

## **LDC Amendment Request**

**ORIGIN:** CDES

**AUTHOR:** Staff

**DEPARTMENT:** Zoning & Land Development Review

**AMENDMENT CYCLE:** Cycle 1, 2007

**LDC PAGE:** LDC1:17

**LDC SECTION(S):** **1.08.02 Definitions**

**CHANGE:** Return definition of two-family dwelling to LDC.

**REASON:** The Code defines townhouse as "A group of 3 or more dwelling units attached to one another by a common wall or roof wherein each unit has direct exterior access and no unit is located above another." Two townhouses together are considered to be a "two-family dwelling." The definition was omitted during re-codification and without it, there is no use that allows 2 townhouse developments.

**FISCAL & OPERATIONAL IMPACTS:** None

**RELATED CODES OR REGULATIONS:** 2.04.03 Table 1.

**GROWTH MANAGEMENT PLAN IMPACT:** None - returning to original provisions of the LDC.

**OTHER NOTES/VERSION DATE:** Created February 23, 2007.

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### **Amend the LDC as follows:**

*Dune:* A mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune, which intercepts the 100-year storm surge.

*Duplex:* A freestanding building, which contains only two (2) dwelling units.

*Dwelling (also called dwelling unit):* Any building, or part thereof, constituting a separate, independent housekeeping establishment for no more than one (1) family, and physically separated from any other rooms or housekeeping establishments which may be in the same structure. A dwelling unit contains sleeping facilities, sanitary facilities, and a kitchen.

*Dwelling, multi-family:* A group of three (3) or more dwelling units within a single building.

*Dwelling, single-family or one-family:* A building that contains only one (1) dwelling unit.

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**Bold** text indicates a defined term

*Dwelling, two-family:* A single, freestanding, conventional building intended, designed, used and occupied as two dwelling units attached by a common wall or roof, but wherein each unit is located on a separate lot under separate ownership.

*Easement:* An interest in land owned by another that entitles its holder to a specific limited use or enjoyment.

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