



25-2-774 Two-Family Residential

For a two-family residential use, the base zoning district regulations are superseded by the requirements of this section.

For a two-family residential use the minimum lot area is 7,000 square feet.

Second dwelling unit:

1. Must be contained in structure other than principal structure
2. Can be located above a garage
3. May be connected to a principal structure by a covered walkway
4. May not exceed 30 feet in height and is limited to 2 stories
5. May not exceed gross floor area of 850 square feet or 550 square feet on the second story, if any

Impervious cover for site may not exceed 45 percent.

Building cover for site may not exceed 40 percent.

25-2-1463 Secondary Apartment

A secondary apartment is not permitted in combination with a cottage or urban home special use.

A secondary apartment:

1. Must be contained in structure other than principal structure
2. Can be located above a garage
3. May be connected to a principal structure by a covered walkway
4. May not exceed 30 feet in height and is limited to 2 stories
5. May not exceed gross floor area of 850 square feet or 550 square feet on the second story, if any

Impervious cover for site may not exceed 45 percent.

Building cover for site may not exceed 40 percent.

25-2-1462 Secondary Apartment Permitted in certain zoning districts

1. SF-1 through SF-3, SF-5 and SF-6
2. MF-1 through MF-6
3. MU

