

DUPLEX DESIGN STANDARDS

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The surrounding area includes residential houses, trees, and a paved road.

INTRODUCTION

BENEFITS

KEY TAKEAWAYS

QUESTIONS

WHAT IS DUPLEX DESIGN STANDARDS

- Duplex design standards are intended to encourage an aesthetically appealing and safe place to live.
- These standards will help a duplex to look like a single-family home.
- Focusing on roof lines and architectural style is one way to create a Duplex design.

ARCHITECTURAL STYLE (58.517 (D))

Each building must have consistent architectural elements that create a recognizable architectural style that is evident on the front and sides of the building. The following architectural elements must be both consistent and compatible with the architectural style employed:

- Roof type, pitch, form, material and overhang
- Exterior elevation, materials and finishes
- Window proportions, groupings, trim, muntins and details
- Column size, taper, base and moulding
- Balcony width and depth
- Porch width, depth, elevation and railings
- Chimney details
- Dormers/parapets
- Brackets, shutters, railings, rafter tails and decorative details
- Transparency
- Building projections and recesses
- Entryway and front door design
- Garage placement and door design
- Exterior lighting
- Incorporation of architectural features into any fire separation wall
- Other generally accepted architectural elements, as determined appropriate by the Appearance Review Officer

NO



NO



Interior Side Elevations—choose 1 (58.517(e)):

- Minimum of 10% transparency on each story below the roof line; or
- Moving the wall plane in or out by at least 2 feet according to the following requirements:
 - Must be on both floors of building.
 - Must be at least six feet long. A second is required if the building is longer than 36 feet.
 - Must meet setbacks.

YES



- Cohesive architectural style
- Detailing adds interest

BENEFITS OF DUPLEX DESIGN STANDARDS?

- Duplex design standards will ensure a duplex is compatible with the community they are in.
- Duplex design standards can help a duplex blend into a single-family zoning district.
- Duplex sharing a driveway will require less curb cuts along the street.
- Duplex sharing parking and landscaping will allow for more open space.

DESIGN STANDARD and BENEFIT

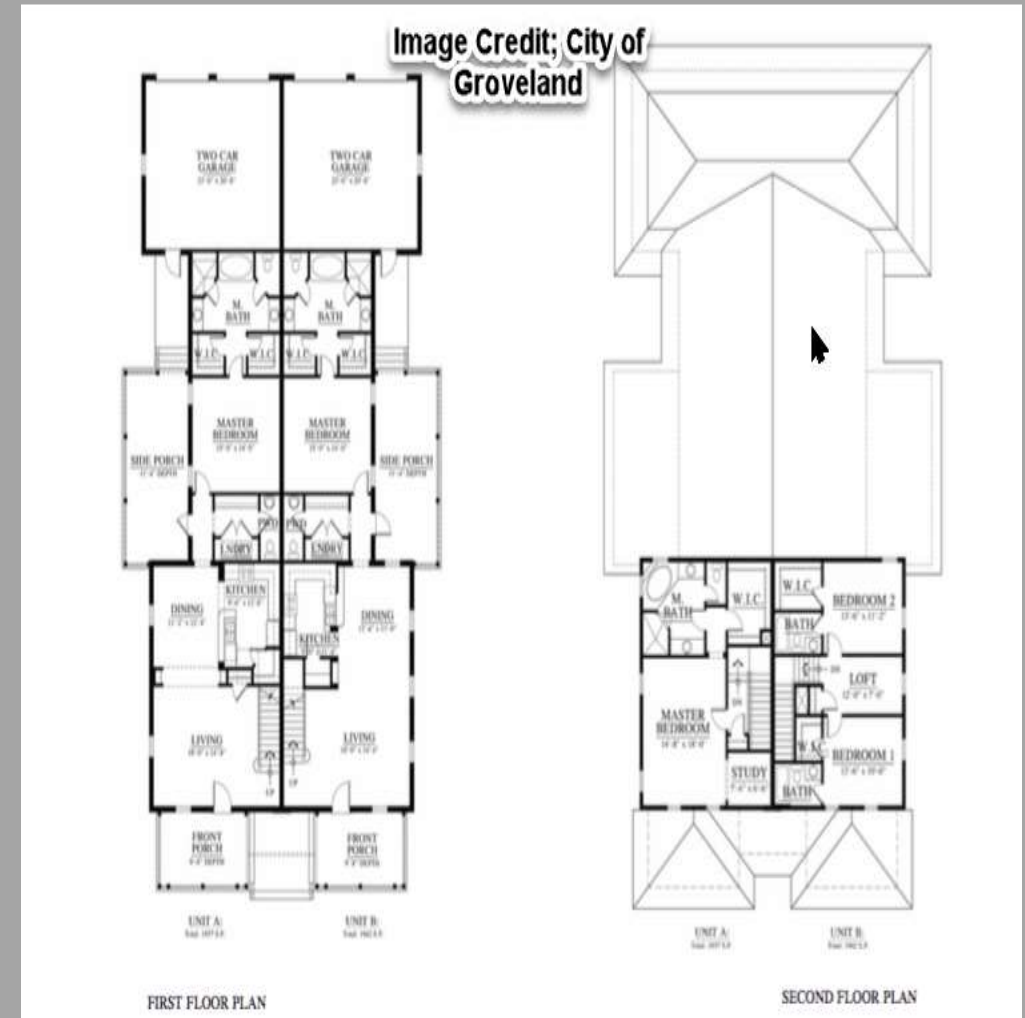
DESIGN STANDARD	BENEFITS
Shared driveway.	Less curb cuts.
Shared landscaping.	Makes duplex look like one unit.
Shared covered porch or entry way.	Makes duplex look like one unit.
Similar porch heights as other building within the neighborhood.	Helps ensures building is compatible with neighborhood.
Windows having similar portions as other building within the neighborhood.	Helps ensures building is compatible with neighborhood.
Similar roof lines as other buildings within the neighborhood.	Helps ensures building is compatible with neighborhood.

EXAMPLES OF DUPLEX DESIGNS



- Duplex on a corner lot.
- Corner lots shall consider both street frontages as front yards.

EXAMPLES OF DUPLEX DESIGNS



KEY TAKEAWAYS

- Duplex design standards would allow for a duplex to be built in a single-family zoning district while ensure the dwellings are compatible with the neighborhood.
- This will allow for more housing by infilling lots that are too small for two single family homes but has enough space for a duplex.

QUESTIONS