

COUNTY LOCAL LAWS

follows:

SECTION 13-307.1A. SPECIAL EXCEPTIONS

TOWNHOUSES AND DWELLING UNIT COMPLEXES SHALL BE PERMITTED BY SPECIAL EXCEPTION IN R5 - RESIDENTIAL DISTRICTS.

SECTION 13-307.8. ACCESS.

EVERY STRUCTURE HAVING DWELLING UNITS SHALL BE SERVED BY OR HAVE ACCESS TO A PUBLIC STREET. ACCESS BY WAY OF A PARKING COURT, WALKWAY OR OTHER AREA SHALL BE DEDICATED TO COMMON USE, OWNED AND MAINTAINED BY A COMMUNITY OR HOME OWNERS ASSOCIATION, CONDOMINIUM OR COOPERATIVE. OWNERSHIP AND MAINTENANCE SHALL BE ESTABLISHED BY COVENANTS AND AGREEMENTS SUBMITTED FOR APPROVAL TO THE COUNTY AND RECORDED PRIOR TO THE RECORDING OF THE PLAT.

SECTION 3. AND BE IT FURTHER ENACTED, That Sections 13-307.1(2), 13-307.4 and 13-307.6(d)(2) of said Code, Title, Subtitle, Article and Heading, be, and they are hereby repealed and re-enacted, with amendments, to read as follows:

Section 13-307.1

(2) [Townhouses on individual lots, duplex] DUPLEX and semi-detached residences [, and modular construction] shall be permitted in R2 AND R5 - Residential Districts.

Section 13-307.4. Lot size.

Each [detached] dwelling shall be located on a lot having an area of not less than:

(1) Twenty thousand (20,000) square feet in RA - Agricultural Residential Districts.

(2) Ten Thousand (10,000) square feet in R1 and [[R22]] R2 - Residential Districts.

(3) FIFTEEN THOUSAND (15,000) SQUARE FEET FOR DUPLEX AND SEMI-DETACHED DWELLINGS IN R2 - RESIDENTIAL DISTRICTS.

[(3)] (4) Three thousand five hundred (3,500) square feet FOR EACH SINGLE FAMILY DETACHED DWELLING