

**Sec. 27-282.9. Single-family attached design standards.**

- (a) *Purpose.* The multi-family residential and planned development zoning districts allow for the development of single-family attached dwellings. These unit types are often constructed in areas which have developed with predominantly single-family and two-family structures. The design standards for single-family attached dwellings are intended to ensure compatible development to surrounding residential neighborhoods.
- (b) *Development alternatives.* Single-family attached dwellings may develop as:
  - (1) *Townhouse.* Developments in which each individual townhouse unit is located on an individual deeded lot having frontage on a public or private street with all parking spaces and all green space (per section 27-285 of this Code) provided on the lot. Where three (3) or more units/lots are proposed, subdivision regulations must be met.
  - (2) *Condominium or rental developments.* Single-family attached developments may be developed as condominium or rental projects. Such developments may design units to front either public or private streets. Required parking spaces may be provided in common parking bays. Some or most of the required green space may be provided in areas designated as common space. Condominium developments of any size shall file a declaration of condominium with the clerk of circuit court as required by law.
- (c) *Development requirements.*
  - (1) The ground floor entrances (front doors) to the dwelling units ~~shall may face a street right-of-way (not including alleys), rather than the side or corner lot lines, provided that the -~~ Entrances may face interior courts, plazas, or similar design element, with the approval of an alternative design by the zoning administrator. Units that front a street right-of-way (not alleys) shall provide either an entrance, windows, porch or other architectural embellishment along that portion of the structure.
  - (2) When auto storage is provided in the front or corner yards, the two (2) required spaces shall be enclosed. When auto storage is provided in the rear yard, the two (2) required spaces may be open or enclosed. Refer to section 27-283.12(h) for regulations governing parking layout.
  - (3) No fewer than three (3) dwelling units and no more than eight (8) dwelling units shall be constructed in a continuous configuration. No continuous group of dwellings shall exceed two hundred (200) feet in frontage width.

**Sec. 27-282.10. Multi-family townhouse-style design standards.**

- (a) *Purpose.* While infill development is encouraged, to make optimal use of the public facilities, the design of the development shall be consistent with the general site planning of the surrounding neighborhood.
- (b) *Applicability.* The provisions of this section apply to all proposed development of multi-family townhouse-style dwelling units.
- (c) *Design requirements.*
  - (1) The ground floor entrances (front doors) to the dwelling units ~~shall may face a street right-of-way (not including alleys), rather than the side or corner lot lines, provided that the -~~

eEntrances may face interior courts, plazas, or similar design element. Units that front a street right-of-way (not alleys) shall provide either an entrance, windows, porch or other architectural embellishment along that portion of the structure.

- (2) A minimum of one (1) parking space shall be provided in a garage or a carport, ~~either of which must be structurally integrated within the principal dwelling unit.~~
- (d) *Enforcement.* At the time of building permit application, the applicant shall demonstrate, in a form acceptable to the zoning administrator, whether or not this section is applicable to the proposed development. Further, the applicant shall demonstrate on a site plan submitted with the building permit that the design requirements have been met.

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