

## **SECTION 17. DUPLEX RESIDENTIAL DISTRICT OR R-2 DISTRICT**

Subject to the provisions of Section 30 none but the following uses, or uses which in the opinion of the Planning Commission are similar will be allowed. See Section 30 A.

- A. USES PERMITTED: One family dwelling; duplexes (single structure).
- B. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT IN EACH CASE:

Two (2) single family structures, triplex (single structure), condominiums, hospitals, rest homes, sanitariums and clinics.

Art galleries, tract offices, country clubs, golf courses.

Public and quasi-public uses, including churches, fire houses, parks and playgrounds.

Schools (public and parochial) or schools accredited to State School System, and public utility buildings and uses.

Public stables.

Landing strips for aircraft.

Off street parking when appurtenant to any permitted use in the district, or when adjacent to any "C", "M" or "HC" District.

Signs, not over one hundred (100) square feet in the aggregate, advertising the sale of a subdivision - limit of one sign in each case.

- C. 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.

- D. SIGNS: Signs not exceeding in the aggregate six (6) 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.

- E. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: Corner lot - 7,000 square feet; interior lot 6,000 square feet, except schools five (5) acres, churches 20,000 square feet.
- F. MINIMUM LOT WIDTHS REQUIRED: Corner lot - sixty (60) feet; interior lot sixty (60) feet, except schools 200 feet, churches 100 feet.
- G. MAXIMUM ALLOWABLE LOT COVERAGE BY ALL STRUCTURES: Forty (40) percent.
- H. MAXIMUM ALLOWABLE HEIGHT: Forty (40) feet.
- I. MINIMUM FRONT YARD REQUIRED: Twenty (20) feet.
- J. MINIMUM SIDE YARD REQUIRED: Interior lot line six (6) feet; exterior lot line ten (10) feet.
- K. MINIMUM REAR YARD REQUIRED: Corner and interior lot - twenty (20) feet provided that ten (10) feet may be permitted if a minimum of 500 square feet of open area per unit is maintained to the side or the rear of the main building or buildings.
- L. MINIMUM LOT AREA PER FAMILY UNIT: 3,000 square feet.
- M. GENERAL REQUIREMENTS:
  - 1. For parking requirements, see Section 30 I.
  - 2. Larger building site may be required.
  - 3. Architectural features, see Section 30 F.
  - 4. Height limit accessory buildings twenty-five (25) feet.
  - 5. For guest house regulations, see Section 30 D.3.
  - 6. Fences and walls permitted but not required. Such fences and walls shall not exceed six (6) feet in height. In any required front yard on reversed frontage, the same shall not exceed three (3) feet.
  - 7. Optional Design and Development may be permitted if approved under Subdivision Ordinance.
  - 8. Yards are minimum required unless building lines are established or unless standard street does not exist, see Section 30 F.