

PLANNING DIVISION STAFF REPORT

July 7, 2025



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [88736](#) (Two-Unit and Two-Unit Twin Buildings)

Prepared By: Zoning and Planning Staff

[88736](#) – This code change allows two-unit homes in all residential zoning districts where single family is a permitted use. This amendment expands upon the allowance for two-family dwellings in all single family districts within the [Transit Oriented Development](#) overlay – based on proximity to certain high transit corridors—adopted in 2022.

Two family dwellings are defined in the zoning code as follows:

Dwelling, Two-Family - Two-Unit. A building containing two dwelling units, other than a two-family twin, with a separate entrance to each unit and with yards on all sides.

Dwelling, Two-Family - Twin. A single-family dwelling which is attached on one side to another single-family dwelling with a common side wall, each of which may be located on an individual lot.

The amendment modifies the SR-C1, SR-C2, TR-C1, TR-C2, TR-C3 and TR-R zoning districts which, outside of the Transit Oriented Development overlay, currently allow only single family residential use. Within these districts, the bulk requirements are modified to accommodate two-unit uses and two-unit building forms are allowed in these districts.

The amendment also modifies the bulk requirements in the DR1 and DR2 Downtown Residential Districts to allow the two-unit-twin style of duplex buildings.

The amendment also modifies the “lot of record” allowance for legal nonconforming residentially zoned lots, to allow for two-unit dwellings in addition to Single Family Dwellings.

Staff supports this amendment.