

**Chapter 16.100**  
**Duplex, Triplex and Attached Two Single Family Dwellings**

**16.100.000 General Provisions**

Special uses included in this Section are uses which, due to their effect on surrounding properties, must be developed in accordance with special conditions and standards. These conditions and standards may differ from the development standards established for other uses in the same Zoning District. When a dimensional standard or a special use differs from that of the underlying district, the standard for the special use shall apply.

**16.100.005 Purpose**

The purpose for allowing duplexes, triplexes and attached single family dwellings, as defined in the Definitions section of this chapter, as a special use in certain residential zones, is to permit greater flexibility of design (including lot sizes and setbacks) and to permit greater opportunity for compatibility of housing types and ownership patterns.

**16.100.010 Standards and Requirements**

The following standards and requirements shall govern the development of duplexes, triplexes and attached single family dwellings:

A. **Minimum Lot Size**: The minimum lot size of each dwelling unit shall be as specified by the base zone.

**B. Minimum Building Setbacks**:

All setbacks shall comply with the setbacks required in the underlying zone, except that for interior side yards with a common wall, the side setback shall be zero feet

The location of all buildings shall comply with the vision clearance requirements of the Clear Vision Areas section of this chapter.

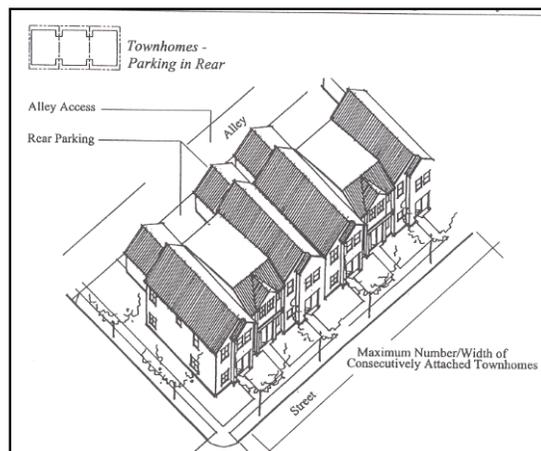
**C. Design Standards**

These standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

1. **Building Mass Supplemental Standard**. The maximum number and width of consecutively attached townhouses (i.e., with attached walls

at property line) shall not exceed 2 units in the C-1 Zoning District and 4 units in the R-2.5 and R-5 Zoning Districts.

2. Alley Access. Townhouse subdivisions (creation of 4 or more lots for single-family attached dwellings) shall receive vehicle access only from a rear alley. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when development patterns or topography make construction of an alley impracticable. As necessary, the City shall require dedication of right-of-way or easements and construction of pathways between townhouse lots (e.g., between building breaks) to provide for pedestrian connectivity.

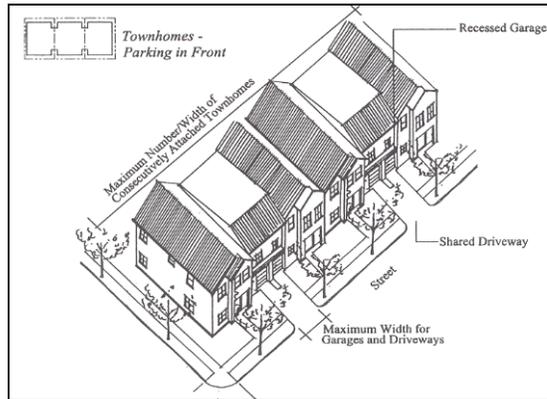


Alley Access Townhouses

3. Street Access Developments. Townhouses receiving access directly from a street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, provide more on-street parking area, and minimize paved surfaces for better storm water management.

- a. When garages face the street, they shall be flush with, or recessed behind the front elevation (i.e., living area or covered front porch).

Street Access  
Townhouses



- b. The maximum allowable curb cut and driveway apron width is 18 feet per dwelling unit. The remainder of the driveway facing the street may not exceed the width of the garage door plus an additional four feet. The maximum combined garage width per unit is 50 percent of the total building width. For example, a 24-foot wide unit may have one 12-foot wide recessed garage facing the street.
- c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.
- 4. Common Areas. "Common areas" (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

D. **Standards For Approval: Such uses shall may be permitted as a special use upon the following findings:**

- 1. The project shall comply with all other applicable provisions of the ZDO.

2. The project will accommodate the traffic generated by providing adequate off-street parking, access points and additional street right-of-way and improvements and other traffic facilities as required.
3. All public and private improvements shall be developed to applicable City Public Works standards.
4. Pedestrian walkways shall be provided for adequate pedestrian and bicycle traffic.
5. The overall housing density of the project shall comply with that permitted in the underlying R zone.
6. If proposed, private streets shall be owned and maintained by the owners of the lots which access the private street. A maintenance agreement shall be recorded which provides for the maintenance of the private street.

#### **16.100.15    Procedure**

The development of attached single family dwellings pursuant to this section shall require the approval of either a land partition or subdivision in order to create the 2,500 or 3,750 square foot legal lots of record. The proposed development shall comply with all applicable procedures and standards of either the Land Partitioning or Subdivisions sections of this chapter. A Development Agreement specifying that subsequent development on the lots be limited to attached single family dwellings shall also be required.