

ARTICLE 13 RESIDENCE 2 DISTRICT REGULATIONS

Within a Residence 2 District as shown on the official Zoning Maps of the City of Huntsville, the following regulations shall apply:

13.1 - Uses Permitted

Land and buildings shall be used only for the following uses:

Uses permitted in Section 10.1 hereof.

Two-family dwellings.

Zero lot line dwellings.

Single-family attached dwellings.

Semi-detached dwellings.

Accessory structures and uses.

Permitted Uses as Special Exceptions as defined and regulated by Subsection 92.5.3 hereof.

(63-93, 79-159, 01-646, 09-1053)

13.2 - Density Controls

The following yard, density, and height of building requirements shall be observed except as provided in Article 73 hereof.

13.2.1 For Single Family Dwellings

- | | | |
|-----|--|-------------------|
| (1) | Minimum required lot area: | 6,000 square feet |
| (2) | Minimum required lot width: | 50 feet |
| (3) | Minimum required lot frontage: | 20 feet |
| (4) | Minimum required depth of front yard: | |
| | From major arterials (<i>See Section 73.15</i>): | 50 feet |
| | From other streets: | 20 feet |
| (5) | Minimum required depth of rear yard: | 25 feet |
| (6) | Minimum required width of each side yard: | |

- Main building 1 story in height: 5 feet
- Main building 2 stories in height: 6 feet
- Least sum of widths of both side yards: 14 feet
- (7) Maximum total building area: 40% of total lot area
- (8) Maximum stories: 2
- (9) Maximum height: 30 feet

13.2.2 Two Family Dwellings

- (1) Minimum required lot area: 7,500 square feet
- (2) Minimum required lot width: 60 feet
- (3) Minimum required lot frontage: 20 feet
- (4) Minimum required depth of front yard:
 - From major arterials (*See Section 73.15*): 50 feet
 - From other streets: 20 feet
- (5) Minimum required depth of rear yard: 25 feet
- (6) Minimum required width of each side yard:
 - Main building 1 story in height: 5 feet
 - Main building 2 stories in height: 6 feet
 - Least sum of widths of both side yards: 14 feet
- (7) Maximum total building area: 35% of total lot area
- (8) Maximum stories: 2
- (9) Maximum height: 30 feet
(63-93, 86-522)

13.2.3 Single Family Attached Dwellings

Single family attached dwellings shall not form long unbroken lines of row housing. The Planning Commission shall determine that the proposed single family attached dwellings are designed in such a manner as to be in harmony with good land use planning. Single family attached dwellings shall constitute groupings making efficient, economical, compatible, and convenient use of land and

open space and serving the public purposes of zoning by means alternative to conventional arrangements of yards and building areas. Also, front yard parking is prohibited.

- (1) Minimum required lot area: 2,200 square feet
- (2) Minimum required lot width: 20 feet
- (3) Minimum required depth of front yard for each complex shall be fifty (50) feet from a major arterial and ten (10) feet from other public or private streets.
- (4) Minimum required width of each side yard: 10 feet
(Required only at unattached ends of single family attached dwelling complex)
- (5) Maximum stories: 2 1/2
- (6) Maximum height of building: 35 feet
- (7) Not less than four nor more than eight single family attached dwellings shall be contiguous. Also, no two contiguous single family attached dwellings shall be built with the same front line. The required difference in front line shall be a minimum of three (3) feet.
- (8) No portion of a single family attached dwelling or accessory structure in or related to one single family attached dwelling complex shall be closer than twenty (20) feet to any portion of a single family attached dwelling or accessory structure related to another single family attached dwelling complex, or to any building outside the single family attached dwelling area.
- (9) Each single family attached dwelling shall be constructed on its own lot.
- (10) Each single family attached dwelling shall provide not less than six hundred (600) square feet of yard space exclusive of private access ways and off-street parking. If the yard space is divided, one space shall not contain less than four hundred (400) square feet of open yard space, and the remaining two hundred (200) square feet shall be secluded at ground level from view from streets or neighboring property. Locating the secluded yard space in the required front yard is prohibited.
- (11) Off-street parking shall be provided at a minimum rate of two spaces per each single family attached dwelling.

- (12) Any private access way must be maintained by an association. (79-159, 79-417-B, 86-522, 91-105)

13.2.4 Zero Lot Line Dwellings

The purpose of zero lot line dwellings is to permit the construction of detached single-family dwellings on lots with a small side yard requirement on one side of the lot. This concept permits better use of the entire lot by compacting the usual front, rear, and side yards into one or more internal gardens which may be completely walled in or screened.

- (1) Minimum required lot area: 6,000 square feet
- (2) Minimum required lot width: 50 feet
- (3) Minimum required lot frontage: 20 feet
- (4) Minimum required depth of front yard: 20 feet
- (5) Minimum required depth of rear yard: 15 feet
- (6) Minimum required width of each side yard:
One side yard of 1 inch; opposite side yard of 12 feet.
- (7) Maximum total building area: 50% of total lot area
- (8) Maximum stories: 2
- (9) Maximum height: 30 feet
- (10) Off-street parking shall be provided at a minimum rate of two spaces for each dwelling.
- (11) Zero lot line dwellings shall be constructed against the lot line on one side of a lot, with the exception of corner lots, and no windows, doors, or other openings shall be permitted on this side. Where adjacent zero lot line dwellings are not constructed against a common lot line, the developer must provide for a perpetual wall maintenance easement of five (5) feet in width along the adjacent lot and parallel with such wall. (87-268)

13.2.5 Semi-Detached Dwellings

A single-family dwelling attached to one other single-family dwelling by a common vertical wall, with each dwelling located on a separate lot and having separate utilities. The purpose of the semi-detached dwelling is to permit the construction of duplex

type housing where each dwelling can be owned in fee simple. Semi-detached dwellings must be constructed in multiples of two on two contiguous lots, each of which shall meet the following density controls:

- (1) Minimum required lot area per dwelling: 4,500 square feet
- (2) Minimum required lot width: 30 feet
- (3) Minimum required lot frontage: 20 feet
- (4) Minimum required depth of front yard:
 - From major arterials (*See Section 73.15*): 50 feet
 - From other streets: 20 feet
- (5) Minimum required depth of rear yard: 25 feet
- (6) Minimum required width of each side yard:
 - Unattached side: 10 feet
 - Attached side: None
- (7) Maximum total building area: 50% of total lot area
- (8) Maximum stories: 2
- (9) Maximum height: 30 feet
- (10) Minimum number of off-street parking spaces per dwelling: 2
- (11) The common party wall must be without openings and extend from the cellar floor to the highest point of the roof along the common lot line.
- (12) Where a garage door faces the street, the garage shall be set a minimum of 5 feet behind the front wall of the dwelling. (01-646)

13.3 - Off-Street Parking Requirements

Required off-street parking spaces shall be provided as set forth in Article 70 hereof. (63-93)

13.4 - Private Streets - Private Subdivisions *See Section 10.4*

13.5 - Signs Permitted

Signs shall be permitted in accordance with the provisions of Article 72 - Sign Control Regulations. (87-177, 21-46)

13.6 - Conditions on Uses

No primary or accessory non-residential building or structure with a footprint in excess of one thousand (1000) square feet shall be allowed to use aluminum, steel, or other metal siding or cladding as an exterior finish, except as a special exception in accordance with Section 92.5.3(39). This requirement shall not include window framework, doors, roofs and walkway covers. (15-758)

*63-93, 79-159, 79-417-B, 86-522, 87-177, 87-268, 91-105, 01-646, 07-462, 08-429, 09-1053, 15-758, 21-46