

- (3) This Subsection applies if a telecommunication tower described in this Section ceases to be used for telecommunications.
  - (a) The tower owner and the property owner shall notify the Planning Director that the tower is not being used for telecommunications within 30 days of the cessation of use.
  - (b) If the tower is not used for telecommunications for a continuous one year period, the tower owner and the property owner shall remove the tower. The tower owner and the property owner shall finish the tower removal within 18 months of the date that wireless communications cease.
- (4) The Planning Director shall maintain a map of all telecommunication towers located within the planning jurisdiction.

**23-4E-6350 Two-Family Residential**

- (A) **Development Standards.** The development standards of the base zone apply, except as provided in Table 23-4E-6350(A) (Development Standards for a Two-Family Residential Use).

Table 23-4E-6350(A) Development Standards for a Two Family Residential Use	
Requirement	Standard
Site Area	Min. 7,000 sf
Lot Area	Min. 3,000 sf
Lot Width	Min. 25 ft
Impervious Cover	Max. 45%
Building Coverage	Max. 40%
Building Height	The lesser of 30 ft or 2 stories
Floor Area	Max. 850 sf total or 550 sf on a second floor
Tandem Parking	Max. 1 space behind a required parking space

- (B) The two-family units are subject to the following standards:
  - (1) The two units must have a common floor and ceiling or a common wall, which may be a common garage wall, that:
    - (a) Extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and
    - (b) Maintains a straight line for a minimum of four foot intervals or segments.
  - (2) The two units must have a common roof.
  - (3) At least one of the two units must have a front porch that faces the front thoroughfare and an entry to the dwelling unit, except that units located on a corner lot must each have a front porch that faces a separate thoroughfare and an entry to the dwelling unit.
  - (4) The two units must not be separated by a breezeway, carport, or other open building element.

(C) **Additional requirements in the LMDR Zone**

- (1) On a lot with a lot area of less than 10,000 square feet, the use must not exceed 4,000 square feet of gross floor area or contain more than six bedrooms.
- (2) On a lot with a lot area of 10,000 square feet or more, the use must not exceed a floor area ratio of 0.57.