

E. Special Standards for Townhouses

Purpose: The City of Concord recognizes that the physical characteristics of townhouse developments pose a distinct set of service challenges as compared to traditional detached single-family developments. The following standards are intended to provide for 1) the safe movement of vehicles and pedestrians; 2) an adequate amount of resident and visitor parking; 3) the safe provision of public utilities and services; 4) the provision of functional green space; and 5) the creation of a functional, healthy, sustainable and permanent street tree canopy.

1. Side yards are not required for interior townhouses, but street and rear yards shall be provided, and building separation requirements of twenty (20) feet shall be maintained for all groups of townhouse units.
2. No group of townhouse units may be longer than 160 feet.
3. Fences and/or walls on the site shall be constructed in such a manner as to allow unobstructed access to all utility meters and easements.
4. In addition to the requirements of Section 10.3-1, on street parking shall be provided along one side of all streets, or off-street visitor parking shall be provided at the rate of one (1) space for each two (2) units. Off-street parking areas shall be located no further than 500 feet from any group of townhouse units being served.
5. Per Section 10.2.5 all private streets shall be constructed to public street standard.
6. One (1) shade tree with at least a two (2) inch caliper shall be provided within the boundary of the townhouse yard. In the event that the shade tree cannot be provided, two (2) ornamental trees may be substituted. Trees shall be installed no less than 5 feet from any underground utilities and not within existing utility easements or rights-of-way owned by the City. These trees are separate and distinct from the street trees that are required in the planting strip within the street rights-of-way. Street trees shall meet the requirements of Section 11.7.4.
7. Standards for front-loaded townhouses (vehicular access from a principal street) are as follows:
 - a. Front loaded townhouses are prohibited on streets that are or would be classified as collectors or on any other higher classification street.
 - b. Driveways shall be separated from interior property lines by a minimum of five (5) feet and shall maintain a minimum spacing of fifteen (15) feet to another driveway, as measured from edge of pavement to edge of pavement. These requirements are also applicable where interior lot lines are not established, or where units are condominiumized.

- c. Minimum front setbacks shall be twenty (20) feet provided that the building wall of the garage entry is located at least twenty four (24) feet from the front property line. Where interior lot lines are not established or where units are condominiumized, the setback shall be measured from the back of sidewalk. In instances where no garage is proposed, the minimum driveway length shall be twenty four (24) feet;
 - d. Permanent patios (concrete, mortared brick, mortared pavers, asphalt, etc.) or accessory structures may not be constructed any closer than five (5) feet to any property line. Patios consisting of pavers installed by temporary measures such as utilizing sand as a bonding mechanism, may encroach to within three (3) feet of a property line. Permanent or temporary patios and accessory structures shall not be constructed within required landscape buffers.
 - e. City owned water meters or sewer cleanouts shall not be installed within the limits of the townhouse driveway.
8. Standards for rear-loaded townhouses (vehicular access from an alley) are as follows:
- a. Driveways shall be no closer than three (3) feet from the interior property line; where interior lot lines are not established or where units are condominiumized, six (6) feet is required between driveways;
 - b. Minimum front setbacks from the primary street shall be ten (10) feet if the unit has a detached garage, or sixteen (16) feet if the garage is attached or if no garage is provided; where interior lot lines are not established or where units are condominiumized, the setback shall be measured from the back of sidewalk;
 - c. If no garage is provided, parking pads may be paved behind each unit, no deeper than 10 feet from the alley and with six (6) feet maintained between each pad.
 - d. Minimum setback from the alley (for the garage) is six (6) feet measured from the building wall of the structure;
 - e. The minimum width of the alley shall be at least sixteen (16) feet;
 - f. No minimum side setbacks are required for detached garage structures.
 - g. All gas, electric and fiberoptic services shall be located in the rear.
 - h. Adequate space shall be provided along the alley for safely storing garbage and recycling receptacles without interfering with the maneuvering area within the alley.
 - i. City owned water meters or sewer cleanouts shall not be installed within the limits of the townhouse driveway.