

SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISIONS





- In 1986 builder Nash Phillips Copus had a large inventory of duplexes in the City, and worked with the City to create a way to convert these dwellings into fee simple dwellings in 1987. This led to the creation of the “Attached Single Family” code section.
- This code section had been utilized very little until about 3-4 years ago.

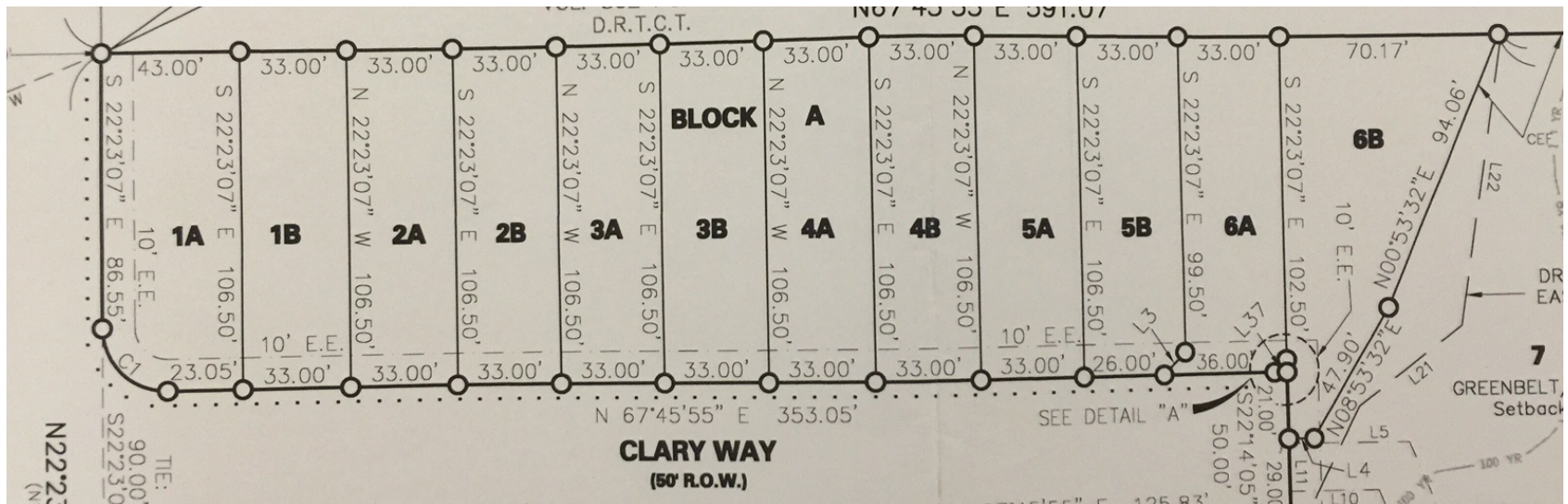


A subdivision with single-family attached residential lots is permitted on:

- (1) unplatted land;
- (2) a platted duplex lot* that is vacant; or
- (3) a platted lot developed with a duplex on or before March 1, 1987, if the duplex complies with current regulations.

* A platted duplex lot is considered any lot that by zoning and lot size would allow a duplex use.

- Single-family attached residential lots may be created only in multiples of two lots per site (this is shown as A & B lots), and each lot must be served by public water and sewage systems.



A lot must comply with the following requirements:

- (1) Minimum site area is **7,000 square feet**.
- (2) Minimum lot area is **3,000 square feet**.
- (3) Minimum lot width is:
 - (a) 25 feet, except for a lot on a cul-de-sac or curved street;
and
 - (b) 20 feet on a cul-de-sac or curved street.
- (4) A lot may have **not** more than one dwelling unit.
- (5) Maximum height is 35 feet.
- (6) Minimum front yard setback is 25 feet.
- (7) Minimum street side yard setback is 15 feet.
- (8) Minimum interior side yard setback is five feet, except between attached units.
- (9) Minimum rear yard setback is 10 feet.
- (10) Maximum building coverage is 40 percent.
- (11) Maximum impervious coverage is 45 percent.
- (12) At least two off-street parking spaces are required for a dwelling.
The driveway may count as one of the spaces.

- Staff's position on attached Single-Family with Code Next:

To allow attached single-family where ever duplexes are allowed as a permitted use.

