Two-Family Dwelling Unit “Vs” Single-Family Dwelling Unit

- Two-Family Houses (duplexes) are defined as either a "Single-Family Attached" or "Single-Family Detached" dwelling unit.
  - "Single-Family Attached" dwelling units are duplexes \textit{without} a subdividing property line between the two units.
    - "Attached" duplexes require a single building permit for both dwelling units.
    - The “attached” units would be addressed with one numerical street address for the overall structure with separate alpha-numeric unit numbers for each dwelling.
    - Fixture tables for the “attached” units will include the totals for both dwelling units.
  - "Single-Family Detached" dwelling units are duplexes \textit{with} a subdividing property line between the two units.
    - Detached units will require an independent building permit for each dwelling unit.
    - Detached units are addressed with one numerical street address for each dwelling unit.

- The Table below reflects a visual representation for each of the preceding descriptions, including townhouse units.

- Continued on page 2.
Single-Family Attached vs Detached
and
R-2 vs R-3

(A) One (1) R-3 Two-Family Dwelling

AMANDA: 1 Single Family Attached
1 Folder
Fixture Tables - total for both dwelling units
1 Permit
1 Street Address with unit identification

(B) Two (2) R-3 Single Family Dwellings

AMANDA: 2 Single Family Detached
2 Folders
Fixture Tables - separate for each dwelling unit
2 Permits
2 Street Addresses

(C) Four (4) R-3 Two-Family Dwellings

*** ONLY if less than 3' apart

AMANDA: 4 Single Family Attached
4 Folders
4 Permits
4 Street Addresses

(D) Three (3) R-3 Townhomes

AMANDA: 3 Single Family Detached
3 Folders
Fixture Tables - separate for each dwelling unit
3 Permits
3 Street Addresses

(E) One (1) R-2 Multi-Family Building

AMANDA: 1 Multi-Family Master or Multi-Family CM
1 Folder
1 Permit
1 Street Address

(F) Three (3) R-3 Two Family Dwellings

[NOTE: One (1) R-2 Multi-Family IF NO property lines]

AMANDA: 3 Single Family Attached
3 Folders
3 Permits
3 Street Addresses

***State accessibility requirements need to be complied with