



TOWN OF EATONVILLE PLANNING AND ZONING BOARD

Review Zoning Revisions

DATE: October 8, 2025
TO: Planning and Zoning Board
FROM: Tara Salmieri, AICP (Town Planner Consultant)

SUBJECT: Zoning Revision Considerations

BACKGROUND:

The planning department has been reviewing the Land Development Code and has determined that there is a need to revise R-2 zoning district to permit Duplex's as of right or a conditional use.

ISSUE:

The town's comprehensive plan would permit duplex's in the Residential medium land use category but the zoning district, specifically R-2 only permits detached homes.

ANALYSIS:

The planning consultant has drafted some language that would update the use table and dimensional standards for discussion and recommendation considerations from the planning board.

NEXT STEPS:

Upon direction of the planning board, the town planner will move forward with recommended revisions, additional research (if needed).

DIVISION 3. R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 64-110. Purpose and intent.

The purpose of this district is to delineate those areas as defined in the town's comprehensive plan, where existing development and platting patterns dictate low density residential activities that require somewhat less restrictive development regulations than those established for in the R-1 Single-Family Residential District.

Sec. 64-111- 113. Reserved

Sec. 64-114. Property development requirements.

Property development regulations addressing minimum lot requirements, minimum floor area, required yards, maximum lot coverage, and maximum height are presented in tabular form in section 64-418.

Sec. 64-115. Other applicable regulations.

As related to the R-2 Single-Family Residential District other applicable lot and use regulations are set forth in chapter 60, pertaining to supplementary zoning district regulations.

Sec. 64-116. Prohibited uses.

- (a) In no event, except for a catastrophic loss of existing housing occurring as a result of an act of God, such as hurricanes, tornadoes, fire, wind loss, etc., as so considered, will shortterm residential lodging be permitted within the R-2 Single-Family Residential District.
- ~~(b) Construction of duplexes in the R-2 Single-Family Residential District is prohibited.~~

Secs. 64-117—64-145. Reserved.

Sec. 64-418. Established.

The density, intensity, size and dimension standards for each district are as contained in the following table:

								Minimum Living Floor Area Per Dwelling Unit (sq. ft.)			
District	Min. Lot Width	Min. Lot Area (sq. ft.)	Min. Front Yard	Min. Rear Yard	Min. Both Side Yards	Min. One Side Yard	Min. Corner Side Yard	# Bedrooms	Sq. ft.	Max. Building Coverage	Max. Height
R-1 Single Family Residential	75 ft.	7,500	25 ft.	20 ft.	15 ft.	5 ft.	15 ft.	1-2 3 or 2 + den/office 4 or 3 + den/office 5 or more	1,100 1,300 1,600 1,900 (5)	35%	35 ft.
R-2 Single Family Residential	50 ft.	5,000	25 ft.	20 ft.	15 ft.	5 ft.	15 ft.			40%	35 ft.
<u>R-2 Duplex</u>	<u>100 ft</u>	<u>11,000</u>	<u>25 ft.</u>	<u>20 ft.</u>	<u>15 ft.</u>	<u>5 ft.</u>	<u>15 ft.</u>			<u>40%</u>	<u>35 ft.</u>
R-3 Multi-Family Residential	50 ft.	3 acres (1)	30 ft.	20 ft.	15 ft.	5 ft.	15 ft.	Single-Family Same as R-1 & R-2	40%	40 ft. %	40 ft.
		2,500 (2)						Efficiency or 1 2 3	600 800		

									1,200 (4)		
C-1 Planned Office	100 ft.	20,000	15 ft.	20 ft.	30 ft.	5 ft.	20 ft.	None	40%	40 ft. <u>40%</u>	<u>40 ft.</u>
C-2 Planned Office	100 ft.	1 acre	15 ft.	20 ft.	30 ft.	15 ft.	20 ft.	None	40%	60 ft. <u>40%</u>	<u>60 ft.</u>
C-3 General Commercial	50 ft.	5,000	None	20 ft. (3)	None	None	15 ft.	None	65%	48 ft. <u>65%</u>	<u>48 ft.</u>
I-1 Planned Industrial	100 ft.	1 acre	35 ft.	20 ft.	30 ft.	15 ft.	20 ft.	None	50%	48 ft. <u>50%</u>	<u>48 ft.</u>
Lake Weston Overlay District (5)											

¹ Minimum site for additional R-3 Multiple-Family Residential District zoned land.

² Minimum land area per dwelling unit. Maximum density of 17 dwelling units/acre.

³ Through the special exceptions process the rear setback may be reduced to ten feet.

⁴ For each additional bedroom over the maximum herein stated the square footage calculations shall comply with the town's adopted building code and housing code.

⁵ The development standards for the Lake Weston Overlay District adopted in Ord. No 2014-3 as Exhibit C are adopted by reference as if fully incorporated herein and are on file in the town clerk's office.

Chapter 65- Use Regulations

Table 65-1(c): Principal Uses P = permitted use SE = allowed use with approval of special exception Blank cell = use is prohibited NP = not permitted (DT HIST)											
Use Category	Use Type	Residential Districts			Non-Residential Districts				Overlays		Use-Specific Standards
		R-1	R-2	R-3	C-1	C-2	C-3	I-1	HD/MX/OFF	DT HIST CULT	
Residential											
Household Living Uses	Dwelling, single-family detached	P	P						P (1)		
	Dwelling, townhouse			P							
	Dwelling, two-family (duplex)		P	P							