

SECTION 19 2F -- TWO-FAMILY RESIDENTIAL DISTRICT (DUPLEX)

19.1 GENERAL PURPOSE AND DESCRIPTION:

The 2F, Two-Family Residential, district is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of each of the two-family or duplex units is encouraged. This district may be included within single-family neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and higher density or non-residential areas or major thoroughfares.

19.2 PERMITTED USES:

- A. 1. Those uses specified in Section 26 (Use Charts).
- 2. Two-family residence (duplex) and single-family detached/attached dwellings (townhomes).
- 3. All uses allowed in the SF-5.5 zoning district.

19.3 HEIGHT REGULATIONS:

- A. Maximum Height
 - 1. Thirty-five feet (35') for the main building/house.
 - 2. Twenty-five feet (25') for other accessory buildings, including detached garage/accessory dwelling units.

19.4 AREA REGULATIONS:

- A. Size of Lots for Two-Family/Duplex Homes:
 - 1. Minimum Lot Area - Eight thousand (8,000) square feet per duplex lot (i.e., four thousand [4,000] square feet of lot area per dwelling unit)
 - 2. Minimum Lot Width - Eighty feet (80') for each duplex lot (i.e., forty feet (40') of lot width per dwelling unit)
 - 3. Minimum Lot Depth - One hundred ten feet (110')
- B. Size of Lots for Single-Family Detached Homes:
 - 1. Minimum Lot Area - Five thousand five hundred (5,500) square feet
 - 2. Minimum Lot Width - Fifty feet (50')
 - 3. Minimum Lot Depth - One hundred ten feet (110')
- C. Size of Yards (all are measured from the property line):
 - 1. Minimum Front Yard - Twenty-five feet (25')
 - 2. Minimum Side Yard - Ten feet (10') required; fifteen feet (15') on corner lot adjacent to street
 - 3. Minimum Rear Yard - Twenty-five feet (25') for the main building
- D. Maximum Lot Coverage: Forty percent (40%) by main buildings and accessory buildings
- E. Parking Regulations:

1. Two-Family/Duplex Homes or Single-Family Detached Homes - A minimum of two (2) covered parking spaces for each dwelling unit behind the front building line and on the same lot as each dwelling unit.
2. Other - (See Section 27, Off-Street Parking and Loading Requirements).

19.5 SPECIAL REQUIREMENTS:

- A. Single-family lots and detached dwellings constructed in this district shall conform to the standards as set forth in the SF-5.5 zoning district.
- B. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.
- C. Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes and are not allowed to be stored on any part of the lot.
- D. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one (1) or more acres.
- E. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).
- F. Main building must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.
- G. Other Regulations - As established in the Development Standards, Sections 27 through 33.