

Code Interpretation

Subject: Duplex lot minimum size as it relates to the lot width and depth standards

Date: May 3, 2023

Code Sections Impacted:

Purpose: To provide consistency in duplex standards across the city, and to clarify the purpose of the lot width and depth standards for existing lots as it relates to the required minimum lot size.

Proposal: To clarify that the minimum lot size for duplex development is consistent across the city, and to clarify the purpose of the minimum lot width and depth requirements as it relates to minimum lot size for duplex lots.

Analysis:

- At the request of City Council, the duplex minimum lot width was reduced to 6600 for interior lots and 7000 for corner lots; however this standard was only revised for these limited districts allowing duplex development, R2, R2A and R3 and R3L districts. Additional districts (due to the city's history of stacked zoning) that allow duplex development, including B1, C2, C3, C4, B1A, MUA, C2A and CO were inadvertently excluded from this revision. The initial request from City Council was to revise this standard to be consistent across the city regardless of the zoning district in which the duplexes were constructed, which requires all districts allowing duplex development to be updated.
- The duplex lot standards include a provision for a minimum lot width and minimum lot depth, in addition to the minimum lot size. This has caused confusion as to whether all standards must be met, or if the lot width and depth supersedes the minimum lot size standard.
- For decades staff has interpreted the minimum lot size to be the prevailing factor in determining whether a duplex is allowed. Staff has consistently interpreted the minimum lot width and depth to only provide guidance for the sizing and development of new duplex lots, yet this has never been clarified in an official interpretation.

Interpretation: The minimum required lot size for duplex development is 6600 for an interior lot and 7000 for a corner lot across all zoning districts that allow duplex development. Further, the purpose of the minimum lot size and lot depth is to provide guidance for the sizing of newly platted duplex

lots; the minimum lot area shall be the standard used to determine if an existing lot within a zoning district allowing duplex development will allow the construction of a duplex.

Recommended Code Amendment:

Revise code language in sections 144-3.3-4, 3.3-8, 3.3-9, 3.3-10, 3.4-6.3.4-10, 3.4-14, and 3.4-17 to clarify that duplex use in all districts reflects the revised lot size requirements. Revise Code language in sections 144-3.3-2, 3.3-3, 3.3-4, 3.3-8, 3.3-9, 3.3-10, 3.4-3, 3.4-6.3.4-10, 3.4-14, and 3.4-17 to clarify that the width and depth requirements are for the creation of new lots and do not impede upon the ability of a lot that otherwise meets the area requirement from being used as a duplex lot.

Section 144-3.3-2, R-2, single family and two family district; 144-3.3-3, R3 Multifamily District;

(1) One-family and duplex dwellings.

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* 25 feet.
- (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way, or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (v) *Rear building setback.* 20 feet.
- (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet ~~., provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit erection of a one-family dwelling.~~
- (vii) *Lot area.* Minimum 6600 square feet for interior lots, and 7,000 square feet for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) Lot depth. 100 feet.

(ix) New Lots. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

~~(ix)~~ (x) Parking. See section 144-5.1.

144-3.3-4, B-1 Conventional and mobile home district

(b) Maximum height, minimum area and setback requirements.

(1) One-family and duplex dwellings.

(i) Height. 35 feet.

(ii) Front building setback. 25 feet.

(iii) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)

(v) Rear building setback. 20 feet.

(vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. ~~; provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

(vii) Lot area ~~per family. Every single family dwelling hereafter erected or altered shall have a lot area of not less than~~ Minimum 6,600 square feet ~~per family~~ for interior lots, and 7,000 square feet ~~per family~~ for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.

(viii) Lot depth. 100 feet.

(ix) New Lots. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

(ix) *Parking.* ~~Two off-street parking spaces shall be provided for each one-family detached dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

~~(2) Duplexes.~~

~~(i) Height. 35 feet.~~

~~(ii) Front building setback. 25 feet.~~

~~(iii) Side building setback.~~ There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

~~(iv) Garage setback.~~ Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1.1.)

~~(v) Rear building setback. 20 feet.~~

~~(vi) Width of lot.~~ The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.

~~(vii) Lot area per family.~~ Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.

~~(viii) Lot depth. 100 feet.~~

~~(ix) Parking.~~ Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.

(32) Multifamily dwellings.

144-3.3-8, C-2, central business district; 144-3.3-9, C-3, commercial district

One-family and duplex dwellings.

- (i) *Height.* 45 feet.
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Rear building setback.* 20 feet.
 - (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. ~~, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
 - (vii) *Lot area.* ~~Every single family dwelling hereafter erected or altered shall have a lot area of not less than~~ Minimum 6,600 square feet per family for interior lots, and 7,000 square feet ~~per family~~ for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
 - (viii) *Lot depth.* 100 feet.
 - (ix) *New Lots.* The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
 - (ix) *Parking.* ~~Two off-street parking spaces shall be provided for each one-family detached dwelling.~~ See section 144-5.1. ~~for other permitted uses' parking.~~
- ~~(3) Duplexes:~~
- ~~(i) Height. 45 feet.~~
 - ~~(ii) Front building setback. 25 feet.~~

~~(iii) Rear building setback. 20 feet.~~

~~(iv) Side building setbacks. There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(v) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)~~

~~(vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~

~~(vii) Lot area. Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) Lot depth. 100 feet.~~

~~(ix) Parking. Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

~~(4)~~ (3) Multifamily dwellings

144-3.3-10, C-4, resort commercial district;

(3) Non-Commercial rental living units (not short term). Buildings hereinafter erected, constructed, reconstructed or altered in district C-4, that are not for commercial or commercial residential use but are for private residences, duplexes, or apartments, or for any use also permitted in the R districts, shall be subject to the following:

(a) One-family and duplex dwellings.

(i) Height. 45 feet.

(ii) Front building setback. 25 feet.

(iii) Rear building setback. 20 feet

- (iv) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (v) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (vi) *Residential setback.* *Effective November 8, 2006, where a multifamily dwelling abuts a one or two family use or zoning district, the setback from the one or two family property line shall be at least 20 feet plus one foot for each foot of building height over 20 feet.*
- (vii) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet. ~~provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
- (viii) *Lot area* ~~per family.~~ *Every one-family dwelling hereafter erected or altered shall have a lot area of not less than* Minimum ~~per family~~ 6,600 square feet ~~per family~~ for interior lots, and 7,000 square feet ~~per family~~ for corner lots. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre or one acre on the Edwards Aquifer Recharge Zone.
- (ix) *Lot depth.* 100 feet.
- (x) *New Lots.* The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (xi) *Parking.* ~~Two off-street parking spaces shall be provided for each one-family detached dwelling.~~ See Section 5.1. ~~for other permitted uses parking.~~
 - ~~(b) Duplexes:~~
 - ~~(i) Height. 45 feet.~~
 - ~~(ii) Front building setback. 25 feet.~~
 - ~~(iii) Rear building setback. 20 feet.~~

- ~~(iv) Side building setbacks.~~ There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.
 - ~~(v) Garage setback.~~ Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
 - ~~(vi) Width of lot.~~ The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
 - ~~(vii) Lot area.~~ Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.
 - ~~(viii) Lot depth.~~ 100 feet.
 - ~~(ix) Parking.~~ Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.
- (c) Multifamily dwellings.

3.4-3. "R-2A" single-family and two-family district.

Purpose. The R-2A single-family and two-family districts intended for development of single-family residences and associated uses as well as for development on larger parcels of land of low density two-family duplex units. The following regulations shall apply in all "R-2A" districts:

- (b) Maximum height, minimum area and setback requirements.

(1) *One-family and duplex dwellings.*

(i) *Height.* 35 feet.

(ii) *Front building setback.* 25 feet.

(iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

(iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)

(v) *Rear building setback.* 20 feet.

(vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.

(vii) *Lot area.* Minimum 6,600 square feet for interior lots, and 7,000 square feet per family for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.

(viii) *Lot depth.* 100 feet.

(ix) *New Lots.* The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

(ix) *Parking.* See section 144-5.1.

(32) *Non-residential uses.*

144-3.4-6, B1A conventional and manufactured home district.

(b) *Maximum height, minimum area and setback requirements.*

(1) *Height.* 35 feet.

- (2) *Front building setback.* 25 feet.
- (3) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (4) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (5) *Rear building setback.* 20 feet.
- (6) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (7) *Lot area per family.* Every single-family or duplex dwelling hereafter erected or altered shall have a lot area of not less than 6,600 square feet per family for interior lots, and 7,000 square feet per family for corner lots. ~~Two-family dwellings (duplexes) hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot.~~ Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
- (8) New Lots. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.

(8 9) *Parking.* See section 144-5.1 for ~~other permitted uses~~ parking.

144-3.4.10 MU-A low intensity mixed use district.

(b) *Maximum height, minimum area and setback requirements.*

- (2) one family and duplex dwellings
 - (i) *Height.* 35 feet.
 - (ii) *Front building setback.* 25 feet.
 - (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with

the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.

- (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (v) *Rear building setback.* 20 feet.
- (vi) *Width of lot.* Interior lots 60 feet. Corner lots 70 feet. ~~Where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~
- (vii) *Lot area per family.* Every single-family and duplex dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre and one acre on the Edwards Aquifer Recharge Zone.
- (viii) *Lot depth.* 100 feet.
- (ix) *New Lots.* The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (ix) *Parking.* ~~Two off-street parking spaces shall be provided for each one-family detached dwelling.~~ See section 144-5.1 for ~~other permitted uses'~~ parking.

~~(3) — Duplexes~~

~~(i) Height. 35 feet.~~

~~(ii) Front building setback. 25 feet.~~

~~(iii) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(iv) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)~~

~~(v) Rear building setback. 20 feet.~~

~~(vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet, provided that where a lot has less width than herein required, and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling.~~

~~(vii) Lot area per family. Two-family dwellings (duplexes) hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a lot was legally under separate ownership prior to September 25, 1967, but has an area less than the minimum required in this provision, this regulation shall not prohibit the erection of a one-family residence, but shall prohibit the erection of a two-family residence. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) Lot depth. 100 feet.~~

~~(ix) Parking. Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

144-3.4.14 C2A Central Business District

(2) Duplexes.

(i) Height. 35 feet.

(ii) Front building setback. 25 feet.

(iii) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

- (iv) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)
- (v) *Rear building setback.* 20 feet.
- (vi) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (vii) *Lot area per family.* Duplexes hereafter erected or altered shall have a lot area of not less than ~~8,000~~ 6,600 square feet for an interior lot and ~~8,500~~ 7000 square feet for a corner lot. Where public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.
- (viii) *Lot depth.* 100 feet.
- (ix) New Lots. The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (i) *Parking.* ~~Two off-street parking spaces shall be provided for each two-family dwelling unit.~~ See section 144-5.1 for ~~other permitted uses'~~ parking.

144-3.4-17 CO Commercial Office District

- (b) *Maximum height, minimum area and setback requirements.*

- (2) *One-family and duplex dwellings.*

- (i) *Height.* 35 feet.
- (ii) *Front building setback.* 25 feet.

- (iii) *Side building setback.* There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.
- (iv) *Rear building setback.* 20 feet.
- (v) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.
- (vi) *Lot area per family.* Every single-family and duplex dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a one-family dwelling. Where public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one-half acre not located over the recharge zone and one acre located over the recharge zone.
- (vii) *New Lots.* The purpose of the lot width and depth requirements is to provide guidance and standards for the development of new duplex lots and shall not be used as a factor in determining if existing lots that otherwise meet the minimum lot size herein shall allow construction of a duplex.
- (viii) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling. See section 144-5.1 for other permitted uses' parking.

~~(3) Duplexes.~~

~~(i) Height. 35 feet.~~

~~(ii) Front yards. 25 feet.~~

~~(iii) Side building setback. There shall be a side building setback on each side of a building not less than five feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.~~

~~(iv) Garage setback. Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20~~

~~feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in section 144-5.1-1.)~~

~~(v) Rear building setback. 20 feet.~~

~~(vi) Width of lot. The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.~~

~~(vii) Lot area per family. Duplexes hereafter erected or altered shall have a lot area of not less than 8,000 square feet for an interior lot and 8,500 square feet for a corner lot. Where a public or community sewer is not available and in use for the disposal of all sanitary sewage, each lot shall provide not less than one acre and approved by the city sanitarian.~~

~~(viii) Parking. Two off-street parking spaces shall be provided for each two-family dwelling unit. See section 144-5.1 for other permitted uses' parking.~~

(43) Multifamily dwellings.


Assistant Director, Planning and Development Services

