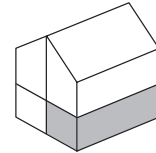


Four or more dwelling units in a detached building, designed with massing and details to appear similar to a very large single detached house.

*common names*

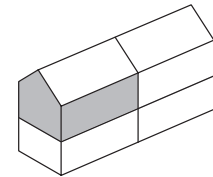
- Quadruplex
- Mansion townhomes
- Back-to-back semi-detached
- Grand house

*variations*



*data*

- 4-5 units/building
- 2-3 floors/building
- interior or exterior entry
- Net site density:  
10-24 units/acre



*Home design*

- Units can be single- or multi-level.
- Unit access can be private and exterior; shared entrance presents privacy and maintenance challenges.
- Personalization is critical to distinguish individual units while maintaining the impression of a large house.

the number of exterior walls with windows and the direction they face.

- Site layout very important and varies by arrangement of units in building.
- Parking can be challenging, but opportunities exist for both on- and off-street in a variety of forms.

*Site design*

- Overlooks and rear yard distances have significant impact on privacy and function of outdoor spaces.
- Access to sunlight and air is affected by

*Neighborhood amenities*

- Potential for increased retail and services due to increased density.
- Transportation options generally greater.
- Nearby open spaces are needed for some outdoor activities.



City Homes on Park, Minneapolis, MN



Humboldt Greenway, Minneapolis, MN



Heritage Park, Minneapolis, MN



Linden Hills, Minneapolis, MN



Maple Grove, MN



City Homes on Park, Minneapolis, MN



Minneapolis, MN



Heritage Park, Minneapolis, MN



City Homes on Park, Minneapolis, MN



Success Family Housing, Minneapolis, MN



City Homes on Park, Minneapolis, MN



Minneapolis, MN