

Section 5:6 R-D, Residential-Duplex District

This district is established to provide for one- and two-family dwellings, and the recreational, religious, and educational facilities which are normally found in residential areas. The district is primarily intended for areas which represent a transition between low-density, single-family development and high-density, multifamily development and for sites which are located in predominantly low-density areas but contain a mix of uses such as single-family manufactured, modular, and multifamily residential units.

5:6.1 Uses Permitted

Cluster Housing, attached

Cluster Housing, detached

Community recreational area

Dwelling, single-family detached

Dwelling, single-family attached - Manufactured multi-section home

Dwelling, single-family attached (Not more than 2 dwelling units attached)

Dwelling, two-family (Duplex) (2 or more duplexes subject to the requirements of Section 6:12)

Home occupation (Subject to the requirements of Section 6:11)

Portable or temporary classroom

Sign - identification (Subject to the requirements of the Sign Ordinance)

Sign - occupancy (Subject to the requirements of the Sign Ordinance)

Sign - temporary (Pertaining to the lease or sale of a building or premises)

Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items, located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Uses and structures customarily accessory to the permitted uses

5:6.2 Uses Permitted by Special Exception

The following uses may be permitted by special exception by the Board of Zoning Appeals in accordance with the provisions in Article 7.

Bed and breakfast homestays, host homes, guest homes, inns, lodges, and cottages

Child care center

Church

Communication towers (Subject to the provisions of Section 7:18)

Family care home

Fire station

Golf course including a clubhouse and other improvements

Police station
Private recreation area
Public park and/or playground
Recycling drop box (Subject to the provisions of Section 7:13)
School, public, parochial, and private
Transportation and utility easement and rights-of-way
Other public and semipublic uses which are considered to be compatible with the aforementioned uses
Temporary accessory residential use (Subject to the provisions of Section 7:9)

5:6.3 Height Limitation

No structure shall exceed a height of 35 feet except as provided in Section 6:7.

5:6.4 Dimensional Requirements

5:6.4-1 Lot Area

The minimum lot area for a single-family detached dwelling shall be 7,500 square feet.

The minimum lot area for single-family zero lot line and garden/patio homes shall be 6,000 square feet.

The minimum total lot area for a two-family dwelling or for two single-family attached dwellings on a single lot or on two adjoining individual lots shall be 12,000 square feet. Minimum area for individual lots are not otherwise regulated.

5:6.4-2 Lot Width

Minimum lot width shall be 30 feet.

5:6.4-3 Front Yard

The minimum depth of a front yard for single-family detached dwellings (single-family, garden, patio, and zero lot line) measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 50 feet on an arterial street. The minimum depth of a front yard for all other dwellings measured from the street right-of-way line shall be 30 feet on a residential service street, 40 feet on a collector street, and 50 feet on an arterial street. When a right-of-way has not been established or is not known, the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of 25 feet. In the event an existing right-of-way exceeds 25 feet from the center of the road, the setback shall be measured from the right-of-way. **For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079.**

5:6.4-4 Side Yard

The minimum width of any side yard shall be 10 percent of the total lot width or 8 feet, whichever is greater. The minimum width of a nonresidential side yard shall be 15 feet measured from the property line. For residences, nonresidential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a service street, 30 feet on a collector street, and 40 feet on an arterial street. **For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079.**

5:6.4-5 Rear Yard

The minimum depth of the rear yard shall be 5 feet. The rear setback may be reduced to zero feet (0') for the express purpose of locating a boathouse along the shore of a lake or navigable body of water.

5:6.5 Accessory Building Setback

Accessory buildings may be located in the rear yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

5:6.6 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.