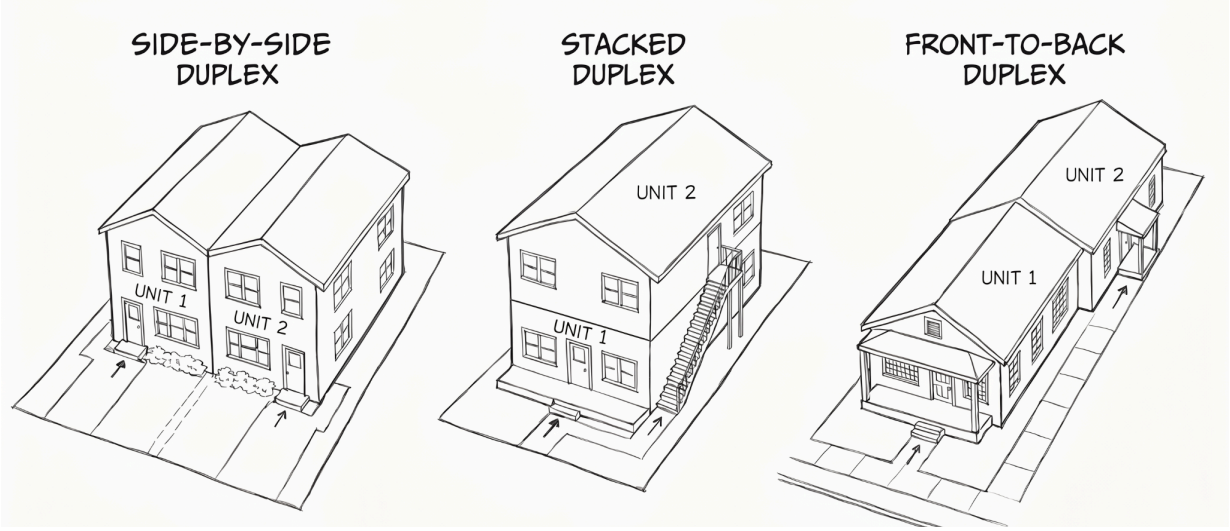
Sec. 7-2-5. Definitions

*Dwellings, duplex* means **a building containing two dwelling units sharing a common wall, floor, or ceiling. The units may be arranged side-by-side, stacked, or front-to-back (tandem).** ~~a building that contains two dwelling units on one lot. The units must share a common wall, floor, or ceiling.~~




*Dwellings, townhouse* means two or more single-family dwelling units having a common wall or zero setback separating units where land underneath each dwelling unit is sold with that unit. **Each townhouse lot must have frontage on a public or private street.** ~~(See Fig. 2-1)~~

Sec. 7-8-1 (d) Table of Permitted Uses.

| Zones | RS2 | RS4 | RS8 | NB | River Arts Form | | |
|---|---|---|---|---|---|---|---|
| | Residential Single-Family Low Density | Residential Single-Family Medium Density | Residential Single-Family High Density | Neighborhood Business | RAD RES | RAD LYH | RAD NT |
| Dwellings, Duplex | **P** | **P** | **P** | **P** | **P** | **P** | **P** |
| Dwelling, Townhouse | **S** | **S** | **S** ~~P~~ | | P | P | P |

Sec. 7-16-2 (c)(28) *Dwellings, townhouse.*

a. Use districts~~: All districts as noted in section 7-8-1(d) Table of Permitted Uses.~~

**1. In RS-2, RS-4, and RS-8 the following standards shall apply:**

**a. Minimum lot size, width, and side-yard requirements are waived for townhouse lots—except for the street sides of corner lots and the end units of townhouse clusters—provided that the residential density for each project phase does not exceed the maximum limit allowed by the district.**
**b. Townhome developments are limited to a total of two (2) attached units.**

**2. For all other districts that permit *dwellings, townhouse* as noted in section 7-8-1(d) Table of Permitted Uses:**

**a. Minimum lot size, width, and side-yard requirements are waived for townhouse lots—except for the street sides of corner lots and the end units of townhouse clusters—provided that the residential density for each project phase does not exceed the maximum limit allowed by the district.**

~~Minimum lot size, width and side yards (except for street sides of corner lots and end units in townhouse clusters) are waived for lots containing townhouse units; provided that the residential density for each phase of a project does not exceed the maximum permissible residential density for the respective use district. A common area that supports the townhouse development may be used to reduce the residential density to the required maximum provided that this area is commonly owned (or owned by the related community association) and is adjacent to one or more of the lots containing townhouse units within each phase of the development. This common area must be accessible to all residents of the townhouse development.~~

~~c. Within RM-6 districts, townhouse developments where the total area within lots containing townhouse units exceeds the maximum residential density permitted within the zoning district, an area of undeveloped, vegetated land sufficient to reduce the residential density to the required maximum shall be designated as permanent open space and shall be dedicated for use by the residents of the townhouse units. This open space area shall be adjacent to one or more of the lots containing townhouse units within each phase of the development, and accessible to all residents of the townhouse development.~~

~~d. Within RM-6 districts townhouse projects shall be limited to no more than four townhouses in one attached cluster.~~

~~e. All parking shall be located to the rear of the structure(s) unless garages are provided for each new unit and the majority of the homes on both sides of the block have parking located in the front of the structure(s)~~.

~~f.~~ **b.** All townhouse developments shall comply with all other applicable development and subdivision standards.