

'Plexes

'Plexes are single houses where two or more living units are attached to each other:

2 units—duplex

3 units—triplex

4 units—quad or four-plex

5+ units—multi-plexes

In Seattle, 'plexes are not currently allowed in single family zones, although many older 'plexes pre-date Seattle's zoning laws and can be found in single family zones across the city. If built in the last 40 years, 'plexes must be zoned for multi-family use and meet specific parking and lot coverage requirements.



'Plexes provide added density in the same footprint as many single family homes.

Cities and states are beginning to change zoning laws to allow 'plexes in single family zones.

In 2019, Minneapolis became the first U.S. city to end single family zoning altogether, allowing duplexes and triplexes in all residential zones.

The Oregon State Legislature passed a bill in 2019 that requires cities with more than 10,000 people to allow duplexes in areas zoned for single-family homes. In the Portland metro area it goes a step further, requiring cities and counties to allow the building of triplexes, quadplexes and "cottage clusters" of homes around a common yard.

