

## ARTICLE VIII

### R-T SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

#### 8.0 STATEMENT OF PURPOSE:

This zoning district encompasses land primarily adjacent to the Central Business District, and some of the older localities of the City. The residential character is mainly single-family homes or earlier construction on individual lots. Some of the older stately homes are of particular vintage design.

#### 8.1 PRINCIPAL PERMITTED USES:

In the R-T Residential District, no uses shall be permitted unless otherwise specifically provided for in this Ordinance, except for the following uses:

- A. All principal permitted uses in the R-1 and R-2 Single-Family District.
- B. Two-Family dwellings.
- C. Public Schools.

#### 8.2 ACCESSORY USES:

- A. Accessory buildings and uses customarily incidental to the above Principal Permitted Uses.
- B. Off-street parking.

#### 8.3 SPECIAL USES: (Subject to Article XIX)

- A. Churches, private schools, libraries, museums and community halls.
- B. Bed and breakfast facilities.
- C. Planned developments.
- D. Municipal, State or Federal administrative or service buildings and essential services, provided they are architecturally compatible with the residential land uses in the neighborhood.
- E. Dwelling unit conversions.
- F. Publicly owned and operated parks, playfields and other recreational facilities.

## 8.4 SITE PLAN APPROVAL

For uses subject to a special use permit, a site plan shall be submitted in accordance with Article XVIII.

## 8.5 AREA, HEIGHT BULK AND PLACEMENT REQUIREMENTS

- A. No building or structure, nor enlargement of any building or structure, shall hereafter be constructed or placed unless the following requirements are met and maintained for any building structure or enlargement.

Front Yard	25 feet
Side Yards*	A total of 15 feet for all side yards with no single side yard less than 5 feet
Rear Yards	20 feet
Lot Coverage	35%
Building Height	2 ? stories or 35? , whichever is less
Minimum Lot Area	7,800 square feet for single family dwellings 10,000 square feet for duplexes
Minimum Lot Width	60 feet
Minimum Floor Area (see C below)	500 square feet per dwelling unit
Minimum Dwelling Width	24 feet throughout entire length

\*For yards on corner lots see definition 2.1,Y.6 Yard

- B. In all residential districts, the required front yard shall not be used for off-street parking, loading, or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or vehicle access drives.
- C. The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds, or utility rooms.
- D. In the R-T District, the required rear yards, which abut upon a street on the opposite side of the same block, upon which other

residential lots front, shall not be less than the required front yard for said homes which front upon said street.

- E. Accessory building shall not be erected in any required yard, except a rear yard.
- F. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line.
- G. No detached accessory building shall exceed one (1) story of fourteen (14) feet in height.
- H. When an accessory building is located on a corner lot, the rear yard shall be the yard opposite the street address front yard. In no instance shall an accessory building be located nearer than twenty (20) feet to a side yard street right-of-way line.
- I. When an accessory building is intended for other than storage of private motor vehicles, the accessory use shall be subject to the approval of the Planning Commission. Accessory buildings with a floor area of one hundred twenty (120) square feet or less shall not be subject to Planning Commission review.
- J. Off-street parking for one (1) and two (2) family dwellings and any driveway accessing such parking shall be paved with concrete or bituminous material in a manner which is adequate to prevent washout from obstructing storm sewers and catch basins, and in a manner which is adequate to provide safe access to the dwellings in question. The off-street parking areas for one (1) and two (2) family dwellings and for any driveways accessing them shall be a minimum of eight (8) feet in width for their entire length and shall at a minimum extend between the public or private right-of-way and the required front setback line on each lot. Within a required street front/side yard no driveway may exceed 12 feet in width for each garage parking stall facing the street within twenty (20) feet of the required front setback line. In no case shall the driveway width exceed twenty-six (26) feet in width between the right-of-way line and the curb or road shoulder.

## **8.6 MINIMUM LANDSCAPE AND SCREENING REQUIREMENTS**

For permitted and special non-residential uses, 30% of the site under development shall be in landscaped open space. The open space shall be landscaped with one (1) evergreen tree or shrub for every 1,000

square feet or portion thereof plus one (1) small or large deciduous tree for every 1,500 square feet or portion thereof. (Plant materials existing on the site prior to development may be included as part of the requirement). Twenty five (25) percent of the required open space shall be between the roadway and the building. Buildings on corner lot shall have 40% of the required open space between the building and the street.