

Sec. 8-3062. Duplex and accessory dwelling standards in R-6-A districts.

Duplexes and accessory dwelling structures may be allowed with R-6-A districts provided that a specific plan which is consistent with the requirements for P districts as set forth in section 8-3031(d) of these regulations is submitted for planning commission approval, and upon a finding by the planning commission that such use will be visually compatible with surrounding properties, based on the following criteria:

- (a) *Duplex standards.*
 - (1) Building orientation shall be representative of that exhibited by surrounding single-family development.
 - (2) The size, bulk, height and scale of proposed structures shall reflect the characteristics of existing single-family structures in the area.
 - (3) Exterior construction materials shall be compatible visually with materials used in adjacent and surrounding structures.
 - (4) Entrances and other building openings shall be similar to the orientation and character of existing openings and entrances in the area.
 - (5) Fences, landscaping and buffers shall be visually compatible with the area.
 - (6) Driveway and parking orientation shall be consistent with that of surrounding development.
 - (7) There shall be no exterior evidence in the building or development design to indicate that the structure is a duplex.
 - (8) The architectural style of any structures and the facade treatment shall be characteristic of the neighborhood in which the structure is to be located.
 - (9) The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood.
- (b) *Accessory dwelling unit standards.*
 - (1) Fences, landscaping and buffers shall be visually compatible with the area.
 - (2) The facade treatment shall be characteristic of the neighborhood in which the structure is located.
 - (3) The planning commission may impose such other requirements as it deems necessary to protect the established character of the neighborhood.