

Section 500 R-2 RESIDENTIAL DUPLEX DISTRICT

500 Permitted Uses

- A. Single-Family Dwellings, excluding Manufactured Homes.
- B. Two-Family Dwellings.
- C. Parks, playgrounds, and community Buildings.
- D. Accessory uses and Buildings.
- E. Child Care Homes as defined in ARTICLE II.
- F. Home Occupations as defined in ARTICLE II.
- G. Non-Profit Residential Homes for the Handicapped and/or Aged, as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- H. Utility substations and transformers.

501 Uses Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Schools.
- B. Child Care Centers – as defined in ARTICLE II.
- C. Golf courses, except driving ranges, miniature courses and other similar commercial operations.
- D. Fire halls and other public Buildings.
- E. Churches.
- F. Cemeteries excluding crematoriums, embalming facilities or other such preparatory functions.
- G. Commercial Residential Homes for the Handicapped and/or Aged as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.

502 Height and Area Regulations

- A. No Buildings shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height except that a Building may exceed these requirements provided that for every one (1) foot of additional height over thirty-five (35) feet the Building shall be set back one (1) additional foot from all property lines.

- B. The Minimum Building Site area shall be ten thousand (10,000) square feet for a Single-Family Dwelling or a Two-Family Dwelling, on sewers. The minimum Frontage shall be seventy-five (75) feet.
- C. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly, 503.3; Ord. No. 496, 8/9/1990)
- D. There shall be a Side Yard on each side of the Building of not less than ten (10) feet.
- E. There shall be a Rear Yard of not less than twenty-five (25) feet.
- F. The Health Department may require larger Lots when septic tanks are used due to soil conditions, topography, drainage, presence of swimming pools, or other such factors.

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Off-Street Parking Regulations

Off-Street Parking shall be provided on the same Lot as or a Lot adjacent to the Building in accordance with the following requirements:

- A. Single-Family Dwellings shall have two (2) Parking Spaces per Unit. Units with four (4) bedrooms or more shall be required to have three (3) Parking Spaces.
- B. Two-Family Dwellings shall have two (2) Parking Spaces for every Dwelling Unit. Units with two (2) or more bedrooms shall be required to have three (3) Parking Spaces per Dwelling Unit.
- C. Parking Space for golf courses shall be at the rate of three-fifths (.6) per Acre plus one (1) Space for every six (6) seats in any accessory restaurant, café, or dining room.
- D. There shall be one (1) Space for every three (3) seats in the main auditorium of churches and other public Buildings.
- E. There shall be one (1) Space per three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service areas, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.
- F. Elementary Schools shall provide one (1) Space for every classroom plus eight (8).
- G. Middle and Junior High Schools shall have three (3) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- H. High Schools shall have six (6) Spaces for every classroom or one (1) Space per every three (3) seats in the main auditorium or gym, whichever is greater.
- I. There shall be one (1) Space per every two (2) residents for Homes for the Aged and/or Handicapped.