

Key differences in current Duplex and Tri-Plex codes and proposed codes

Orientation: All duplex and tri-plex units are required to face the street. Currently they can be faced to the interior.

Option A requires variation in walls and rooflines, doors facing the street, mix of texture materials and ornamental details.

Option B Front doors facing street and blank walls along public frontage are not allowed.

Parking placement: Currently there is no requirement to place parking in the current ordinance.

Option A Parking areas shall be located to the side or rear of the units.

Option B No parking requirement

Landscaping: Currently there is no landscaping requirements in the code for duplex or tri-plex.

Option A 40% open space required, of that area 15% must be greenspace. Each unit must have a minimum of one 1 ½" caliper tree and three five gallon shrubs. Screening is also required around undesirable views, non-accessible sides of trash enclosures. A greenspace buffer must be placed between the front of the units and the street ROW.

Option B 60% open space with 15% greenspace. Each unit must have a minimum of one 1 ½" caliper tree and three five gallon shrubs. Must have a 10' landscape buffer along the street portion of the lot.

Building Materials Currently there are no requirements for type of building materials in residential zoning districts.

Option A must be 100% brick, stone, or cementitious siding.

Option B No requirements for type of building materials except for the language that must use quality-building materials.

Setbacks and minimum lot size: Currently setbacks are 25' street, 7.5 side, 20 rear, minimum square footage for duplex 7200 s.f. and triplex is 10,800 s.f.

Option A no change in setbacks or lot minimums

Option B No change in setbacks, lot minimum for duplex increases to 10,000 s.f. and triplex will increase to 12,000 s.f.