CD-CPC-2026-00085

August 4, 2026

Prepared for

Neighborhood Planning & Development Committee

Text Amendment

- 88-110
- 88-408
- 88-445
- 88-620
- 88-810-1442
- 88-810-2140

Current Townhouse Definitions

- Chapter 18
  - a single-family dwelling unit, in which each unit extends from foundation to roof and with a yard or public way on at least two sides, constructed: in a group of three or more attached units; or, in a group of two attached units where a property line exists between the units on the underlying parcels. Where each unit is served by its own utilities which do not run through adjacent units, lots, tracts or parcels. Running electrical feeders underground would be considered protected.
- Chapter 88
  - an attached house building containing 3 or more dwelling units, divided by a vertical plane.

Proposed Chapter 88 Updates

- Attached House -> Townhouse

~~Attached House~~Townhouse	A building containing multiple dwelling units, each located on its own lot with a common or abutting wall along shared lot lines. Each dwelling unit has its own external entrance. There are two types of ~~attached houses~~ townhouses: ~~semi-attached houses~~ two-unit townhouse and ~~townhouses~~ multi-unit townhouse. ~~Attached houses~~ Townhouses are subject to the lot and building standards of 88-110-06-B (Table 110-2) except as modified or supplemented by the ~~attached house~~ townhouse standards of 88-110-06-C. No more than one ~~attached house~~ townhouse may be located on a single lot.

- Semi-attached House -> Two-unit Townhouse

A ~~semi-attached house~~two-unit townhouse is an ~~attached house~~townhouse building containing 2 dwelling units, divided by a vertical plane~~.~~, with each unit platted on its own individual lot.

- Townhouse -> Multi-unit Townhouse

A ~~townhouse~~ multi-unit townhouse is an attached house building containing 3 or more dwelling units, divided by a vertical plane~~.~~, with each unit platted on its own individual lot.

Questions?