

### 9.1100 2F, Two-Family Residence (Duplex) District

**.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 2 residential units of a duplex.

**.2 Permitted Uses**

See the residential districts use table in Sec. [14.100](#) for a complete listing.

**.3 Area, Yard, and Bulk Requirements**

*(ZC 2006-02; Ord. No. 2006-4-24)*

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

Description	Standard Requirements	Stormwater Incentive Option 1 Requirements	Stormwater Incentive Option 2 Requirements
Minimum Lot Area	8,000 square feet	7,600 square feet	5,400 square feet
Minimum Lot Width			
Interior Lot	70 feet	70 feet	55 feet
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 Sec. <a href="#">9.1100.4</a> and Sec. <a href="#">13.500.2</a>	25 feet, except as provided in Sec. <a href="#">9.1100.4</a> and Sec. <a href="#">13.500.2</a>	25 feet, except as provided in Sec. <a href="#">9.1100.4</a> and Sec. <a href="#">13.500.2</a>
Minimum Side Yard	<i>(Ord. No. 95-4-30)</i>		
Interior Lot	6.5 feet or 10% of lot width, whichever is greater, except as in Sec. <a href="#">13.500.3</a>	6.5 feet or 10% of lot width, whichever is greater, except as in Sec. <a href="#">13.500.3</a>	6.5 feet or 10% of lot width, whichever is greater, except as in Sec. <a href="#">13.500.3</a>
Corner Lot	15 feet on street side, except as in Sec. <a href="#">13.500.3</a>	15 feet on street side, except as in Sec. <a href="#">13.500.3</a>	15 feet on street side, except as in Sec. <a href="#">13.500.3</a>
Maximum Side Yard	10 feet	10 feet	10 feet
Minimum Rear Yard	10 feet, except as provided in Sec. <a href="#">9.1100.4</a> and Sec. <a href="#">13.500.4</a>	10 feet, except as provided in Sec. <a href="#">9.1100.4</a> and Sec. <a href="#">13.500.4</a>	10 feet, except as provided in Sec. <a href="#">9.1100.4</a> and Sec. <a href="#">13.500.4</a>
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>
Maximum Coverage	45% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )	47.5% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )	50% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )
Minimum Usable Open Space designated as Stormwater Quality Area (ZC 2017-026; Ord. No. 2017-11-3)	N/A	5% in accordance with Sec. <a href="#">9.1100.4</a>	10% in accordance with Sec. <a href="#">9.1100.4</a>

Description	Standard Requirements	Stormwater Incentive Option 1 Requirements	Stormwater Incentive Option 2 Requirements
Parking Requirements	2 parking spaces per dwelling unit (See <a href="#">Article 16</a> )	2 parking spaces per dwelling unit (See <a href="#">Article 16</a> )	2 parking spaces per dwelling unit (See <a href="#">Article 16</a> )

**.4 Miscellaneous Area, Yard, and Bulk Requirements**

*(ZC 2017-026; Ord. No. 2017-11-3 & ZC 2006-02; Ord.No. 2006-4-24)*

2F subdivisions shall be developed in conformance with Standard Requirements, Stormwater Incentive Option 1 Requirements, or Stormwater Incentive Option 2 Requirements.

**A.** All 2F subdivisions shall comply with the following standards:

- i. Each dwelling unit shall contain a 2-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 2 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 the lots into 2 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 5 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, that 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 [Figure 9-3](#).

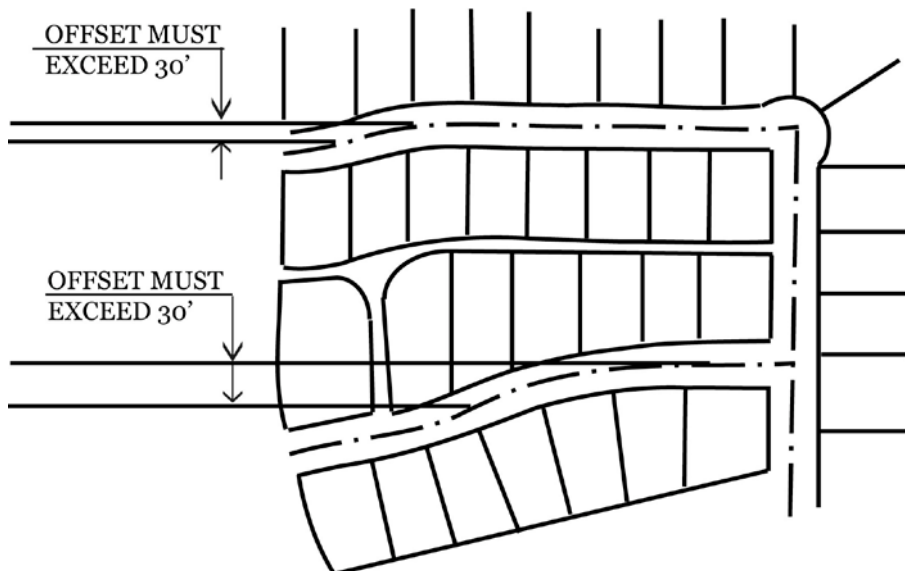


Figure 9-3: Curvilinear Streets

- 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 3 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 Section 5.6 of the Subdivision Ordinance and the Stormwater Quality Requirements, if Stormwater Quality Requirements and Permanent BMPs are applicable, an 2F subdivision must be developed in accordance with Stormwater Incentive Option 1 or 2 Requirements if:
  - i. The minimum gross area of the subdivision is 10 acres; and
  - ii. The subdivision provides a stormwater quality area per Section 9.500.3 above, and the provided stormwater quality areas are shown on a site-specific stormwater quality management plan per Section 5.6 of the Subdivision Ordinance or in the city's Stormwater Quality Requirements.

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**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	P, 8
Caretaker's/Guard's Residence	S
Construction Yard (Temporary)	9, 35
Field Office	9, 35
Home Occupation	P, 11
Backyard Cottage	P, 51

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

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Cemetery/Mausoleum	S
College/University	S
Community Center	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club	S
Household Care Facility	P
Park/Playground	P
Private Recreation Facility	S
Rehabilitation Care Facility	S
Religious Facility	P, 5
School (Private)	S, 5
School (Public or Parochial)	P, 5

**P** = Permitted Use; **S** = Specific Use Permit Required; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **11** = See Sec. 15.700; **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; Asphalt Plant: Issuance of temporary permit by resolution of City Council; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200; **51**= See Sec. 15.1800

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

Service Uses	
Day Care Center	S, 13
Day Care (In-home)	P, 16, 42

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard (Public or Utility)	S, 50
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; **13** = See Article 8 and Secs. 15.400, 16.700, and 16.1400; **16** = See Article 8 for specific use permit requirements for certain in-home day care operations; **34** = See Section 14.200; **42** = See Section 15.400; **50** = Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties