Definition

**Attached Housing**: Two or more dwelling units that are single-family residences on individual lots attached by a common wall at a shared property line. These include: Townhouses, Row houses, and other similar structures.

**Duplex**: A building that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.

What zones can these tools be used in?

<table>
<thead>
<tr>
<th></th>
<th>RA</th>
<th>RSF</th>
<th>RSF-C</th>
<th>RTF</th>
<th>RMF</th>
<th>RHD</th>
</tr>
</thead>
<tbody>
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<td>✓</td>
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<td>✓</td>
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<tr>
<td>Duplex</td>
<td></td>
<td>✓</td>
<td>✓</td>
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</tbody>
</table>

Lot Development Standards

Each house must be on a lot that complies with the lot development standards in the base zone as provided in [SMC Table 17C.110-3].

Number of Attached Units:

- **RA, RSF and RSF-C Zones**: >2 Requires a PUD
- **RTF Zone**: >8 Requires a PUD
- **RMF and RHD Zones**: No limit to the number of attached houses that may have common walls.

Setbacks

**Setbacks**:

- **Interior lots** - The side building setback on the side containing the common wall is reduced to zero.
- **Corner lots** - Either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.

Example Site Setbacks:

```
1. Rear Lot Line
2. Rear Lot Line
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Design Standards

**Attached Housing and Duplexes**: Attached Housing and Duplexes in RA, RSF, or RTF zones are subject to the design standards of [SMC 17C.110.310]. Attached Housing and Duplexes in RMF or RHD zones are subject to design standards of [SMC 17C.110.400-465].

**Multi-family**: Multi-family residential buildings containing three or more units are subject to the design standards of [SMC 17C.110.400-465].