation & Flood Control Facilities

Conditional Uses:

Bed & Breakfast
Day Care Center
Nursing or Convalescent Home
Real Estate Sales Office
School, Public or Denominational

(c) *Bulk and Open Space Regulations*

A. Maximum structure height

1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two and one-half (2 ½) stories above the finished grade.
2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three (3) stories above the finished grade.
3. Accessory Structures: Sixteen (16) feet, except storage buildings which shall not exceed ten (10) feet.

B. Minimum yard requirements

1. Front Yard: Twenty-five (25) feet.
2. Interior Side Yard: Seven and one-half (7 ½) feet.
3. Exterior Side Yard: Twenty (20) feet.
4. Rear Yard: Twenty (20) feet.

(d) *Density and Lot Size Requirements*

- #### A. Minimum lot area: Twelve-thousand (12,000) square feet.

- B. Minimum lot width: Eighty-five (85) feet.
- C. Minimum lot depth: One Hundred (100) feet.
- D. Maximum building coverage: Thirty (30) percent.
- E. Minimum open space: Not less than forty (40) percent of the total lot area shall be devoted to open space. Open space shall not include areas covered by building, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.

(e) *Off Street Parking*

RESIDENTIAL

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| Single Family Dwelling | 2 spaces per dwelling unit |
| Patio Home Dwelling | 2 spaces per dwelling unit |
| Two-Family Dwelling | 2 spaces per dwelling unit |
| Rooming Houses, Dormitories, Fraternities, Sororities (and similar uses and establishments) | 1 space per sleeping accommodation |

OFFICE AND INSTITUTIONAL USES

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| Nursing or Convalescent Homes | 1 space for each bed |
| Church Sanctuary | 1 parking space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided however, that churches may establish joint parking facilities not to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand. |
| Lodge Halls, Clubs | 1 space per 200 sq. ft. of net floor area |
| Schools and Institutions: | |
| Day Nursery or Child Care Center | 1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated. |
| Elementary (grades 1-6) | 1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site |
| Junior High School (grades 7-9) | 4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site |

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| Senior High School (grades 10-12) | 1 space for every five (5) full-time students plus 1.5 spaces per classroom |
| Real Estate Sales Office | 1 space per two hundred fifty (250) square feet of net floor area up to ten thousand (10,000) square feet. |

(f) *Permitted Signs*

Name plate – one (1) per public street entrance not to exceed 4 square feet in area.

Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet and 6 feet in height.

Temporary Real Estate – 1 per lot or 1 per each 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.

Public Property – 1 per Public Street entrance not to exceed 12 square feet in area and 6 feet in height.