

**DRAFT SITE STANDARDS:
SINGLE DETACHED DWELLING, DUPLEX, TRIPLEX, AND QUADPLEX**

Proposed Site Standards	Notes
<p>A. Minimum lot size</p> <ol style="list-style-type: none"> 1. Single Detached Unit: Per underlying zone district 2. Duplex: Same as for single detached 3. Triplex: 5,000 sq. ft. or same as for single detached if greater than 5,000 4. Quadplex: 7,000 sq. ft., none where there is no minimum for single detached. <p>B. Maximum Density</p> <ol style="list-style-type: none"> 1. Density maximums do not apply to duplexes, triplexes, or quadplexes. <p>C. Setbacks: Same as for single detached, LDR-5, LDR-7, TLDR, TR shown.</p> <ol style="list-style-type: none"> 1. Front and street side: Minimum 10 ft. 2. Front and street side porch: Minimum 8 ft. 3. Front and street side garage: 20 ft. 4. Interior side: 5 ft. 5. Street side: 10 ft. 6. Rear no alley: Minimum 15 ft. 7. Rear with Alley: 8 ft. <p>D. Maximum Height: Same as for single detached, typical 35 ft.</p> <p>E. Parking (off street minimum, as required by Division 46):</p> <ol style="list-style-type: none"> 1. Duplexes: 1 space per dwelling unit 2. Triplexes: 1-3 spaces depending on lot size (lots under 3,000 sq. ft.: 1 space; lots 3,000-4,999 sq. ft.: 2 spaces; lots 5,000 or greater: 3 spaces) 3. Quadplexes: 1-4 spaces depending on lot size (lots under 3,000 sq. ft.: 1 space, lots 3,000-4,999 sq. ft.: 2 spaces, lots 5,000-6,999: 3 spaces, lots 7,000 sq. ft. or larger: 4) 4. Spaces may be provided on individual lots or in a shared parking area on a common tract. 	<p><i>Min. lot size: While each middle housing type is allowed in each of the applicable zone districts, they could only be developed where a lot met the applicable minimum size requirement.</i></p> <p><i>Minimum lot size is not required for middle housing types. The largest minimum lot size allowed to be adopted for each middle housing type is defined by Division 46.</i></p> <p>Consideration: <i>Only apply a middle housing min. lot size in certain zone districts (i.e. do not apply them where there are no minimums for single detached)</i></p> <p><i>Existing single detached dwelling standards:</i></p> <ul style="list-style-type: none"> - TLDR/MDR-12/OFR: No min. size for single detached. - MDR-PV/THR-SW: 3,000 sq. ft. - TR, DRL-1, DRL-2: 4,000 sq. ft. - LDR-5/LDR-PV/LDR-SW: 5,000 sq. ft. <p><i>Division 46 establishes the highest minimum parking standards that can be applied to middle housing.</i></p>

**DRAFT DESIGN STANDARDS:
SINGLE DETACHED DWELLING, DUPLEX, TRIPLEX, AND QUADPLEX**

<p>Proposed Standards* *Design standards to not apply to conversions made under OAR 660-046-0230.</p>	<p>Notes</p>
<p>A. Entry Orientation</p> <ol style="list-style-type: none"> 1. Except for dwellings not visible from the right-of-way: <ol style="list-style-type: none"> a. At least one primary entrance per lot must be oriented to the street right-of-way. b. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit on the corner of the building need be oriented to only one of the streets. <p>B. Window Coverage/Transparency</p> <ol style="list-style-type: none"> 1. Windows and/or doors utilizing clear glass and entry doors of any material shall occupy a minimum of 20 percent of the total street-facing facade(s). 2. Clear glass in windows and/or doors shall occupy a minimum of 5 percent of the total side facade(s), and 5 percent of the total rear facade(s). 3. Garage doors do not count towards minimum transparency requirements. <p>C. Garage/parking location and width</p> <ol style="list-style-type: none"> 1. Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), unless: <ol style="list-style-type: none"> a. The garage or off-street parking area is separated from the street property line by a dwelling; or b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 20 ft. or 50 percent of the street frontage, whichever is greater. 2. Attached garages shall be located at least 4 feet behind the front of the facade. <p>D. Driveway Approach</p> <ol style="list-style-type: none"> 1. Curb Cuts 	<p><i>Note the definition of “visible” may be applied and would exclude units behind another building.</i></p> <p><i>Transparency standards applied for total street facing façades, not by individual unit facades when more than one unit face the street. Allows entry doors and transparency in other doors to count. Does not count garage doors.</i></p> <p><i>For reference LCMC: A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard.</i></p> <p>Consideration: <i>Is 20% the appropriate number? Design Districts require 25% (only includes transparent areas of doors), see LCMC above.</i></p> <p>Consideration: <i>Apply standard (2) for minimum side and rear wall transparency? (Planning Commission recommended use and requested feedback from Design Commission.)</i></p>

<p>a. Curb cuts may be shared for multiple units or developed as individual driveways. Curb cuts may occupy no greater than 34% of the lot frontage, or 28 ft, whichever is less.</p> <p>b. Driveway approaches and curb cuts must meet all the requirements contained in Section A5.000.</p> <p>2. For lots or parcels abutting an improved alley, access must be taken from the alley.</p> <p>3. On-Site Parking</p> <p>a. On-site parking spaces for residential uses shall be at least 8.5 feet wide by 18 feet deep.</p> <p>b. Tandem (end-to-end) parking is allowed for individual units.</p> <p>c. A maximum of one uncovered parking space may be located in a driveway in the front or street side yard setback and/or in the rear yard setback when there is an alley.</p> <p>E. Open Space</p> <p>1. A minimum of 5% of the total lot area shall be included as an outdoor open space meeting one the following conditions:</p> <p>a. An attached and directly accessible porch or balcony. The porch or balcony must be covered, have a railing, and be 64 sq. ft. or larger with minimum dimensions of 6 ft. in each direction;</p> <p>b. An attached and directly accessible landscaped yard space of 100 sq. ft. or larger with minimum dimensions of 8 feet in each direction; or</p> <p>c. A combination of spaces meeting either of the above.</p> <p>2. Open spaces shall include 2 trees per lot (1 for lots under 3,000 s.f.). Trees shall be selected from the approved parking lot tree list or the or the small space tree list.</p> <p>F. Pedestrian Connections. A continuous pedestrian circulation system shall be provided which connects primary entries, parking areas, and the public right of way or sidewalk. It shall be hard-surfaced and a minimum 3 ft. wide.</p>	<p><i>For reference the Public Works Standards for residential driveway curb cuts are as follows: Min: 9 ft. Single Car max: 12 ft. Double car max: 24 ft. Triple Car max: 28 ft.</i></p> <p><i>In lieu of requiring trees from these lists a requirement that selected trees may not be identified on the City or County's list of invasive species, and recommend species be selected from the noted lists.</i></p> <p><i>Cannot require pedestrian connections from the street to every entry since it scales with units.</i></p>
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**DRAFT SITE STANDARDS:
TOWNHOUSES**

Proposed Site Standards	Notes
<p>A. Number of adjoining units</p> <ol style="list-style-type: none"> 1. Minimum: 2 2. Maximum: <ol style="list-style-type: none"> a. VLDR-SW, LDR-SW, LDR-7, LDR-5, TR and LDR-PV: 4 units b. OFR, MDR-12, and DRL-1: 6 units c. DRL-2, TLDR, THR-SW, MDR-PV, and CMF: 8 units <p>B. Minimum lot width</p> <ol style="list-style-type: none"> 1. Interior lot: 16 ft. 2. Corner: 20 ft. <p>C. Density Maximum</p> <ol style="list-style-type: none"> 1. 25 units/acre, except DRL-2 no max. <p>D. Setbacks (Same as for single detached plus 0 ft. shared wall setback and 20 ft. garage setback; LDR-5, LDR-7, TLDR, TR shown)</p> <ol style="list-style-type: none"> 1. Front and street side: Minimum 10 ft. 2. Front and street side porch: Minimum 8 ft. 3. Front and street side garage: 20 ft. 4. Rear no alley: Minimum 15 ft. 5. Rear with Alley: 8 ft. 6. Common wall: 0 ft. 7. Interior side (not common wall): 5 ft. <p>E. Maximum Height: 35 ft.</p> <p>F. Minimum Off-Street Parking: One (1) space per unit. Spaces may be provided on individual lots or in a shared parking area on a common tract.</p> <p>G. Areas owned in common</p> <ol style="list-style-type: none"> 1. Applicants shall provide a mechanism for perpetual maintenance of structures and spaces in common ownership, such as a homeowners association. 2. The approval authority may require a perpetual open space easement over areas retained in common ownership. 	<p><i>Number of attached units increases with allowed density of the base zone district.</i></p> <p><i>Lot size governed by width requirements, Townhouse does not have a minimum lot size or minimum street frontage.</i></p> <p><i>Setbacks follow Div. 46 regulations and match those for single detached when allowed.</i></p> <p><i>Max. height matches that for single detached and other middle housing types except cottage cluster. Must allow three stories if off-street parking is required.</i></p>

**DRAFT DESIGN STANDARDS:
TOWNHOUSES**

Proposed Standards* *Design standards to not apply to conversions made under OAR 660-046-0230.	Notes
<p>A. Entry Orientation</p> <p>1. The main entrance of each townhouse must:</p> <ul style="list-style-type: none">a. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; andb. Either:<ul style="list-style-type: none">i. Face the street (see Figure 13);ii. Be at an angle of up to 45 degrees from the street (see Figure 14);iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; oriv. Open onto a porch (see Figure 16). The porch must:<ul style="list-style-type: none">(A) Be at least 25 square feet in area; and(B) Have at least one entrance facing the street or have a roof. <p>2. Except for dwellings on the flag portion of flag lots, the primary entrance shall be oriented toward the street which the dwelling faces.</p> <ul style="list-style-type: none">a. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit on the corner of the building need be oriented to only one of the streets. <p>B. Unit Definition.</p> <p>1. Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 22):</p> <ul style="list-style-type: none">a. A roof dormer a minimum of 4 feet in width;b. A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room;c. A bay window that extends from the facade a minimum of 2 feet;d. An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse;e. An entryway that is recessed a minimum of 3 feet;f. A covered entryway with a minimum depth of 4 feet; or	<p><i>Entry Orientation standards match the Large City Model Code (LCMC) with the addition of (2) from existing Gresham standards.</i></p> <p><i>Unit Definition standards match the LCMC.</i></p>

<p>g. A porch meeting the standards of subsection (A)(1)(b)(iv) above.</p> <p>2. Balconies and bay windows may encroach into a required setback area.</p> <p>C. Window Coverage/Transparency</p> <p>1. Windows and/or doors utilizing clear glass and entry doors of any material shall occupy a minimum of 20 percent of the total street-facing facade(s).</p> <p>2. Clear glass in windows and/or doors shall occupy a minimum of 5 percent of the total side facade(s), and 5 percent of the total rear facade(s).</p> <p>3. Garage doors do not count towards minimum transparency requirements.</p> <p>D. Driveway Access and Parking</p> <p>1. Driveway Access and Parking. Townhouses with frontage on a public street shall meet the following standards:</p> <p>a. Garages on the front facade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 23).</p> <p>i. Each townhouse lot has a street frontage of at least 15 feet on a local street.</p> <p>ii. A maximum of one (1) driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.</p> <p>iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.</p> <p>iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.</p> <p>b. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (a).</p> <p>i. Off-street parking areas shall be accessed on the back facade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.</p> <p>ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 24.</p> <p>iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed</p>	<p><i>Transparency standards match that for single detached, duplex, triplex, and quadplex.</i></p> <p><i>Driveway Access and Parking standards match LCMC plus (2) – (5) which match that for single detached, duplex, triplex and quadplex.</i></p>
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<p>in the area directly between the front façade and front lot line of any of the townhouses. See Figure 25.</p> <ul style="list-style-type: none"> iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access. c. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (b). <ol style="list-style-type: none"> 2. Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the following: <ul style="list-style-type: none"> a. The garage or off-street parking area is separated from the street property line by a dwelling; or b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 60 percent of the street frontage for the townhouse development. 3. Attached garages shall be located at least 4 feet behind a street facing façade. 4. Shared driveways shall include shared curb cuts. 5. On-Site Parking <ul style="list-style-type: none"> a. On-site parking spaces for residential uses shall be at least 8.5 feet wide by 18 feet deep. b. Tandem (end-to-end) parking is allowed for individual units. c. Uncovered parking spaces may be located in a driveway in the front or street side yard setback and/or in the rear yard setback when there is an alley. <p>E. Pedestrian Connections</p> <ol style="list-style-type: none"> 1. A pedestrian circulation system shall be provided which connects primary entries, parking areas, and the public right of way or sidewalk. It shall be hard-surfaced and a minimum 3 ft. wide. <p>F. Open Space</p> <ol style="list-style-type: none"> 1. A minimum of 5% of the total lot area of the townhouse development shall be included as outdoor open space meeting one the following conditions: <ul style="list-style-type: none"> a. An attached and directly accessible covered porch/balcony with railing, 64 sq. ft. or larger. The minimum dimensions of the porch/balcony shall be 6 feet in each direction; 	<p><i>Matches that for single detached, duplex, triplex, and quadplex.</i></p> <p><i>Consistent with, or less restrictive than, standards for single detached, duplex, triplex, and quadplex.</i></p>
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- b. An attached and directly accessible yard space of 100 sq. ft. or larger with minimum dimensions of 8 feet in each direction; or
 - c. A shared children’s play area with a minimum of 3 types of play equipment and minimum 12 ft. dimensions.
 - d. Shared open space or courtyard with minimum 12 ft. dimensions.
 - e. A combination of spaces meeting any of the above.
2. Open spaces shall include 1 tree per 3,000 sq. ft. of lot area
Trees shall be selected from the approved parking lot tree list or the or the small space tree list.

In lieu of requiring trees from these lists a requirement that selected trees may not be identified on the City or County’s list of invasive species, and recommend species be selected from the noted lists.

LCMC Figures for Townhouses:

Figure 13. Main Entrance Facing the Street

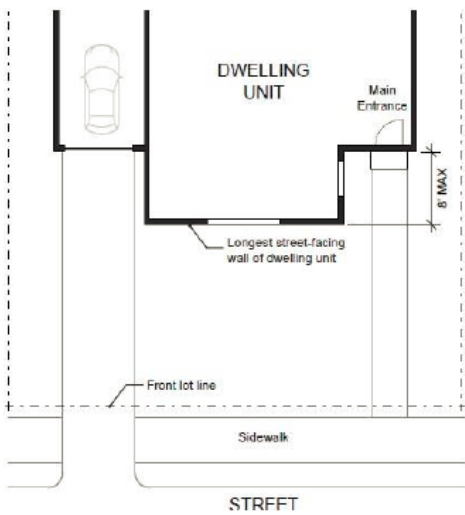


Figure 14. Main Entrance at 45° Angle from the Street

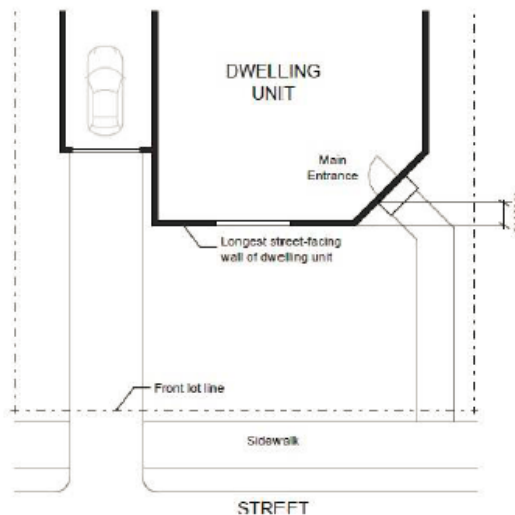


Figure 16. Main Entrance Opening onto a Porch

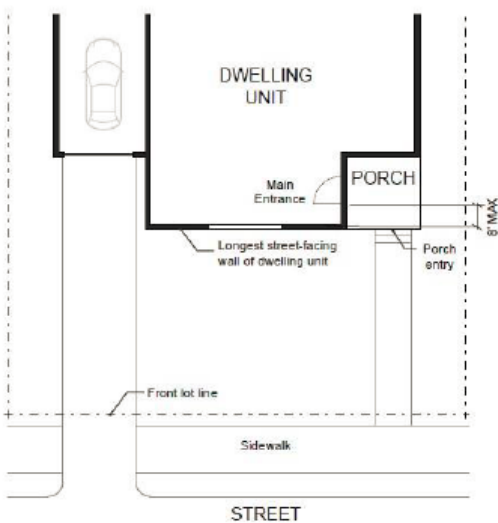
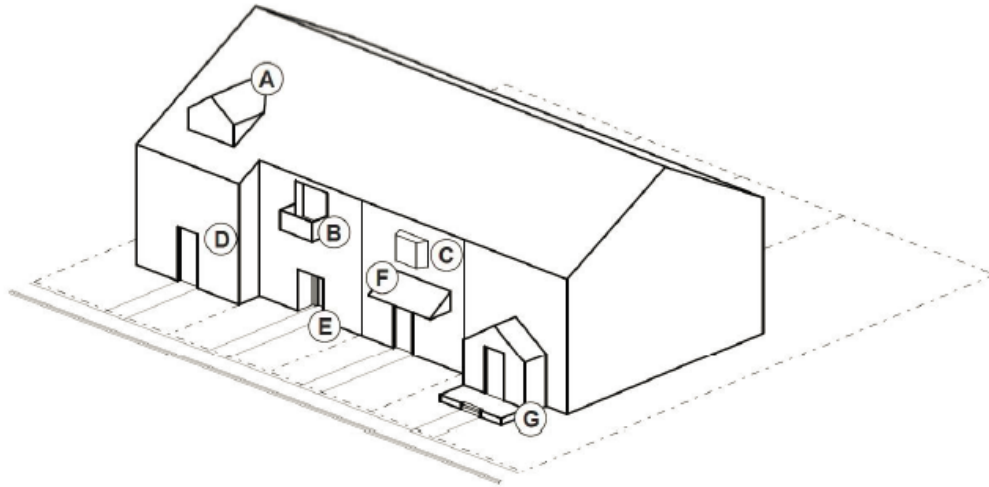


Figure 22. Townhouse Unit Definition



- (A) Roof dormer, minimum of 4 feet wide
- (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C) Bay window extending minimum of 2 feet from facade
- (D) Facade offset, minimum of 2 feet deep
- (E) Recessed entryway, minimum 3 feet deep
- (F) Covered entryway, minimum of 4 feet deep
- (G) Porch, meets standards of subsection (1)(b)(iv) of section (C)

Figure 24. Townhouses on Corner Lot with Shared Access

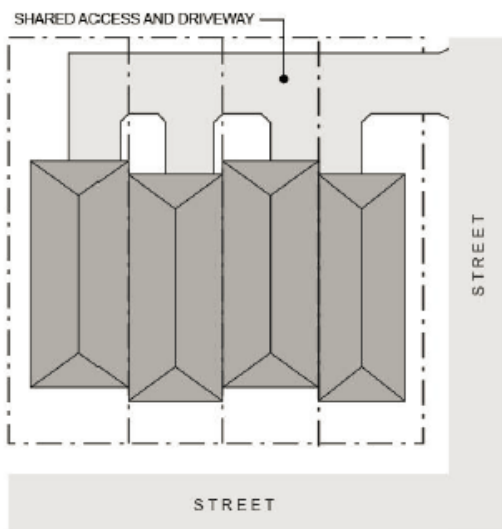
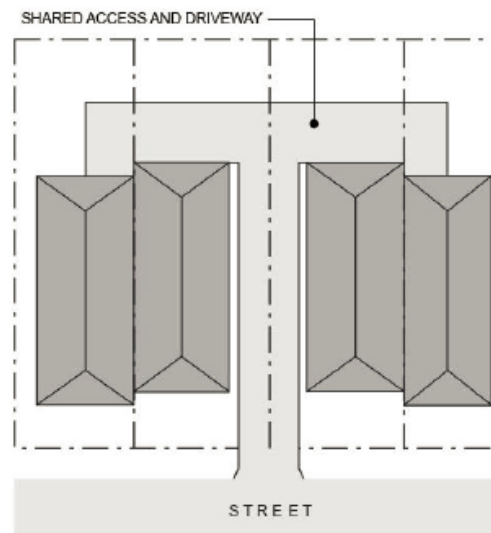


Figure 25. Townhouses with Consolidated Access



**DRAFT SITE STANDARDS:
COTTAGE CLUSTERS**

Proposed Standards	Notes
<p>A. Minimum lot size: 7,000 sq. ft.</p> <p>B. Density:</p> <ol style="list-style-type: none"> 1. Minimum: Four units per acre or per zone district, whichever is greater (typically per zone district). 2. Maximum: Does not apply to Cottage Clusters <p>C. Minimum number of cottages per development: 3</p> <p>D. Maximum number of cottages per common courtyard: 12</p> <p>E. Setbacks:</p> <ol style="list-style-type: none"> 1. Front: 10 2. Side: 5 3. Rear: 10 4. Garage: 20 <p>F. Building separation within cottage development: 8 ft. min.</p> <p>G. Building size (for all buildings in cluster development, including cottages, common building, accessory structures, etc.):</p> <ol style="list-style-type: none"> 1. Max footprint: 900 sq. ft. <ol style="list-style-type: none"> a. 40 sq. ft. of a required entry porch and/or up to 64 sq. ft. of a covered porch used to meet the open space requirement may be excluded from footprint calculations. 2. Max. Height: 25 ft. <p>H. Parking: Min. 1 space per dwelling unit</p>	<p>Consideration: <i>Should a minimum lot size be applied in zone districts without one for single detached dwellings? (Also see consideration above for single detached.)</i></p> <p><i>A minimum number of cottage clusters per development is not required to be set.</i></p> <p><i>A development of 13 Cottages would require 2 courtyards, 25 cottages would require 3 courtyards, etc.</i></p> <p><i>LCMC Setbacks: same as that for single detached in the same zone, except that minimum setbacks for dwellings in excess of the following are invalid: Front setbacks: 10 feet Side setbacks: 5 feet Rear setbacks: 10 feet</i></p> <p><i>Minimum building separation of 6 ft. used in LCMC, Building Code requires min. 6 ft., 10 ft. separation was used in modeling on Attachment 2 and in draft code for planning commission.</i></p> <p><i>No sq. ft. limits on building size. Size is sufficiently limited by setbacks, footprint, height, parking, lot size, open space requirements, etc.</i></p> <p><i>Div. 46 establishes the highest minimum parking standards that can be applied to middle housing.</i></p>

<p>d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.</p> <p>e. The common courtyard shall be developed with a mix of landscaping, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.</p> <p>f. One tree (min 1.5 inch caliper at time of planting) shall be included in each courtyard. Tree species shall be selected from the approved parking lot tree list or the small space tree list</p> <p>g. Pedestrian paths that are contiguous to a courtyard may count toward the courtyard’s minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.</p> <p>D. Private Open Space:</p> <p>1. Each cottage shall include one of the following outdoor private open space options:</p> <p>a. An attached and directly accessible covered porch/balcony with railing, 64 sq. ft. or larger. The minimum dimensions of the porch/balcony shall be 6 feet in each direction; or</p> <p>b. An attached and directly accessible yard space of 100 sq. ft. or larger with minimum dimensions of 8 feet in each direction.</p> <p>E. Common Buildings</p> <p>1. One common building is allowed per common open space, and may count for up to 30% of the common open space area.</p> <p>2. Common buildings shall be limited to a maximum 900 sq. ft. footprint.</p> <p>F. Pedestrian Access:</p> <p>1. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:</p> <p>a. The common courtyard and other shared amenities;</p> <p>b. Shared parking areas;</p> <p>c. Community buildings; and</p> <p>d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.</p> <p>2. The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.</p>	<p><i>In lieu of requiring trees from these lists a requirement that selected trees may not be identified on the City or County’s list of invasive species, and recommend species be selected from the noted lists.</i></p> <p><i>This is less restrictive than the LCMC.</i></p> <p><i>A definition of “community building” will be needed to keep it distinct from an accessory building.</i></p> <p><i>Pedestrian access standards use the LCMC with addition of “and other shared amenities” to (F)(1)(a).</i></p>
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G. Windows/Transparency

1. Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single family dwellings in the same zone.

H. Parking Design (see Figure 27).

1. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:
 - a. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces.
 - b. ii. Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.
 - c. iii. Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.
 - d. iv. Clustered parking areas may be covered.
2. Parking location and access.
 - a. Off-street parking spaces and vehicle maneuvering areas shall not be located:
 - i. Within of 20 feet from any street property line, except alley property lines; or
 - ii. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
 - b. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.
3. Screening.
 - a. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.
4. Garages and carports.
 - a. Garages and carports (whether shared or individual) must not abut common courtyards.
 - b. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
 - c. Individual detached garages must not exceed 400 square feet in floor area.
 - d. Enclosed garage space may not exceed 400 sq. ft. per unit

Consideration: Apply the single detached transparency standard to the full middle housing development.

(Windows and/or doors utilizing clear glass and entry doors of any material shall occupy a minimum of 20 percent of the total street-facing facade(s).

a. Clear glass in windows and/or doors shall occupy a minimum of 5 percent of the total side facade(s), and 5 percent of the total rear façade(s).

b. Garage doors do not count towards minimum transparency requirements.)

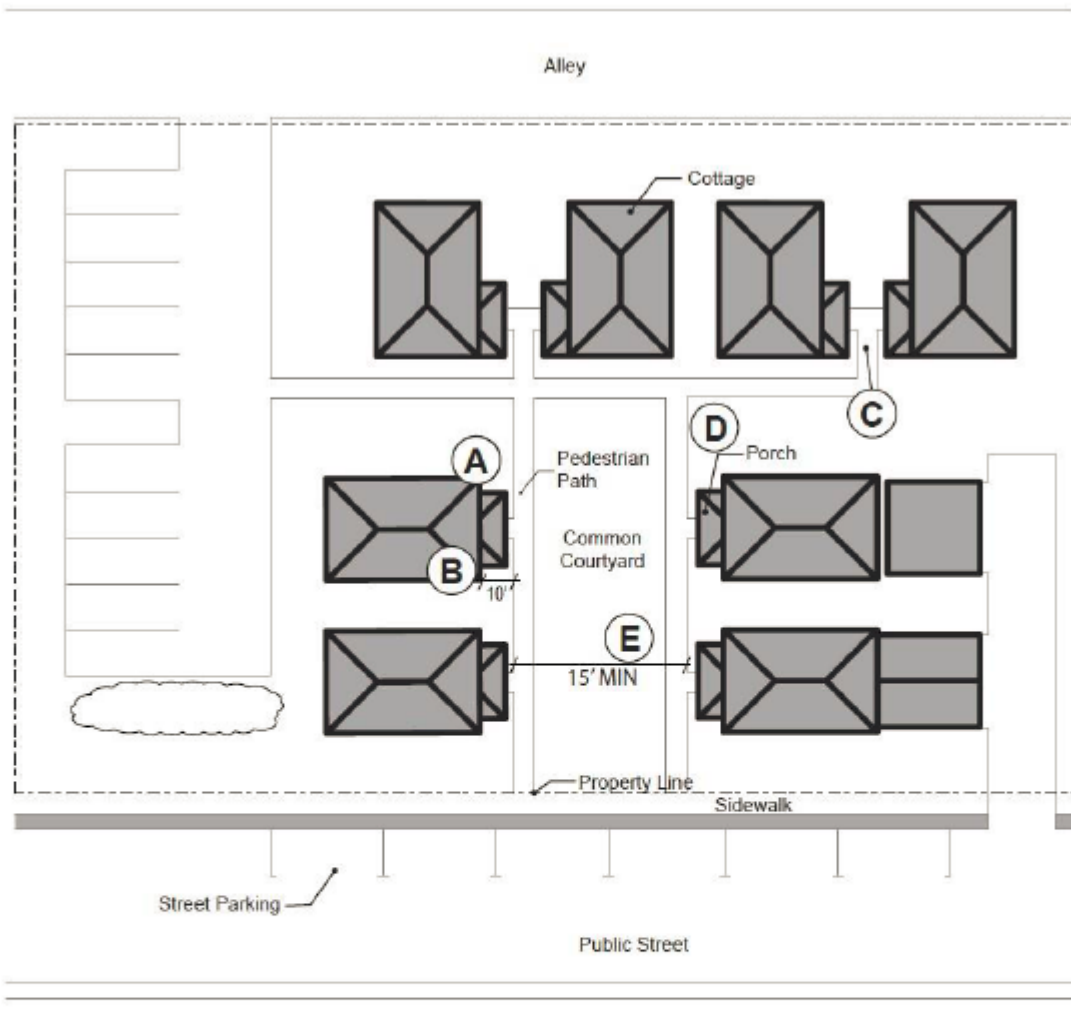
Parking design standards from LCMC except as noted.

Garage and Carport standards follow LCMC with distinction that both attached or detached garages must not exceed 400 sq. ft.

<p>e. Garage doors for attached and detached individual garages must not exceed 20 feet in width.</p> <p>I. Accessory Structures.</p> <p>1. Accessory structures must not exceed 400 square feet in floor area.</p> <p>J. Existing Structures.</p> <p>1. On a lot or parcel to be used for a cottage cluster project, an existing detached single family dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:</p> <p>a. The existing dwelling may be nonconforming with respect to the requirements of this code.</p> <p>b. The existing dwelling may be expanded up to the maximum height in subsection (B)(4) or the maximum building footprint in Chapter 1, subsection (B)(1); however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.</p> <p>c. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (1)(a) of this section (C).</p> <p>K. Areas Owned in Common.</p> <p>1. Applicants shall provide a mechanism for perpetual maintenance of structures and spaces in common ownership, such as a homeowners association.</p> <p>2. The approval authority may require a perpetual open space easement over areas retained in common ownership.</p>	<p><i>Per LCMC.</i></p> <p><i>Primarily follows LCMC (leaves out LCMC provision related to averaging building sizes which is not used in draft code.)</i></p> <p><i>Standards match those for Single detached, duplex, triplex, and quadplex.</i></p>
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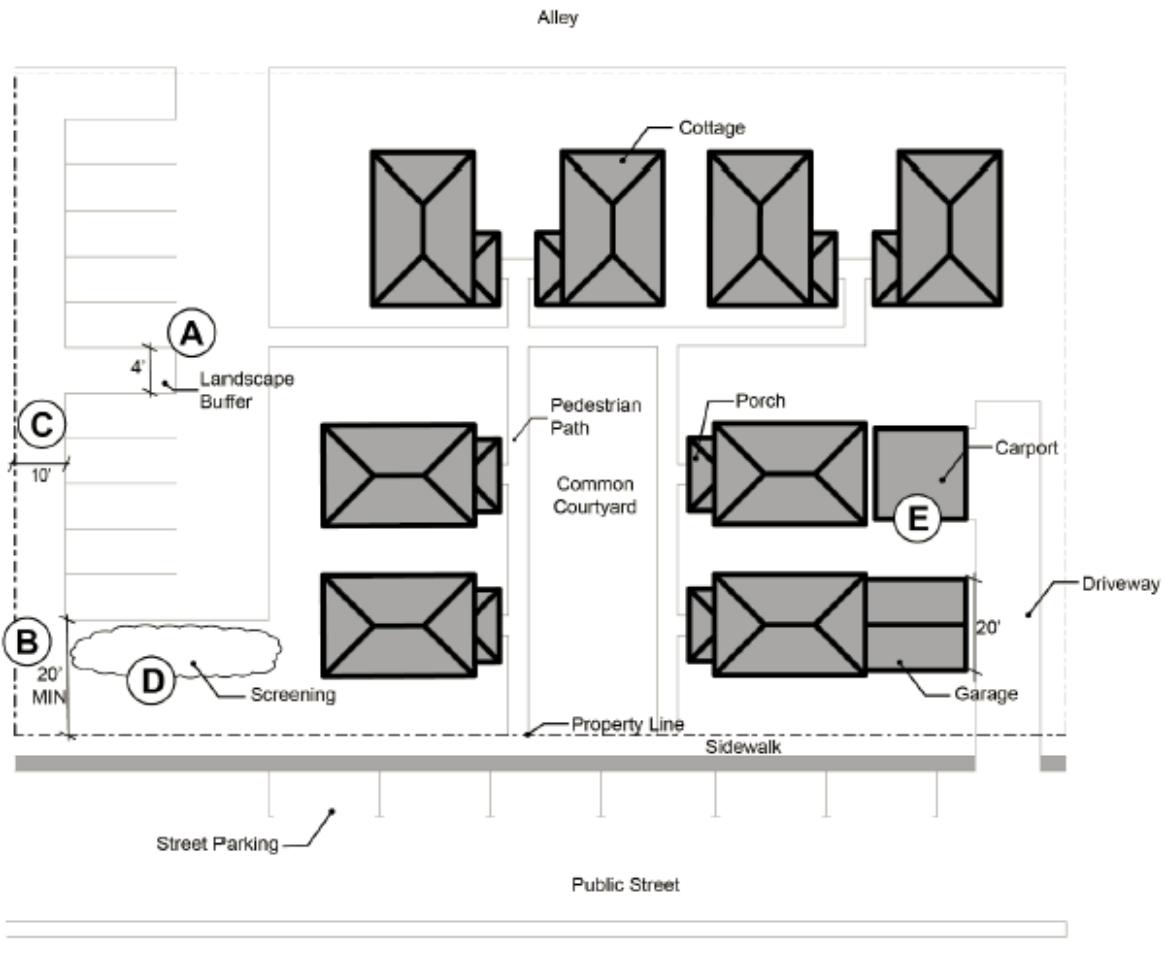
LCMC Figures for Cottage Clusters:

Figure 26. Cottage Cluster Orientation and Common Courtyard Standards



- A** A minimum of 50% of cottages must be oriented to the common courtyard.
- B** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- C** Cottages must be connected to the common courtyard by a pedestrian path.
- D** Cottages must abut the courtyard on at least two sides of the courtyard.
- E** The common courtyard must be at least 15 feet wide at its narrowest width.

Figure 27. Cottage Cluster Parking Design Standards



- (A) Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B) No parking or vehicle area within 20 feet from street property line (except alley).
- (C) No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D) Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E) Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

DRAFT EDITS TO EXISTING STANDARDS

Proposed Edits	Notes
<ul style="list-style-type: none">• Standards for duplexes to be updated throughout code, HB 2001/Div. 46 requires duplex treated same as single detached.• 4.0132(D) Safe Neighborhood Design Performance Standards: Standards updated for compliance, moved into the new design standards sections in Article 7.• 4.0138 Residential Compatibility Standards for LDR-5, LDR-7, TLDR and TR: The majority of this section is removed entirely as it is not compliant with HB 2001. Some standards for flag lots will be incorporated into other code sections.• 9.0600 Height Transition does not apply to single detached so will not be applied to middle housing.• 9.0110 Buffering and Screening Requirements: Middle Housing will be treated the same as single detached dwellings.	

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