

Townhome Text Amendment:

The purpose of this text amendment is to clarify the LDC standards as they apply to multi-family townhome developments. The major change will be to Chapter 8 which currently requires platted lots to have 50-foot lot width minimums. Going below this requires Planning Commission approval. This affects the process of how townhomes can be approved, as they are often platted, and most townhome lot widths are well under 50 feet. This text will apply the 50-foot standard to single-family detached lots only. Furthermore, this is will also specify that lot sizes are for single-family detached units only, not townhomes.

If this is approved, townhomes will undergo the level of review necessary for multi-family uses in a particular land use district. Platted or unplatted, townhomes function in similar manners, and differentiating between the two is not so much of a land planning consideration as it is with building and fire code permitting.