

## ARTICLE VII

### “D” DUPLEX DISTRICT

#### Section 1 **USE REGULATIONS**

In the “D” District no land shall be used and no building shall be erected for or converted to any use other than

Any use permitted in an R-3 District.

Two-family dwelling or residence.

#### Section 2 **HEIGHT REGULATIONS**

No building shall exceed two and one-half (2½) standard stories in height.

#### Section 3 **AREA REGULATIONS**

##### 1. **Front Yard.**

(A) There shall be a front yard of twenty-five (25) feet, except as hereinafter provided in the article on exceptions and variances.

(B) Where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. **Side Yards.** There shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty per cent (20%) of the lot width, provided that in no case shall one side yard be less than five (5) feet. The side yard of corner lots adjacent to a side street shall not be less than ten (10) feet. The side yard of corner lots having adjoining structures fronting on two (2) adjacent property lines shall have a twenty-five (25) foot side yard.

3. **Rear Yard.** There shall be a rear yard having an average depth of not less than twenty per cent (20%) of the depth of the lot, but in no case less than a depth of ten (10) feet, or in the case of a garage opening to an alley, the garage shall be no closer than twenty (20) feet to an alley, provided, however, that there may be a rear yard having a depth of five (5) feet where a swimming pool is located in the rear yard.

4. **Area of the Lot.**
  - (A) The minimum area of the lot shall be nine thousand six hundred (9,600) square feet for a two-family dwelling, or a single-family dwelling.
  - (B) Where a lot has less area than herein required and was of record prior to passage of this ordinance, that lot may be used only for one (1) single-family dwelling.
5. **Width of Lot.** The minimum width of the lot shall be eighty (80) feet.
6. **Minimum Depth of Lot.** The minimum depth of the lot shall be one hundred ten (110) feet.
7. **Parking Regulations.** Whenever a structure is erected, converted, or structurally altered for a single-family or for a two-family dwelling, two (2) parking spaces shall be provided on the lot for each dwelling unit in the structure. No supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard. Places of public assembly shall provide off-street parking at the ratio of one (1) space for each three (3) seats.
8. **Area of Dwelling.** Fourteen hundred (1,400) square feet shall be the minimum living area of a single-family dwelling, and each duplex dwelling shall contain a combined living area of not less than two thousand two hundred (2,200) square feet as the combined living area for both dwelling units in a duplex. (Ord. No. 646, § 9(1)-(5), 11-3-75; Ord. No. 747, § 3, 12-18-78)