

TWO-FAMILY UNITS (DUPLEX) PROPOSED REGULATIONS

Allowed Use. Two-family dwellings are permitted on any residential lot, unless the use is prohibited by existing subdivision covenants. Two-family dwelling units only may be built as a newly constructed structure. Conversions and additions are prohibited.

Independent Dwelling Units. Each dwelling unit must function independently from one another. Each must include its own bathroom and kitchen facilities and be connected to public utilities, including water and sanitary sewer. Separate metering is not required but allowed. Conversion of an existing single-family home to two units is not permitted.

Lot size. 7,000 square feet minimum.

Setbacks. Two-family dwellings are subject to the building setbacks for the zoning district where the property is located. Generally, these are: 25 feet (front); 25/15 feet (corner front); 6 or 8 feet (side); and 20 feet (rear).

Lot Coverage. The total impervious area (buildings and paving) may not exceed 60% of the lot.

Bedrooms. Duplexes do not have a limitation on bedroom counts. Occupancy is subject to standards of the Rental Code.

Architectural Style and Building Height. To determine this requirement, the block face must be evaluated to define any character defining features for entries, roofs, orientation, and garages. Does the block face have a uniform architectural style that is prevalent? If so, describe what features the duplex design has incorporated.

Roof Design. Incorporate roof forms from the block face evaluation that represent compatible styles, this can include hipped roofs, gables, and dormers.

Entrances. Each dwelling unit shall have its own entrance.

- One primary entrance of the duplex shall be clearly identifiable and not set substantially behind the front façade. The main entrance location(s) and design shall create either the appearance of definable unit(s) or shall be situated in a way that assists in the appearance of the structure as one unit with a side or rear entry for the second duplex unit.
- It is recommended that corner lots have one entrance facing each street.

Windows & Transparency.

- Street facing façades shall include at a minimum 15% solid-to-void ratio for the front facade. This prevents blank walls that create a blocked-off street frontage. This is the solid-to-void ratio requirement in the SF-COD overlay.
- Window patterns shall be logically designed to the proportions and spacing of single-family homes in area. For example, second floor windows shall generally be aligned with first floor windows. Placement of closets, stairwells, bathrooms, and other floor plan elements must be designed to accommodate this standard.

Parking.

- Two paved parking spaces are required per unit (four spaces in total) with one of the two required spaces provided in a garage.
- A paved driveway is required.

- Tandem style parking spaces (where access to a given space may be blocked by the designated parking space of another vehicle) may count toward meeting the parking requirements of this section as long as not more than two cars are in tandem.
- If creating a parking lot of more than four spaces, landscape buffering is required.

Garage and Driveway Placement Patterns. In established neighborhoods, the placement of garages and driveways must match the predominant pattern found on the street block. However, in all areas side loading and rear placed garages are allowed. The intent is for new construction to be compatible with the existing neighborhood by replicating these features. Within established neighborhoods, there are three garage/driveway patterns that emerge:

1. A flush or nearly flush front-loaded garage accompanied by a driveway not having a width greater than 20 feet (most predominant pattern).
 - Garages that protrude from the front façade are not allowed, unless it can be documented that this pattern is existing and prevalent on the street block.
 - The garage face shall not exceed in width more than 50 percent of the width of the front façade.
 - Driveways widths must conform to the standard set for the garage size: Driveway for a 1-car garage - up to 14 feet, 2-car up to 20 feet, and 3-car+ up to 24 feet.
2. An attached or detached garage located at the rear of the house or in the rear yard accompanied by a narrow driveway usually along one side of the house.
 - Locate the garage at the rear of the duplex or as a detached garage in the rear yard.
 - Alternatively, the garage may be located a minimum of 18' from the front of the duplex.
 - Driveways widths must conform to the standard set for the garage size: Driveway for a 1-car garage - up to 14 feet, 2-car up to 20 feet, and 3-car+ up to 24 feet. The driveway width may be expanded in the rear yard.
3. Attached or detached garage located at the rear of the house or in the rear yard accessed from an alley.
 - Garages shall be located either at the rear of the duplex or as a detached garage in the rear yard.
 - Any new driveway shall be constructed with access only from the alley. The driveway leading from an alley to the entrance of a garage shall be either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

Additionally, detached garages shall comply with the accessory building regulations described in Sec. 29.408(7), for setbacks, and building height and size.

Sidewalk(s). Entrances must connect to public sidewalks.

Rentals. Any dwelling unit that is intended for use as a rental must be registered with the city and have a valid rental permit. All requirements of the Rental Code (Chapter 13) apply.

Lot Coverages. All development must meet lot coverage and building coverage limitations.

Overlay Zone. If the property is in an overlay zone, it may be subject to additional design standards. In the event of conflict between overlay regulations and the regulations included herein, the overlay regulations shall control.