

Applicant: S.R. Blanchard Inc.
Date: August 5, 2024
Application: Zoning Regulation Change

Draft Regulation Text

Applicant proposes to amend Article II, Section 4.02, Special Exception Uses in the RA Zone, to allow for not only a conversion of a single-family house to a two-family house (as provided in Section 4.02.01), but also for the construction of a two-family house on a vacant parcel (as provided in the new Section 4.02.11, as follows).

4.02.11 Construction of Two-family houses

Houses designed to contain two separate family residences may be constructed on a vacant lot, at the discretion of the Planning and Zoning Commission. Before approval, the Commission shall find that the proposed two-family house will not impair the character of the neighborhood or jeopardize single-family property values.

- (a) The lot area shall not be less than 12,000 square feet.
- (b) No outside stairway shall be constructed on the front or side of the house.
- (c) On corner lots all stairways shall be contained inside the building.
- (d) On site vehicle parking shall be provided for each family unit on properly constructed bituminous or cement concrete areas.
- (e) The house shall have public sanitary sewer and public water.