



# Townhomes

Townhomes are attached single-family units, generally sharing one or both side walls with neighboring units. Individual units may have their own small front or back yards or share a common open space. Depending on design and underlying development regulations, units may be located on separate lots or on undivided, commonly owned land. Allowing townhomes in single-family zones can promote more affordable housing and increased housing options in both established and new communities. Townhomes are also ideal for smaller-scale infill development on vacant or underutilized parcels.

## BACKGROUND

Townhomes are a common and well-established way to increase density and diversity of housing types. Styles that allow side-by-side units with individual yards fit well in single-family neighborhoods and can provide a good transition between lower and higher density residential or mixed-use zones. When townhomes are developed as infill, they also can help maximize existing public facilities and infrastructure, rather than expanding into undeveloped areas.

[Design guidelines](#) can be important to the implementation of a townhome ordinance to ensure conformity with the appearance, scale and features of existing nearby homes. Designing townhome frontages towards the public street rather than parking areas can maximize positive community connections. To ensure guidelines are not too prohibitive, jurisdictions can consult with local developers and building officials to ensure regulations that complement the neighborhood are feasible.

## TOOL PROFILE

### Objectives

[Housing in Centers and Near Transit](#)

[Housing Options in Expensive Markets](#)

[Missing Middle Density](#)

[Addressing Racial Inequities](#)

### Type of Tool

**Development types**

### Project Type

**Single family**

**Ownership**

**Rental**

### Affordability

**Market-rate incentives and tools**

