

## **Article IV. Duplex Residential Zone (R-2)**

### **§ 440-31. Purpose; uses permitted.**

- A. In the Duplex Residential Zone (R-2), no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one (1) or more of the following uses and complying with the requirements so indicated.
- B. Purpose. The purpose of the R-2 Zone is to provide for low to medium-density duplex dwellings and supporting uses. This zone is located in areas of the City where low to medium-density development patterns are generally established or where services and facilities will be adequate to serve the anticipated population.
- C. Permitted uses. The following uses are permitted in the R-2 Zone:
  - (1) All uses permitted in the R-1 Zone provided that all R-1 regulations are complied with.
  - (2) Duplex dwellings. Duplex dwelling units must have separate utility systems and may be owned separately if individual lots are recorded as separate parcels.
- D. Bed-and-breakfast houses are permitted as a conditional use. See Article XVI, Conditional Use Permits.

### **§ 440-32. Development standards.**

- A. Dimensional and density standards. See § 440-141, Dimensional and Density Standards, Table 13.3.
- B. Accessory buildings and structures. See § 440-140, Accessory uses, buildings, and structures, Table 13.1, Dimensional Standards for Accessory Buildings and Structures for Residential Uses and C-1, C-2, C-3, and TND Zones.
- C. Projections into required yards. See § 440-144, Projections into required yards, Table 13.4, Permitted Projections into Required Yards.

### **§ 440-33. Additional regulations.**

Additional regulations may apply including, but not limited to:

- A. Parking, see Article XV, Parking and Access;
- B. Signage, see Article XIV, Signs;
- C. Building standards, see Chapter 102, Building Standards;

- D. Impact fees, see Chapter 175, Impact Fees (community service); § 330-9, Sewer impact and connection fees; and § 425-10, Impact fees (water);
- E. Floodplain, see Chapter 212, Floodplain Regulations;
- F. Manufactured homes, see Chapter 250, Manufactured Homes, and Chapter 255, Manufactured Home Licenses;
- G. Building permits and certificates of occupancy, see Chapter 292, Permits and Approvals;
- H. Portable storage units, see Chapter 297, Portable Storage Units;
- I. Property maintenance, see Chapter 305, Property Maintenance;
- J. Sewers, see Chapter 330, Sewers;
- K. Source water, see Chapter 350, Source Water Protection;
- L. Standard specifications, see Chapter 357, Standard Specifications for Utility Construction Projects and Subdivision Pavement Design;
- M. Streets and sidewalks, see Chapter 365, Streets and Sidewalks;
- N. Recreational vehicles, see Chapter 417, Recreational Vehicles;
- O. Water, see Chapter 425, Water.

**§ 440-34 to 440-40 Reserved**