

~~DIVISION A. SINGLE FAMILY AND TWO FAMILY ZONES~~

Sec. 3-100 R-20 Residential/~~Single-family~~ zone.

3-101 Purpose.

The R-20 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 20,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-102 Permitted uses.

The following uses are permitted in the R-20 zone:

- (A) Single-unit ~~family~~ dwelling;
- (A.1) Two-unit dwelling;
- (A.2) Multi-unit dwelling up to four units;

Sec. 3-200 R-12 Residential/~~Single-family~~ zone.

3-201 Purpose.

The R-12 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 12,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-202 Permitted uses.

The following uses are permitted in the R-12 zone:

- (A) Single-unit ~~family~~ dwelling;
- (A.1) Two-unit dwelling;
- (A.2) Multi-unit dwelling up to four units;

Sec. 3-300 R-8 Residential/~~Single-family~~ zone.

3-301 Purpose.

The R-8 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 8,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-302 Permitted uses.

The following uses are permitted in the R-8 zone:

- (A) Single-unit ~~family~~ dwelling;
- (A.1) Two-unit dwelling;

(A.2) Multi-unit dwelling up to four units;

Sec. 3-400 R-5 Residential/~~Single family~~ zone.

3-401 Purpose.

The R-5 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, family homes two-unit, and multi-unit up to four units dwellings on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-402 Permitted uses.

The following uses are permitted in the R-5 zone:

- (A) Single-unit ~~family~~ dwelling;
- (A.1) Two-unit dwelling;
- (A.2) Multi-unit dwelling up to four units;

Sec. 3-500 R-2-5 Residential/~~Single and two family~~ zone.

3-501 Purpose.

The R-2-5 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, family and two family homes, two-unit, and multi-unit up to four units dwellings on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-502 Permitted uses.

The following uses are permitted in the R-2-5 Zone:

- (A) Single-unit ~~family~~ dwelling;
- (B) Two-unit ~~family~~ dwelling;
- (B.1) Multi-unit dwelling up to four units;

3-505 Lot requirements.

- (A) *Lot size.*

- (2) Each dwelling unit in a two-unit semi-detached building may ~~shall~~ be located on its own lot, each of which shall contain 2,500 square feet of land area, except in the case of a corner lot in which case the dwelling requires a minimum of 3,250 ~~4,000~~ square feet.

- (3) ~~Each duplex building shall be located on a lot with a minimum land area of 5,000 square feet, except in the case of a corner lot in which case the minimum land area shall be 6,500 square feet.~~
- (B) *Lot width.* The minimum lot width at the building line shall be 50 feet except in the case of a corner lot, in which case the minimum lot width shall be 65 feet, and in the case of a two-unit family semi-detached dwelling, in which case the width of each lot shall be ~~37.5~~ 25 feet.
- (C) *Lot frontage.* The minimum lot frontage at the front lot line shall be 40 feet, except in the case of a two-unit family semi-detached dwelling, in which case the minimum lot frontage shall be ~~37.5~~ 25 feet for each dwelling unit.