



**TOWN OF EATONVILLE
TOWN COUNCIL BOARD**

Zoning Revisions

DATE: February 23, 2026
TO: Town Council
FROM: Tara Salmieri, AICP (Town Planner Consultant)

SUBJECT: Zoning Revisions (Existing Duplex considerations)

BACKGROUND:

Planning has reviewed existing duplex structures, by property appraiser data, to determine if duplexes exist in the R-2 zoning district. November 13, 2025, The Planning and Zoning Board recommended revisions to Chapter 64 and Chapter 65 to include Duplex's in R-2 Zoning. An ordinance was drafted that would have permitted existing duplexes and allowed for the construction of new duplexes. That ordinance was brought back to the council for consideration and continued to not move forward. The town council has expressed a desire to permit the existing duplex's without allowing new duplex development. Following discussion, the Town Council directed staff to revise the ordinance to permit existing duplexes only and prohibit new duplex construction.

ANALYSIS:

The following is a list of existing duplexes (24) that were obtained by using property appraiser information. There might be additional structures, that were not coded with a duplex designation of 103, 812, 814.

ADDRESS	BATH	BEDS	YEAR BUILT	ZONING_CODE
147 LINCOLN BLVD	2	4	1986	R-2
251 CLARK ST	2	4	1948	R-2
316 CLARK ST	2	6	1981	R-2
324 LEMON ST	2	4	1970	R-2
326 ORANGE ST	4	6	1981	R-2
416 LIME ST	2	4	1952	R-2
311 ORANGE ST	2	4	1986	R-2
309 CLARK ST	2	4	1983	R-2
118 BETHUNE DR	2	4	1962	R-2
230 JOHNSON ST	4	6	1999	R-2

ADDRESS	BATH	BEDS	YEAR BUILT	ZONING_CODE
31 DEACON JONES BLVD	4	6	1999	R-2
44 S CALHOUN AVE	4	4	1986	R-2
385 LIME ST	2	4	1989	R-2
386 LIME ST	4	6	1992	R-2
148 ELIZABETH ST	4	4	1983	R-2
230 N EAST ST	5	6	1988	R-2
106 PEOPLE ST	2	4	1979	R-2
537 LIME ST	3	6	1956	R-2
540 FITZGERALD DR	2	4	1980	R-2
210 N EAST ST	6	5	1988	R-2
64 TAYLOR AVE	2	4	1979	R-2
435 EATON ST	4	4	1988	R-2
118 S CALHOUN AVE	3	6	1990	R-2
147 ELIZABETH ST	4	4	1983	R-2

The most current year, a duplex was constructed is 1999 and as early as 1948.

FINDINGS

The Town Council has expressed a policy direction to permit existing duplexes within the R-2 zoning district while prohibiting the construction of new duplexes. The most current property appraiser data identified duplexes that were constructed prior to 1999, establishing a rational temporal basis for distinguishing existing development from new construction. The proposed ordinance implements Council direction while maintaining the existing single-family character of the R-2 zoning district.

The following text is being recommended, by the planner, in Chapter 65, use regulations, table:

“Existing duplexes constructed on or before March 17, 2026 are permitted. Construction of new duplexes is prohibited.”