

# TWO FAMILY RESIDENTIAL – 2F



## Residential District

Adoption Date: March 18, 2015

Amended Date: January 23, 2019

Print Date: July 16, 2019

### Purpose:

The 2F district accommodates two family residences such as duplexes and two-flats; small-scale row houses, townhouses, or “condominium” buildings; single family detached residences; and compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The 2F district is intended for areas planned for two family residential development, or portions of areas planned for neighborhood development at the Village’s discretion, within the Comprehensive Plan. (Predecessor district: RTF - Residential Two Family)

### Permitted Uses:

#### Primary Uses:

- Single Family Detached Residence
- Two Family Residences
- Community Garden
- Passive Outdoor Recreation
- Public Service or Utility
- Community Living Arrangement (1-8 residents)
- Community Living Arrangement (9-15 residents)

#### Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 children)
- Home Occupation
- In-home suite
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

### Conditional Uses:

#### Primary Uses:

- Multi-Family Residence (3-8 units)
- Active Outdoor Public Recreation
- Indoor Institutional-General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (16+ residents)
- Group Day Care Center
- Bed and Breakfast
- Tourist Rooming House
- Communication Tower

#### Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- Accessory Dwelling Unit
- Animal Fancier
- Large Exterior Communications Device
- Private Lake (Pond)

### Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations\*

\* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

### Definitions:

**Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.

**Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.

**Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

### Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) <sup>a</sup>	Minimum Landscape Surface Ratio (LSR)
10,000 ft <sup>2</sup>	80 <sup>b</sup>	40	40%	800	40%

<sup>a</sup> Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

<sup>b</sup> For zero lot line structures, each separate lot must be at least 50 feet in width.

<sup>c</sup> Single-Family Detached Residences within the 2F district shall comply with the SF-S district requirements.

Minimum Setbacks (ft) <sup>b, e</sup>								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building <sup>a</sup>		Pavement <sup>d</sup>			Principal Building		Accessory Building	
Front <sup>a</sup>	Street Side <sup>a</sup>	Interior Side	Rear	Interior Side <sup>c</sup>	Rear	Interior Side or Rear	Front or Street <sup>a</sup>		Feet	Floors	Feet	Floors
30	30	8	20	6	6	6	10	10	35	2.5	15	1

<sup>a</sup> See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

<sup>b</sup> Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

<sup>c</sup> Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

<sup>d</sup> Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

<sup>e</sup> Single-Family Detached Residences shall comply with the requirements of the SF-S district.

### Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign  Max Area: 2 ft <sup>2</sup> Max	Type: Arm/Post  Max Area: 2 ft <sup>2</sup>  Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

**Note:** If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

