

Section 2-2: Definitions of Basic Terms

(78) Dwelling Types.

- (A) Apartment (Dwelling Unit). A room or suite of rooms intended for use as a residence by a single household or family (such as, dwelling unit). Such dwelling unit may be located in a multi-family dwelling or as an accessory use in a single-family home or a commercial building.
- (B) Attached Dwelling Unit for Individual Ownership. A dwelling unit having a common or party wall with another dwelling unit. Each attached dwelling unit is characterized by its own subdivided lot of record which is conveyed with the dwelling unit when purchased.
- (C) Condominium. A dwelling unit in which the ownership of the occupancy rights to the dwelling unit is individually owned or for sale to an individual and such ownership is not inclusive of any land.
- (D) Dwelling, Multiple Family. A single structure comprised of three (3) or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided. (Ord. 20-05, 7/7/20)
- (E) Dwelling, Single-Family. A detached building designed for or occupied exclusively by one family.
- (F) Dwelling, ~~Two Family~~ (duplex). ~~A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two families. Units must share a common wall. A duplex dwelling structure shall be located on a single lot and dwelling units may be sold separately from the land they are located on provided that each unit possess a separate entrance.~~ A building designed for residential use, consisting of two dwelling units within a single structure, either arranged side by side or one above the other. Each unit shall have a separate entrance, and the duplex shall be located on a single parcel of land.
- (G) Dwelling Unit. A room or group of rooms within a dwelling forming a single, independent, habitable unit; containing an independent kitchen, sanitary, and sleeping facilities; and provided such dwelling unit complies with local minimum housing standards.
- (H) Garage Apartment. A detached accessory or subordinate building to an existing single-family dwelling containing living facilities for not more than one family and having sufficient enclosed area for at least one (1) parked automobile.
- (I) Townhouse. A principal residential structure containing ~~three (3)~~ two (2) or more attached dwelling units, which share one or more common walls with other units, but have their own separate entrances, with each unit situated on its own individual lot. (Ord. 11-12, 5/3/11; Ord. 15-18, 11/4/15; Ord. 20-05, 7/7/20; Ord. 24-25, 11/12/24)

