

## Duplex and Corner Duplex Info Sheet

### *What is a duplex and corner duplex?*

A duplex is a single structure with two dwelling units attached by a common wall, floor or ceiling on a single lot. As compared to the subordinate relationship between a primary dwelling and an ADU, the two units in a duplex can be any size relative to each other and typically are similarly sized.

A corner duplex is a duplex located on a corner lot.

### *Where can I build a duplex or corner duplex in the city?*

Corner duplexes can be located in all residential zones within the city, including the low density residential districts (R-10, R-8, R-6), the medium density residential districts (R-5 and R-3.5) and the high density residential district (R-2).

Duplexes can be located in all medium and high-density residential zones (R-5, R-3.5, R-2). Consult the Housing Explorer mapping tool online to see where cluster housing can be developed:  
<https://www.orcity.org/maps/housing-explorer>.

### *What are the key zoning requirements?*

- Dimensional standards including minimum lot sizes are specified in the base zone.
- Design standards are the same as requirements for single-family detached dwellings, including façade design elements and garage placement.
- Design for corner duplexes must be compatible for the two units, by incorporating similar exterior finish materials, roof pitch, eaves, trim, and height.



Duplex sharing a common wall, above, and corner duplex, below, with one entrance facing each of the street frontages.

- A main entrance for at least one unit in a duplex must be located on the street-facing façade. Corner duplexes must have two separate entrances, one for each unit, on the two separate street-facing façades.
- Street trees and trees on the lot are required as part of site landscaping.
- There are no minimum off-street parking requirements for duplexes or corner duplexes. If off-street parking is provided, a single driveway is generally required for most mid-block duplexes. Two driveways may be provided for a corner duplex, one on each street frontage.

**Summary Table: Dimensional Standards for Duplexes and Corner Duplexes**

	R-10	R-8	R-6	R-5	R-3.5	R-2
	<i>Corner duplexes only</i>			<i>Duplexes and corner duplexes</i>		
<b>Minimum lot size</b>	10,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
<b>Minimum lot width</b>	65 ft.	60 ft.	50 ft.	35 ft.	25 ft.	50 ft.
<b>Maximum lot coverage</b>	40%	40%	40%	50%	55%	85%
<b>Maximum height</b>	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

**What zoning standards apply to duplexes and corner duplexes?**

This handout is intended as a summary of key standards. For more complete information, see:

- Base zone standards
- OCMC 17.14 – Single-Family Detached & Duplex Residential Design Standards
  - Including OCMC 17.14.060 – Corner Duplexes

**What permits, applications and fees are required?**

A Type I Land Use application is required for a duplex or corner duplex.

- Land Use process timelines: <https://www.orcity.org/planning/processes-and-timelines>
- Webpage for duplexes: <https://www.orcity.org/planning/duplex>
- Application for duplex: <https://www.orcity.org/sites/default/files/fileattachments/planning/page/13326/duplex.pdf>
- Planning Review Fees: Fees: <https://www.orcity.org/planning/planning-fee-schedule>

Building permits and engineering permits may be required as well.

- Building permits: <https://www.orcity.org/building>
- Engineering permits: <https://www.orcity.org/publicworks/engineering-development-services>

In addition to application and review fees, System Development Charges will be assessed for all duplex units. Duplexes are assessed at the “duplex” rate. Further SDC information may be found at the following link:

- <https://www.orcity.org/publicworks/system-development-charges-sdcs>