

**Proposed Amendments to the McMinnville Municipal Code – New Chapter**

**Chapter 17.11**  
**RESIDENTIAL DESIGN AND DEVELOPMENT STANDARDS**  
(as adopted per Ordinance XXXX, June XX, 2022)

Sections:

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- 17.11.011 Applicability
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- 17.11.110 Planned Development Residential Design and Development Standards

17.11.010 Purpose. This chapter provides residential development and design standards for all housing types permitted in McMinnville’s residential and commercial zones.

The purpose of this chapter is to permit a wide variety of housing types while maintaining the character and values of McMinnville. These housing types provide greater options for the community and help implement the City’s vision for housing, including the Great Neighborhood Principles.

The proposed housing types range in size, affordability, and configurations, including attached and detached dwellings. The development standards for each housing type were calibrated specifically for McMinnville.

This chapter is divided into individual housing types with their associated development standards and universal design standards that apply to all housing types.

17.11.011 Applicability. The residential design and development standards in this chapter are applicable to all new housing construction, residential conversions, and new additions that comprise 50% or more of the structure.

17.11.012 Introduction to Housing Types

- A. A housing type is not a use category. It describes a type of development that can contain a residential use.
- B. A list of allowed, limited, and prohibited housing types in residential and commercial zones is provided in 17.11.013. Terms and abbreviations used are defined as follows:
  - 1. Yes, allowed (Y). Housing types that are allowed.
  - 2. Limited (L). Housing types that require a conditional use approval or are allowed subject to specific limitations.
  - 3. No, prohibited (N). Housing types that are not allowed under any circumstance.
- C. Housing types that are allowed or allowed on a limited basis are subject to the standards and provisions of the applicable development standards chapter, which is indicated in parentheses in the first column of the Housing Types Table in 17.11.013.
- D. All allowed housing types may be built on-site or brought to the site as a manufactured home.

17.11.013 Zoning Table of Allowed Housing Types. The table below depicts what housing type is allowed in each zone.

Housing Types	R-1	R-2	R-3	R-4	R-5	O-R	C-1	C-2	C-3
Tiny Houses (17.11.020)	Y	Y	Y	Y	N	Y	N	N	N
Cottage Clusters (17.11.030)	Y	Y	Y	Y	N	Y	N	N	N
Accessory Dwelling Units (17.11.040)	Y	Y	Y	Y	N	Y	N	N	L
Single Detached Houses (17.11.050)	Y	Y	Y	Y	N	Y	N	N	L
Plexes (17.11.060)	Y	Y	Y	Y	N	Y	N	N	L
Townhouse (17.11.070)	Y	Y	Y	Y	N	Y	N	N	L
Single Room Occupancy - Small Housing (17.11.080)	Y	Y	Y	Y	N	Y	N	N	L
Single Room Occupancy - Large Housing (17.11.080)	N	N	N	Y	Y	Y	N	N	Y
Apartments (All Apartment Types) (17.11.090)	N	N	N	L	Y	L	N	N	Y

Y = Yes, Allowed

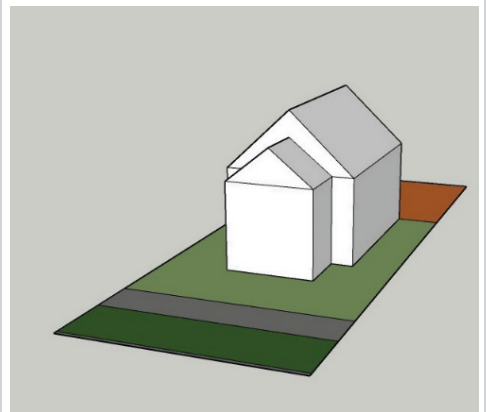
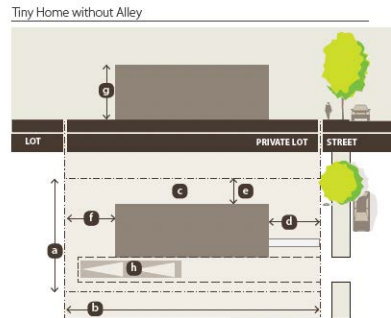
L = Limited, (see footnotes in housing types development standards tables)

N = No, Prohibited

17.11.014 Definition of Housing Types

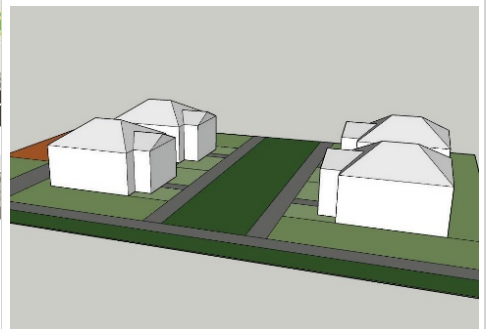
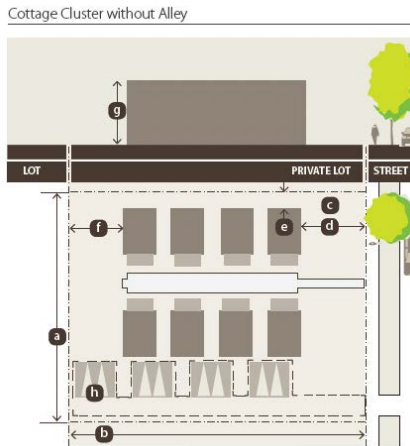
**Tiny House**

A Tiny House is a small permanent detached unit no more than 400 square feet.



**Cottage Clusters**

A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard; Cottage Cluster units may be located on a single Lot or Parcel, or on individual Lots or Parcels.



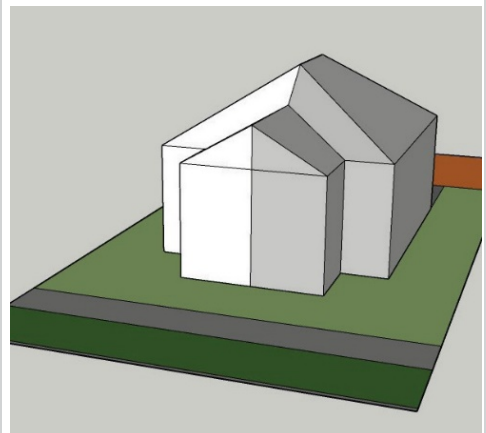
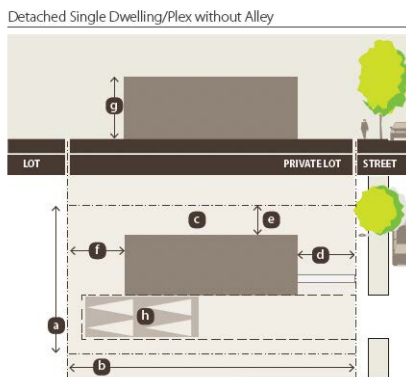
**Plexes**

Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units).

Duplex: Two dwelling units on a single lot, may be attached or detached.

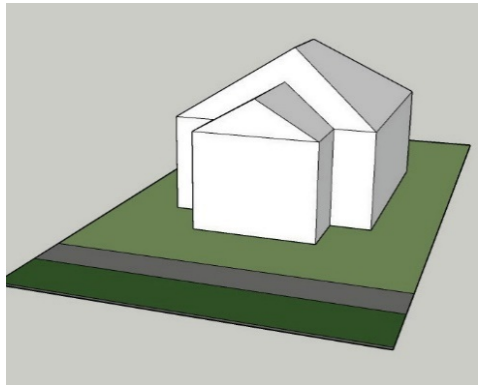
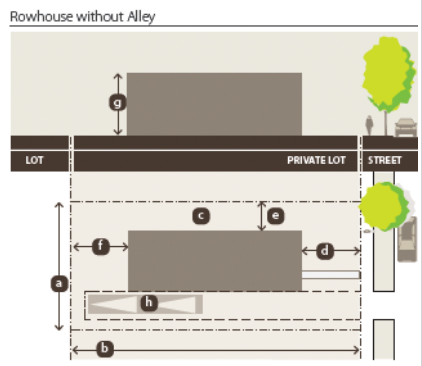
Triplex: Three dwelling units on a single lot, may be attached or detached, or a mix.

Quadplex: Four dwelling units on a single lot, may be attached or detached, or a mix.



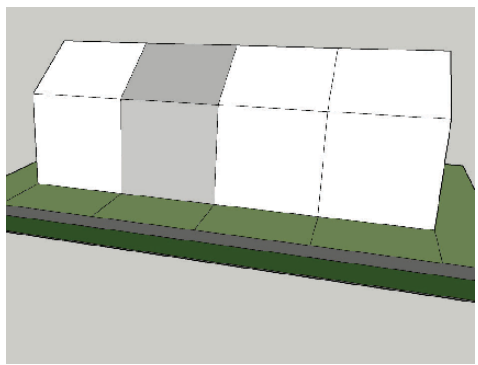
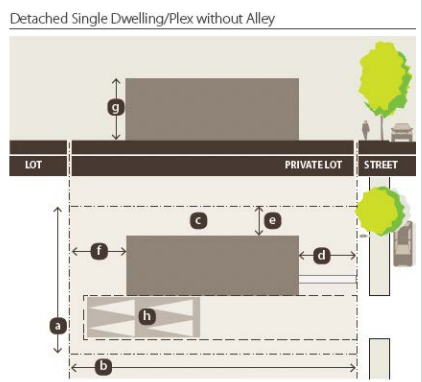
### Single Dwelling

A detached building containing one dwelling unit. Single dwelling standards apply to units that are larger than 400 square feet.



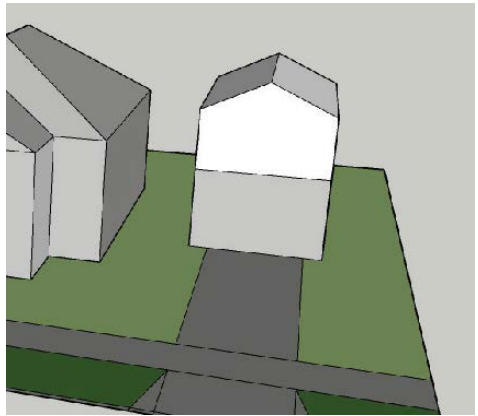
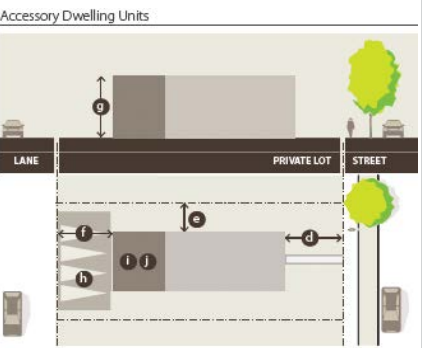
### Townhouse

A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units. The common or abutting wall must be shared for at least 25 percent of the length of the side of the building. The shared or abutting walls may be any wall of the buildings, including the walls of attached garages. Each dwelling unit has its own external entrance.



### Accessory Dwelling Unit (ADU)

An ADU is a secondary, self-contained single-dwelling unit that may be allowed only in conjunction with a single-dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary single-dwelling. An accessory dwelling unit may be located within, attached to or detached from the primary single dwelling.



**Single Resident Occupancy (SRO)**

An SRO Housing Development is development of a site with two or more SRO Living Units and shared common areas and common facilities, including sanitary and/or food preparation areas, in one or more buildings on the site. All of the facilities for daily housekeeping, including living, sleeping, sanitation (toilet and bathing), dining, and food preparation are provided for the SRO Housing Development as a whole, subject to the standards provided in the Zoning Ordinance.



**Apartments**

(In order of density: Most dense to least dense)

**Apartment Block**

Stacked dwelling units in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.



**Apartment Block**

Density Range:  
Context: City center



**Medium Apartment Block**

Density Range:  
Context: City center and along major streets served by transit



**Small Apartment Block**

Density Range:  
Context: At the edges of low and medium density residential neighborhoods

**Walk-Up Apartment**

Buildings are limited to three stories, and consist of about four to 12 dwelling units each, accessible from a single open air stair. Individual apartment buildings are arranged around common open space and shared parking areas.



**Single Walk-up**

Density Range:  
Context: At the edges of low density residential neighborhoods and along major streets



### **Courtyard Apartment**

Attached dwelling units arranged around a courtyard, each with its own entry or other access off of the courtyard.



### **2-3 Story Courtyard**

Density Range:

Context: City center, low and mid-density residential neighborhoods



### **Single Story Courtyard**

Density Range:

Context: May be integrated into low density residential neighborhoods

### 17.11.015 Introduction to Development Standards Tables

- A. Each housing type has a development standards table. The table has information about minimum lot sizes, setbacks, height limitations, parking, and other relevant standards.
- B. The tables are set up to provide development standards for the housing type if used as part of a planned development, with alleys and without alleys, as well as part of a subdivision or infill in a subdivision.
- C. Development standards vary depending on the above conditions, mostly due to parking. Lot widths for homes without an alley tend to be wider to accommodate space for a driveway. Lots for homes with an alley can be narrower in width because parking is permitted directly off of the alley.
- D. The development standards for lots with or without an alley are applicable to planned developments per Chapter 17.51 of the McMinnville Municipal Code.
- E. The development standards for infill are required to match those of the existing zoning and adjacent lots.

### 17.11.020 Tiny Houses

- A. Characteristics. A Tiny House is a small permanent detached dwelling unit no more than 400 square feet. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive homeownership product than a larger single dwelling house.
- B. Guiding Principles. Tiny houses should each have their own private open space and be situated similarly to single dwellings by facing the primary adjacent street. Tiny houses grouped in a cluster on a single lot should follow the standards and guidelines of a Cottage Cluster.
- C. Development Standards. Please see Table 1 below.

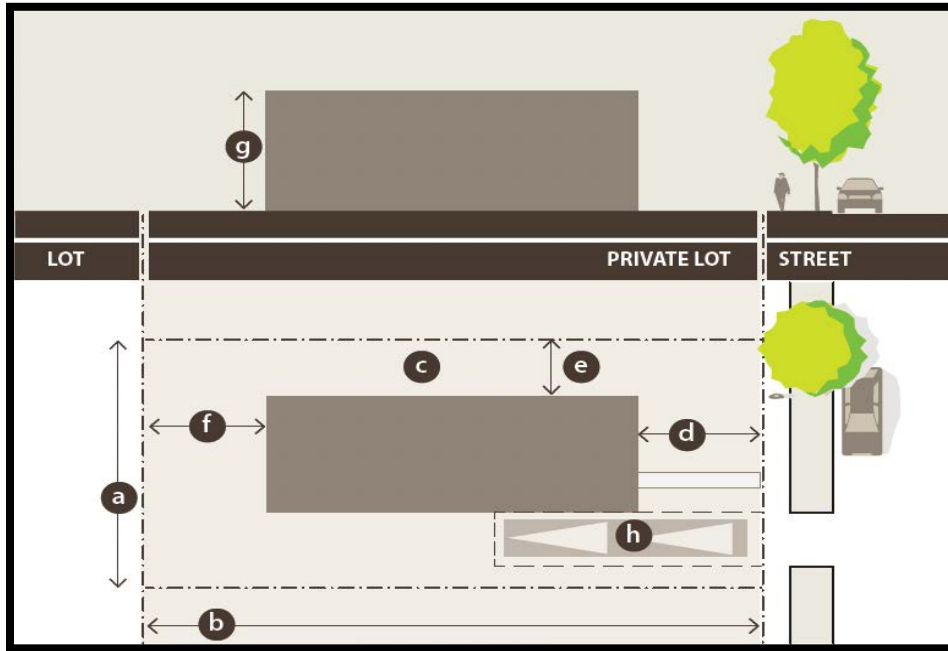
**TABLE 1. TINY HOUSE DEVELOPMENT STANDARDS**

	PLANNED DEVELOPMENT		SUBDIVISION
	WITH ALLEY	WITHOUT ALLEY	SUBDIVISION / INFILL <sup>(4)</sup>
a) Lot width (feet)	Min. 25	Min. 40	Match existing zone, subdivision, or Planned Development overlay district.
b) Lot depth (feet)	Min. 55	Min. 60	
c) Lot size (square feet)	Min. 1,400	Min. 2,100	
d) Front setback (feet)	Min. 10 <sup>(1)</sup> or 15	Min. 15	
e) Side setback (feet)	Interior: Min. 3 <sup>(2)</sup> or 5 Exterior: 10	Interior: Min. 3 <sup>(2)</sup> or 5 Exterior: 10	
f) Rear setback (feet)	0 with garage, 20 without garage <sup>(3)</sup>	Min. 20	
g) Building height (feet)	Max. 25	Max. 25	
h) Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
i) Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
j) Minimum Off-Street Parking	One parking space per dwelling unit		
k) Universal Design Standards and Planned Development Standards that apply	Street frontage Front yard Alleys Compatibility Façade Parking Planned Development Standards: Usable Side Yard, Through Block, and Corner Common Greens		

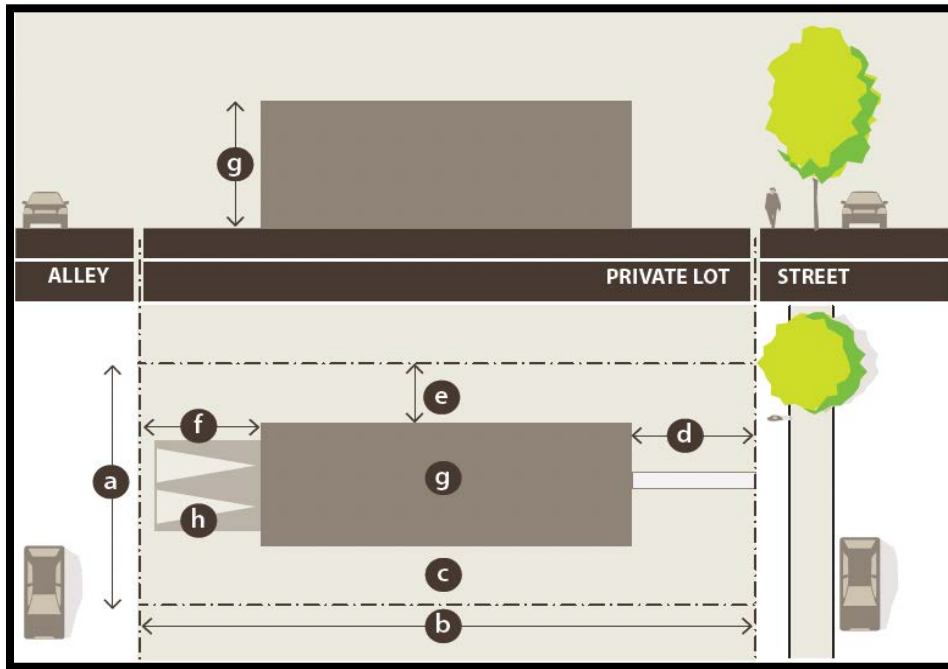
<sup>(1)</sup> Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type<sup>(2)</sup> Must meet all requirements of Usable Side Yard Subdivision standards.<sup>(3)</sup> From alley property or easement line.<sup>(4)</sup> Infill is defined as lots less than 14,000 square feet or less than double the minimum lot size of the underlying zone, whichever is less.



**Figure 1. Tiny House without Alley**



**Figure 2. Tiny House with Alley**



**17.11.030 Cottage Cluster**

- A. **Characteristics.** Cottage clusters are groups of four to eighteen detached dwelling units that are of smaller size than the typical single detached house. A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard; Cottage cluster units may be located on a single Lot or Parcel, or on individual Lots or Parcels. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached low density residential neighborhoods.
- B. **Guiding Principles.**
1. Shared open space should be provided and located so that it serves as a central feature of the cluster of dwellings.
  2. Layer zones of landscaping to create a gradual transition from the commonly owned green to the privately-owned garden and porch of individual dwellings.
  3. Spacing between cottage cluster housing units shall meet applicable building code requirements.
- C. **Development Standards.** Please see Table 1 below.

<b>Table 1. COTTAGE CLUSTER DEVELOPMENT STANDARDS</b>			
	<b>PLANNED DEVELOPMENT</b>		<b>SUBDIVISION</b>
	<b>WITH ALLEY</b>	<b>WITHOUT ALLEY</b>	<b>SUBDIVISION / INFILL<sup>(4)</sup></b>
a) Lot width (feet)	Min. 35	Min. 45	Match existing zone, subdivision, or Planned Development overlay district.
b) Lot depth (feet)	Min. 65	Min. 65	
c) Lot size (square feet)	Min. 7,000	Min. 7,000	
d) Front setback (feet)	Min. 10	Min. 10	Min. 10
e) Side setback (feet)	Interior: Min. 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 10
f) Rear setback (feet)	0 with garage, 10 without garage. <sup>(1)</sup>	Min. 10	Min. 10
g) Building height (feet)	Max. 25 or two stories, whichever is greater	Max. 25 or two stories, whichever is greater	Max. 25 or two stories, whichever is greater
h) Building separation	6	6	10
i) Building footprint, maximum <sup>(2)</sup>	900	900	900
j) Unit size, average (square feet) <sup>(3)</sup>	1,400	1,400	1,400

k)	Parking Zone	For lots with an alley: Parking is required to be located accessed off adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
l)	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
m)	Minimum Off-Street Parking	One off-street parking space per dwelling unit. Cottage Cluster developments utilize shared parking areas and a shared driveway limited to one driveway per street frontage.		
n)	Minimum number of units	4	4	4
o)	Maximum number of units	18	12	12
p)	Density, minimum	Four units per acre	Four units per acre	Four units per acre
q)	Universal Design Standards and Planned Development Standards that apply	Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Planned Development Standards: Usable Side Yard, Through Block, and Corner Common Greens		

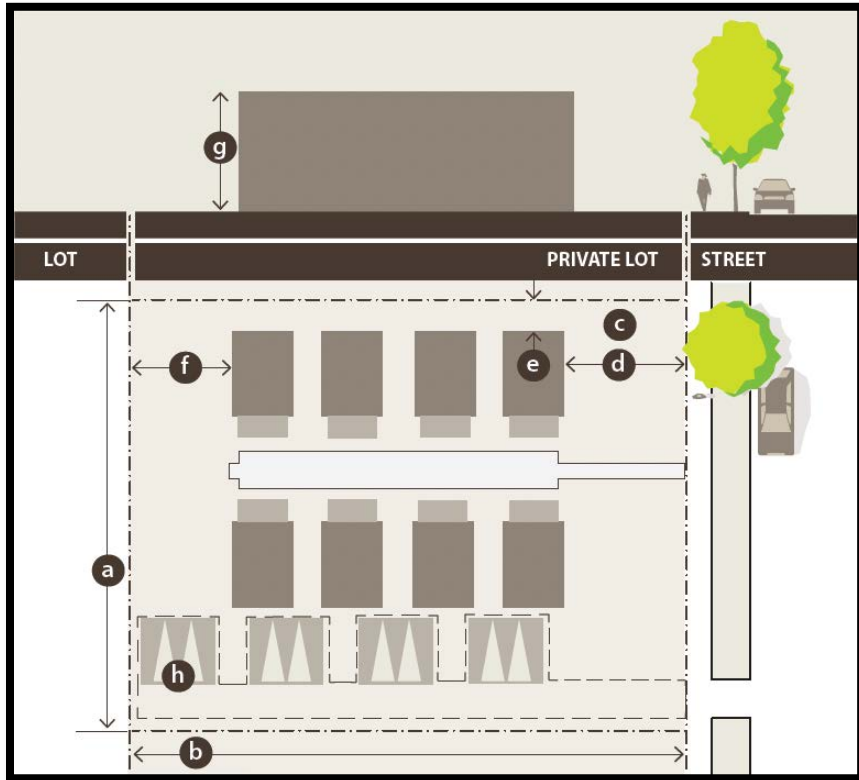
(1) From alley property or easement line.

(2) May exempt up to 200 square feet in the calculation of dwelling unit footprint for an attached garage or carport. May not include detached garages, carports, or accessory structures in the calculation of dwelling unit footprint.

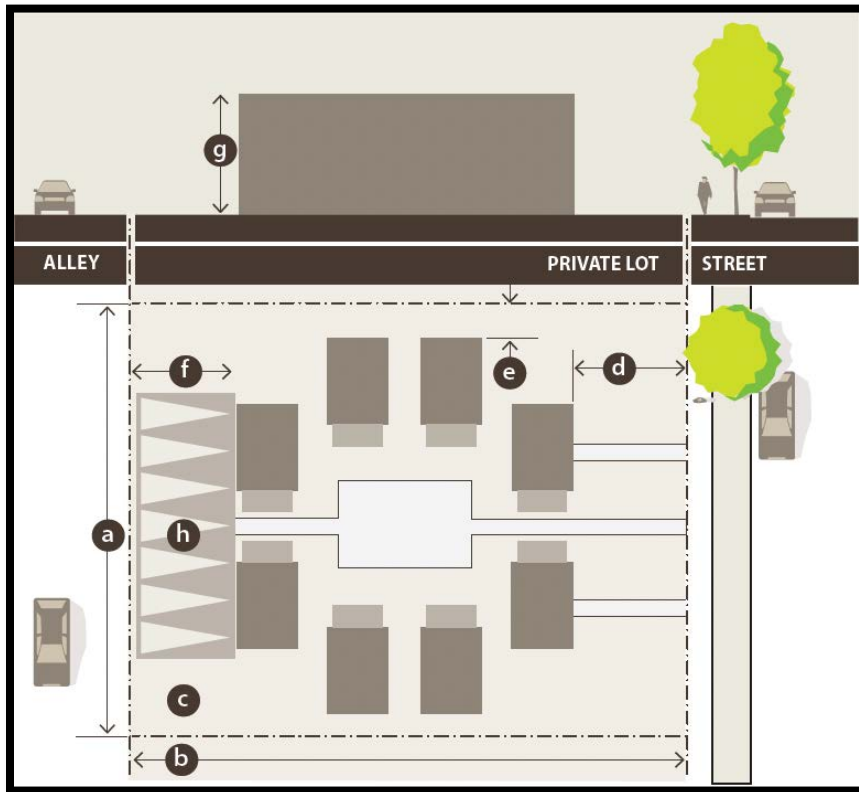
(3) Maximum average floor area per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.

(4) Infill is defined as lots less than 14,000 square feet or less than double the minimum lot size of the underlying zone, whichever is less.

**Figure 1. Cottage Cluster without Alley**



**Figure 2. Cottage Cluster with Alley**



D. Design Standards. Please see Table (2) below.

**TABLE 2: COTTAGE CLUSTER DESIGN STANDARDS**

	WITH ALLEY	WITHOUT ALLEY	SUBDIVISION / INFILL
a) Cottage orientation	<p>Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.</p> <p>A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:</p> <ul style="list-style-type: none"> <li>❖ Have a main entrance facing the common courtyard;</li> <li>❖ Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and</li> <li>❖ Be connected to the common courtyard by a pedestrian path.</li> <li>❖ Cottages within 20 feet of a street property line may have their entrances facing the street.</li> </ul> <p>Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.</p>		
b) Common courtyard design	<p>Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:</p> <ul style="list-style-type: none"> <li>❖ Common courtyard must be a single, contiguous piece</li> <li>❖ Cottages must abut the common courtyard on at least two sides of the courtyard</li> <li>❖ The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.</li> <li>❖ Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.</li> <li>❖ Up to 25% of the courtyard can be in a constrained area (e.g.; wetlands, forested areas, or steep slopes).</li> </ul>		
c) Common courtyard width, minimum (feet)	15	20	24
d) Common courtyard frontage on a street	Not required	required	Not required
e) Common courtyard square footage per unit	150	300	400

f) Common buildings	<p>Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, daycare, or community eating areas. Community buildings must meet the following standards:</p> <p>Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area.</p> <p>A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.</p>
g) Pedestrian access	<p>An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:</p> <ul style="list-style-type: none"> <li>❖ The common courtyard;</li> <li>❖ Shared parking areas;</li> <li>❖ Community buildings; and</li> <li>❖ Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.</li> </ul> <p>The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.</p>
h) Windows	<p>Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single dwellings in the same zone</p>
i) Parking design: clustered parking	<p>Off-street parking may be arranged in clusters, subject to the following standards:</p> <ul style="list-style-type: none"> <li>❖ Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces.</li> <li>❖ Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.</li> <li>❖ Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.</li> </ul> <p>Clustered parking areas may be covered.</p>
j) Parking location and access	<p>Off-street parking spaces and vehicle maneuvering areas shall not be located:</p> <ul style="list-style-type: none"> <li>❖ Within of 20 feet from any street property line, except alley property lines;</li> <li>❖ 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.</li> </ul> <p>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.</p>



k) Screening	Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.		
l) Garages and carports	<p>Garages and carports (whether shared or individual) must not abut common courtyards.</p> <p>Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.</p> <p>Individual detached garages must not exceed 400 square feet in floor area.</p> <p>Garage doors for attached and detached individual garages must not exceed 20 feet in width.</p>		
m) Accessory structures, maximum area	400	400	400
n) Existing structures	<p>On a lot or parcel to be used for a cottage cluster project, an existing detached single 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> <ul style="list-style-type: none"> <li>❖ The existing dwelling may be nonconforming with respect to the requirements of this code.</li> <li>❖ The existing dwelling may be expanded up to the maximum height or the maximum building footprint; however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.</li> <li>❖ The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.</li> </ul> <p>The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard.</p>		
o) Conversions	<p>A preexisting detached single dwelling may remain on a lot or parcel with a Cottage Cluster as described below:</p> <ul style="list-style-type: none"> <li>❖ The preexisting single dwelling may be nonconforming with respect to the requirements of the applicable code;</li> <li>❖ The preexisting single dwelling may be expanded up to the maximum height, footprint, or unit size required by the applicable code; however, a preexisting single dwelling that exceeds the maximum height, footprint, or unit size of the applicable code may not be expanded;</li> <li>❖ The preexisting single dwelling shall count as a unit in the Cottage Cluster;</li> <li>❖ The floor area of the preexisting single dwelling shall not count towards any Cottage Cluster average or Cottage Cluster project average or total unit size limits.</li> </ul>		

#### 17.11.040 Accessory Dwelling Units

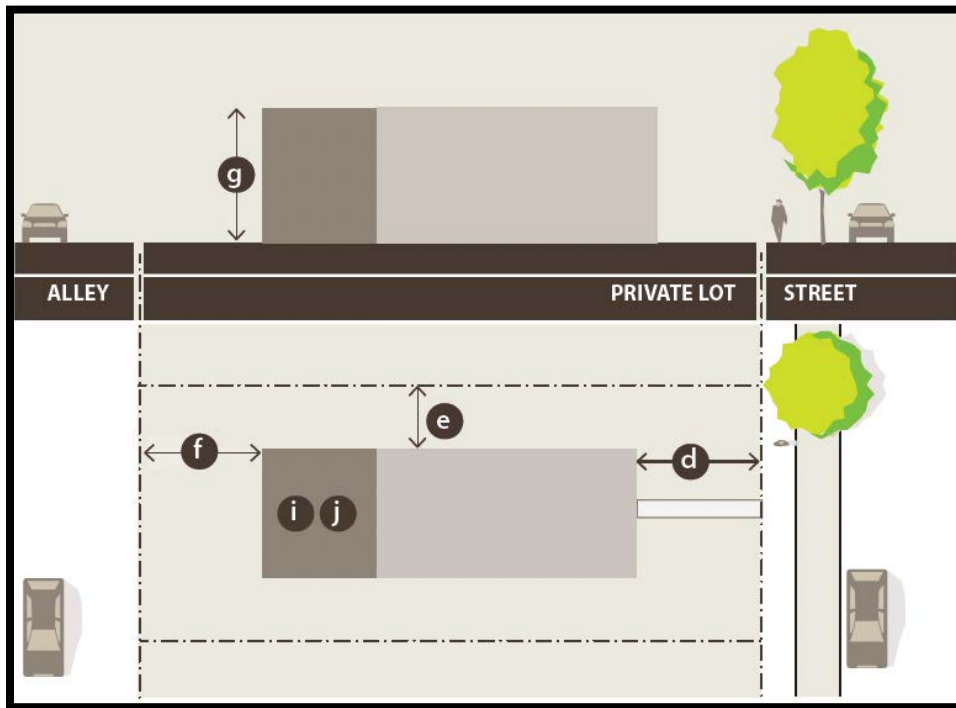
- A. Characteristics. An ADU is a secondary, self-contained single dwelling that may be allowed only in conjunction with a detached single dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single dwelling. An accessory dwelling unit generally has its own outside entrance and always has a separate kitchen, bathroom and sleeping area. An accessory dwelling may be located within, attached to or detached from the primary single dwelling.
- B. Guiding Principles. The accessory dwelling unit may be established by:
1. Conversion of an attic, basement, or garage or any other portion of the primary dwelling;
  2. Adding floor area to the primary dwelling, including a second story;
  3. Construction of a detached accessory dwelling unit on a lot with a primary single dwelling; or
  4. Construction of a new primary dwelling with the existing dwelling being designated the ADU and found in compliance with all requirements of this Section.
  5. The square footage of the accessory dwelling shall not exceed 50 percent of the primary dwelling exclusive of the garage, or 1,000 square feet, whichever is less. The minimum area shall be as determined by the State of Oregon Building Codes Division.
  6. Not more than one accessory dwelling unit shall be allowed per lot or parcel.
  7. The accessory dwelling unit shall contain a kitchen, bathroom, living, and sleeping area that is completely independent from the primary dwelling.
  8. Manufactured homes, recreational vehicles, motor vehicles, travel trailers and all other forms of towable or manufactured structures, not
- C. Development Standards. - Please see Table 1 below.

**TABLE 1. ACCESSORY DWELLING UNITS DEVELOPMENT STANDARDS**

	Lot width (feet)	N/A
	Lot depth (feet)	N/A
	Lot size (square feet)	N/A
d)	Front setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
e)	Side setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
f)	Rear setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
g)	Building height (feet)	Height of primary building or 25 feet, whichever is less. <sup>(1)</sup>
h)	Building size	Not more than 50% of main dwelling or not more than 1,000 square feet (whichever is smaller).
i)	Lot coverage	Not larger than the coverage of the primary dwelling.
j)	Universal Design Standards and Subdivision Standards that apply	Universal Design Standards that apply to the main dwelling apply to the accessory dwelling unit.
k)	Minimum Off-Street Parking	No additional off-street parking is required for accessory dwelling units.

(1) Applicable to detached ADUs.

**Figure 1. Accessory Dwelling Units**



- D. Design Standards. The structure's appearance, including siding, roofing, materials, and color shall coincide with that used on the primary dwelling unit, including roof pitch, eaves, window fenestration patterns, etc.

17.11.050 Single Detached Houses

- A. Characteristics. Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard. Single dwelling standards apply to units that are larger than 400 square feet.
- B. Guiding Principles.
1. Avoid cookie-cutter appearance across multiple single dwellings in the same neighborhood by creating a variety of color, form, and façade details.
  2. Space driveways to allow for street trees and on-street parking.
  3. Garages facing the front should be recessed to reduce their prominence on the front façade.
- C. Development Standards. Please see Table 1 below.

**TABLE 1. SINGLE DWELLING DEVELOPMENT STANDARDS**

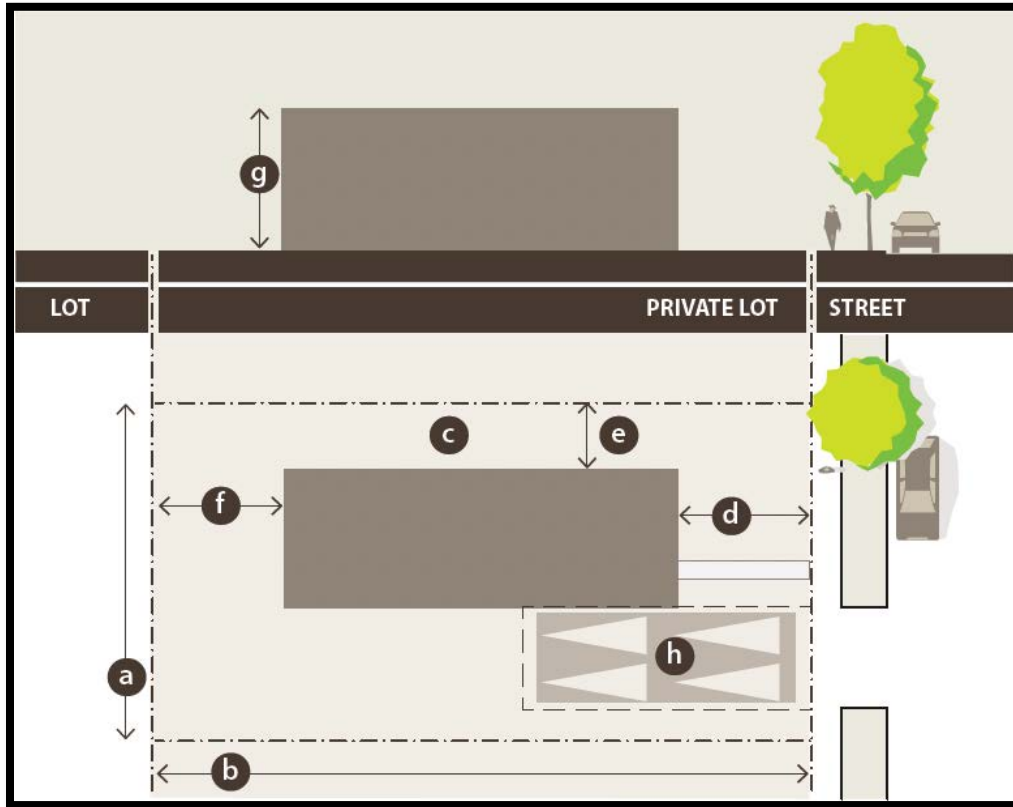
		PLANNED DEVELOPMENT		SUBDIVISION
		WITH ALLEY	WITHOUT ALLEY	SUBDIVISION / INFILL <sup>(1)</sup>
a)	Lot width (feet)	Min. 35	Min. 45	Match existing zone, subdivision, or Planned Development overlay district.
b)	Lot depth (feet)	Min. 65	Min. 65	
c)	Lot size (square feet)	Min. 2,300	Min. 3,000	
d)	Front setback (feet)	Min. 15	Min. 15	
e)	Side setback (feet)	Interior: Min. 3 <sup>(2)</sup> or 7.5 Exterior: 10	Interior: Min. 3 <sup>(2)</sup> or 7.5 Exterior: 10	
f)	Rear setback (feet)	0 with garage, 20 without garage. <sup>(3)</sup>	Min. 20	
g)	Building height (feet)	Max. 35	Max. 35	
h)	Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
i)	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
j)	Minimum Off-Street Parking	Two parking spaces per dwelling unit.		
	Universal Design Standards and Planned Development Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Planned Development Standards: Usable Side Yard, Through Block, and Corner Common Greens		

(1) Infill is defined as lots less than 14,000 square feet or less than double the minimum lot size of the underlying zone, whichever is less.

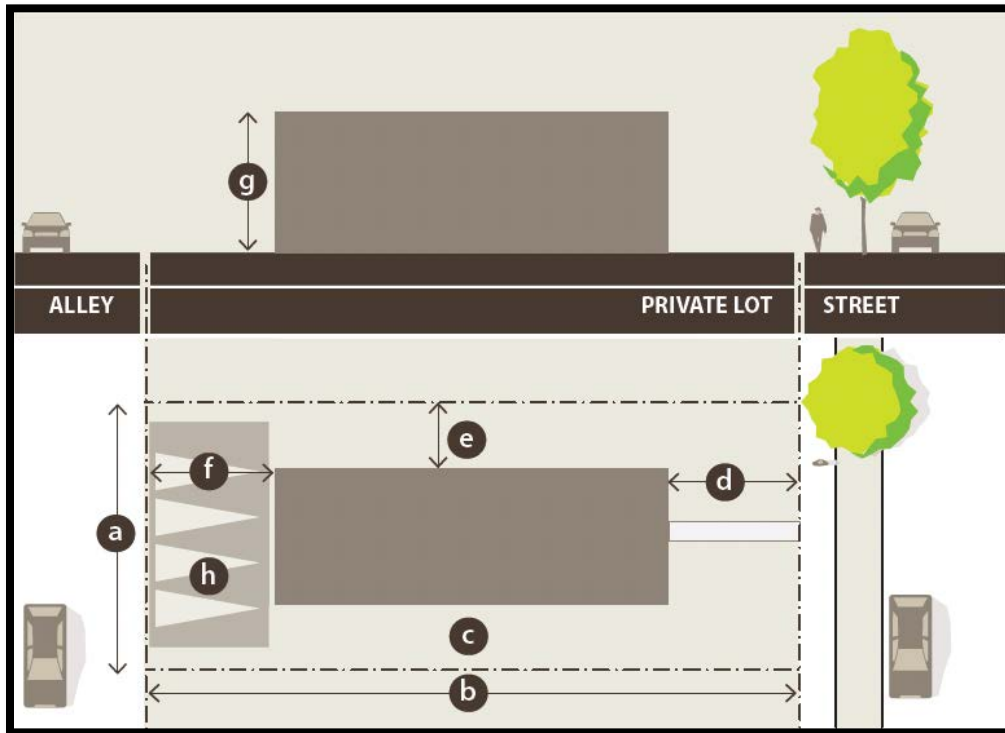
(2) Must meet all requirements of Usable Side Yard Subdivision standards.

(3) From alley property or easement line.

**Figure 1. Detached Single Dwelling without Alley**



**Figure 2. Detached Single Dwelling with Alley**





17.11.060 Plexes

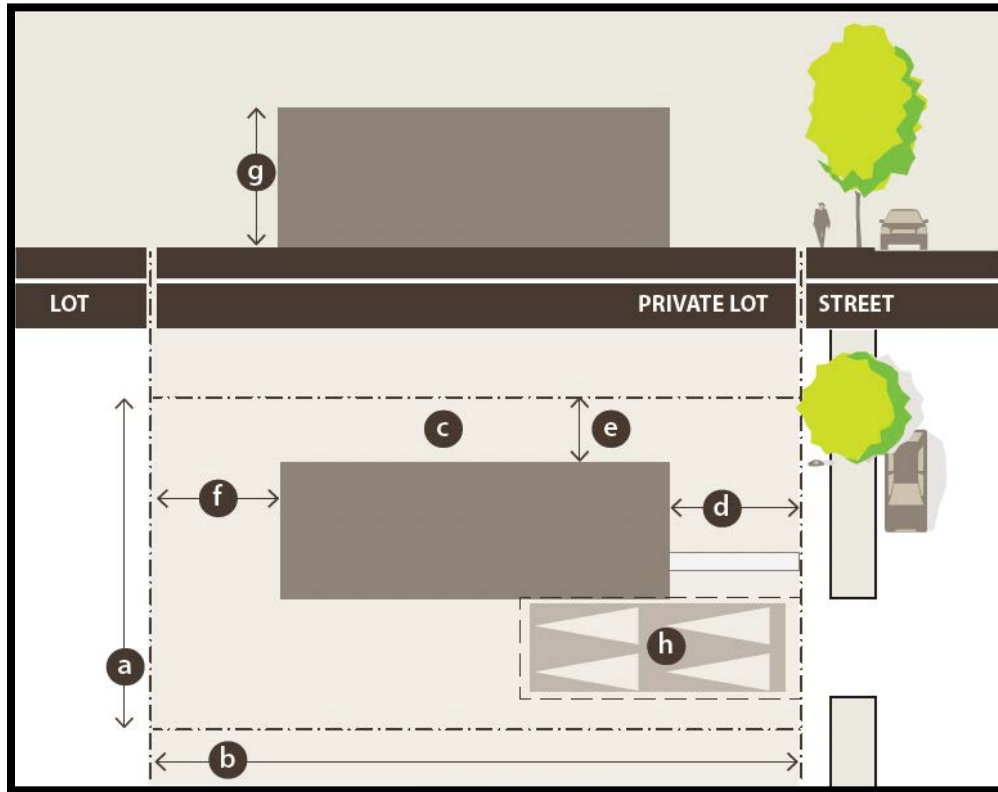
- A. Characteristics. A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, detached in separate structures, or a combination thereof. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.
- B. Guiding Principles.
  - 1. Plex designs should be similar in size, scale and appearance when integrated into an existing single dwelling neighborhood.
  - 2. When situated on a corner lot, orient each entrance to a different street for privacy and neighborhood compatibility.
- C. Development Standards. Please see Table 1 below.

<b>TABLE 1 PLEX DEVELOPMENT STANDARDS</b>			
<b>PLANNED DEVELOPMENT</b>			<b>SUBDIVISION</b>
	<b>WITH ALLEY</b>	<b>WITHOUT ALLEY</b>	<b>SUBDIVISION / INFILL<sup>(4)</sup></b>
a)	Lot width (feet)	Min. 35	Duplex and Triplex match existing zone, subdivision, or Planned Development overlay district.
b)	Lot depth (feet)	Min. 65	
c)	Lot size (square feet)	Duplex Min. 2,300 Triplex Min. 5,000 Quadplex Min. 7,000	
d)	Front setback (feet)	Min. 10 <sup>(1)</sup> or 15	
e)	Side setback (feet)	Interior: Min. 3 <sup>(2)</sup> or 7.5 Exterior: 10	
f)	Rear setback (feet)	0 with garage, 20 without garage. <sup>(3)</sup>	
g)	Building height (feet)	Max. 35	
h)	Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.	
i)	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.	
j)	Minimum Off-Street Parking	One parking space per dwelling unit.	

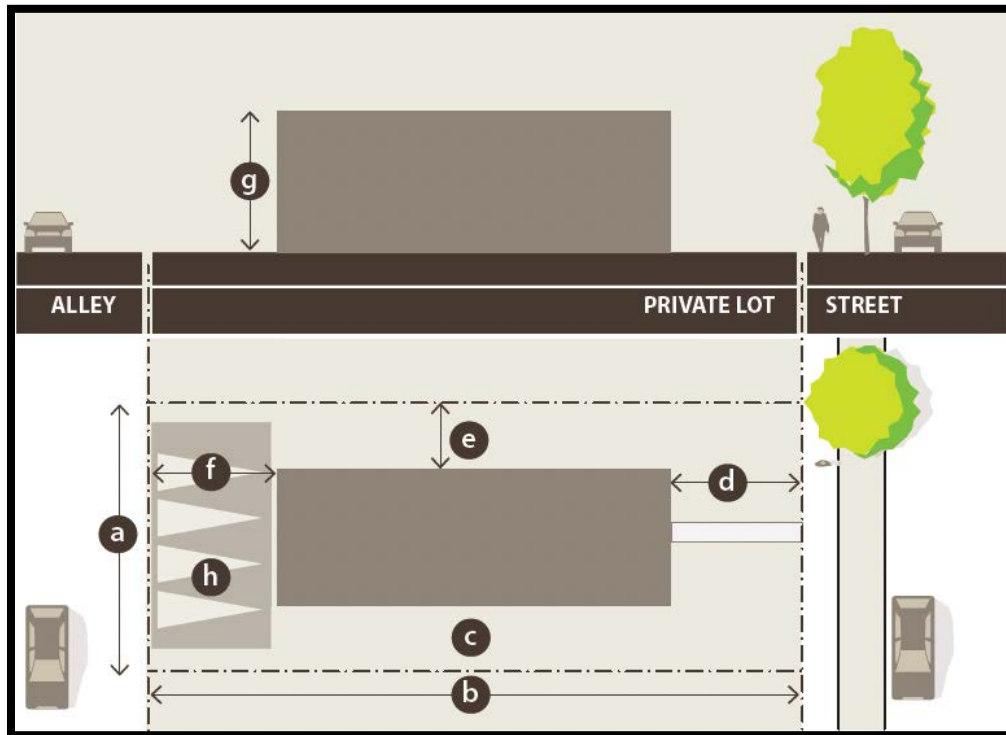
<p>k)</p> <p>Universal Design Standards and Planned Development Standards that apply</p>	<p>Street frontage          Front yard          Alleys          Private open space          Compatibility          Façade          Parking          Planned Development Standards: Usable Side Yard, Through Block, and Corner Common Greens</p>
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- (1) Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type
- (2) Must meet all requirements of Usable Side Yard Subdivision standards.
- (3) From alley property or easement line.
- (4) Infill is defined as lots less than 14,000 square feet or less than double the minimum lot size of the underlying zone, whichever is less.

**Figure 1. Plex without Alley**



**Figure 2. Plex with Alley**



**17.11.070 Townhouses**

- A. Characteristics. Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the “work” portion on the ground floor.
- B. Guiding Principles.
  - 1. When fitting into existing single dwelling neighborhoods, group townhouses in smaller clusters, so that they are a compatible scale with surrounding development
  - 2. Design townhouses with a shared roof form, rather than a sawtooth shape with each unit having its own roof ridge. A shared roof form is more compatible with existing single dwelling neighborhoods.
  - 3. Provide alley-accessed parking, when possible, to minimize driveways and preserve the tree-lined street frontage.
- C. Development Standards. Please see Table 1 below.

**TABLE 1. TOWNHOUSE DEVELOPMENT STANDARDS**

	PLANNED DEVELOPMENT		SUBDIVISION
	WITH ALLEY	WITHOUT ALLEY	SUBDIVISION / INFILL <sup>(4)</sup>
a) Lot width (feet) <sup>(2)</sup>	Min. 20	Min. 22	Min. 22
b) Lot depth (feet)	Min. 60	Min. 60	Min. 60
c) Lot size (square feet)	Min. 1,500 <sup>(3)</sup>	Min. 1,500	Min. 1,500
d) Front setback (feet)	Min. 15	Min. 15	Min. 15
e) Side setback (feet) <sup>(4)</sup>	Interior: Min. 0 or 7.5 <sup>(1)</sup> Exterior: Min. 10	Interior: Min. 0 or 7.5 <sup>(1)</sup> Exterior: Min. 10	Match existing zone, subdivision, or Planned Development overlay district
f) Rear setback (feet)	0 (zero) with garage, 20 without garage.	Min. 10	
g) Building height (feet)	Max. 35	Max. 35	
h) Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
i) Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
j) Minimum Off-Street Parking	One parking space per dwelling unit.		
k) Number of adjoining units and arrangement	Min. 2 Max. 8	Min. 2 Max. 4	Min. 2 Max. 4
l) Universal Design Standards and Planned Development Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Planned Development Standards: Through Block, and Corner Common Greens		

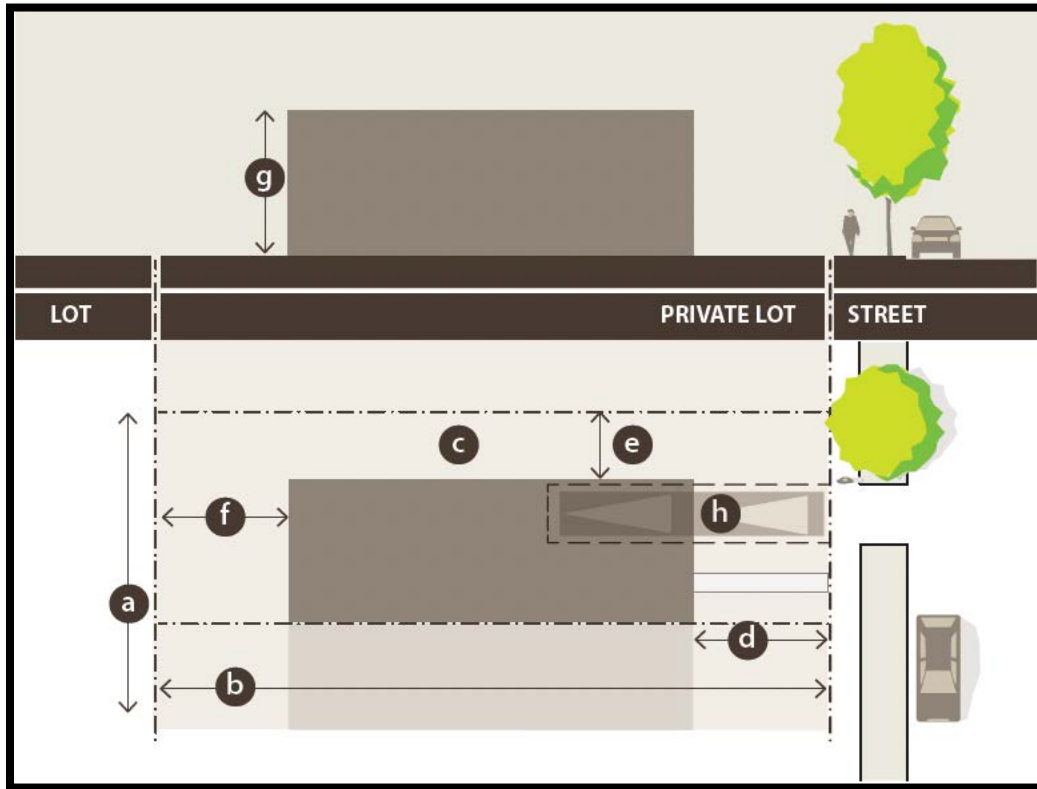
<sup>(1)</sup> Interior side setback of 7.5 feet and exterior setbacks only apply to end units.

<sup>(2)</sup> May allow frontage on public and private streets or alleys; and on shared or common drives.

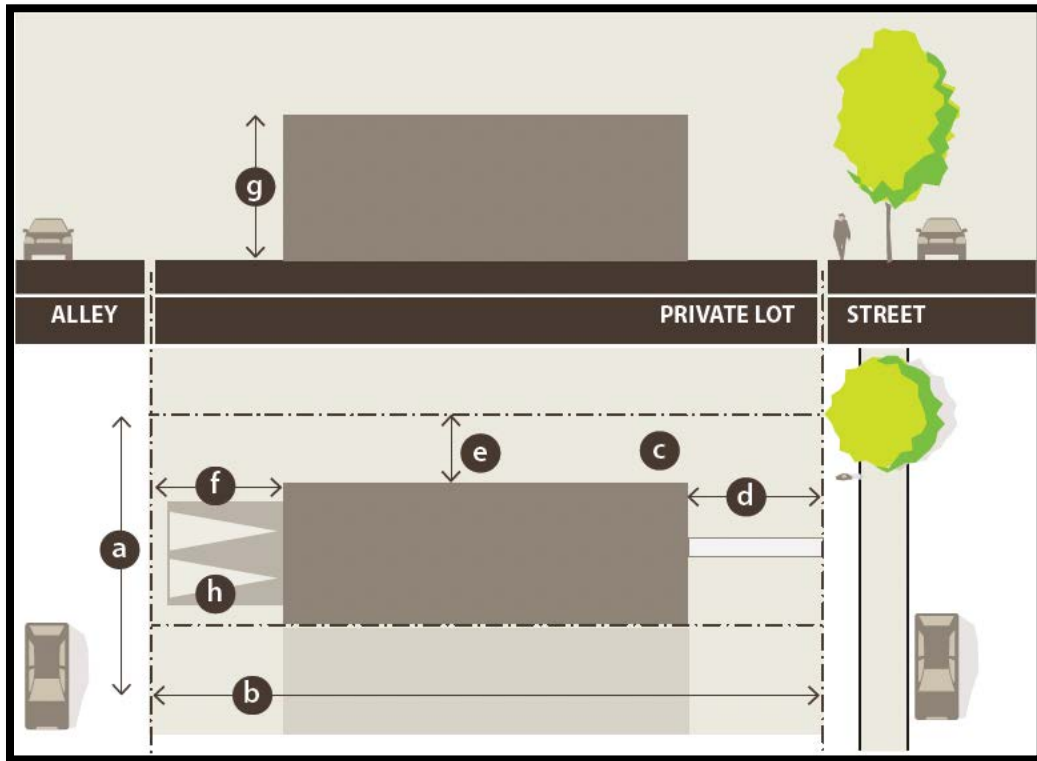
<sup>(3)</sup> Lot sizes for internal, external, and corner lots may be different as long as the townhouse project averages 1,500 sq ft or less.

<sup>(4)</sup> Infill is defined as lots less than 14,000 square feet or less than double the minimum lot size of the underlying zone, whichever is less.

**Figure 1. Townhouse without Alley**



**Figure 2. Townhouse with Alley**



17.11.080 Single Room Occupancy

- A. Characteristics. Single Room Occupancy (SRO) housing is housing with single-room dwelling units which are the occupants' primary residence
- B. Guiding Principles. These SRO regulations are in addition to the regulations of the underlying zoning districts where SRO housing development is permitted.
  - 1. An SRO Housing Development shall comply with all of the applicable standards of this Chapter.
  - 2. An SRO Housing Development shall comply with the standards of the applicable zoning district including height, setbacks, and other standards of the zoning district.
  - 3. An SRO Housing Development shall comply with the standards of the respective Chapters of the Zoning Ordinance for landscaping, signs, fences, solid waste enclosures, and other applicable general provisions.
  - 4. An SRO Housing Development may include SRO living units and common facilities in one building or multiple buildings on the site, subject to the provisions of this Chapter.
  - 5. An SRO Housing Development shall comply with residential architectural and site design requirements. For purposes of determining the residential design standards applicable to SROs, the following shall apply:
    - a. Small SRO Housing Development in one building with primary exterior entrance to a common/shared interior area: Single-dwelling Residential Design Standards
    - b. Small SRO Housing Development in one building with separate exterior entrances to the individual private SRO units:
      - 1. Two private SRO units with exterior entrances = Duplex standards
      - 2. Three private SRO units with exterior entrances = Triplex standards
      - 3. Four private SRO units with exterior entrances = Fourplex standards
      - 4. Five or Six private SRO units with exterior entrances = Multi-dwelling standards
    - c. Small SRO Housing Development in multiple buildings: Shall be based on the most applicable standards based on the number of buildings and the number of SRO living units within each building that have individual exterior entrances; however:
      - 1. A Small SRO development in two buildings may use the standards for a single detached dwelling with an accessory dwelling unit (ADU), provided the second structure complies with the size limitations and standards for an ADU.
      - 2. A Small SRO development in multiple buildings may use the cottage cluster standards, provided any separate structure



containing more than one SRO living unit has the primary exterior entrance to a common/shared interior area.

- d. Large SRO Housing Development, whether in one building or multiple buildings: Multi-dwelling residential standards.
  6. Accessory uses and structures. An SRO Housing Development may include accessory uses and structures which are customary to residential development subject to the regulations of the Zoning Ordinance. Home occupations shall be subject to the provisions of the Zoning Ordinance, and home occupations involving on-site customers or use of common areas shall only be conducted in accordance with the approved management plan.
  7. Mixed-Use Development. In zoning districts that are not limited to more than one main building per lot, as provided in Section 17.54.030, SRO housing development may be included as part of a mixed-use development, provided all uses separately meet the applicable design and development standards in total.
  8. Buildings – Number Per Lot. For purposes of applying Section 17.54.030, a Small SRO Housing Development may be considered to be “a main building,” whether in one building or more than one building.
- C. Standards for Private SRO Living Units within an SRO Housing Development
1. Minimum and Maximum Size. There is no minimum or maximum size for an SRO living unit.
  2. Maximum Number of Rooms in an SRO Living Unit. There is no maximum number of rooms in an SRO living unit.
  3. Private Bathrooms, Kitchen/Food Preparation Area, and Closets.
    - a. An SRO living unit is not required to have a private bathroom facility or private kitchen/food preparation area. It may have one or the other but may not have both. A living unit with both is regulated as a “dwelling unit.”
    - b. Bathroom. There is no limit on the number of private bathroom facilities an SRO living unit may have. If an SRO living unit does not have a private bathroom or has only a private half bathroom, then common/shared bathroom facilities shall also be provided as required by this Chapter. A full bathroom contains at least one sink, a toilet, and a bathing facility (shower, bathtub, or combination unit). A half bathroom contains one sink and a toilet, but no bathing facility.
    - c. Kitchen/Food Preparation Area. An SRO Living Unit shall not have more than one private kitchen/food preparation area. An SRO living unit is considered to include a private kitchen/food preparation area if it includes, at minimum, a sink separate from the sink(s) for any private bathroom. If a separate sink is provided, then the food preparation area shall also include, at a minimum, all of the following: space for an under-counter or full-size refrigerator with a

dedicated outlet, the contiguous countertop work area of not less than four square feet, and a 20-amp small appliance branch circuit located above the countertop work area.

1. If any SRO Living Unit does not have a private kitchen/food preparation area, then complete common/shared kitchen/food preparation facilities shall be provided as part of the SRO Housing Development as required by this Chapter.

d. Closet. Each SRO living unit must have a closet, with at least four-square feet of closet space with an unobstructed height of at least five feet. The Planning Director may waive this requirement if equivalent storage space is provided or furnished in the unit in excess of the area required to meet minimum occupancy standards.

D. Common Spaces and Facilities

1. Usable Open Space. All SRO housing developments shall have at least 10 square feet of common usable open space per SRO living unit; however, no SRO housing development shall provide less than 200 square feet of common outdoor open space and 200 square feet of common indoor open space.

a. Maintenance areas, laundry facilities, storage (including bicycle storage), and common hallways shall not be included as usable indoor common space. Landscape areas that are less than eight feet wide shall not be included as outdoor common space.

b. Usable open space in smaller SRO Housing Developments may be located to serve all units. However, in larger SRO Housing Developments, and those with private SRO units on multiple floors or in multiple buildings, common open spaces and facilities should additionally be distributed for the use of those units on the respective floors and in the respective buildings.

2. Furnishings. Common open spaces shall be designed to accommodate appropriate furnishings and shall be furnished for use by residents.

a. Appropriate furnishings for indoor spaces may include such items as lounge chair(s) and/or couch(es), table(s) with chairs, writing desk(s), and television(s).

b. Outdoor furnishings may include such items as outdoor bench(es), table(s) with chairs, barbecue(s), and shade umbrella(s).

3. Laundry Facilities.

a. A minimum of two washers and two dryers shall be provided for an SRO housing development. Additional washers and dryers must be provided for any development that has more than 20 units at the ratio of one washer and one dryer for every additional 20 units.

b. If two or more washers and dryers are provided in the same location, they must be provided in a separate room.

4. Bathrooms.

a. Any provisions of the Building Code which provide more restrictive provisions shall apply.

- b. If any SRO unit within an SRO housing development lacks a full private bathroom, then common bathroom facilities shall be provided for the SRO housing development. Common bathrooms shall be either single-occupant use with provisions for privacy or multi-occupant use with separate provisions for men and women. A minimum of one lavatory basin and one toilet shall be provided for each two living units which lack private bathrooms.
  - c. Common bathrooms shall have bathing facilities (shower, bathtub, or combination unit) at a ratio of one for every six people based on maximum occupancy as specified in Subsection 17.67.240(C), or fraction thereof, for units which lack full private bathrooms. Each shared/common shower or bathtub facility shall be single-occupant and provided with an interior lockable door.
  - d. Common bathrooms must be located on any floor that has any SRO units which lack full private bathrooms. However, if a two-story Small SRO Development has only one SRO unit without a full private bathroom on the second floor, the full common bathroom facilities may be provided on the main floor.
  - e. If SRO living units are located in separate buildings, common bathrooms shall be provided in any building where any SRO unit in that building lacks a full private bathroom. The number of lavatory basins, toilets, and bathing facilities in each building shall be calculated as specified in this Section based on the number of units lacking private bathroom facilities in that building.
5. Common Kitchen/Food Preparation Areas. Complete common kitchens/food preparation areas must be provided as part of an SRO Housing Development if any SRO living unit within the project does not have a private kitchen/food preparation area. A complete common kitchen/food preparation area contains equipment and facilities for a refrigerator/freezer, food storage, cooking and heating food, washing and preparing food, and washing dishes.
- a. Number
    - 1. One complete common kitchen/food preparation area shall be provided within the project for every 10 units, or portion thereof, which lack a private kitchen/food preparation area.
    - 2. The Director may reduce the requirement provided the management plan provides for meals provided at one or more congregate dining areas as part of the room and board.
    - 3. The Director may reduce the requirement for the number of separate common kitchen/food preparation areas provided the application demonstrates the common kitchen/food preparation areas contain multiple workstations and appliances comparably equivalent to separate common kitchen/food preparation areas.
  - b. Location
    - 1. For a Small SRO Development with multiple buildings, common kitchen/food preparation areas, and dining facilities may be

located in a separate shared/common building, or in a building that contains some of the SRO living units within the SRO Housing Development. Each separate building with SRO living units need not contain separate common kitchen/food preparation areas.

2. For a Large SRO Development, a minimum of one complete common kitchen/food preparation area must be provided on any floor where any SRO living units without private kitchens/food preparations areas are located.
  3. The Director may reduce this requirement for a two-story building with 20 units or less, or if the management plan provides for meals provided at a congregate dining area as part of the room and board.
6. Storage Space. All SRO units must have access to separate usable storage space within the project.
  7. Bicycle Storage. With the exception of projects that allow only senior residents, projects that have less than one automobile parking space per unit shall provide one easily accessible space for storing and locking a bicycle per unit. For projects that provide one parking space per unit, at least one bicycle storage space for every two units shall be provided.
  8. Garbage Disposal. Garbage disposal service must be included for the SRO development. Solid waste and recycling receptacles and enclosures shall be provided as required by Chapter 17.61 of the Zoning Ordinance. They must be located on property in a manner that does not hinder access to any required off-street parking or loading spaces and complies with the solid waste enclosure requirements unless individual wheeled receptacles are stored in a dedicated location inside a building.
- E. Management of SRO Housing Development
1. Management Plan. All SRO projects must have a management plan approved by the Planning Director. The management plan shall contain management policies, maintenance plans, rental procedures, tenant rules, and security procedures.
  2. 24-Hour Contact for Large SROs. Large SRO Housing Developments shall have a manager available on call 24 hours per day and shall provide contact information to residents.

17.11.090 Apartments. Apartments are a type of attached housing within single-story or multi-story buildings. Apartment dwelling units may share common walls, ceilings, or floors.

A. Characteristics.

1. Site Sizes: Single walk-ups, block apartments, and many courtyard apartments can fit on a 100 x 100 foot lot. Bigger developments with multiple walk-up buildings may be as large as 250,000 square feet, or 500 x 500 foot lots.



2. Height Range: Apartment heights vary depending on the type and the location.



3. Density Ranges: Apartment densities vary depending on building type and site design layout.

B. Types of Apartments.

1. Courtyard Apartments

- a. Description: Attached housing units arranged around a courtyard, each with its own entry or other access from the courtyard.
- b. Appropriate Context: Courtyard apartments have large footprints and therefore fit in well to the edges of single dwelling neighborhoods and on major streets. They can be designed to be low in profile and to fit seamlessly into most detached single-dwelling neighborhoods. Like cottage clusters, they lend themselves to sensitive sites where preserving trees and open space is a priority.
- c. Also Named: Garden apartments
- d. Variations: Stacked (like townhouses) and oriented to a courtyard or open space; single level and oriented to a courtyard; bar-shaped or L-shaped instead of C-shaped; with separate garages from an alley or tucked under the development.
- e. Lot Sizes: Vary widely, from 10,000 to 80,000 square feet
- f. Density Range: 10-30 units per acre. (Note, maximum density will be governed by McMinnville’s municipal code.)
- g. Building Height: Typically 2-3 stories. (Note, maximum height will be governed by McMinnville’s Municipal Code.)

- h. Construction Type and Building Code Issues: Typically Type V frame construction. Sprinklers for fire suppression are required if not common wall construction. Elevators needed if over 3 stories.
2. Walk-Up Apartments
- a. Description: Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open-air stairwell. Dwelling units are typically constructed in Type V frame construction with fire sprinklers. Individual apartment buildings are arranged around common open space and shared parking areas.
  - b. Appropriate Context: Walk-up apartments are appropriate adjacent to or within a single dwelling neighborhood depending on site design, orientation to the street, location of parking, and the massing and scale of buildings.
  - c. Also Named: Woody Walk-Ups, Single Stair Walk-Ups
  - d. Variations: May have an internal stair. Generally, in this case, the maximum number of units per floor are four. They can be designed with front and back windows for cross ventilation. Buildings can be separated to offer access to light and air on three sides.
  - e. Lot Sizes: Vary widely, from 10,000 to 250,000 square feet
  - f. Density Range: 15 - 30 units per acre. (Note, maximum density will be governed by McMinnville's municipal code.)
  - g. Building Height: Usually 3 stories; can be 2 stories. (Note, maximum height will be governed by McMinnville's Municipal Code.)
  - h. Construction Type and Building Code Issues: Typically Type V frame construction. Sprinklers for fire suppression are required.
2. Apartment Block
- a. Description: Stacked dwelling units in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.
  - b. Appropriate Context: Apartments vary widely in size and design but typically have large footprints and fit in well to the edges of single dwelling neighborhoods and on major streets.
  - c. Also Named: Flats, multifamily, apartments
  - d. Variations: Flats, lofts, two-level flats, split-level flats, through-building flats.
  - e. Lot Sizes: Vary widely, from 7,200 to 320,000 square feet.
  - f. Density Range: 10 - 200 units per acre. (Note, maximum density will be governed by McMinnville's municipal code.)
  - g. Building Height: 2-5 stories, if adjacent to or within a single dwelling neighborhood context. Can be much taller in central city areas. (Note, maximum height will be governed by McMinnville's Municipal Code.)



- h. Construction Type and Building Code Issues: Type V frame construction for buildings under 5 stories. Type V frame construction over Type I, for 6 or 8 stories, or Type I for taller buildings. Sprinklers for fire suppression are required. Elevators needed if over 3 stories.

C. Development Standards. Please see Table 1 below.

**TABLE 1. MULTI-DWELLING DEVELOPMENT STANDARDS**

LOTS OVER 14,000 SQUARE FEET			
	WITH ALLEY	WITHOUT ALLEY	INFILL <sup>(4)</sup>
a) Lot width (feet)	Min. 50	Min. 50	Match existing zone, subdivision, or Planned Development overlay district.
b) Lot depth (feet)	Min. 100	Min. 100	
c) Lot size (square feet)	Min.5,000	Min. 5,000	
d) Front setback (feet)	Min. 10 <sup>(1)</sup> or 15	Min. 15	
e) Side setback (feet)	Interior: Min. 3 <sup>(2)</sup> or 5 Exterior: 10	Interior: Min. 3 or 5 Exterior: 10	
f) Rear setback (feet)	0 with garage, 20 without garage. <sup>(3)</sup>	Min. 20	
g) Building height (feet)	Varies, See underlying zone	Varies, See underlying zone	
h) Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
i) Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
j) Off-street Parking	See McMinnville Municipal Code Chapter 17.60		

(1) Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

(2) Must meet all requirements of Usable Side Yard Subdivision standards.

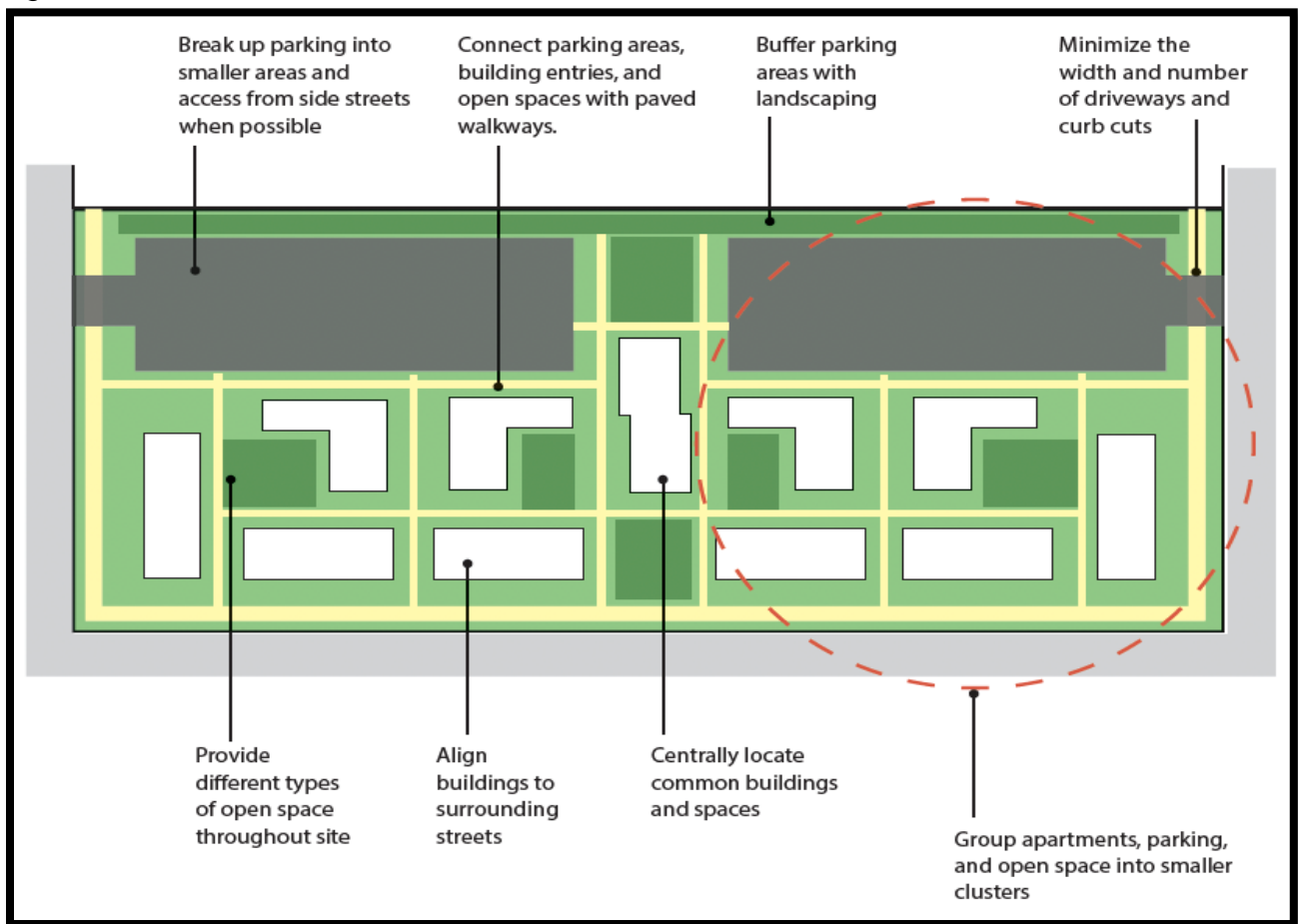
(3) From alley property or easement line.

(4) Infill is defined as lots less than 14,000 square feet or less than double the minimum lot size of the underlying zone, whichever is less.

- D. Design Standards. The Apartment Design Standards for multi-dwelling housing are standards that apply to apartment housing types. These standards are related to site design and building frontage, parking, compatibility with neighboring homes, open space, and private space.
1. Context and Site Design. Site design standards are intended to facilitate the development of attractive multi-dwelling housing. They encourage good site and building design, which contributes to livability, safety, and sustainability; helps create a stronger community, and fosters a quality environment for residents and neighbors.
    - a. Mirror the scale of blocks and the block-like structure of the surrounding neighborhood.
    - b. Connect the internal network of streets and paths to those of the surrounding area where possible.
    - c. Configure apartments, parking areas, and common open space in clusters that mirror the scale of blocks of the surrounding neighborhood or are no more than 10,000 square feet in area per cluster.
    - d. Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.
    - e. Orient all buildings around a shared open space that meets the requirements of a Common Open Space.
    - f. Align buildings to surrounding streets.
    - g. Connect to surrounding neighborhoods, schools, parks, and other neighborhood destinations.
  2. Large Site Design Requirements.
    - a. Break up parking into smaller areas and access from side streets when possible
    - b. Connect parking areas, building entries, and open spaces with paved walkways.
    - c. Buffer parking areas with landscaping
    - d. Minimize the width and number of driveways and curb cuts
    - e. Provide different types of open space throughout site
    - f. Align buildings to surrounding streets
    - g. Centrally locate common buildings and spaces
    - h. Group apartments, parking, and open space into smaller clusters
  3. Pedestrian Access. On-site pedestrian circulation system shall include the following:
    - a. Continuous connections between the primary buildings, streets abutting the site, ground-level entrances, common buildings, common open space, and vehicle and bicycle parking areas.
    - b. At least one pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.
    - c. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas by physical barriers such as planter strips, raised curbs, or bollards.

- d. Walkways shall be constructed with the hard surface material, shall be permeable for stormwater, and shall be no less than 3 feet to 5 feet wide. If adjacent to a parking area where vehicles will overhang the walkway, a 7-foot-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials.
- e. Spacing requirement: No further than 200 feet apart, on center. At least 1 pedestrian connection to an abutting street frontage for every 200 linear feet of street frontage.
- f. May be co-located with a common green.

Figure 1. Pedestrian Access.



4. Parking Lot Location and Design.

a. Characteristics.

1. A parking lot is a storage space for cars and should provide secure storage.
2. It is also a place where everyone is a pedestrian while getting to or from their car. Therefore, it should be designed primarily for the ease, safety and comfort of a person rolling or on foot.

3. Clearly defined pathways through parking lots and garages to building entrances, surrounding sidewalks, and transit stops enhance pedestrian safety. These pathways also provide an opportunity to improve the appearance of parking lots.
  4. Design parking lots and garages so that vehicles are not the dominant feature.
  5. To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations.
- b. Universal Design Standards for Nine Parking Spaces or More
1. Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Standards, particularly the required Through Connection.
  2. Driveways to shared parking areas are:
    - A. Limited to one driveway per street frontage.
    - B. Parallel parking is permitted on a driveway that crosses a front, side or rear yard abutting a street, but not within the required yard setback.
- c. Parking Lots For Small Multi-Dwelling Sites - Containing More Than Nine Parking Spaces but Fewer Than 16 Parking Spaces. Off-street parking may be arranged in clusters, subject to the following standards:
1. Residential developments with fewer than 16 dwellings are permitted parking clusters of not more than five contiguous spaces.
  2. Residential developments with 16 dwellings or more are permitted parking clusters of not more than eight contiguous spaces.
  3. Parking clusters must be separated from other spaces by at least four feet of landscaping.
  4. Clustered parking areas may be covered.
- d. Parking Lots For Medium-to-Large Multi-Dwelling Sites - Containing More Than 16 Parking Spaces.
1. Interior landscaping, minimum area
  2. Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.
  3. For parking lots less than 50,000 square feet, the minimum landscaped area is 5 percent.
  4. For parking lots 50,000 square feet and greater, the minimum landscaped area is 8 percent.
  5. Planted areas may take the form of landscape areas and planter bays.
  6. Landscaped areas along a through connection count toward required interior landscaping.
  7. Landscaped islands and peninsulas shall be evenly distributed throughout all parking areas and separated no more than 60 feet from another. Such islands shall be provided with raised

- curbs, be a minimum of five feet in width, and shall each contain at least one deciduous tree. To achieve the maximum canopy coverage, all trees shall be non-columnar.
8. Trees may line the required Through Connection, and/or be clustered within landscape islands or planter bays, and/or shall be distributed throughout the off-street parking area to create a canopy effect and to break up expanses of paving and long rows of parking spaces.
  9. When a parking area abuts property in a residential zone, a site-obscuring fence or wall, either permanent or of living material, shall be placed along the affected property line.
- e. Parking Lot Setbacks Adjacent to Buildings and Structures. Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be set back from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway.
- f. Parking Lot Location. Off-street parking spaces and vehicle maneuvering areas shall not be located:
1. Within of 20 feet from any street property line, except alley property lines;
  2. 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.
  3. 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.
  4. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.
  5. Garages and carports (whether shared or individual) must not abut common courtyards.
  6. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
  7. Individual detached garages must not exceed 400 square feet in floor area.
  8. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
- g. Parking Lot Required Through Connections. Through Connections may be multi-modal or used exclusively for bicycle and pedestrian access and need to meet the standards in Table 1 below.

**Table 1. Through Connection required components and options**

Walkway	Planted area
<p>Walkway must be paved, and 10 feet wide minimum. Paved area may be:</p> <ul style="list-style-type: none"> <li>a. 5 feet wide, minimum, each side of a drive aisle.</li> <li>b. 10 feet wide, minimum, one side of a drive aisle.</li> <li>c. 10 feet wide, minimum, if no drive aisle.</li> </ul> <p>(Drive aisle minimum width 12 feet)            Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment maybe paint or paving material.</p>	<p>A planted area is required on one or both sides of the through connection walkway.            Planted area must be a minimum of 6 feet wide.            Planted areas may be:</p> <ul style="list-style-type: none"> <li>d. 3 feet minimum, each side of the through connection walkway.</li> <li>e. 6 feet minimum, one side of the through connection walkway.</li> </ul> <p>Landscaped areas along a through connection may be interrupted by vehicular crossings.            Landscaped areas along a through connection count toward required interior landscaping.</p>

5. Common Open Space

a. Characteristics.

1. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility including sports fields, play structures, bike tracks, courts, swimming pool, or other options.
2. Provide tall deciduous trees for summer shade and winter solar access. When possible, preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.
3. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.
4. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.
5. Provide opportunities for food cultivation including a community garden and/or incorporating cultivated species into the landscaping.
6. A maximum of 50 percent of common open space may be provided in a rooftop deck that includes shared amenities, weather protection, and landscaping, and is accessible to all residents.
7. A shared outdoor courtyard or shared street/woonerf that is fronted by individual entrances, windows, and balconies There should be a combination of hardscape and landscaped space and/or planters.

- b. Required Elements, General.
    - 1. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open spaces shall be accessible to all residents.
    - 2. Common open space shall be a minimum of 15 percent of the site.
  - c. Required Elements, Clustered Housing. Clustered housing, including cottage clusters and garden apartments, must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:
    - 1. The common courtyard must be a single, contiguous piece.
    - 2. Cottages must abut the common courtyard on at least two sides of the courtyard.
    - 3. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
    - 4. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
    - 5. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths,
    - 6. and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
    - 7. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
6. Private Open Space
- a. Characteristics.
    - 1. Every dwelling needs private open space for relief from indoors and to provide access to fresh air, light, and nature. Private open space may take many forms based on the size of unit.
    - 2. They should translate into a perception of an increase in living space and the ability to invite the outdoors in. Additionally, these open spaces can provide environmental benefits with plants that consume carbon dioxide and help reduce stormwater runoff. Spaces should be adequate to be usable, allowing space for a

- chair to sit in, a place to barbecue or hang clothes to dry, or for a pet to curl up.
3. Private open space should enhance the residential function of the building while also improving the appearance of the building. They should be integrated into the overall architectural form and add detail to the façade.
  4. Placement can vary based on privacy concerns. It can be combined across multiple floors.
- b. Required Elements.
1. All units shall have a minimum of 36 square feet of private open space that allows for personalization and ownership of the space and contributes to the livability and function of the dwelling. Any exterior private open spaces shall be supplemented with operable windows to allow for cross-ventilation, increase airflow and provide the ability to control access to the outdoors.
  2. 50 percent of upper units shall have a balcony that is accessible from the interior of the unit that is a minimum of 60 square feet with no dimension less than 6 feet. These balconies can be designed to be up to the full width of the apartment in order to provide adequate space for use and allow greater indoor/outdoor flow. Balconies can be cantilevered, semi-recessed, or fully recessed. They should be located based on privacy and environmental concerns. If balconies are transparent, adequate storage should be provided within the unit or the larger building so that balconies do not become informal storage spaces.
  3. Private outdoor space at the ground level must meet the requirements of Universal Standards: Front Yard regardless of whether the private outdoor space is in the front, side, or rear of a building.
- c. Supplemental Elements. In addition to meeting the required elements above, projects must provide private open space in the form of one of the options listed below.
1. A “Juliet-style” balcony of 12-inch dimension that allows residents to bring a sense of the outdoors into the unit. Must have doors that can open inwards or full-height sliding glass doors to allow the introduction of fresh air and sunlight. If this item is selected, units must also include operable windows to increase airflow/ability to control access to the outdoors.
  2. An upper story rooftop deck or terrace that may include space for outdoor seating, dining, and planters for cultivation. This terrace may be stepped back on structures over two stories so as to reduce the visual impact of upper floors.
  3. Alternative option that meets the concept and guiding principles.



7. Alleys

a. Characteristics.

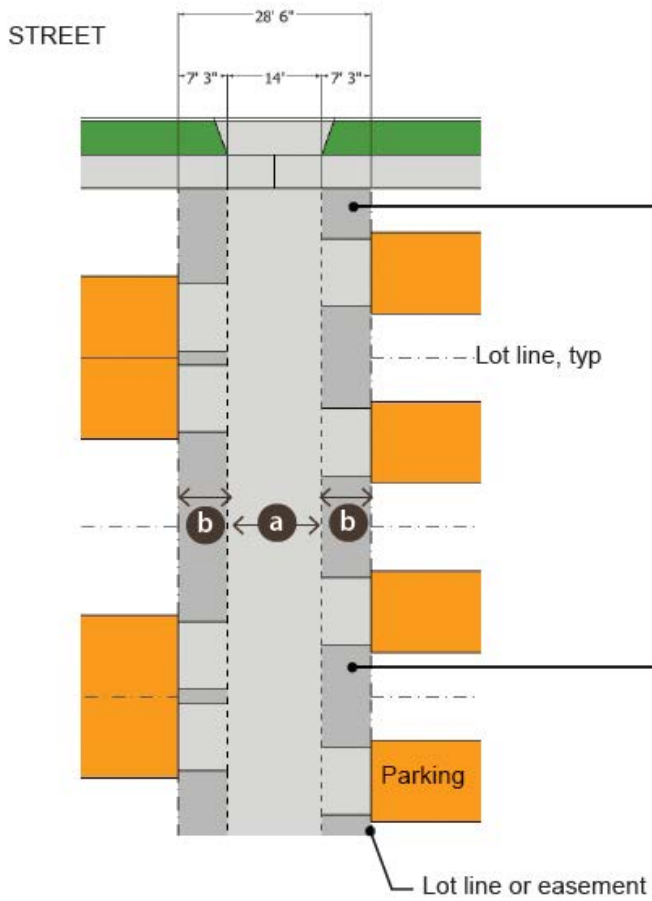
1. Alleys are critical in limiting the number of driveways accessing parking lots from the street edge. They can be used to access parking in the center of a block for middle housing or multi-dwelling housing arrangements.
2. Alleys vary in width and can be a public right of way or private easement. Visually narrowing the perceived width of alleys through landscaping, paving, and placement of garages or Accessory Dwelling Units ensures that they are not used for traffic. If well designed, they can be part of a total pedestrian pathway system through the neighborhood.
3. Provide alleys wherever possible, especially in new development. In existing neighborhoods, partial alleys can be provided.



b. Required Elements. Multi-dwelling development must meet the requirements of either:

1. Alley Type 1 (please see figure below)
2. Alley Type 2 (please see figure below)

Figure1. Alley Types



Examples of low landscape buffer treatments for an alley.

Alley Standards Type 1	
<b>a</b>	Travel Way Width 14 feet
<b>b</b>	Low Landscape Buffer 7.25 feet, each side

Alley Standards Type 2	
<b>a</b>	Travel Way Width 20 feet, minimum

8. Landscaping

a. Characteristics.

1. Use landscape elements, particularly plant materials, in an organized and harmonious manner that will enhance, protect and promote the economic, ecological, and aesthetic environment of McMinnville.
2. Landscaping is considered by McMinnville to be an integral part of a complete comprehensive development plan. The City recognizes the value of landscaping in achieving the following objectives:
  - a. Reduce soil erosion and the volume and rate of discharge of stormwater runoff.
  - b. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
  - c. Mitigate the loss of natural resources.
  - d. Provide parking lot landscaping to reduce the harmful effects of heat, noise, and glare associated with motor vehicle use.
  - e. Create safe, attractively landscaped areas adjacent to public streets.
  - f. Require the planting of street trees along the City's rights-of-way.
  - g. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character, and value of existing neighborhoods.
  - h. Provide shade, and seasonal color.
  - i. Reduce glare, noise, and heat.
  - j. Promote compatibility between land uses by reducing the visual noise and lighting impacts of specific developments on users of the site and abutting properties.
  - k. Unify development and enhance and define public and private places.
  - l. Preserve existing mature trees.
  - m. Enhance the urban forest and tree canopy.
  - n. Encourage the use of plants native to the Willamette Valley to the maximum extent feasible, in order to reduce watering requirements and agricultural chemical applications, and to provide a sense of regional identity with plant communities unique to the area.
  - o. Establish and enhance a pleasant visual character and structure to the built environment that is sensitive to safety and aesthetic issues.
  - p. Support McMinnville as a community that cares about its appearance. It is further recognized that landscaping increases property values, attracts potential residents and businesses to McMinnville, and creates safer, more pleasant

living and working environments for all residents and visitors to the city.

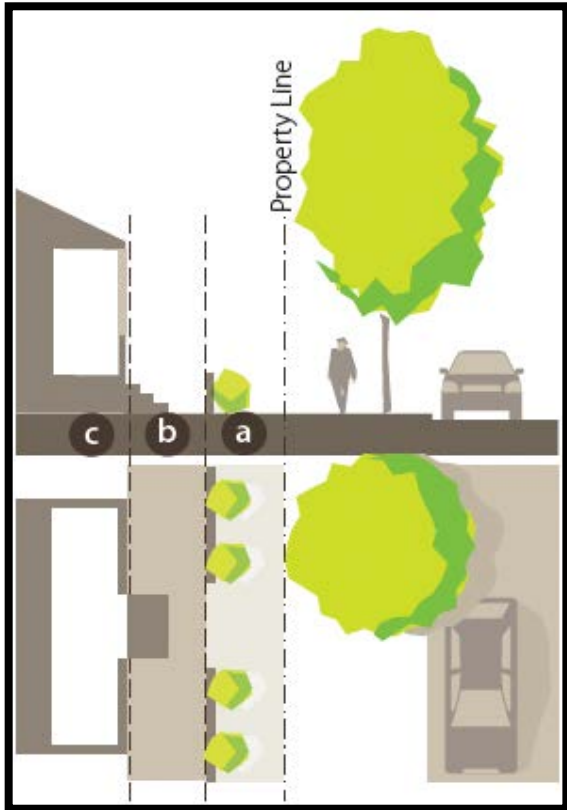
- b. Required Elements.
  - 1. All areas of the site not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner.
  - 2. A minimum of 20 percent of the net site shall be landscaped. Paved pedestrian paths, when integrated within the landscaped area, may satisfy up to 5 percent of this requirement. Landscaped setback areas, landscaped common open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas can be credited toward the minimum landscape standard.
- 9. Privacy and Screening
  - a. Characteristics. Low walls or fences are encouraged to provide separation between private open space and common open space, streets, or internal circulation paths. Fences should be designed to integrate with the architecture of the building and add visual interest through the use of materials, color, and detail.
  - b. Required Elements.
    - 1. All fences on the interior of the development shall be no more than 3 feet high. Fences along the rear or side property lines of the development may be up to 6 feet high. Chain-link fences are prohibited.
    - 2. Mechanical and communication equipment and outdoor garbage and recycling areas shall be screened so they are not visible from streets and common open spaces.
    - 3. Utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of a front entrance and shall be screened with sight-obscuring materials.
    - 4. The placement of balconies above the first story shall not create a direct line of sight into the living spaces or backyards of adjacent residential properties.
- 10. Front Yard.
  - a. Characteristics.
    - 1. For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.
    - 2. The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes. When multi-dwelling units are on the ground floor of the building and face the perimeter of the site and surrounding streets, they must meet the standards of this section.

b. Required Elements.

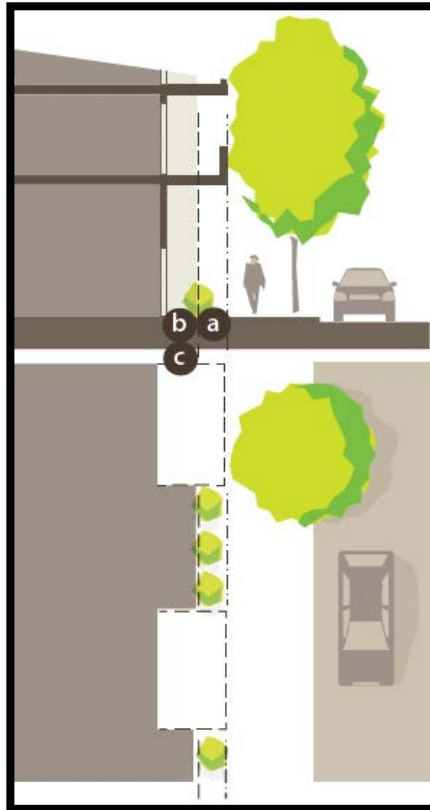
1. Dwelling units located on the ground floor of the building and facing the perimeter of the site and surrounding streets must meet the requirements of either:

- a. Front Yard Type 1: Neighborhood (please see figure below)
- b. Front Yard Type 2: Urban (please see figure below)

**Figure 1. Neighborhood Front Yard**



**Figure 2. Urban Front Yard**



### Type 1 Front Yard (Neighborhood Type)

Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	Marks the threshold between the public zone of the sidewalk and the private dwelling zone.  May provide a location for address identification.	Must provide one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Low fence</li> <li><input type="checkbox"/> Low planting—shrubs, grasses</li> </ul>
b	Front Yard, Forecourt or Dooryard	Provides habitable and personalize-able outdoor space for the resident.	Fundamental requirements: <ul style="list-style-type: none"> <li><input type="checkbox"/> A minimum of 5-feet distance between inside edge of Gateway and edge of Porch-Stoop-Terrace</li> <li><input type="checkbox"/> A paved walkway between sidewalk and entrance, which may be combined with a driveway</li> </ul> Must provide one of the following or a combination: <ul style="list-style-type: none"> <li><input type="checkbox"/> Pedestrian-oriented hardscaped outdoor space</li> <li><input type="checkbox"/> Lawn or planted area</li> <li><input type="checkbox"/> Alternative option that meets the intent and purpose</li> </ul>
c	Porch, Stoop or Terrace	Provides an outdoor living area that is physically and visually connected to the public realm of the street. Provides opportunities for community interaction. May provide a location for address identification.	Fundamental requirements: The porch, stoop, or terrace must be at least 36 square feet in area and have minimum dimensions of 6 feet by 6 feet; and the porch must have a solid roof. In addition, must provide one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Ornamental fencing or balustrade</li> <li><input type="checkbox"/> Columns demarcating perimeter or supporting the roof</li> </ul>

### Type 2 Front Yard (Urban Type)

Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	Marks the threshold between the public zone of the sidewalk and the private dwelling zone. May provide a location for address identification.	Must provide one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Low wall</li> <li><input type="checkbox"/> Change in paving material</li> <li><input type="checkbox"/> Low fence</li> <li><input type="checkbox"/> Low planting—shrubs, grasses</li> </ul>
b	Front Yard, Forecourt or Dooryard	At a minimum, provides a transitional zone between the domestic realm of the dwelling and the public realm of the street. If larger, it provides a habitable and personalize-able outdoor space for the resident.	Fundamental requirements: Minimum of ten feet in depth.* Must provide one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Ornamental fencing or balustrade</li> <li><input type="checkbox"/> Columns demarcating perimeter or supporting the roof</li> <li><input type="checkbox"/> Planted area</li> <li><input type="checkbox"/> Wood decking</li> </ul>
c	Porch, Stoop or Terrace	At a minimum, provides an outdoor entry vestibule. If larger, it provides an outdoor living area that is physically and visually connected to the public realm of the street. Provides opportunities for community interaction. May provide a location for address identification.	Fundamental requirements: Minimum of ten feet in depth.* Must provide one of the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Ornamental fencing or balustrade</li> <li><input type="checkbox"/> Columns demarcating perimeter or supporting the roof</li> <li><input type="checkbox"/> Recessed area</li> <li><input type="checkbox"/> Overhanging balcony</li> <li><input type="checkbox"/> Canopy</li> </ul>

\*Items b and c may be combined into a single ten foot depth, provided the intent and purpose of each one is met.

11. Compatibility

- a. Characteristics. New multi-dwelling housing should be compatible with its surrounding context while introducing new shape, size, and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.
- b. Required Elements.
  - 1. On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties of a different scale.
  - 2. Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.
  - 3. Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.
  - 4. Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.
  - 5. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.
- c. Supplemental Elements. In addition to meeting the required elements above, projects must respond to the compatibility requirement in the form of three of the options listed below.
  - 1. Use roof forms and bays to break up the overall mass of larger residential structures.
  - 2. Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.
  - 3. Step back upper floors so that the first two stories frame the street and relate to the human scale and reduce the visual impact of the third and higher floor.
  - 4. Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.
  - 5. Use horizontal elements the entire width of the front façade to mark a break between floors or along the roofline including band course, band molding, bellyband, or belt course.
  - 6. Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof

elements, variations in pitch and height of roof planes, dormers, eaves, gable, or dormer end brackets, corbels, or decorative wood timbers.

7. Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.
8. Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.

## 12. Wall and Roof Design

### a. Characteristics.

1. For buildings that front the street, avoid long, monotonous, uninterrupted walls. Modulate buildings walls and roofs to prevent large, uninterrupted walls and building mass.
2. Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Make base treatment cohesive across façades and integrate with the architectural character of the building.
3. Multi-dwelling development must address the following design objectives:
  - A. Articulation – All street-facing buildings shall incorporate design elements that break up façades into smaller planes.
  - B. Eyes on the street – A certain percentage of the area of each street-facing façade must be windows or entrance doors.
  - C. Main entrance – On street-facing façades, at least one main entrance must meet standards for location, orientation, and visibility.
  - D. Detailed Design – All street-facing buildings shall include several features.

### b. Required Elements.

#### 1. Articulation

- A. For multi-dwelling buildings with 30 to 60 feet of street frontage, a minimum of one of the following elements shall be provided along the street-facing façades.
- B. For buildings with over 60 feet of street frontage, at least one element below shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.
  1. A porch at least 5 feet deep.
  2. A balcony that is at least 2 feet deep and is accessible from an interior room.
  3. A bay window that extends at least 2 feet.
  4. A section of the façade that is recessed by at least 2 feet deep and 6 feet long.
  5. A gabled dormer.



- C. Buildings under 30 feet in length are exempt from these requirements.
- 2. Eyes on The Street
  - A. At least 15 percent of the area of each street-facing façade must be windows or entrance doors. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
  - B. Window area is considered the entire area within the outer window frame, including any interior window grid.
  - C. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
- 3. Main Entrances. Main entrances must meet both of the following standards.
  - A. Be no further than 8 feet behind the longest street-facing wall of the building.
  - B. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
    - 1. Be at least 25 square feet in area with a minimum 4 feet depth.
    - 2. Have at least one porch entry facing the street.
    - 3. Have a roof that is no more than 12 feet above the floor of the porch.
    - 4. Have a roof that covers at least 30 percent of the porch area.
- 4. Detailed Design.
  - A. For multi-dwelling buildings with up to 30 feet or more of street frontage, a minimum of two of the elements shall be provided along the street-facing façade or façades.
  - B. For buildings with over 30 feet of street frontage, at least one element shall be provided for every 30 feet of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 30 feet between two elements.
    - 1. Covered porch at least 5 feet deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 feet wide.
    - 2. Recessed entry area at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide.
    - 3. Offset on the building face of at least 16 inches from one exterior wall surface to the other.
    - 4. Dormer that is at least 4 feet wide and integrated into the roof form.

5. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
6. Roofline offsets of at least 2 feet from the top surface of one roof to the top surface of the other.
7. Tile or wood shingle roofs.
8. Horizontal lap siding between 3 to 7 inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl.
9. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40 percent of the street-facing façade.
10. Gable roof, hip roof, or gambrel roof design.
11. Window trim around all windows at least 3 inches wide and 5/8 inches deep.
12. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
13. Balcony that is at least 3 feet deep, 5 feet wide, and accessible from an interior room.
14. Bay window at least 2 feet deep and 5 feet long.
15. One roof pitch of at least 500 square feet in area that is sloped to face the southern sky and has its eave line-oriented within 30 degrees of the true north/ south axis.

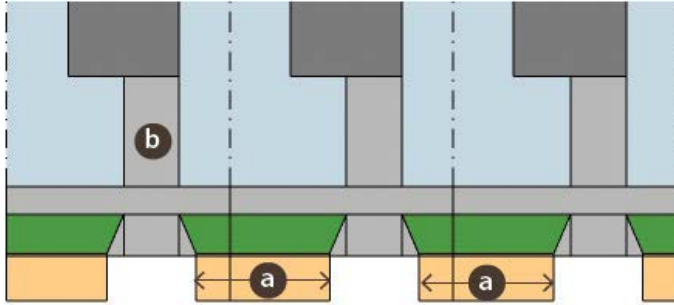
**17.11.110 Universal Design Standards.** The universal design standards are standards that apply to the following housing types: Tiny Houses, Cottage Clusters, Plexes, Single Dwellings, Townhouses and ADUs. These standards are related to site design, street frontage, architectural design, parking, compatibility with neighboring homes, open space, and private space requirements.

<b><u>Universal Design Standard</u></b>	<b>Tiny House</b>	<b>Cottage Cluster</b>	<b>Plex</b>	<b>Single Dwelling</b>	<b>Town-house</b>	<b>ADU</b>
<b>Façade</b>	X	X	X	X	X	X
<b>Street Frontage</b>	X	X	X	X	X	X
<b>Front Yard</b>	X	X	X	X	X	X
<b>Alleys</b>	X	X	X	X	X	X
<b>Garages</b>	X	X	X	X	X	X
<b>Compatibility</b>	X	X	X	X	X	X

- A. Façade. Welcoming facades contribute to the overall character of the neighborhood, promoting a safe, walkable, and bikable place.
1. Characteristics. The façade faces the street, or common greens, courtyards, or other common open spaces. It should be inviting with entry structures, such as porches, front doors and windows and other human-scaled elements. When dwellings have car access from the street, paved areas and garages should not dominate.
  2. Guiding Principles.
    - a. Garages that do not dominate. Entrances should be more prominent than garages.
    - b. Pair garages where possible to maximize planting strip and potential for street trees.
    - c. Entrances and windows that face the street, avoid blank walls. Emphasize private, ground-level entries to individual units when appropriate to the housing types, such as townhouses and plexes.
    - d. Building elements (lighting, repeating projects, bay windows, etc.) and private open space projections (balconies, porches, terraces, etc.) provide functional living space for residents and break up large façades.
  3. Fundamental Requirements.
    - a. Windows utilizing clear glass and/or doors, excluding garage doors, shall occupy a minimum of 25 percent of the overall area of the street-facing facade.
    - b. Except for dwellings on the flag portion of flag lots or on private access easements with no street frontage, the primary entrance shall be oriented toward the street which the dwelling faces.
    - c. At least one primary entrance for each structure must either:
      1. Directly face onto the street right-of-way.
      2. Be at an angle of up to 45 degrees from the street.
      3. Open onto a porch. The porch must be at least 25 square feet in area and have one entrance facing the street or have a roof.
      4. Face a central courtyard space or common open space that is adjacent to the street and abutted by dwellings on at least two sides.
    - d. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit on the corner of the building needs to be oriented to only one of the streets.
- B. Street Frontage. A common characteristic of McMinnville’s residential neighborhoods is a green leafy street edge that is created by street trees, and the planted strip between the sidewalk and the curb. When trees are given enough room for their roots to mature successfully, their branches shade the sidewalk and may even form a canopy over the street.

1. Characteristics.
  - a. Minimizing driveway curb cuts maximizes the value of the planter strip.
  - b. Uninterrupted curb space also provides a safer pedestrian environment and room for parking on the street.
2. Guiding Principles.
  - a. Even while introducing a variety of housing types and lot sizes (and widths), maintain the maximum amount of uninterrupted and generous plant strip for street trees.
  - b. Promote a healthy canopy of street trees in McMinnville's residential neighborhoods.
  - c. Provide parking space at the rear of the lot via an alley.
  - d. Space street-facing driveways far enough apart for street trees to be planted at frequent intervals.
  - e. Pair street-facing driveways to create more space for trees
  - f. Coordinate the spacing of street trees with the spacing of utilities' access across the plant strip
3. Fundamental Requirements.
  - a. Dwelling units with alley access must provide access off the alley to attached garages located behind the dwelling.
  - b. Choose from the following Frontage Types:
    1. Frontage Type 1: Front-Loaded Parking (See figure below)
    2. Frontage Type 2: Front-Loaded Parking with Paired Driveways (See figure below)
    3. Frontage Type 3: Alley-Loaded Parking (See figure below)

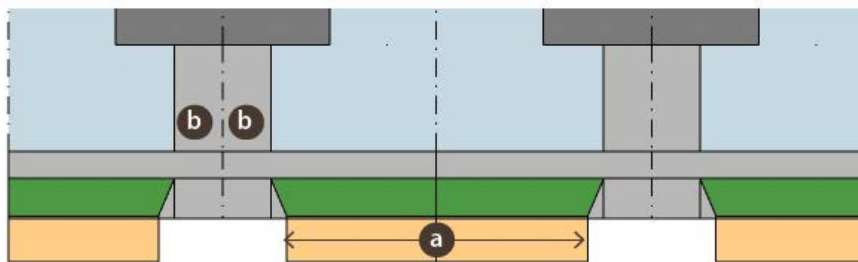
### Frontage Type 1: Front-Loaded Parking



#### Frontage Type 1: Front-Loaded Parking

<b>a</b>	Minimum distance between driveways	24 feet
<b>b</b>	Maximum driveway width	40 percent of frontage

### Frontage Type 2: Front-Loaded Parking with Paired Driveways

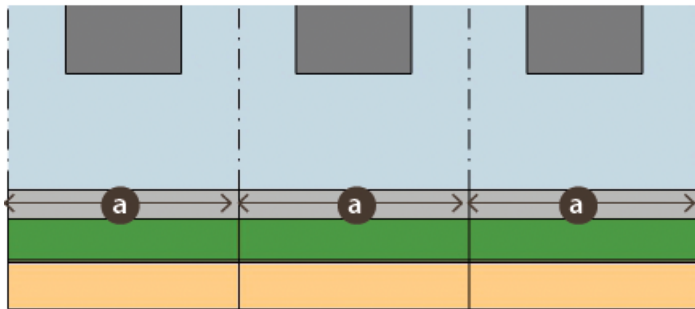


#### Frontage Type 2: Front-Loaded Paired Parking

<b>a</b>	Minimum distance between driveways	30 feet
<b>b</b>	Maximum driveway width	20 feet*

\*Excludes the driveway approach width

### Frontage Type 3: Alley-Loaded Parking

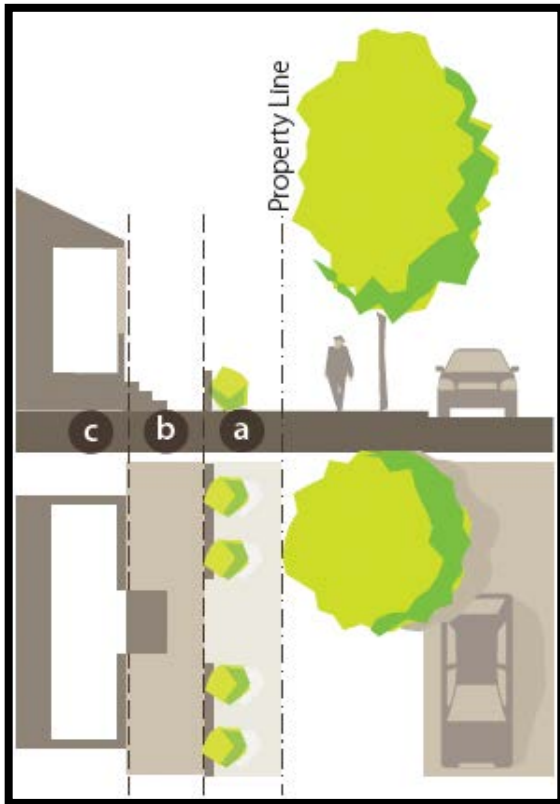


#### Frontage Type 3: Alley-Loaded Parking

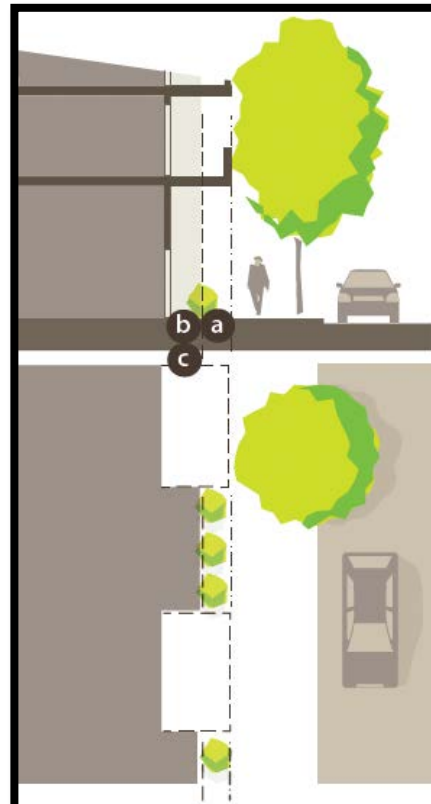
<b>a</b>	Minimum street frontage width	Refer to development standards by housing type
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- C. Front Yard. The front setback provides a vital transition between the public area of the street and the private spaces within the dwelling. The smaller the front setback is, the more important the concept of layering public to private spaces becomes
1. Characteristics.
    - a. A typical three-part approach to layering is a low-fence at the back of the sidewalk, a landscaped paved dooryard, and before the entrance to the dwelling – a porch, a stoop or a terrace.
    - b. For very small front setbacks, vertical distance can make up for the lack of horizontal separation.
  2. Guiding Principle. For all housing types the front setback—even when it is small or zero, should be designed to provide a transition from the public realm of the street to the private realm of the dwelling.
  3. Fundamental Requirements.
    - a. Must choose from the following Front Yard Types:
      1. Front Yard Type 1: Neighborhood (see figure below)
      2. Front Yard Type 2: Urban (see figure below)

**Figure 1. Neighborhood Front Yard**



**Figure 2. Urban Front Yard**



Type 1 Front Yard (Neighborhood Type)			
Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	Marks the threshold between the public zone of the sidewalk and the private dwelling zone.  May provide a location for address identification.	Must provide one of the following: <input type="checkbox"/> Low fence <input type="checkbox"/> Low planting—shrubs, grasses
b	Front Yard, Forecourt or Dooryard	Provides habitable and personalize-able outdoor space for the resident.	Fundamental requirements: <input type="checkbox"/> A minimum of 5-feet distance between inside edge of Gateway and edge of Porch-Stoop-Terrace <input type="checkbox"/> A paved walkway between sidewalk and entrance, which may be combined with a driveway  Must provide one of the following or a combination: <input type="checkbox"/> Pedestrian-oriented hardscaped outdoor space <input type="checkbox"/> Lawn or planted area <input type="checkbox"/> Alternative option that meets the intent and purpose
c	Porch, Stoop or Terrace	Provides an outdoor living area that is physically and visually connected to the public realm of the street. Provides opportunities for community interaction. May provide a location for address identification.	Fundamental requirements: The porch, stoop, or terrace must be at least 36 square feet in area and have minimum dimensions of 6 feet by 6 feet; and the porch must have a solid roof. In addition, must provide one of the following: <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof

Type 2 Front Yard (Urban Type)			
Zone	Requirement	Intent and purpose	Ways to meet the requirement
a	Gateway	Marks the threshold between the public zone of the sidewalk and the private dwelling zone. May provide a location for address identification.	Must provide one of the following: <input type="checkbox"/> Low wall <input type="checkbox"/> Change in paving material <input type="checkbox"/> Low fence <input type="checkbox"/> Low planting—shrubs, grasses
b	Front Yard, Forecourt or Dooryard	At a minimum, provides a transitional zone between the domestic realm of the dwelling and the public realm of the street. If larger, it provides a habitable and personalize-able outdoor space for the resident.	Fundamental requirements: Minimum of ten feet in depth.* Must provide one of the following: <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof <input type="checkbox"/> Planted area <input type="checkbox"/> Wood decking
c	Porch, Stoop or Terrace	At a minimum, provides an outdoor entry vestibule. If larger, it provides an outdoor living area that is physically and visually connected to the public realm of the street. Provides opportunities for community interaction. May provide a location for address identification.	Fundamental requirements: Minimum of ten feet in depth.* Must provide one of the following: <input type="checkbox"/> Ornamental fencing or balustrade <input type="checkbox"/> Columns demarcating perimeter or supporting the roof <input type="checkbox"/> Recessed area <input type="checkbox"/> Overhanging balcony <input type="checkbox"/> Canopy

\*Items b and c may be combined into a single ten foot depth, provided the intent and purpose of each one is met.



D. Alleys. Alleys are critical in limiting the number of driveways accessing lots from the street edge. They also allow for housing types, especially those that occupy narrow lots, such as townhouses or tiny houses, to sit alongside more conventional lot widths.

1. Characteristics.

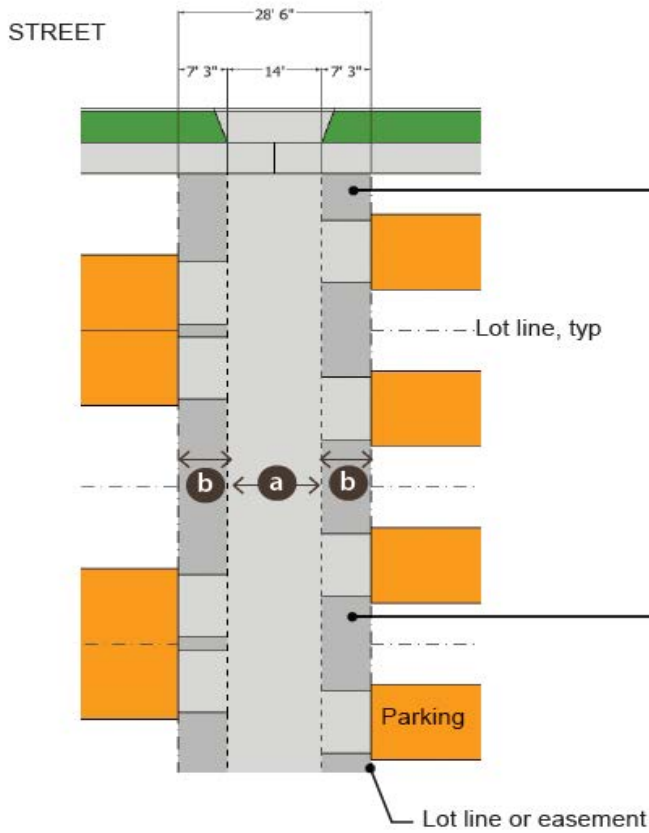
- a. Alleys vary in width and can be public right of way or private easement.
- b. Visually narrowing the perceived width of alleys through landscaping, paving, and placement of garages or Accessory Dwelling Units ensures that they are not used for traffic.
- c. If well designed, they can be part of a total pedestrian pathway system through the neighborhood
- d. The design, paving, maintenance, and lighting of alleys is important to ensure they function properly and are safe and attractive.



- 2. Guiding Principle. Provide alleys wherever possible, especially in new subdivisions. In existing neighborhoods, partial alleys can be provided.
- 3. Fundamental Requirements. Must choose from the following Alley Types:
  - a. Alley Type 1 (see figure below)
  - b. Alley Type 2 (see figure below)



Figure: Alley Types



Examples of low landscape buffer treatments for an alley.

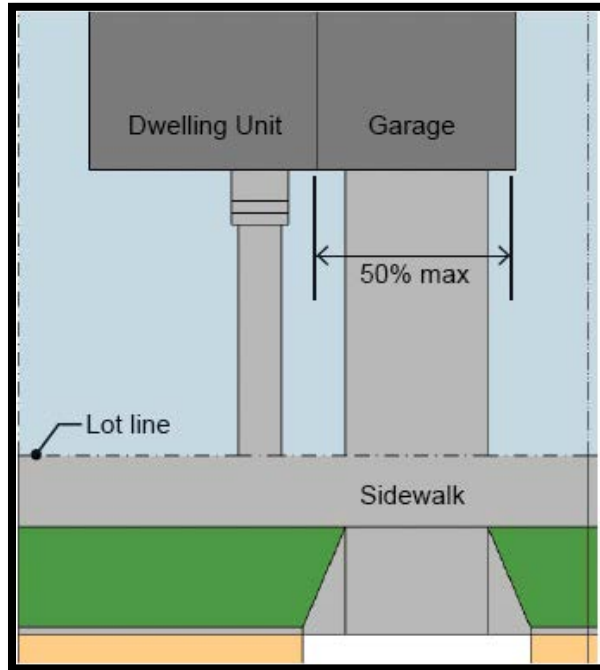
Alley Standards Type 1		
<b>a</b>	Travel Way Width	14 feet
<b>b</b>	Low Landscape Buffer	7.25 feet, each side

Alley Standards Type 2		
<b>a</b>	Travel Way Width	20 feet, minimum

- E. **Garages.** These standards apply to all garages that are accessory to a dwelling whether they are attached or detached to the primary dwelling.
  - 1. **Length of Street Facing Garage Wall.**
    - a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. See Figure below.

**Figure 1. Garage Percentage**



- b. Where the street-facing façade of the building is less than 24 feet long, the garage wall facing the street may be up to 12 feet long if there is one of the following.
- c. Interior living area above the garage. The living area must be set back no more than 4 feet from the street-facing garage wall, or a covered balcony above the garage that is:
  1. At least the same length as the street-facing garage wall;
  2. At least 6 feet deep; and
  3. Accessible from the interior living area of the dwelling unit.
2. Garage setback.
  - a. A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.
  - b. Whether attached to a residence or as a separate structure, a covered storage facility (garage) for a vehicle on which the main opening is toward a street shall be located not less than 20 feet from the property line bordering the street.
3. Exceptions.
  - a. Garage that is less than half the façade width and flush with porch façade.
    1. A street-facing garage wall may be up to 6 feet in front of the longest street-facing wall of the dwelling unit, if:
      - A. The street-facing garage wall is 40 percent or less of the length of the building façade; and
      - B. There is a porch at the main entrance. The garage wall may not be closer to the street lot line than the front of the porch.

The porch must meet the standards for porches as set out in Universal Standards: Front Yard. (17.11.110(C))

- b. Sideways-Facing Garages. The garage may extend in front of the house when:
  - 1. It is oriented perpendicular to the street and fronts on a paved court. The sidewall of the garage must meet the requirements of the Length of the street-facing garage wall.
  - 2. The sidewall of the garage - which in this case is the street-facing façade - must meet the requirements of Façade Universal Standards.
  - 3. In addition, the garage must meet the front setback requirements of the underlying zone.
- c. Garages Adjacent to Alleys. A garage adjacent to an alley may have a zero-foot setback from the alley if allowed in the Development Standards table for the applicable housing type.

F. Compatibility

- 1. Guiding Principle. New housing should be compatible with its surrounding context while introducing new shape, size and detail variation, enabling different housing styles and types to sit side-by-side harmoniously.
- 2. Fundamental Requirements - Siting.
  - a. Single dwellings, duplexes, triplexes, quadplexes, tiny houses, and dwellings within cottage clusters that are of the same or very similar design must be separated by at least two lots and may not be directly across from one another. Similar design consists of exterior elevations that utilize the same or similar rooflines, projections, garage doors, paint colors, building materials, window sizes and orientation.
  - b. On a site with multiple buildings of varying scales (or that vary from the surrounding context), provide a gradual transition between scales. For example, locate dwellings that are similar in scale and density along the street frontage and transition to lower scale and density buildings toward the rear of the site. Use rear driveways and landscaping as a buffer backing up to adjacent properties of a different scale.
  - c. Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.
  - d. Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.
- 3. Fundamental Requirements – Human Scale Design. Front and public-facing building facades must meet all of the following requirements:
  - a. Facades shall provide vertical offsets, projections, or recesses to break up the building façade. Vertical projections may encroach into exterior side yard setbacks by up to 20 percent of the required setback distance.

- b. Elevations shall include horizontal elements the width of the façade. The horizontal elements shall mark the break between floors or be located along rooflines, and may include fascia, band course, band molding, bellyband, or belt course.
  - c. A minimum of two types of building materials shall be used on the front elevations.
  - d. Trim with a minimum size of 3 inches on all windows.
  - e. In addition, front and public-facing building facades must provide at least four of the following options:
    - 1. Windows
    - 2. Gables
    - 3. Dormers
    - 4. Architectural Bays
    - 5. Awnings made of fabric, metal or wood framed
    - 6. Change in wall planes
    - 7. Ground floor wall lights/sconces
    - 8. Transom windows
    - 9. Balconies or decks
    - 10. Columns or pilasters – not decorative
4. Supplemental Requirements. Project must provide a minimum of three of the following elements.
- a. Use roof forms and bays to break up the overall mass of larger dwellings and reflect the building forms and scale of single dwellings.
  - b. Pair units under a single roof form and distinct building volume to provide massing reflective of detached dwellings.
  - c. Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.
  - d. Step back upper floors so that first two stories frame the street and relate to the human scale and reduce visual impact of the third and higher floor.
  - e. Mark a distinct physical transition between the base and upper floors of a building through a change in brick pattern, change in materials and/or wall surface pattern, articulation of a floor line, or change in window types.
  - f. Use horizontal elements the entire width of the front façade to mark break between floors or along roofline including band course, band molding, bellyband, or belt course.
  - g. Use a variation in roof forms on all four elevations of a structure to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, dormers, eaves, gable, or dormer end brackets, corbels, or decorative wood timbers.
  - h. Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.

- i. Step down taller buildings next to smaller buildings to enable buildings of larger-scale but similar proportions to blend in with surroundings.

17.11.120 Planned Development Residential Design and Development Standards. Chapter 17.51 of the McMinnville Municipal Code allows for planned development overlays in McMinnville as a means of providing greater flexibility and greater freedom of design in the development of land than may be possible under strict interpretation of the provisions of the zoning ordinance. McMinnville encourages residential planned developments as a means of achieving the City’s adopted Great Neighborhood Principles.

A. Guiding Principles.

1. Appropriate site size and scale. Small to medium sites (10,000 square feet to 40,000 square feet) should act as infill sites and respond to the surrounding neighborhood in scale, character, building design, details and materials. Large sites (over 40,000 square feet) should provide a variety of housing types, centralized common open space, and an interconnected system of streets and pathways that connect to the surrounding neighborhood.
2. Livability. Residential Planned Developments should contribute to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private open spaces for outdoor use.
3. Compatibility. Residential Developments should have a scale that is appropriate for the surrounding neighborhood and maintains the overall residential character of McMinnville.
4. Safety and Functionality. Developments should be safe and functional, by providing visibility into and within a residential development and by creating a circulation system that prioritizes bicycle and pedestrian safety.
5. Enduring quality. Residential Planned Developments should incorporate design and building practices that promote the economic, ecological, and aesthetic environment of McMinnville, such as energy conservation, preservation of trees and open space, and quality building materials.

B. Required Elements, Great Neighborhood Principles. All residential planned developments shall meet the Great Neighborhood Principles as identified below.

1. Natural Feature Preservation. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.
2. Scenic Views. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including,

- but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.
3. Parks and Open Spaces.
    - a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.
    - b. Central parks and plazas shall be used to create public gathering spaces where appropriate.
    - c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.
  4. Pedestrian Friendly.
    - a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.
    - b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).
  5. Bike Friendly.
    - a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.
    - b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.
  6. Connected Streets.
    - a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.
    - b. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.
  7. Accessibility.
    - a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.
    - b. Design practices should strive for best practices and not minimum practices.
  8. Human Scale Design.
    - a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

- b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.
    - c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).
  - 9. Mix of Activities.
    - a. Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
    - b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.
    - c. Neighborhoods are designed such that owning a vehicle can be optional.
  - 10. Urban-Rural Interface. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.
  - 11. Housing for Diverse Incomes and Generations. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.
  - 12. Housing Variety.
    - a. Neighborhoods shall have several different housing types.
    - b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.
  - 13. Unique and Integrated Design Elements. Residential Planned Developments shall be encouraged to have:
    - a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.
    - b. Opportunities for public art provided in private and public spaces.
    - c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.
- C. Required Elements, Common Open Space. All Residential Planned Developments over four units shall meet the fundamental and supplemental requirements for Common Open Space.
  - 1. Characteristics.
    - a. Common open spaces offer residents social and health benefits while also defining and bringing character to a development.
    - b. Common open spaces may include shared recreational facilities such as play areas, sports fields or swimming pools; rooftop decks

that prompt interaction and include shared amenities such as grills, play space, or seating.

2. Guiding Principles.

- a. Common open space should be appropriately located so users feel safe and residents take ownership and responsibility for the shared space.
- b. The design should take into account its relationship to units, entries, and windows, as well as how landscaping or other barriers may impact sight corridors.
- c. Common open spaces should have clear intended uses with visual cues to inform users as to the desired function.
- d. Avoid large, hard-surfaced or landscaped areas that lack furnishings or other design elements suggesting specific activities.
- e. Break down large spaces into smaller, comfortable outdoor rooms through the use of fencing or low walls, furnishings and lighting, building placement, and plantings.
- f. Sensitive design will produce greater benefits than expensive materials or furnishings and certainly more options for use than large undefined open areas

3. Fundamental Requirements.

- a. A common open space shall be provided that is centrally located and designed with a clear function that enhances the livability of residents in the planned development. These functions shall include passive and active uses. The open space shall be accessible to all residents and if possible be fronted by clearly defined unit entrances. The common open space shall serve as the focus of surrounding buildings. Entries and windows shall face the common open space to provide informal surveillance. Common open space shall be accessible to all residents.
- b. Common open space shall be a minimum of 15 percent of the planned development. Passive open space shall not be more than 5 percent of the planned development.
- c. When vehicular areas are located between dwellings and common open space, clearly defined pathways shall be provided to enhance pedestrian safety.
- d. Pathway surface shall be clearly marked and differentiated from the vehicular area with paint or alternative paving material.
- e. Common open space shall have a minimum dimension of 20 feet at the narrowest part.
- f. Walkways are required between dwellings and common open space.

4. Supplemental Requirements. Provide at least four of the options listed below.

- a. Provide opportunities for formal and informal recreational use by residents of all ages. This could be a shared recreational facility



including sport fields, play structure, bike track, courts, swimming pool, or other options.

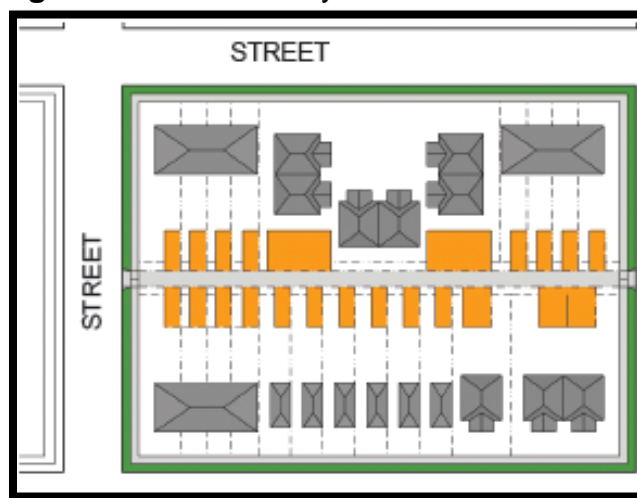
- b. Provide tall deciduous trees for summer shade and winter solar access. When possible preserve and incorporate large existing trees at least 9 inches in diameter as a focal point of open spaces.
- c. Enhance the usability of the space through the inclusion of elements including seating, outdoor lighting, weather protection and/or shade structures, and art, among other features.
- d. Incorporate landscaping that receives at least 50 percent of its irrigation from harvested rainwater.
- e. Provide opportunities for food cultivation. Include a community garden and/or incorporate cultivated species into the landscaping.

D. Supplemental Elements, Consideration

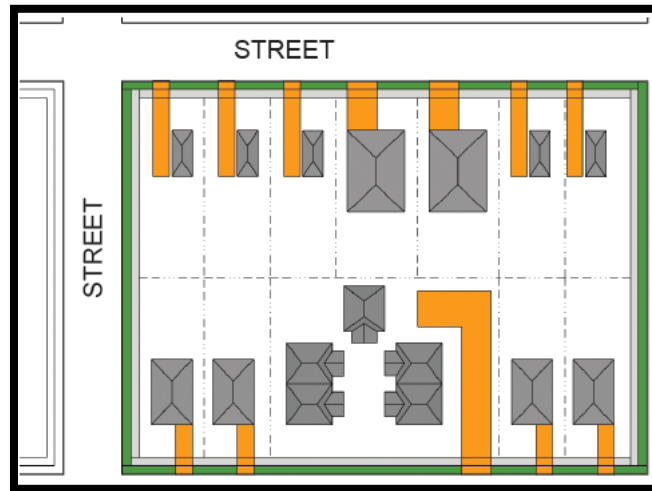
1. Modular Block Layouts.

- a. An intermix of housing types is possible if blocks are platted with a lot width module that can be aggregated. If lots are increments of 25 to 30 feet wide and can be aggregated into lots that are 50 or 60 feet wide (or 75 or 90 feet wide), a wide variety of dwelling types can occupy the same block.
  - 1. For example, narrow lot dwellings such as townhouses or tiny houses on 25 foot lots may sit next to larger lot dwellings such as courtyard apartments or cottage clusters on a 50- or 75-foot lot.
- b. In a new planned development, the greatest flexibility for lot variety is provided by having an alley serve as parking and driveway to each lot (see Figure “Block with Alley”).
- c. When parking is accessed via a driveway from the front of the lot, the lot width is governed by frontage requirements of Universal Design Standards – Street Frontage, and the minimum lot width will be 40 feet (see Figure “Block without Alley”).

**Figure.** Block with Alley.

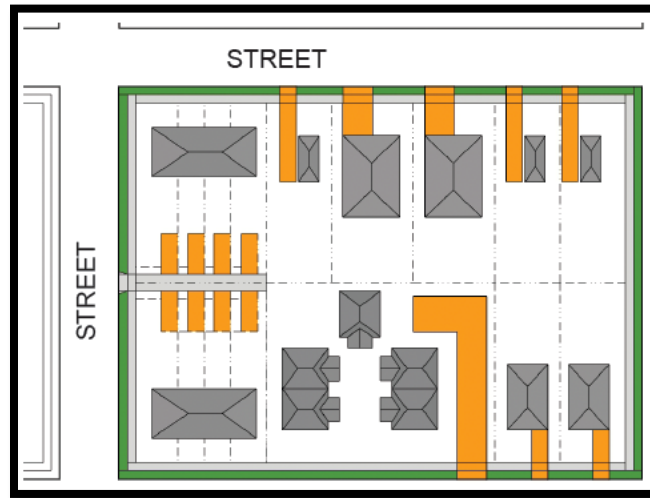


**Figure. Block without Alley**



2. Block lengths.
  - a. Most housing types can be accommodated on blocks that are 200 to 220 feet deep and 200 to 350 feet wide, with an alley easement or dedicated right of way.
  - b. In an infill setting, narrow lot housing types may be “infilled” between more conventional larger-lot detached homes. The intermixing of lot widths ensures that affordable compact housing types can sit side-by-side with detached single dwellings. Cottage clusters and smaller-scale apartments, such as garden apartments or walk-up apartments, can be intermixed on lots that have been aggregated. Such apartments buildings need to be sized and designed to fit into the neighborhood context.
3. Partial alley at the end of a block. A partial alley is where an alley is used to provide access to parking at the rear of lots, in lieu of driveways located at the front of the lot (see Figure, Partial Alley Block). Turnarounds are not required for partial alleys.
  - a. Option 1: The total number of lots and units served by a partial alley shall be [six lots], but no more than [six units].
  - b. Option 2: The total number of lots and units served by a partial alley, if more than [six lots] or [six units], shall be approved by the Fire Marshal.

**Figure.** Hybrid Block Layout with Partial Alley



5. Usable Side Yard Setback. Optional for Tiny Homes, Plexes, and Single Dwellings in Residential Planned Developments. A usable side yard setback development is where dwelling units sharing street frontage are shifted to one side of their lot, to within 3 feet of the property line. This provides for greater usable yard space on each lot. These developments require that the planning for all of the house locations be done at the same time
  - a. Building setbacks. The side yard setback on one side of the house may be reduced to 3 feet. This reduction does not apply to the side yard setback adjacent to a street, or to the side yard setback adjacent to lots that are not part of the usable side yard setback project.
  - b. All other development standards that apply to the housing type must be met, (e.g., distance between driveways).
  - c. A deed restriction must be recorded on the deed of each applicable lot to ensure the continued fulfillment of this setback.
  - d. Eaves on the side of a house with a reduced setback must comply with proper fire separation requirements.
  - e. Consider the privacy of neighboring properties by designing homes with higher windows on the narrow setback side.

**Figure.** Usable side yard setbacks provide more space for each home.

