Attachment B

Existing and Proposed Dwelling Type Definitions

Single-Family Detached Dwelling

Existing definition: An independent building designed or constructed to contain one dwelling unit which is located on one lot, with no physical or structural connection to any other dwelling unit. Each unit shall have a floor area of not less than five hundred (500) square feet and a minimum width of not less than twenty (20) feet.

Proposed Definition: A building containing only one dwelling unit, as defined in CBMC Chapter 17.01 “Housing Definitions,” that is not attached to any other dwelling unit and that is built on-site. Mobile homes, recreational vehicles, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing shall not be included in this definition. All detached single-family dwellings shall include at least one kitchen and one bathroom.

Photo example: 1122 14th Avenue



Single-Family Attached Dwelling

Existing definition: A building designed or constructed to contain one independent dwelling unit which is located on one lot and is attached by a common vertical wall to only one other adjacent dwelling unit. Each unit shall have a floor area not less than five hundred (500) square feet and a minimum width of not less than twenty (20) feet.

Proposed definition: A dwelling unit, as defined in CBMC Chapter 17.01 “Housing Definitions,” which is located on one lot, is attached by a common vertical wall to only one other dwelling unit on an abutting lot, and is built on-site. Each dwelling unit shall include at least one kitchen and one bathroom.

Attachment B

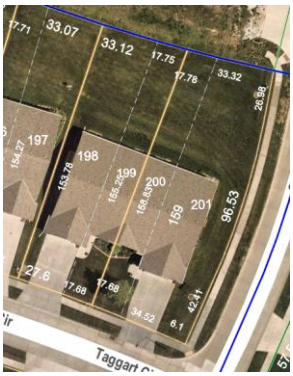
Photo example:

5424 and 5430 Taggart Circle



Aerial image:

Note: property line divides units



Townhouse Dwelling

Existing definition: Two or four individual dwelling units having a common vertical wall with its own access and with at least two exposed exterior walls. Each townhouse unit shall not be located above nor below any other dwelling units.

Proposed definition: A series of attached single-family dwellings separated by exterior quality walls or a common wall between units as required by Council Bluffs Building Code, except that the minimum number of abutting dwelling units in any townhouse series shall be three. Each dwelling shall front wholly and directly on a public street, or upon a private street, courtyard or other way through which the owner of the townhouse dwelling unit has legally guaranteed ingress and egress to a public street.

Photo example:

1460-1466 Abercorn Drive



Aerial image:

Note: property line divides units



Attachment B

Multifamily Dwelling

Existing definition: Building or buildings designed and constructed to contain three or more individual dwelling units.

Proposed definition: A building containing three or more dwelling units, other than a townhouse.

Photo example: 4141 Rivers Edge Parkway

