

## CHAPTER 5

### RD RESIDENTIAL, TWO-FAMILY

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#### SECTION 500 GENERAL DESCRIPTION

##### Description

This residential district is designed to provide for a slightly higher population density than the RS districts, yet be compatible near single-family uses. This district is generally located adjacent to the high density multi-family district and provides a transition from the high density land uses to single family uses.

##### Included Uses

#### SECTION 510 PERMITTED PRINCIPAL USES

Principal uses permitted in the RD Residential, Two-Family districts are as follows:

- (a) Any principal use permitted other than by Special Exception, in the RS-3 Residential Single Family district.
- (b) Two-Family dwellings.

##### Use Condition

A duplex dwelling shall:

1. Be attached to a permanent foundation as defined herein;
2. Utilize customary residential exterior finishing materials as defined herein;
3. Have a core area of living space in each dwelling unit at least 20 feet by 20 feet in size exclusive of an attached garage; and
4. Meet all other City Codes and Ordinances.

## SECTION 520 PERMITTED ACCESSORY USES AND STRUCTURES

Accessory uses and structures customarily incident to a permitted principal use in Residential Two Family district are permitted in such districts. In addition, the following uses are permitted as accessory uses:

- (a) Fallout and/or storm shelter.
- (b) Home occupation, subject to the provisions of Section 208.
- (c) Signs subject to the provisions of Chapter 18.
- (d) Family day care home subject to the provisions of Section 210.

## SECTION 530 USES PERMITTED BY SPECIAL EXCEPTION

The following uses may be permitted as Special Exceptions by the Board of Adjustment in accordance with the provisions contained in Chapter 21.

- (a) Any uses permitted by Special Exception in the RS-3 Single Family Residential district.

## SECTION 540 USES PERMITTED BY SPECIFIC USE PERMIT

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (a) Any uses permitted by Specific Use Permit in the RS-3 Single Family Residential district.

## SECTION 550 MINIMUM YARD REQUIREMENTS

- (a) Front yard - The depth of the required front yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan or 25 feet if not designated on the Street and Highway Plan, to a setback of thirty-five (35) feet on arterial streets and twenty-five (25) feet on non-arterial streets. When a lot has double frontage, the front yard requirements shall be provided on both streets.
- (b) Side yard - All buildings shall be setback from the side lot line to comply with the following side yard requirements:
  - (1) For dwellings located on an interior lot, there shall be a minimum side yard of five (5) feet.
  - (2) For unattached buildings accessory to residential uses on an interior lot there shall be a minimum side yard of 5 feet.

- (3) On any corner lot, the depth of the required exterior side yard shall be determined in the following manner. Measured from the centerline of the abutting street, add 1/2 of the right-of-way designated in the Coweta Major Street and Highway Plan, or 25 feet if not designated on the Street Plan, to a setback of twenty (20) feet on arterial streets and fifteen (15) feet on non-arterial streets. The interior side yard requirements shall be for dwellings and accessory buildings, the same as in (1) and (2) above; for all other principal or accessory building, the same as (4) below.
  - (4) For all other principal or accessory buildings on an interior lot there shall have a minimum setback of fifteen (15) feet.
- (c) Rear yard - There shall be a rear yard for principal buildings of not less than fifteen (15) feet.

Unattached buildings of accessory uses may be located in the rear yard, but shall be setback at least five (5) feet from the rear property line or outside any utility easement, whichever is greater.

#### SECTION 560 MINIMUM LOT AREA

- (a) For each residential structure and buildings accessory thereto, there shall be a lot area of not less than:
  - (1) for Single Family dwelling: 5,000 sq. ft.
  - (2) for Two-Family dwelling: 8,000 sq. ft.
- (b) Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of this ordinance, that lot may be used for any of the uses, except churches, permitted in the RS-1 district.
- (c) For churches and main accessory buildings, other than a dwelling and buildings accessory to the dwelling, the lot area shall be adequate to provide the minimum yard areas required by this section and the off-street parking areas required in Chapter 17.

#### SECTION 570 MINIMUM LOT WIDTH AND FRONTAGE

- (a) For residential structures there shall be a minimum lot width at the front building line of the following:
  - (1) for Single Family dwellings: 50 feet
  - (2) for Two-Family dwellings: 80 feet
- (b) For uses other than dwellings, the lot width shall be adequate to provide the minimum side yards required in the Residential Two Family District.

(c) All lots shall abut on a street for a distance of not less than the following:

(1) for Single-Family dwellings: 30 feet

(2) for Two-Family dwellings: 40 feet

#### SECTION 580 MAXIMUM HEIGHT OF STRUCTURES

No structures shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.