

**INSTRUCTIONS FOR FILING SUBDIVISION APPLICATIONS  
FOR LOTS WITH DUPLEX DWELLING UNITS**

A duplex dwelling is a one-family dwelling on a single zoning lot that is to be attached to a common side or rear property line with another dwelling.

Subdivision applications creating duplex lots shall comply with the Subdivision Rules and Regulations and the following requirements under the Land Use Ordinance:

1. Minimum lot area, width and depth:

<u>District</u>	<u>Duplex Lot Area</u>	<u>Duplex Lot Width &amp; Depth</u>
R-7.5	7,000 s.f.	35 feet
R-5	3,750 s.f.	30 feet
R-3.5	3,500 s.f.	30 feet

2. Each duplex lot shall have only one boundary wall common property line with another duplex lot. The duplex dwellings shall be attached by means of a boundary wall along the common property line.
3. The subdivision preliminary and final maps shall indicate each pair of duplex lots with a boundary wall common property line. This shall be accomplished through a specific notation on each duplex lot indicated by lot number and lot notation (see attached sample).

**Attachment**

30	30	30	30	30	30
DUPLEX w/Lot 2	DUPLEX w/Lot 1	DUPLEX w/Lot 4	DUPLEX w/Lot 3	DUPLEX w/Lot 6	DUPLEX w/Lot 5
125	125	125	125	125	125
3,750 Sq.Ft.	3,750 Sq.Ft.	3,750 Sq.Ft.	3,750 Sq.Ft.	3,750 Sq.Ft.	3,750 Sq.Ft.
1	2	3	4	5	6
30	30	30	30	30	30

**STREET**

Zoning : R-5 Residential District

**EXAMPLE :**

DUPLEX LOT INFORMATION ON SUBDIVISION  
PRELIMINARY AND FINAL MAPS.

Refer to Subdivision Rules and Regulations for other requirements.