



# FAQ

## What kinds of housing types are there?

The Unified Development Code talks about dwelling units and uses several terms to apply to specific types of housing.

**Houses, apartments, rowhouses, townhouses and duplexes are types of houses. They are referred to as a *dwelling unit*. Article 33 of the UDC provides full definitions for dwelling types. Each dwelling type is subject to standards governing setback, building height and lot coverage found in the UDC.**

**Accessory Dwelling Unit.** This is a second, subordinate dwelling unit added to or created within a single-family detached dwelling, which provides independent living, sleeping, eating, cooking, and sanitation facilities.

**Condominium.** A multi-family dwelling, or single-family detached or attached dwelling, governed by the Unit Property Act (see 25 Del. C., subsection 22.)

**Cooperative.** Multi-family dwellings or single-family group dwellings in which there is sold or offered for sale:

- A. An interest in the entity owning the building; and
- B. A lease to occupy a particular dwelling unit within the building.

**Dwelling Unit.** One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate facilities for all of the following: sanitation, living, sleeping, cooking and eating.

**Dwelling.** A building, or portion thereof, used as a place of residence, containing sleeping, cooking, and sanitary facilities, excluding commercial lodging facilities.

**Dwelling, Attached.** A single family dwelling that is attached to or shares a common vertical wall with one or more other dwellings (e.g. Townhouse, duplex)

**Dwelling, Duplex.** A single-family detached dwelling with no more than two units per structure, located one over the other. This includes two-family dwellings.

**Dwelling, Multiple Family.** A building containing three (3) or more dwelling units typically located one over the other and including garden and high rise apartment buildings.

**Dwelling, Quadraplex.** Four (4) attached dwellings in which each unit has at least two open space exposures and shares one or two vertical walls with adjoining units and where no more that two (2) units may lack street frontage.

**Dwelling, Single-Family Detached.** A dwelling unit, including a manufactured home, designed for and occupied by not more than one (1) family and having no roof, wall or floor in common with any other dwelling unit. With the exception of small single family housing (Section 40.07.340), the following shall apply:

- A. It has a minimum of seven hundred fifty (750) square feet of floor area.
- B. It has a minimum width along any exterior front, side and rear elevation of twenty (20) feet, exclusive of any garage area. If applicable, it shall be multiple transportation sections at least ten (10) feet wide unless transportable in three (3) or more sections, in which case only one section need be ten (10) feet wide.
- C. It is permanently mounted on a solid foundation or pier foundation system and anchored, and in each case, in accordance with the building code of the county.
- D. All wheels, axles, transportation lights and removable towing apparatus, if any, shall be removed from the dwelling when it is placed on the foundation in accordance with subsection C of this section.
- E. All utilities shall be permanently connected in accordance with the county plumbing and mechanical codes.
- F. It has a storage area either in a basement located beneath the living area, in an attic area, in a closet area, in an attached or detached garage or an enclosed structure constructed on a permanent foundation and having an area of at least one hundred sixty (160) square feet or any combination thereof. The total storage area must not be less than fifteen (15) percent of the gross floor area of the dwelling unit.
- G. It shall have a weather-resistant exterior covering material comparable in appearance, quality and durability to the materials used on the dwelling, such as brick, stone facing, treated lumber, masonry or masonry veneer, which shall extend to the ground.

- H. The siding of all dwellings shall be continuous to enclose any joining of two (2) or more sections.
- I. It complies with all other pertinent sections of the building and housing codes of the county, and the fire and health codes of the state.

**Group home.** A building that would otherwise be categorized as a single-family home, except for the fact that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be a family living environment, not an institutional environment, where staff manages the living and controls activities. If the unit would otherwise qualify as other types of dwelling units such as apartment or attached housing, then the use shall be treated as such. Co-ops, nursing homes, other institutional residential and boarding house type of operations are expressly excluded since these are institutional or commercial lodging uses.

**Lot-line house.** A dwelling type consisting of a single-family, fully detached residence located on an individual lot with only one side yard. No windows are permitted on the zero lot line wall of the house. The zero lot line may be achieved by placing the house on a side lot line and providing a maintenance easement six feet wide on the adjoining lot.

**Manufactured Home.** A one family dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a seal certifying that it was built in compliance with Chapter 6 of the NCC Code or the Federal Manufactured Housing Construction and Safety Code.

**Mobile home or mobile dwelling unit.** A transportable one family dwelling larger than three hundred twenty square feet, designed to be used as a year-round residence. This does NOT include motor homes or recreational vehicles.

**Patio house.** A single-family dwelling type that is a detached or semi-detached unit with one dwelling unit from ground to roof. Each dwelling unit's lot shall be fully enclosed by a wall located at the lot line, thus creating a private yard between the house and the wall. All living spaces, such as living rooms, dens and bedrooms, shall face into the yard or patio.

**Townhouse.** A single-family dwelling is a row of three or more other dwellings that share common vertical walls.

**Townhouse, weak link.** A townhouse having both a one- and two-story section.

**Twin house.** A single-family dwelling that is attached by one common vertical wall to one other dwelling unit.

**Village house.** A single family dwelling which is detached from neighboring structures. A village house has very small front yards with special landscape requirements. Homes shall be built to the build-to line.

The FAQ series only summarizes or highlights portions of the Unified Development Code (UDC). In all applications, the UDC must be directly consulted. The language in the UDC prevails over the FAQ.

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