2.814 2F - Two-Family Residence (Duplex)

(1) Purpose

The 2F district is designed to provide for areas of two-family development that are consistent in design and in development patterns with typical single-family detached development. The 2F district is intended to encourage single-family ownership by permitting the division of a 2F lot along the common wall of the two residential units of a duplex.

(2) Permitted Uses

See Subsection 2.502, Schedule of Permitted Uses, for a complete listing.

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

2F-zoned property may be developed in accordance with the standards in the Single-Family Residence-7 zoning district or according to the following 2F standards:

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	8,000 square feet	7,600 square feet	5,400 square feet
Minimum Lot Width	70 feet	70 feet	55 feet
--of Corner Lot	75 feet	75 feet	60 feet
Minimum Lot Depth	100 feet	100 feet	100 feet
Minimum Front Yard	30 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600
--of Corner Lot	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600
Maximum Side Yard	Ten feet	Ten feet	Ten feet
Minimum Rear Yard	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800
Maximum Coverage	45% total for principle and accessory buildings (See Subsection 3.701.)	47.5% total for principle and accessory buildings (See Subsection 3.701.)	50% total for principle and accessory buildings (See Subsection 3.701.)
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

2F subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

(a) All 2F subdivisions shall comply with the following standards:

(i) Each dwelling unit shall contain a two-car garage in addition to required parking spaces. The garage space shall not be eliminated by enclosing the garage with a stationary wall. If the lot is alley served, garages shall be set back a minimum of 20 feet from the rear property lines.

(ii) Lots in the 2F district may be platted in pairs such that a duplex may be placed on each pair of lots. 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 lot line. No single-family dwelling may be constructed on one of the designated pair of lots.

(iii) Where lots in the 2F district are not platted in pairs, the lots may be further resubdivided into two separate lots (but no such further resubdivision shall be permitted) by metes and bounds survey prepared by a licensed surveyor of the state of Texas, such resubdivision to accomplish the division of said lots into two separate parcels so as to allow the separate use of each portion of the property as an individual dwelling, provided the date of issuance of a building permit for a two-family residence is after June 3, 1983. There shall be only one dwelling unit per parcel, and no single-family dwelling may be constructed on one of the resubdivided parcels.

(iv) All utilities shall be provided separately to each duplex in a 2F district such that each unit is individually metered.

(b) If developed in accordance with Standard Requirements, a 2F subdivision may vary the front yard setback under one, but not both, of the following provisions:

(i) The minimum front yard setback may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard to less than 25 feet. The term curvilinear in design shall refer to any street segment which is designed with a degree of curvature not less than 3◦30' and not greater than 22◦55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(ii) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for any block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback of less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

(c) Per the development incentives and standards in Section 3.1700 (Storm Water Management), a 2F subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

(i) The minimum gross area of the subdivision is ten acres; and

(ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700.

Disclaimer *- Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.*

2F - Two-Family Residence (Duplex) Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use (8)*	P
Caretaker's/Guard's Residence	S
Construction Yard (Temporary) (9)*	35
Field Office (9)*	35
Home Occupation (11)*	P
Homebuilder Marketing Center (10)*	S
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance; (10) - See Subsection 3.103 of the Zoning Ordinance; (11) - See Subsection 3.110 of the Zoning Ordinance	

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36

Educational, Institutional, Public, and Special Uses	
Cemetery/Mausoleum	S
Church and Rectory (5)*	P
College/University (5)*	S
Community Center (ZC 98-101)	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club (Private)	S
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	P
Park/Playground	P
Private Recreation Facility	S
Rehabilitation Care Facility	S
School - Primary or Secondary (Private) (5)*	S
School - Primary or Secondary (Public or Parochial) (5)*	P
* = (5) - See Subsection 3.401 of the Zoning Ordinance	

P = Permitted Use; S = Specific Use Permit Required; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed and Asphalt Plant: Issuance of temporary permit by resolution of City Council

Primary Residential Uses	
Single-Family Residence Detached	P
Two-Family Residence	P

Service Uses	
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
Day Care (In-Home) (16)*	P
* = (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1114 of the Zoning Ordinance; (16) - See Section 1.600 of the Zoning Ordinance for specific use permit requirements for certain in-home day care operations	

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

P = Permitted Use; **S** = Specific Use Permit Required; **34** = See Subsection 3.107 of the Zoning Ordinance