

## **SECTION 17-13. "DU" DUPLEX RESIDENTIAL DISTRICT REGULATIONS**

(a) **Use Regulations:** A building or premise shall be used only for the following purposes:

- (1) Duplex.
- (2) Single-family attached dwellings, provided that no more than two (2) dwelling units are attached, and provided that no dwelling unit is constructed above another dwelling unit.
- (3) Single-family dwellings.
- (4) Church worship facilities.
- (5) Buildings and uses owned or operated by public governmental agencies.
- (6) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (7) Farms, nurseries or truck gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale business is conducted on the premises, and provided further that no poultry or livestock other than household pets shall not be located closer to any property line than allowed by City of Lewisville Animal Control Ordinances.
- (8) Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) years.
- (9) Schools, private, with full curriculum accredited by the State of Texas equivalent to that of a public elementary or high school.
- (10) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (11) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this Ordinance.
- (12) A detached private garage with or without storeroom and/or utility room shall be permitted as an accessory building, provided that such garage shall be located not less than sixty (60) feet from the front lot line nor less than five (5) feet from any side or rear lot line and in the case of corner lots not less than the distance required for residences from side streets. A garage or servants' quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.
- (13) A carport shall be permitted provided that such carport is not located in a required front or side yard, not less than five (5) feet from the rear property line, and fully open on the entrance side.

(b) **Height Regulations:** No building shall exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height.

(c) **Area Regulations:**

(1) **Size of Yards:**

- a. **Front Yard:** There shall be a minimum front yard of twenty-five (25) feet for attached units and Duplex units. Detached units shall have a minimum front yard of twenty (20) feet, unless there is a front driveway, in which case the minimum front yard shall be twenty-five (25) feet.
- b. **Side Yard:** For attached units and Duplex units there shall be a minimum side yard of eight (8) feet, except on the side where the units are attached. For detached units on individual lots, the minimum side yard shall be six and one-half (6.5) feet.
- c. **Rear Yard:** There shall be a rear yard having a depth of not less than twenty (20) feet if there is no rear entry from an alley, and a depth of not less than twenty-five (25) feet if there is rear entry from an alley.

(2) **Size of Lot:**

- a. **Lot Area:** Duplex units shall be constructed on lots with a minimum of nine thousand (9,000) square feet. Attached units shall be constructed on lots with a minimum of four thousand five hundred (4,500) square feet. Detached units shall be constructed on lots with a minimum of five thousand (5,000) square feet.
- b. **Lot Width:** The minimum lot width for Duplex units shall be one hundred (100) feet at the front and rear building setback lines and eighty (80) feet at the front property line. The minimum width for all other lots shall be fifty (50) feet at the front and rear building setback lines and forty (40) feet at the front property line.
- c. **[Exception]:** Where a lot having less area or width than herein required existed in separate ownership upon the effective date of this Ordinance, the above regulations shall not prohibit erection of a dwelling thereon.

(3) **Minimum Dwelling Size:** The minimum floor area of each dwelling side in a Duplex or attached units shall be one thousand two hundred (1,200) square feet, exclusive of garages, breezeways and porches. The minimum floor area for all detached units shall be one thousand four hundred (1,400) square feet, exclusive of garages, breezeways and porches.

(4) **Lot Coverage:** In no case shall more than forty percent (40%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.