

# TWO-FAMILY

## DESCRIPTION

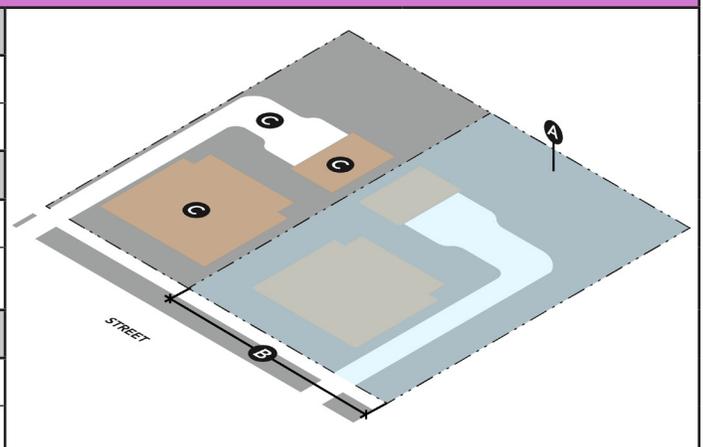
The “Two-Family” building form exhibits a similar shape and architectural features to the “Single-Family” building form, but allows for a slightly higher density. The Two-Family building form can be designed as two side-by-side single-family units; can be a form split with one unit facing the primary street and the other facing a secondary street, backyard, or side yard; and can be a form with one unit on the ground-level and the other on the upper-level. Parking is provided for each of the units. Parking can take the form of a shared, attached garage; a shared, detached garage; individual, attached garages; or individual, shared garages.



*Permitted Areas 1 & 2*

## LOT\*

<b>A</b> Lot Area		
Area 1 & 5	6,500 sq.ft. Min.	
Area 2	7,500 sq.ft. Min.	
<b>B</b> Lot Frontage		
Area 1 & 5	110' Max., 45' Min.	
Area 2	130' Max., 55' Min.	
<b>C</b> Lot Coverage		
Area 1 & 5	60% Max	
Area 2	55% Max.	

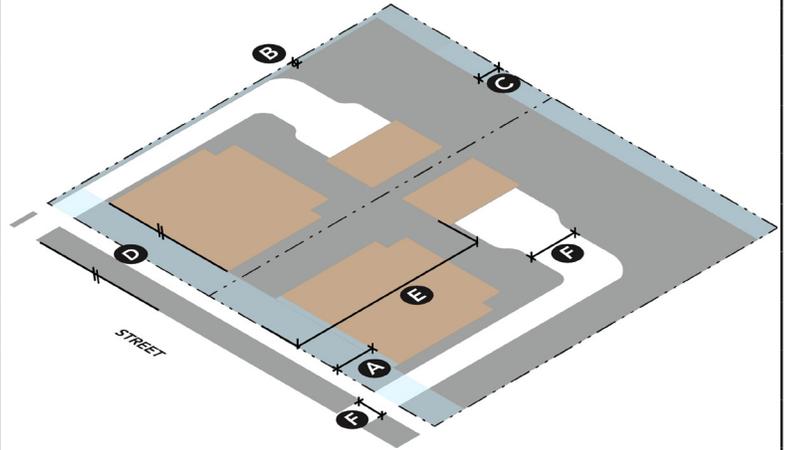


### Additional Information

\* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.

## SITE\*

<b>A</b> Front Setback/Build to Zone (BTZ)		
Area 1 & 5	10' Min./65% BTZ <sup>1</sup>	
Area 2	15' Min./65% BTZ <sup>1</sup>	
<b>B</b> Side Setback		
Area 1 & 2 & 5	5' Min.,	
<b>C</b> Rear Setback		
Area 1 & 5	10' Min., <sup>3</sup>	
<b>D</b> Building Alignment		
Area 1 & 2 & 5	Required <sup>4</sup>	
<b>E</b> Garage and Carport Location		
Area 1	30' Min. setback from front property line	
Area 2 & 5	35' Min. setback from front property line	
<b>F</b> Access and Driveway Width		
Area 1 & 5	25' Max <sup>5&amp;6</sup>	



### Additional Information

Note: Sidewalks shall be provided along all street frontages in accordance with the Subdivision Regulations.

\* Where a site will be subdivided into more than one parcel, lot and site design standards should be based on the collective area of all parcels.

1 65% of front wall is required to be placed within 10' of required front setback.

2 If an alley is present, rear setback is 2' min.

#### 3 Building Alignment

Interior Lot: front wall of primary structure shall be parallel to the street

Corner Lot: Both street-facing walls of the primary structure shall be parallel to each street

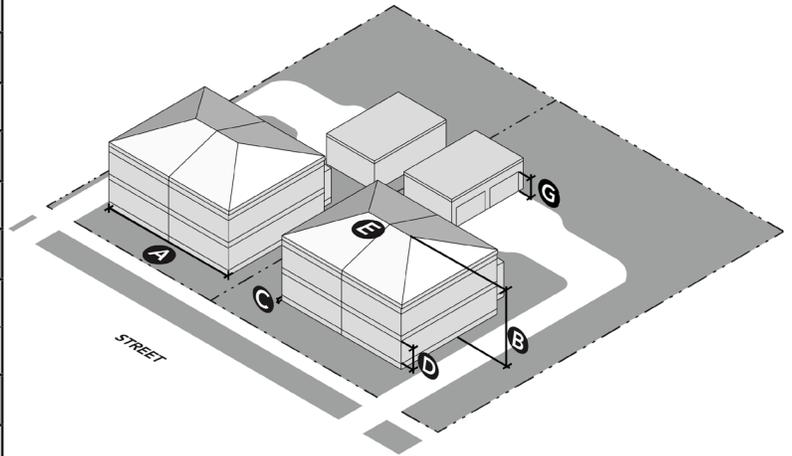
4 Only 18' wide until driveway is within 20' of garage entry

5 Where feasible, provide access from an alley

# TWO-FAMILY

## BUILDING FORM

<b>A</b> Front Wall Width		
Area 1 & 5	50' Max.	
Area 2	65' Max.	
<b>B</b> Building Height		
Area 1 & 2 & 5	2 stories/35' Max.	
<b>C</b> Finished Floor Height		
Area 1 & 2 & 5	1' Min., 4' Max.	
<b>D</b> Floor Height		
Area 1 & 2 & 5	9' Min., 15' Max.	
<b>E</b> Roof Form		
Area 1 & 5	Pitched or flat	
Area 2	Pitched	
<b>F</b> Garage and Carport Width		
Area 1 & 2 & 5	25' or 40% width of primary structure: Max. street-facing garage door width <sup>2</sup>	
<b>G</b> Garage Door/Carport Height		
Area 1 & 2 & 5	9' Max. garage door or carport height <sup>1</sup>	

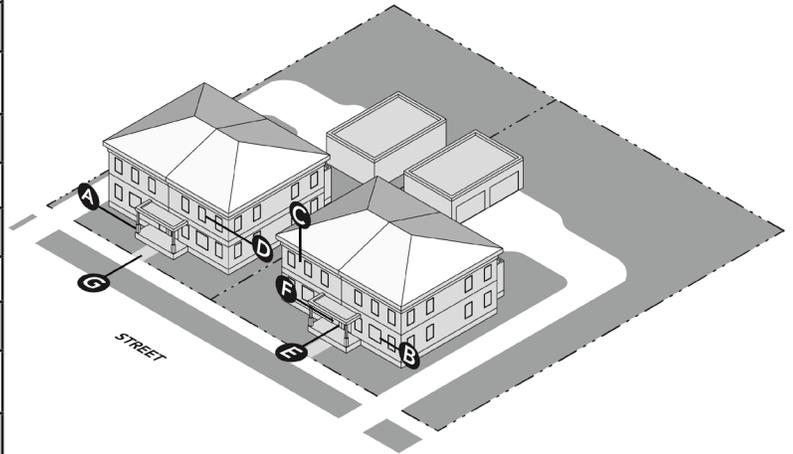


### Additional Information

- 1 If any portion of the garage is located forward of the rear wall of primary structure:
  - Roof of garage or carport must match roof of primary structure
  - Height of garage or carport must be equal to or less than the height of primary structure

## BUILDING ACTIVATION

<b>A</b>	First Story Element
Area 1 & 2 & 5	Required <sup>1&amp;2</sup>
<b>B</b>	Principal Windows
Area 1 & 2 & 5	1 Min. on front-most wall 4'x4 dimensions <sup>3</sup>
<b>C</b>	Blank Street-Facing Wall
Area 1 & 2 & 5	8' Max.
<b>D</b>	Window Size - Street-Facing Wall
Area 1 & 2 & 5	2'x3', except for an accent window
<b>E</b>	Entry Location (On Street-Facing Wall)
Area 1 & 2 & 5	10' Max. distance of entry from front-most wall
<b>F</b>	Entry Presence - Facing Street
Area 1 & 2 & 5	Required <sup>4</sup>
<b>G</b>	Entry Path
Area 1 & 2 & 5	Required <sup>5</sup>



### Additional Information

- 1 Must include one of the following elements:
  - Projecting Porch
  - Recessed Porch
  - Projecting Stoop (not permitted in Area 2)
  - Shared first story element
- 2 Height of first story element must have an interior clearance of at least 8 feet, no greater than 12 feet. Interior clearance is measured from the floor of the first story element to the lowest point of the ceiling of the first story element.
- 3 If street-facing wall is 35' or wider, must have 2 principal windows
- 4 Visually connect entrance to street through one of the following:
  - Entry faces street,
  - Entry opens on porch that faces street
- 5 Must connect to street through physical, demarcated path