

TF

Two-Family

The two-family district allows for duplexes or other similar two-unit housing types and should serve as a low to medium density neighborhood providing a transition to more intense land uses.

Permitted and Conditional Uses

Residential

Condominium	Single-Family attached (2 units)
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Non-Residential

Agricultural (c)	Religious assembly
Amenity center (c)	School, private or parochial (s)
Child care center (small) (c/s)	School, public
Community Garden (c)	Utility services, minor
Government facilities	Wireless transmission facilities (WTF),
Home occupation (c)	Stealth (c/s)
Park/playground	

TF

Two-Family

Site Development Standards

Lot		Massing	
Minimum Lot Area	8,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	70 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	50%	Front Setback	25 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage	60%	Exterior Side Setback	7.5 ft ³
		Rear Setback	20 ft ⁴
Dwelling Unit Size	1,500 sq ft ²	Landscape Requirement	30% ⁵

¹ Corner lots add 10 ft.

Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

² For every ten percent of total exterior facade area that is masonry, 100 square feet of unit size may be reduced up to 500 square feet by entering into a development agreement authorized to be executed by the city manager. Total exterior facade area does not include the area of windows and doors. Masonry is considered stone, brick, or cement stucco, and excludes cementitious planking. Properties located within the historic district as defined in section 14.02.031 may have minimum dwelling unit sizes 500 square feet less than indicated above. Two-family (TF) district properties shall have a minimum of 70 percent front facade masonry and 60 percent overall facade masonry within the historic district.

³ setback to non-residential requires 10 ft

⁴ setback to non-residential requires 25 ft

⁵ Two (2) trees for properties 6,000 sf or less, Three (3) trees for properties 6,001 to 8,750 sf, Four (4) trees for properties above 8,750. All trees minimum 3" caliper. All properties four (4) 3-gallon shrubs per 10' foundation facing a street.