



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [49324](#)

Prepared By: Planning and Zoning Staff

The following is a summary of the proposed zoning text amendment for Plan Commission consideration.

49324 – Clarifying the requirements for the use of two-family twin homes in various zoning districts

This proposed zoning text amendment clarifies the lot width and lot area requirements for side-by-side or “split” duplexes in numerous residential districts, officially known as “two-family twin homes.” The proposed amendment specifies that the lot width and area required are based on the dwelling unit, and not the lot or parcel on which the twin home or duplex is located. The proposed amendment does not change the amount of net lot width or area required in the various districts, only how those requirements are met.

This clarification in the bulk tables in the various district is especially important when a property owner proposes to split their twin home or duplex using a Certified Survey Map (CSM). The individual lots created by the land division will each be required to have the requisite lot width and area on their respective side of the common lot line. [The common lot line runs through the wall shared by the side-by-side units from the front line to the rear lot line.] The proposed text amendment also clarifies the requirements for a side-by-side twin home or split duplex, including the requirement for each unit/ CSM lot to have separate water and sanitary sewer services, and private gas and electric.

The proposed ordinance also changes the requirements for two-family twin homes in certain non-residential districts. In the NMX (Neighborhood Mixed-Use District), TSS (Traditional Shopping Street District), and CC-T (Commercial Corridor–Transitional District) districts, any Two Family Dwellings–Twin constructed after the effective date of this ordinance will require conditional use approval. The lot area, lot width and usable open space required in those districts shall be the same as in the TR-C4 (Traditional Residential–Consistent 4) district, which requires 3,000 square feet of lot area and 25 feet of lot width per dwelling unit per the proposed amendment. Any Two-Family Dwelling–Twin in those districts shall not have an attached garage with a door facing any street.

Finally, this text amendment also changes two-family twin homes in TR-V2 (Traditional Residential–Varied 2 District) zoning from a conditional use to a permitted use, which is consistent with how the use is treated in neighboring districts TR-V1 (Traditional Residential–Varied 1 District) and TR-U1 (Traditional Residential–Urban 1 District). Staff believes that the inclusion of these units as a conditional use in TR-V2 was a drafting error in the 2013 code, and that making them permitted uses is appropriate.

Staff supports this text amendment.