

townhouse

DESCRIPTION

Townhouse 2 or 3-Story

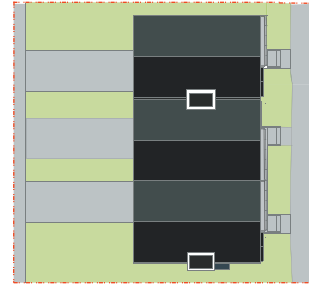
Also sometimes called row houses, can be built as multi-storied (2 or 3-story) dwellings attached to other houses with one or both sides sharing common walls. Each unit may be situated on its own lot, abuts a public street, has a separate entrance and front and/or rear private open space.

STATISTICS

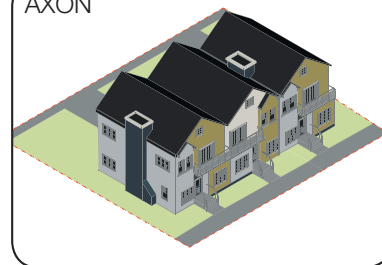
density: 20-30 units per acre
lot size: 4,500 sq ft minimum (3-unit infill)
unit size: 1,200-2,000 sq ft (2 to 3 bedrooms)
unit arrangement: unstacked
parking: front or alley loaded; surface/tuck under/garage
construction type: wood-frame



PLAN



AXON



PROS AND CONS

- + Shares many amenities with detached single family house at greater density
- + Affordable and attractive to first time home buyers
- + Allows for individual yards where an apartment or condominium does not
- + May be designed to hide parking
- Neighborhood acceptance of increased density
- Increased pressure on parking and service demands
- May be seen as repetitive when the same design and style is used for many homes

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CODE CHALLENGES

- Setbacks, lot coverage, utility and street standards may require adjustment for smaller lots

LOCATION CRITERIA

- Appropriate for some single-family or multi-family zoning districts
- Walking distance to on-street parking, transit, schools and services

DESIGN CRITERIA

- The development should be able to relate to the scale, quality and character of the buildings and lot sizes of the surrounding neighborhood
- Building elements such as roof forms and bay windows, landscaping and varied design should be used to avoid repetition
- Use alley entrances or underground parking to avoid a streetscape consisting of garage doors