

CHAPTER 132

DUPLEX RESIDENTIAL (RD) ZONING DISTRICT

- 132.010. Use
- 132.020. Transitional Uses
- 132.030. Uses Subject to Administrative Review
- 132.040. Conditional Uses

132.010. USE. Within any RD Duplex Residential zone, no building, structure or premises shall be used, arranged or designed to be used, erected, structurally altered or enlarged except for one or more of the following uses:

- (A) Any use permitted in RS zone;
- (B) Two (2) family dwelling unit in a single structure;
- (C) A private garage or parking area for not more than 3 motor vehicles for each dwelling unit on the same lot with or within the dwelling to which it is accessory and in which garage no business or industry is conducted.
- (D) Wind energy systems, meteorological towers, and photovoltaic systems that are not commercial power generating facilities, but not including wind energy systems utilizing a tower and meteorological towers that require tower lighting, are located in an adopted urban growth boundary, or that would require modification to the height or type of construction standards described in Section 112.135(C)(1). Wind energy systems utilizing towers and meteorological towers are subject to standards listed in Sections 112.135 and 112.137. Roof-mounted, building-integrated, building-mounted and architectural wind energy systems that extend no more than an additional 5 feet above the highest ridge of the building's roof or 15 feet above the highest eave, whichever is higher, and do not exceed the height limitation of the zone, are subject to the standards listed in Section 112.137. Photovoltaic systems are subject to the standards described in Section 112.138. [Amended by Ordinance 09-06]

132.020. TRANSITIONAL USES. The regulations concerning transitional uses in an RD zone shall be the same as in an RS zone.

132.030. USES SUBJECT TO ADMINISTRATIVE REVIEW. The following uses are permitted, subject to review and approval under the prescriptive standards specified herein and as may otherwise be indicated by federal, state and local regulations and permits:

- (A) Wind energy systems utilizing a tower and meteorological towers outside of an adopted urban growth boundary that are not commercial power generating facilities that would utilize a tower(s) that requires lighting or that requires modification to the height or type of construction standards described in Section 112.135(C)(1), as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]

132.040. CONDITIONAL USES. When authorized under the procedure provided for conditional uses in this ordinance, the following uses will be permitted in a RD zone:

- (A) Public and semi-public uses, buildings and structures:
 - (1) Churches;
 - (2) Community or neighborhood club buildings, swimming pools and other allied facilities, when erected by a non-profit community club for the improvement of the zone or social recreation of the members;
 - (3) Communications tower, as provided in Section 112.135; [Amended by Ordinance 04-09]
 - (4) Schools (elementary, junior high and high school);
- (B) Dwellings:
 - (1) Three (3) family dwellings in 1 building on a corner lot of 8,000 square feet or more;
- (C) Miscellaneous uses:

- (1) Privately-operated kindergartens or day nurseries, provided the residential character of the building is unchanged;
- (2) Beauty shop, where no assistants are employed;
- (3) Use of an accessory building for conducting a home occupation;
- (D) Planned development;
- (E) Boat, camper and trailer storage area or lot (see Specific Conditional Uses, Section 120.030);
- (F) Temporary use of mobile homes during certain hardship conditions (see Specific Conditional Uses, Section 120.040);
- (G) Solid Waste Disposal Sites (see Specific Conditional Uses, Section 120.310 - 120.380);
- (H) Sand and Gravel Resource Sites (see Specific Conditional Uses, Section 120.410 - 120.460)
- (I) Conditional Home-Occupation (Other than those home occupations listed in Section 110.270)(See Specific Conditional Uses, Section 120.075)
- (J) Wind energy systems utilizing a tower and meteorological towers within an adopted urban growth boundary up to 100 feet in height that are not commercial power generating facilities, as provided in Sections 112.135 and 112.137. [Amended by Ordinance 09-06]
- (K) Bed and Breakfast Facility. A Bed and Breakfast Facility may be authorized within a single-family dwelling subject to the following standards:
 - (1) The Bed and Breakfast Facility shall be operated by a resident(s) of the dwelling in which the Bed and Breakfast Facility is located.
 - (2) The number of guest bedrooms shall not exceed five.
 - (3) The length of stay for any guest shall not exceed 15 consecutive nights.
 - (4) Food service may be provided only to overnight guests of the Bed and Breakfast Facility. Food service may include the service of meals other than breakfast. [Amended by Ordinance 14-04]