

R-2 GENERAL RESIDENTIAL DISTRICT

PLANNING AND ZONING CODE - PART 13 - SEE ATTACHED ORDINANCE

City of Hurricane, WV

BACK & SIDE YARDS

- FENCES, WALLS AND HEDGES MAY BE PERMITTED AT MAX 6' HIGH (1339.04 (6))
- ALSO THEY MUST STOP AT 12' MAX FORWARD FROM REAR OF HOUSE

SIDE YARD OFFSETS

- 6' MIN WITH MAX 1 1/2 STORY BUILDING
- 8' MIN WITH 2+ STORY BUILDING
- CORNER LOT 12' MIN ON SIDE ABUTTING THE STREET (1341.04 (3))

FRONT YARDS

- FENCE, WALL OR HEDGE IN FRONT YARD - 4' MAX HGT
- VISIBILITY AT INTERSECTIONS MUST ALWAYS BE MAINTAINED

LOT SIZE

- 6000 sf MIN (1)
- 2000 sf ADDITIONAL PER ADDITIONAL HOME (1)
- OVER 25% SLOPE ADD 15% MORE LOT AREA (2) (1341.04)

LOT LINE

- 50' MIN

REAR YARD
25' MIN (1341.04 (4))

CONNECTING
BREEZEWAY
ALLOWED

ACCESSORY BUILDING

- REAR YARD ONLY
- MAX 30% REAR YARD COVERAGE
- 12' HIGH MAX (1341.03) (1365.01)

6' MIN FROM ALLEYS

3' MIN FROM LOT LINES (1365.01)

6' MIN FROM OTHER BUILDINGS ON SAME LOT (1365.01)

BUILDING

LIST ALL USES HERE
PER ORDINANCE 1341.01
'PERMISSIVE USES'
(1341.01)

BUILDING HEIGHT

- 2 1/2 STORY OR 35' MAX
- 3 STORY OR 40' MAX W/APPROVAL (1341.04 (5))

OFF STREET PARKING

- SINGLE FAMILY 2 SPACES MIN WITH GARAGE OR CARPORT CONSIDERED AS ONE SPACE
- DOUBLE FAMILY & APARTMENTS 3 SPACES MIN
- 10' X 20' MIN
- DRIVEWAYS 9' X 18' (1341.05) (1367.02)

LOT LINE

PROPERTY PIN

FRONT YARD
15' MIN (1341.04 (2))

◦ 50' MIN
LOT LINE

CURBS

STREET

STREET R/W

R-2 GENERAL RESIDENTIAL DISTRICT

USES, SIGNS, ACCESSORY BUILDINGS, DIMENSIONAL STANDARDS, OFF-STREET PARKING EXCERPTS FROM CITY OF HURRICANE, WV ORDINANCES – HURRICANE BUILDING DEPT.

Sec. 1341.01. - Permissive uses.

The following buildings and uses are permitted in the R-2 General Residential Districts:

- (1) All uses permitted in R-1 Single-Family Residential Districts (see Section 1339.01).
- (2) Double-family and multifamily dwellings.
- (3) Roominghouses.
- (4) Tourist homes, if located on a highway or major thoroughfare.
- (5) General hospital, sanitarium or nursing home not for contagious diseases or drug or alcoholic addicts, and institutions not for penal or corrective purposes or the insane or feebleminded; provided that such buildings shall be not less than 50 feet from any other lot in any R District.
- (6) Art galleries, public libraries and museums.
(Code 1991, § 1341.01; Ord. of 10-3-1977)

Sec. 1341.02. - Special permit uses.

The following uses and buildings may be permitted in the R-2 General Residential Districts when authorized by the Municipal Planning Commission as a special exception:

- (1) Any special permit use permitted in R-1 Districts (see Section 1339.02).
- (2) Group housing projects (see Article 1375).
- (3) Private clubs, lodges, social or recreational buildings or properties when not conducted as a gainful business.
(Code 1991, § 1341.02; Ord. of 10-3-1977)

Sec. 1341.03. - Permitted accessory uses.

The following accessory buildings and uses shall be permitted in the R-2 General Residential Districts:

- (1) All R-1 Single-Family Residential District accessory uses (see Section 1339.03).
- (2) Other accessory uses customarily incidental to a permitted principal use, including signs, subject however, to the provisions of Section 1339.03.
(Code 1991, § 1341.03; Ord. of 10-3-1977)

Sec. 1341.04. - Dimensional standards.

The following dimensional standards shall apply in the R-2 General Residential Districts:

- (1) The lot area shall be a minimum of 6,000 square feet in area, subject however, to the provision that this minimum area shall be increased by 2,000 additional square feet for each dwelling unit more than one contained in the structure. In areas in excess of 25 percent slope, the above stated minimum lot areas shall be increased by 15 percent.
- (2) The front yard shall be a minimum of 15 feet deep and 50 feet wide.
- (3) The side yards shall not be less than six feet wide for one or 1½ story buildings, and not less than eight feet wide for two or more stories. Corner lots shall have a side yard not less than 12 feet wide on the side abutting the street.
- (4) The rear yard shall not be less than 25 feet deep and 50 feet wide.
- (5) Building height shall be a maximum of 2½ stories or 35 feet. Structures associated with other permissive or excepted uses shall not exceed three stories or 40 feet in height.
(Code 1991, § 1341.04; Ord. of 10-3-1977)

Sec. 1341.05. - Off-street parking and loading requirements.

Off-street parking and loading requirements in the R-2 General Residential Districts shall be scheduled according to the provisions of Article 1367.

(Code 1991, § 1341.05; Ord. of 10-3-1977)

CROSS REFERENCES

The provisions of this Zoning Ordinance shall be subject to such exceptions, additions or modifications as herein provided by the following supplementary regulations:

Sec. 1365.01. - Accessory buildings in residence districts.

- (a) No accessory building shall be erected in any yard other than a rear yard; nor shall it occupy more than 30 percent of a required rear yard. Accessory buildings shall not exceed 12 feet in height and shall be distant at least three feet from all lot lines of adjoining lots which are in any R district and at least six feet from alley lines and from any other building or structure on the same lot; provided however, that where the natural grade of a lot at the front wall of the principal building is more than eight feet above the average established curb grade in front of the lot, a private garage may be erected within any yard but not within six feet of any street line, provided that at least one-half of the height of such private garage shall be below the level of the yard.
- (b) Any accessory building may be erected as an integral part of the principal building, or, if at least six feet therefrom, may be connected thereto by a breezeway or similar structure, provided all yard requirements of this Zoning Ordinance for a principal building are complied with.

(Code 1991, § 1365.01; Ord. of 10-3-1977)

Sec. 1367.01. - Off-street loading requirements.

In all zoning districts covered by this Zoning Ordinance, the loading and unloading of trucks and all other vehicles shall be conducted in such a manner that no part of the truck or vehicle, or the operations of the loading and unloading, shall extend onto the adjacent sidewalk or roadway or in any other manner hinder or impede the use thereof.

(Code 1991, § 1367.01; Ord. of 10-3-1977)

Sec. 1367.02. - Off-street parking requirements.

- (a) In all zoning districts, off-street parking facilities shall be provided and satisfactorily maintained by the owner of the property for each building or land use which is erected, enlarged or altered according to the following minimum standards:
- (1) Motels and tourist homes: One space for each guestroom or suite.
 - (2) Hospital, convalescent hospital, nursing home, sanitarium or rest home: 1.8 spaces per bed; however, hospital bassinets shall not be counted as beds.
 - (3) Churches and school auditoriums: One space for every seven seats in the principal auditorium. Twenty inches of bench or pew shall be considered one seat.
 - (4) Places of public assembly including stadiums, theaters, arenas, clubs, lodges, meeting rooms and auditoriums other than in subsection (a)(7) of this section: One space for every four seats. Twenty inches of bench or pew shall be considered one seat.
 - (5) Dance halls and assembly halls without seats: One for each 100 square feet of floor area used for assembly or dancing.
 - (6) Funeral home, mortuaries: Eight per repose room, plus one space per funeral vehicle, plus one space per employee.
 - (7) Preschool nursery, kindergarten or elementary school: Two spaces for each classroom.
 - (8) Middle school: Three spaces for each classroom.
 - (9) Senior high school, college or commercial school: Six space for each classroom.
 - (10) Restaurants, beer parlors: One space for each 200 square feet of floor area.
 - (11) Medical and dental clinics: One space for each 200 square feet of gross floor area.
 - (12) Banks and offices: One space for each 300 square feet of gross floor area.
 - (13) Retail stores, service or repair shops: One space for each 400 square feet of gross floor area.
 - (14) Service or repair shops and retail stores that handle bulky merchandise such as furniture, large household appliances or motor vehicles: One space for each 800 square feet of gross floor area.
 - (15) Industrial establishments: One space for each 1,000 square feet of gross floor area or one space for each four employees on the largest shift, whichever is greater.
 - (16) Wholesale establishments, warehouse, air, rail or trucking freight terminals: One space for each 5,000 square feet of gross floor area, or one space for each four employees on the largest shift, whichever is greater.
 - (17) Bowling alley: Three spaces for each alley.
 - (18) Multifamily dwelling (double family and apartment houses inclusive): Three spaces for each dwelling unit. Two spaces shall be provided for motor vehicles owned by the dwelling unit's occupants and one extra space shall be provided for visitors.
 - (19) Single-family dwelling: Two spaces for the dwelling unit's occupants with the garage or carport being considered as one space.
 - (20) In the case of any building, structure or premises, including governmental buildings and those of boards or commissions of government, the use of which is not specifically mentioned herein, the provisions for a similar use which is mentioned shall apply.
- (b) All parking spaces provided pursuant to the above requirements shall be on the same lot with the building, except that the Board of Appeals may permit parking spaces to be on any lot within 500 feet of the building if it determines that it is impractical to provide parking on the same lot with the building.
- (c) For parking area for minimum driveway or parking lot parking space sizes, see Section 1309.02(39).

(Code 1991, § 1367.02; Ord. of 10-3-1977)

Sec. 1309.02. - Definition of terms.

- (35) *Multifamily dwelling* means a building designed for and occupied exclusively as a residence for two or more families living independently of one another.