SECTION 22 2F - TWO FAMILY RESIDENTIAL DISTRICT (DUPLEX)

22.1 GENERAL PURPOSE AND DESCRIPTION:

The 2F, Two Family Residential is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership 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.

22.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)

2. Two-Family residence (duplex)

3. All uses allowed in the SF-10 Zoning District

4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

22.3 HEIGHT REGULATIONS:

A. **Maximum Height**
   1. Two and one-half (2½) stories for the main building. One story for accessory buildings without garages.
   2. Other (Section 43)

22.4 AREA REGULATIONS:

A. **Size of Lots**:
   1. **Minimum Lot Area** - Ten thousand (10,000) square feet for each pair of dwelling units or five thousand (5,000) square feet per unit
   2. **Minimum Lot Width** - Eighty feet (80'); forty feet (40') for each dwelling unit
   3. **Minimum Lot Depth** - One hundred twenty feet (120')

B. **Size of Yards**:
   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 feet (20') from a garage or carport to an alley; ten feet (10') to a main building

C. **Maximum Lot Coverage**: Fifty percent (50%) by main buildings

D. **Parking Regulations**:
   1. **Residential Structures** - A minimum of two (2) enclosed spaces for each unit behind the front building line on the same lot as each dwelling unit
   2. **Other** - (See Section 38, Off Street Parking and Loading Requirements)

E. **Minimum Dwelling Area Size** - One thousand two hundred fifty (1,250) square feet for each unit

22.5 SPECIAL REQUIREMENTS

A. Lots in the 2-F District shall be platted in pairs such that a duplex may be placed on each pair of lots for the purpose of encouraging individual ownership of each side or unit. The subdivision plat shall designate the pairs of lots and which lot lines are to be outside lot lines of each pair. There shall be only one dwelling unit per lot, and no dwelling unit shall cross a designated outside lot line. No single-family detached dwelling may be constructed on one of the designated pair of lots.

B. All utilities shall be provided separately to each duplex in a 2-F District such that each unit is individually metered.

C. Single family dwellings constructed in this District shall conform to the standards as set forth in the SF-10 District.

D. A preliminary plat is required to be submitted at the time of zoning approval for duplex subdivisions for purposes of evaluating the merits of the requested zoning.

E. Recreational vehicles, travel trailers, or motor homes, may not be used for on-site dwelling purposes.

F. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on three or more acres.

G. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).

H. Single-family and two-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the exterior face of the garage or carport to the side property line for maneuvering.

I. **Other Regulations** - As established in the Development Standards, Sections 37 through 45.