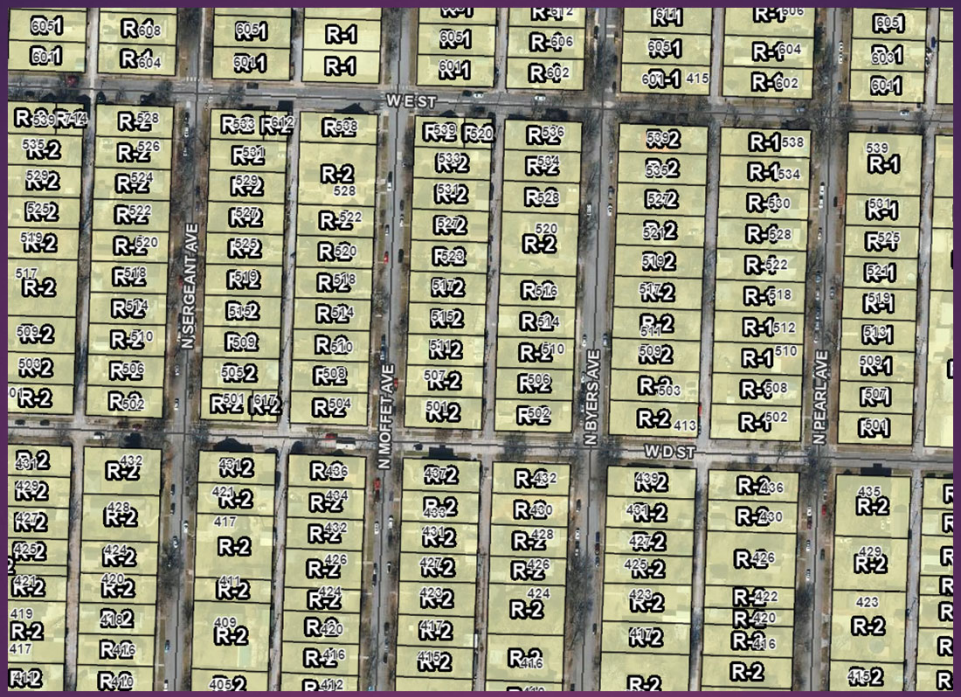
# Request to Allow Two-Unit Home in R-2

- Currently, the standard size requirement for any two-family dwelling in an R-2 District is 7,800 square feet.
- The City has several 50'x120' lots in our traditional neighborhoods, that are zoned R-2, but do not have 7,800 square feet. In order to build a duplex, a developer would have to acquire two 50'x120' lots, even though the property is zoned R-2.
- This request will allow for two-unit homes (designs that are compatible with the surrounding neighborhood) in infill contexts on 50'x120' lots (6,000 square feet).




This map displays a neighborhood Southeast of Eagle Picher. As you can see, this neighborhood is primarily zoned R-2, and the typical lot size is 50'x120.' This is an example of a walkable neighborhood (narrow lots, sidewalks, and alleys). Under the current code provisions, a duplex would not be permitted, unless the developer had two lots.

# Duplex vs. Two-Unit Home

## Two-Unit Home



## Duplex



# Two-Unit Home

- Complies with the Walkable Design Guidelines
- Gives the outward appearance of one home that happens to house two units
- Single Frontage Features (Porches, Stoops, Railings, and Ornamentation)
- Permitted in higher density neighborhoods (6,000 square feet minimum)
- Currently not permitted in an R-2 District with a lot that is 6,000 square feet.









# Duplex

- Suburban, less walkable design
- Two single-family homes connected by a common wall
- Permitted in lower density neighborhoods (7,800 square feet minimum)
- Permitted in an R-2 and R-3 District



