

**Zoning and Development Code Amendment  
TH (Townhouse)**

**DATE OF REVIEW:** January 12, 2022

**CODE REFERENCES:** Section 2-20 – Townhouse and Section 2-26 Residential lot and building dimensional standards

**STAFF REVIEW AND ANALYSIS:**

Current Code Provisions: These text amendments concern two different issues related to townhouses:

- 1) The code currently limits townhouses to a maximum height of 2 ½ stories. A PUD (Planned Unit Development) with 3-story townhomes was recommended for approval by the Commission on December 1, 2021. This PUD, which contains standards related to the increased height when it was adjacent to a single-family development, serves as the basis for this code amendment.
- 2) The code defines a townhouse as three or more connected units. Staff has received requests to allow a small number of townhouse units within a development to consist of only two connected units, to allow for more efficient use of the site.

Proposed Revisions:

- 1) The proposed revisions change the maximum building height for townhouses from 2 ½ stories to 3 stories. If these 3-story buildings are adjacent to existing or planned single family or two family uses, the following standards apply:
  - A minimum building setback of twenty (20) feet.
  - Use of the setback area shall be limited to fencing, landscaping, and natural drainage.
  - Buildings, parking areas, refuse containers and any similar improvements shall not be permitted within the setback area.
  - A pre-cast concrete panel or architectural concrete masonry unit (CMU) fence shall be required within the setback area.
  - A landscape buffer of at least eight (8) feet wide with tree plantings.
  - All buildings shall be oriented so that no front or rear of the structures face the adjacent existing or planned single family or two-family lots.
  - No balconies shall face the adjacent existing or planned single family or two-family lots.
- 2) In addition, five percent (5%) of the total number of dwelling units within a single townhouse development may be in two connected units.

**RECOMMENDED MOTION:**

Staff recommends approval of the code amendments to Section 2-20 and Section 2-26.