

Section 7.5 Duplex Dwelling Units

7.5.1 Provisions

- A. Duplex dwelling units may be permitted as a Special Exception use after public hearing, provided the following conditions are satisfied:
1. No more than 1 duplex dwelling is allowed per lot **unless part of a larger development proposal;**
 2. The subject lot is either:
 - a. Contiguous to or across the street from a commercial or industrial zone, i.e., it serves as a transitional parcel between single-family residential and commercial (or industrial) zones; and/or;
 - b. Located in a commercial zone when a residential zone is contiguous to or across the street. Limited to secondary roads only. Not allowed on major roads like Sullivan Avenue and John Fitch Boulevard. Lot coverage is limited to 15%. and/or;
 - c. Contiguous to another lot containing a multifamily dwelling; and/or,
 - d. **Included as an integral part of a subdivision or interior lot proposal. The number of lots allowed for duplex dwellings is subject to Commission approval.**
 3. The lot for **an individual duplex** must meet or exceed the minimum lot size requirements of the zone. **Lots for duplexes within a subdivision require 25% increase of the minimum lot size of the underlying zone.**
 4. ~~The duplex dwelling must have the exterior appearance (from the street) of a single family home.~~

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