

Illustrative Axonometric Diagram



Illustrative Photo: Duplex with Porch Frontage



Illustrative Photo: Triplex with frontyard frontage



Illustrative Photo: Duplex with frontyard and porch frontage



Illustrative Photo: Quadplex with stoop frontage

**Sec. 41-2031. Duplex, Triplex, and Quadplex Building Type**

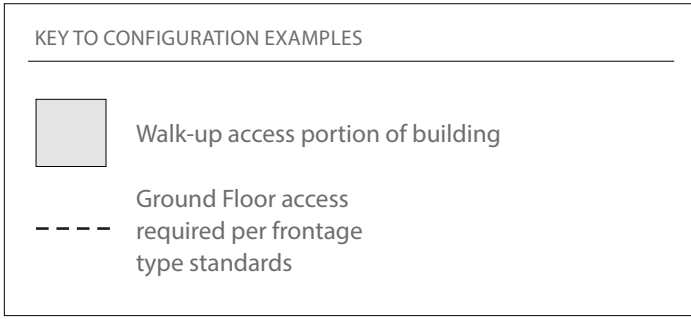
- (a) Duplex, triplex, and quadplex are multiple dwelling types that are architecturally presented as large single-family houses in their typical neighborhood setting. Such buildings may be used for residential, office, retail, or in combination as permitted by the applicable zone.
- (b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).
- (c) Access Standards
  - (1) The main entrance to each ground floor unit shall be accessed directly from and face the street. Access to second floor units shall be by a stair, which may be open or enclosed, but shall not face the street.
  - (2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide with 2-foot planters on each side when serving a private 2-car garage and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
  - (3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.
- (d) Parking Standards
  - (1) Required residential parking shall be within individual garages, which shall contain up to four cars.
  - (2) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and driveways up to 8 feet wide that are separated by planters at least 2 feet wide.
  - (3) A street facing garage may accommodate no more than 2 cars and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
  - (4) Additional required parking spaces may be enclosed, covered or open.
- (e) Service Standards
  - (1) Where an alley is not present, services including, utility access, above ground equipment and trash containers shall be located at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.
- (f) Open Space Standards
  - (1) One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot, shall be open to the sky and may be located on the ground or on a podium. The minimum dimension for the common open space shall be 15 feet in each direction.
  - (2) Private open space is required for each ground floor residential unit. The private open space shall be no less than 150 square feet with a minimum dimension of 10 feet in each direction, enclosed by a fence, wall or hedge and open to the sky.
  - (3) Porches and stoops may encroach into a required yard, as specified in the Urban Standards for the zone.
- (g) Landscape Standards
  - (1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
  - (2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
  - (3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
  - (4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
- (h) Frontage Standards
  - (1) Each dwelling's ground level abutting front yards shall be designed so that social areas such as the living room, family room, dining room rather than bedrooms and service rooms, are oriented toward the fronting street to the degree possible.
  - (2) On corner lots, entrances to triplex and quadplex dwellings shall be located on both street frontages.
- (i) Building Size and Massing Standards
  - (1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least 2 feet.
  - (2) Buildings on corner lots shall be designed with two front facades.
  - (3) Buildings shall be massed as large houses, composed principally of 2-story volumes, each designed to house scale.
  - (4) Dwellings within buildings may be flats or townhouses.
  - (5) Duplex, Triplex, and Quadplex shall comply with the height ratios established in Table BT-13 entitled Maximum Ratio for Each Duplex, Triplex and Quadplex Story.

Table BT-13			
	Maximum Ratio of each Duplex, Triplex and Quadplex Story		
	Ground Floor	2	3
% of ground floor by story	100%	75%[1]	40%

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

(j) Accessory Dwellings. Accessory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.



Below: Examples of allowed duplex/triplex/quadplex site configurations.

