

Chapter 19.10 - MULTIPLE-FAMILY TWO-FAMILY (DUPLEX)-DISTRICT

19.10.010 - Purpose and intent.

A ~~duplex~~ multiple-family district shall provide most of the desirable residential characteristics attributed to single-family districts. It has useful applications as a buffer zone along major streets and bordering neighborhood shopping centers.

(Ord. No. 4077, § 1, 2013; Prior code § 8-1.5(a))

19.10.020 - Permitted uses.

Within the ~~duplex~~ multiple-family district, no building, structure or premises shall be used and no building or structure shall hereafter be erected, structurally altered, replaced, or enlarged except for one or more of the following uses:

- A. Any use permitted and as regulated in the R-1, R-2 and R-3 single-family districts; ~~and~~
- B. Two-family dwelling (duplex);
- C. Three-family dwelling (triplex); and
- D. Four-family dwelling (quadplex).

(Ord. No. 4077, § 1, 2013; Prior code § 8-1.5(b))

19.10.030 - Accessory uses and structures.

| Accessory uses and structures | Criteria or limitations |
|--|---|
| A. Energy systems, small scale | Provided there will be no detrimental or nuisance effect upon the neighbors |
| B. Fences, walls, mail boxes, trash enclosures | |
| C. Garages and car ports | |
| D. Subordinate uses and structures which are determined by the director of planning to be clearly incidental and customary to the permitted uses listed herein | |

(Ord. No. 4077, § 1, 2013; Prior code § 8-1.5(c))

19.10.040 - Reserved.

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19.10.050 - Development standards.

| | D-1 | D-2 | <u>D-3</u> | <u>D-4</u> | Notes and exceptions |
|-----------------------------------|------|--------|------------|------------|--|
| Minimum lot area (square feet) | 7500 | 10,000 | <u>?</u> | <u>?</u> | |
| Minimum lot width (in feet) | 65 | 65 | <u>65</u> | <u>65</u> | |
| Maximum building height (in feet) | 35 | 35 | <u>35</u> | <u>35</u> | Except that vent pipes, fans, chimneys, antennae, and equipment used for small scale energy systems on roofs shall not exceed 45 feet or 10 feet above the building structure, whichever is less |

| Minimum yard setback (in feet) | | | | | |
|---|---|----|-----------|-----------|-----------------------------------|
| Front | 15 | 15 | <u>15</u> | <u>15</u> | |
| Side | 6 | 6 | <u>6</u> | <u>6</u> | |
| Side for the portion of a building above one-story or 15 feet | 10 | 10 | <u>10</u> | <u>10</u> | |
| Rear | 20 | 20 | <u>20</u> | <u>20</u> | |
| Accessory structures within setback area | Mail boxes, trash enclosures, boundary walls and fences | | | | Shall not exceed 8 feet in height |

(Ord. No. 4077, § 1, 2013; Prior code § 8-1.5(e))

19.10.060 - Rule making authority.

The director of planning may adopt rules to implement this chapter.

(Ord. No. 4077, § 1, 2013)