



## Zoning District Summary: Two-Family Dwelling (2F)

This zoning district is primarily designed to accommodate single-family and two-family residences such as duplexes.

### Allowed Structures/Uses

- Accessory buildings
- Community centers (public)
- Detached private garage/utility room
- Farm or ranch
- Parks
- Playgrounds
- Public golf course (non-commercial amusement)
- Public/Governmental Agencies
- Public schools
- Public Utility lines and structures
- Railroad tracks and rights-of-way
- Real estate offices (two-year limit)
- Religious worship facilities
- Schools (Public with full curriculum accredited by the state)
- Single-family dwelling attached or detached
- Temporary buildings for construction use
- Two-family dwelling

### Lot Requirements

	Single-Family Dwelling	Two-Family Dwelling
Maximum Height	30'	30'
Minimum Lot Area	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
Minimum Lot Width	50'	60'
Min Property Line Width	40'	40'
Min Lot Depth	100'	100'
Max Lot Coverage	40%	40%
Minimum Front Yard	25'	25'
Minimum Side Yard	Five feet (5')	Five feet (5')
Minimum Rear Yard	Ten feet (10')	Ten feet (10')

### Specific Use Permits

A specific use permit **without term** may be issued in the Two-Family Dwelling District through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Bed and breakfast · Cemetery or mausoleum · College or university · Commercial radio and television microwave towers and transmitting stations · Electric substation · Institutions of a religious or philanthropic nature · Monastery or convent · Nursing home · Petroleum or gas · Petroleum collecting or storage · Private community center · Private country club with golf course · School, private elementary or secondary · Swim or tennis club · Water treatment plant

A specific use permit **with term** may be issued in the Two-Family Dwelling District through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Day camp · Day care center or day nursery · Group care home · Group medical care home