Residential Site and Design Review: Design & Development Standards

City of McMinnville, Oregon

Final Draft | March 2020

urbsworks

Great Neighborhood Principles

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.

» 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. Great Neighborhoods preserve scenic views in areas that everyone can access.

» 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. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

» 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.

» Central parks and plazas shall be used to create public gathering spaces where appropriate.

» Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

» 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.

» 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. Great Neighborhoods are bike friendly for people of all ages and abilities.

» 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.

» Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.

» 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.

» Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.

» To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

» Design practices should strive for best practices and not minimum practices.

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

» The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

» 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.

» 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. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.

» 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.

» Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.

» Neighborhoods are designed such that owning a vehicle can be optional.

10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

» 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. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

» 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. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

» Neighborhoods shall have several different housing types.

» Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

» Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.

» Opportunities for public art provided in private and public spaces.

» 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.

Introduction

Project Purpose

The purpose of this work is to permit a wider variety of housing types while maintaining the character and values of McMinnville. These 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.

Organization of This Document

This document is organized into 2 parts: Development Standards by Housing Type and Universal Design Standards. Part 1 includes an introduction to each housing type, example photos, and a development standards table with accompanying plan and section diagrams. Part 2 includes a variety of universal design standards. These standards apply to all housing types, with some exceptions. See the Universal Design Standards Summary Table on Page 45 for more detail.

Document Outline:

Part 1: Development Standards by Housing Type

- Housing Type Summary
- Tiny House
- Cottage Cluster
- Plex
- Single Dwelling
- Townhouse
- Accessory Dwelling Unit (ADU)
- Apartment Types

Part 2: Universal Design Standards

- Street Frontage
- Front Yard
- Alleys
- Parking
- Common Open Space
- Private Open Space
- Compatibility
- Façade
- Subdivisions: modular blocks, partial alley, usable side yard setback lots, and common greens

Introduction

Introduction to Development Standards Tables

Each housing type has a development standards table. The table has information about minimum lot sizes, setbacks, height limitations, parking, and other relevant standards.

With alleys, without alleys, and infill.

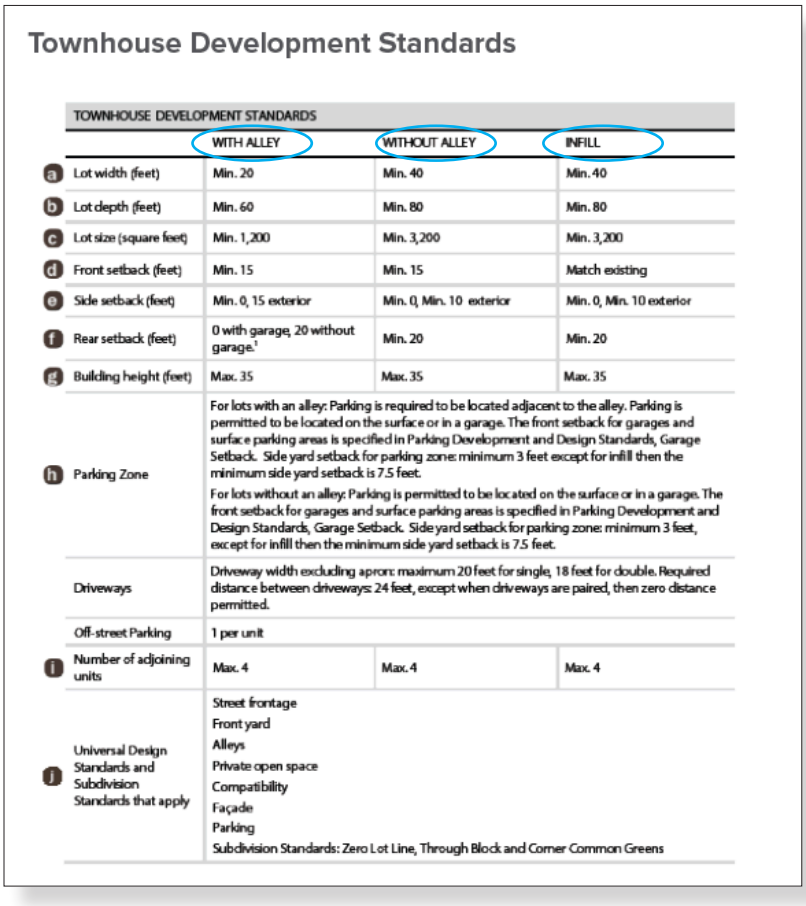
Each housing type has minimum lot dimensions based on three conditions.

- A home with an alley
- A home without an alley
- An infill home

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.

The development standards for lots with or without an alley are applicable to new development and selected planned development.

The development standards for infill are required to match those of the existing zoning and adjacent lots.



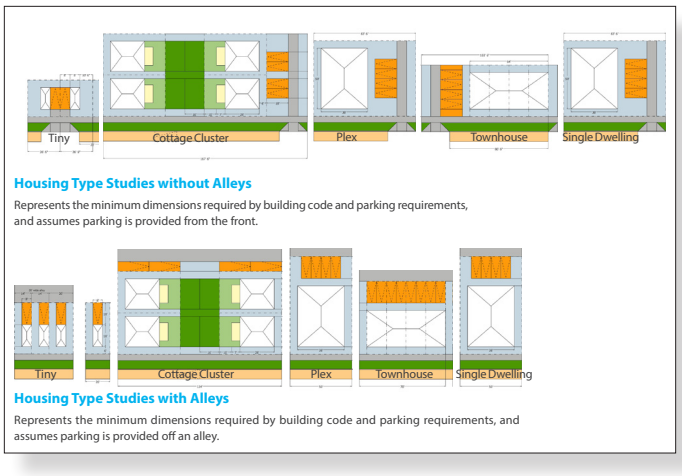
Townhouse Development Standards

TOWNHOUSE DEVELOPMENT STANDARDS		WITH ALLEY	WITHOUT ALLEY	INFILL
a	Lot width (feet)	Min. 20	Min. 40	Min. 40
b	Lot depth (feet)	Min. 60	Min. 80	Min. 80
c	Lot size (square feet)	Min. 1,200	Min. 3,200	Min. 3,200
d	Front setback (feet)	Min. 15	Min. 15	Match existing
e	Side setback (feet)	Min. 0, 15 exterior	Min. 0, Min. 10 exterior	Min. 0, Min. 10 exterior
f	Rear setback (feet)	0 with garage, 20 without garage.[1]	Min. 20	Min. 20
g	Building height (feet)	Max. 35	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. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet.		
	Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.		
	Off-street Parking	1 per unit		
i	Number of adjoining units	Max. 4	Max. 4	Max. 4
j	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens		

Introduction

Alleys or Driveways

Each housing type has its own unique characteristics, and these are described in the "Concept" and "Guiding Principles" sections. For example, the minimum lot dimensions may be different for each housing type. The minimum lot width for example, may vary depending on whether on-site parking is provided from the street, in the form of driveways, or from the rear of the site, via an alley.



Housing type studies showing the difference in the width of a lot with a driveway (top) versus with an alley (bottom).

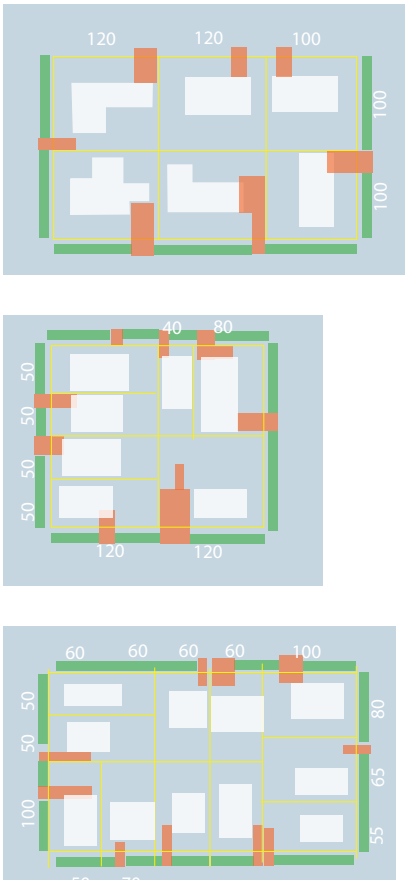
Context Studies for Infill Development

For infill housing, certain development standards are required to match those of the existing zoning and adjacent lots.

Development patterns of existing neighborhoods in McMinnville were studied in order to inform the infill development standards.

Lot width and front setback vary widely from neighborhood to neighborhood, depending on the era of development. Traditional neighborhoods built before the 1950s have deeper front setbacks and narrow lot widths. Dwellings are typically 1.5 to 2 stories tall and parking is usually at the rear of the lot, at the end of a driveway. Homes built in the mid-century and later (after the 1950s), sit on lots that are wider and less deep. Dwellings are typically one story tall. Parking is often provided in a garage built onto the side of the dwelling.

There is a wide variety of neighborhood development patterns. Because of this, and the desire to maintain neighborhood character while accommodating a wide variety of housing types, selected development standards are required to match those of existing zone, subdivision, or Planned development overlay district.



Existing neighborhood patterns vary. Studies of existing neighborhoods show building footprints in white, driveways and parking in orange, and street frontage in green.

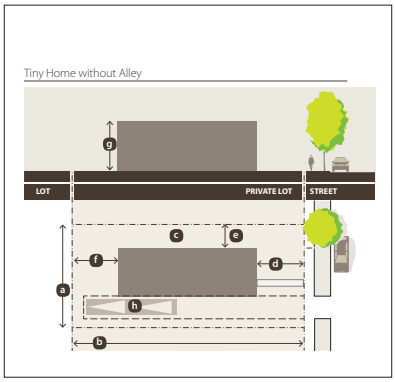
Part 1

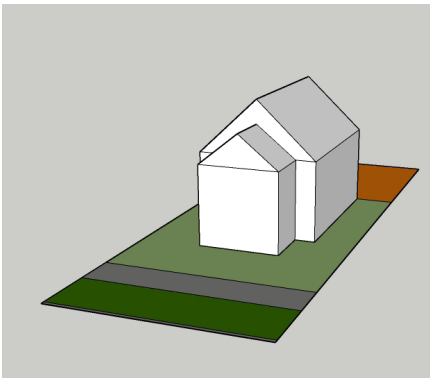
Development Standards by Housing Type

Housing Type Summary

Tiny House

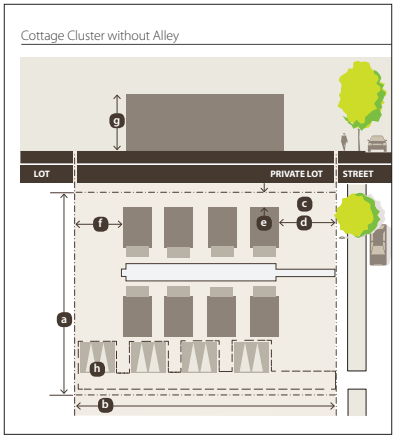
A Tiny House is a small permanent detached unit no more than 400 square feet. Tiny houses must meet building code requirements for a permanent dwelling unit. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.

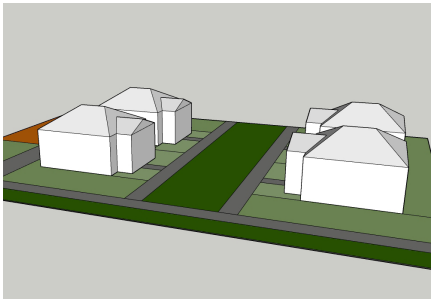




Cottage Clusters

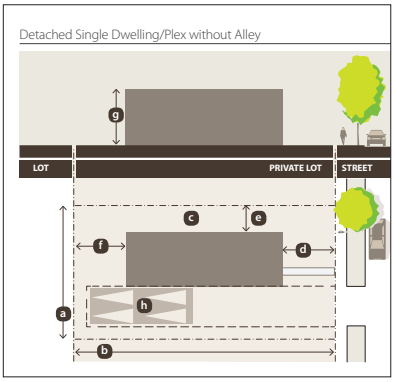
Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.

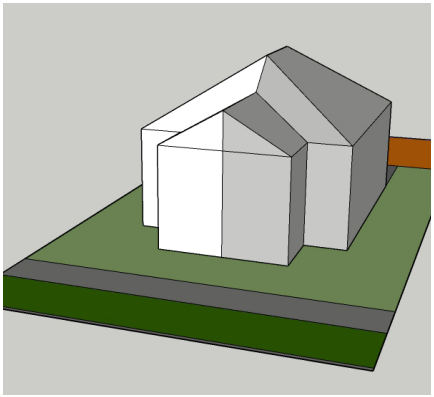




Plexes

A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.

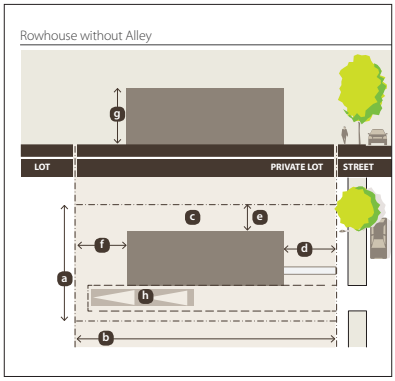


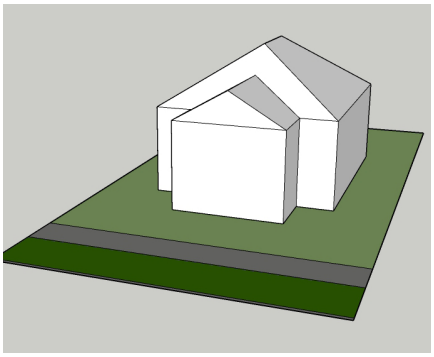


Housing Type Summary

Single Dwellings

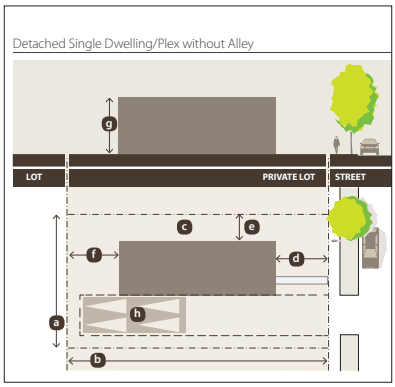
Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard. Single dwelling standards apply to units that are larger than 400 square feet.

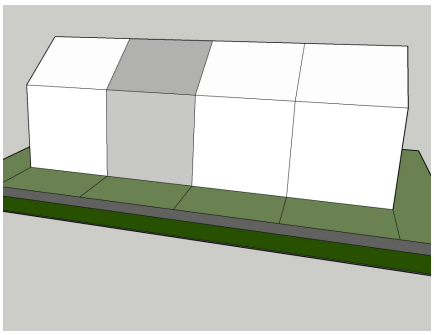




Townhouses

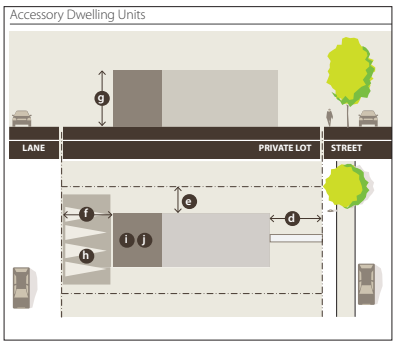
Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the "work" portion on the ground floor.

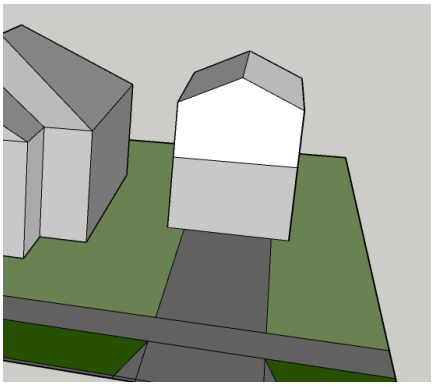




Accessory Dwelling Unit (ADU)

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





Apartment Block

Stacked flats 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.

Walk-Up Apartment

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

Courtyard Apartment

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

Tiny House

Concept

A Tiny House is a small permanent detached unit no more than 400 square feet. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.

Tiny houses may provide a less expensive home ownership product than a larger single family house.

Guiding Principle

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.

Landscaping and front stoop provide transition between public and private space.

Tiny House

Tiny house with front porch and recessed entry.

Tiny House Development Standards

TINY HOUSE DEVELOPMENT STANDARDS			
	TINY HOUSE WITH ALLEY	TINY HOUSE WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 25	Min. 35	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 [1]or 15	Min. 15	Match existing[2]
e Side setback (feet)	Interior: Min. 3[3] or 5 Exterior: 10	Interior: Min. 3[3] or 5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage.[4]	Min. 20	Min. 20
g Building height (feet)	Max. 25	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.		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

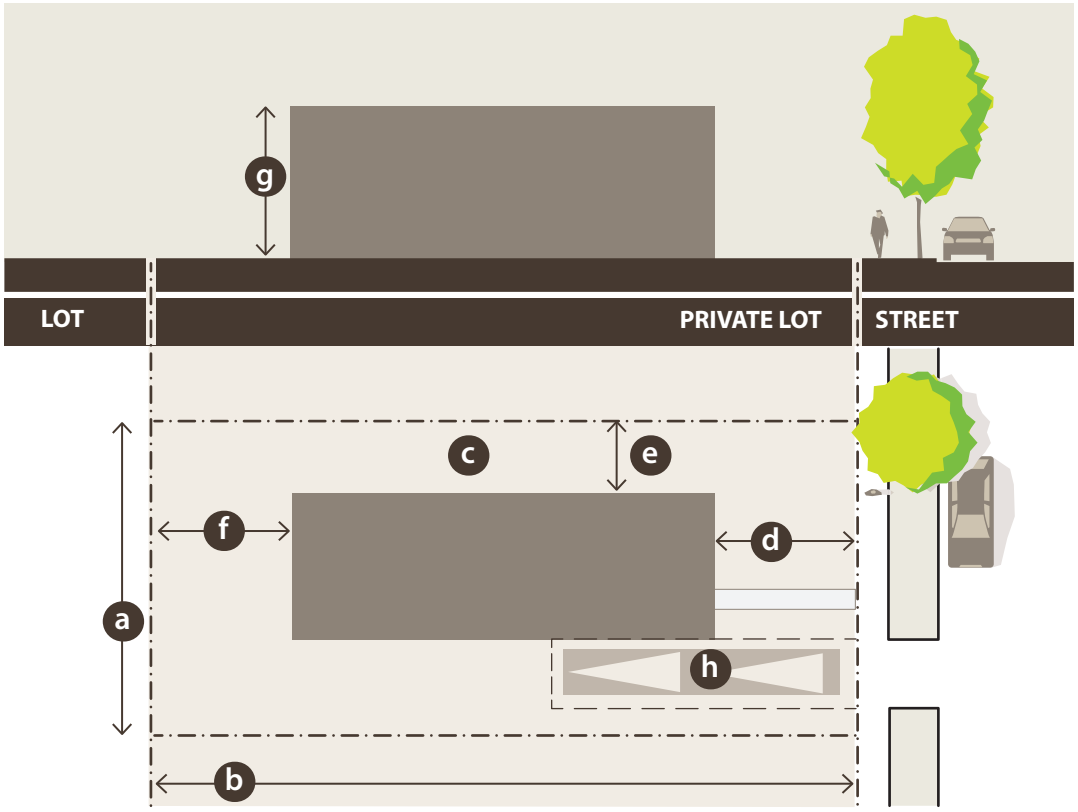
[1] Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

[2] Per McMinnville Municipal Code Section 17.54.050.

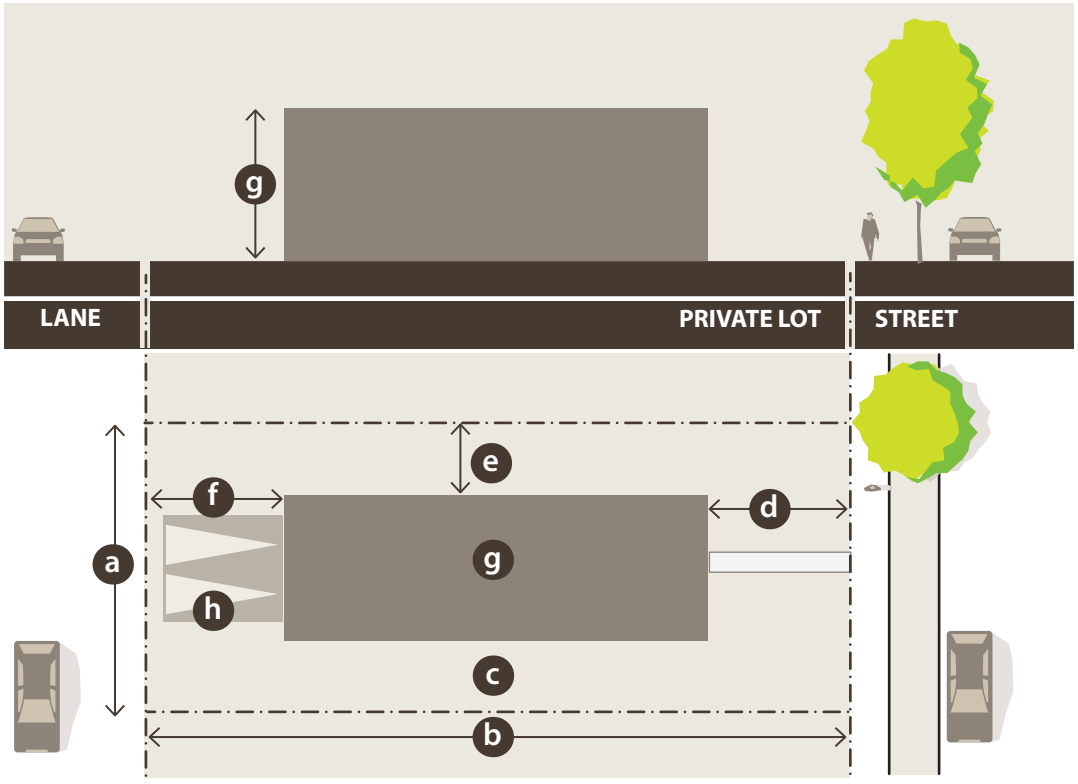
[3] Must meet all requirements of Usable Side Yard Subdivision standards.

[4] From alley property or easement line.

Tiny House without Alley



Tiny House with Alley



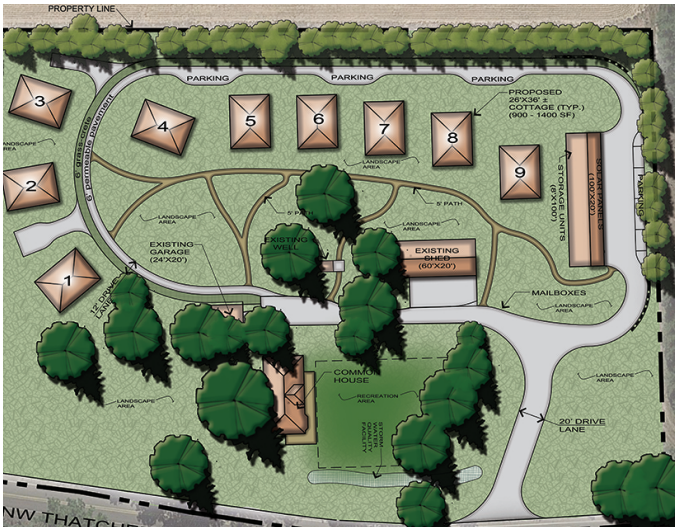
Cottage Cluster

Cottages with layers of open space from private porches to common shared open space.

Concept

Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Cottages are located on a single lot, clustered around pockets of shared open space. The ownership model for cottages could be structured to allow individual ownership of each cottage, such as through a condominium plat. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.

Cottage Clusters may fit seamlessly into existing residential neighborhoods. Their configuration around shared open space may work well for odd-shaped lots and lots with sensitive natural resources.



Cottage cluster design with shared common house and parking grouped in small areas.

Guiding Principle

Shared open space should be provided and located so that it serves as a central feature of the cluster of dwellings.

Layer zones of landscaping to create a gradual transition from the commonly owned green to the privately-owned garden and porch of individual dwellings.

Spacing between cottage cluster housing units shall meet applicable building code requirements.

Cottage Cluster

Cottage on the corner has setback from the walking path.

Cottages towards the back have a smaller setback in relation to the walking path.

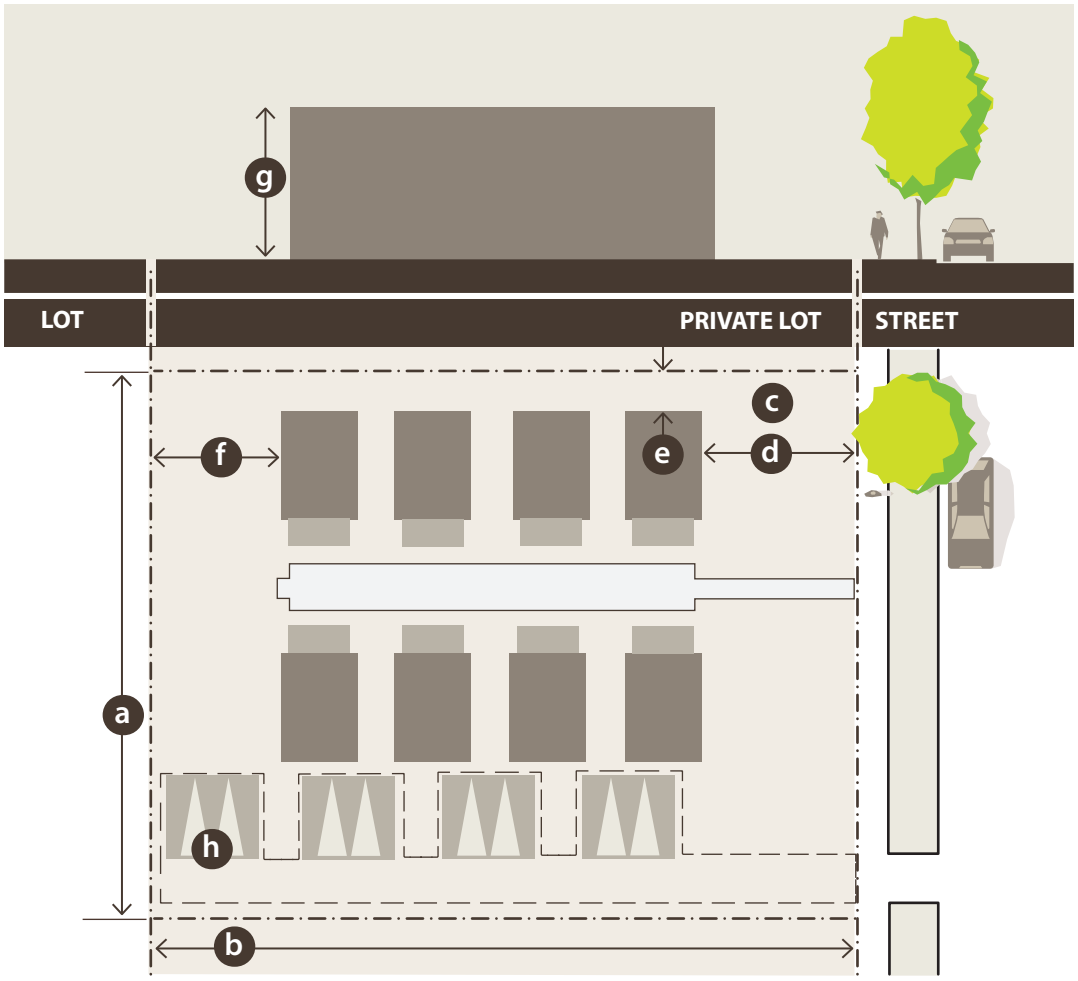
Cottage Cluster Development Standards

	COTTAGE CLUSTER DEVELOPMENT STANDARDS			
		WITH ALLEY	WITHOUT ALLEY	INFILL
a	Lot width (feet)	Min. 100	Min. 100	Match existing zone, subdivision, or Planned Development overlay district.
b	Lot depth (feet)	Min. 100	Min. 100	
c	Lot size (square feet)	Min. 10,000	10,000	
d	Front setback (feet)	Min. 15	Min. 15	Match existing[1]
e	Side setback (feet)	Interior: Min. 7.5 Exterior: 10	Interior: Min.7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f	Rear setback (feet)	0 with garage, 20 without garage.[2]	Min. 20	Min. 20
g	Building height (feet)	Max. 25	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.		
	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
	Off-street Parking	See McMinnville Municipal Code Chapter 17.60 Cottage Cluster developments utilize shared parking areas and shared driveways.		
	Minimum number of units	4	4	4
	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

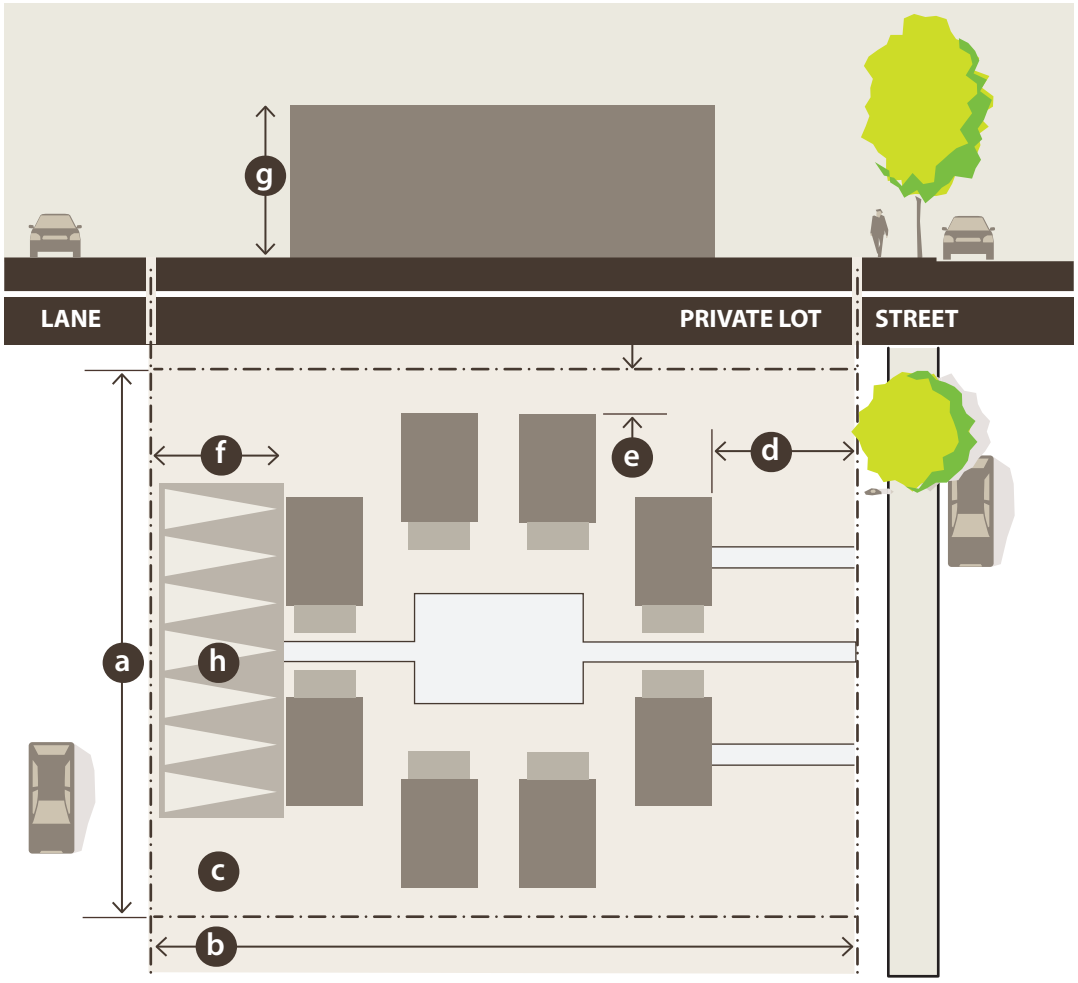
[1] Per McMinnville Municipal Code Section 17.54.050.

[2] From alley property or easement line.

Cottage Cluster without Alley



Cottage Cluster with Alley



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Plex

Concept

A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure , or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.

Plexes include duplexes, triplexes and quadplexes.

Guiding Principle

Plex designs should be similar in size, scale and appearance when integrated into an existing single dwelling neighborhood.

When situated on a corner lot, orient each entrance to a different street for privacy and neighborhood compatibility.

Single dwelling converted into a duplex.

A porch railing separates entries and provides privacy to each unit, while creating a cohesive porch across the front.

Plex

The scale and form of this plex fit with the surrounding context.

Mirroring balconies gives private outdoor space to each dwelling.

Plex Development Standards

	PLEX DEVELOPMENT STANDARDS			
		WITH ALLEY	WITHOUT ALLEY	INFILL
a	Lot width (feet)	Min. 35	Min. 50	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. 3,300	
d	Front setback (feet)	Min. 10 [1] or 15	Min. 15	Match existing[2]
e	Side setback (feet)	Interior: Min. 3[3] or 7.5 Exterior: 10	Interior: Min. 3[3] or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f	Rear setback (feet)	0 with garage, 20 without garage.[3]	Min. 20	Min. 20
g	Building height (feet)	Max. 35	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.		
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	Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

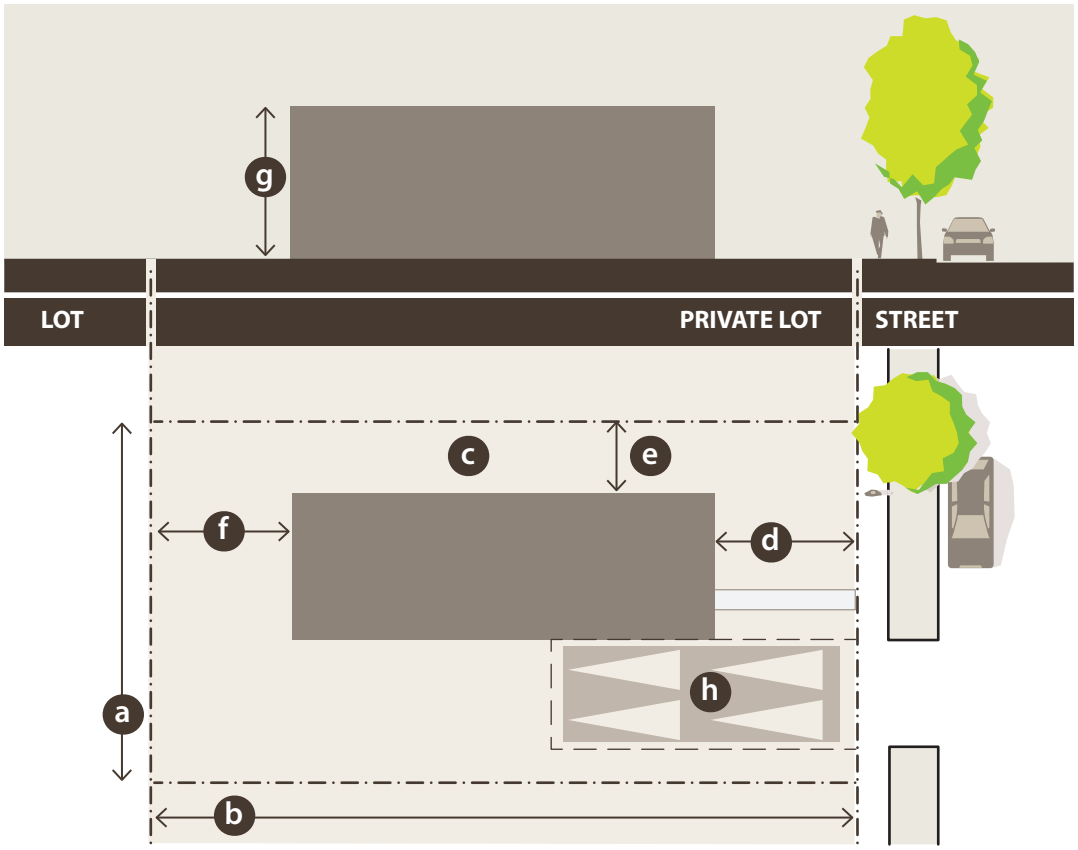
[1] Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

[2] Per McMinnville Municipal Code Section 17.54.050.

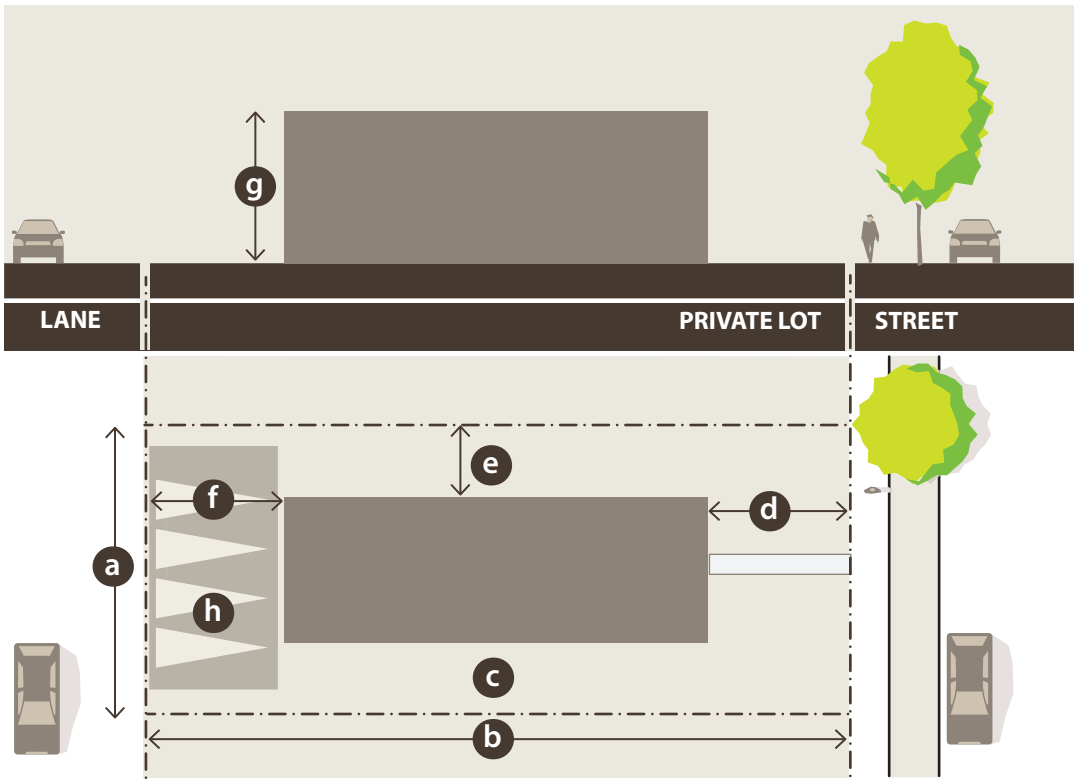
[3] Must meet all requirements of Usable Side Yard Subdivision standards.

[3] From alley property or easement line.

Plex without Alley



Plex with Alley



Single Dwelling

Concept

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.

Single dwellings are the most common housing type in McMinnville today.

Guiding Principle

Avoid cookie-cutter appearance across multiple single dwellings in the same neighborhood by creating variety of color, form, and façade details.

Space driveways to allow for street trees and on-street parking.

Garages facing the front should be recessed to reduce their prominence on the front façade.

Single dwellings with similar porch elements provide consistency to the public realm, while still offering opportunity for variety in details.

Lots of varying widths face an open pedestrian walkway.

Single Dwelling

Traditional-style single dwelling with porch, front setback, and street trees.

Narrow lot homes face a shared green space.

Single Dwelling Development Standards

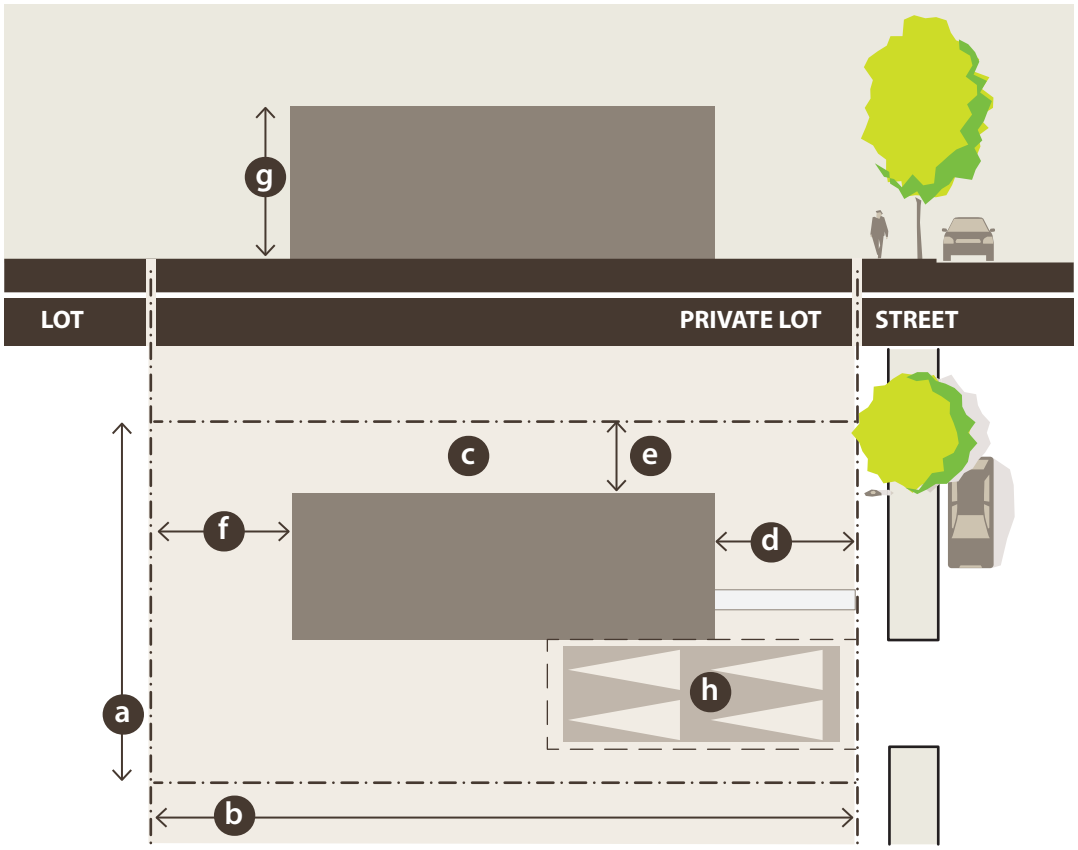
	SINGLE DWELLING DEVELOPMENT STANDARDS			
		WITH ALLEY	WITHOUT ALLEY	INFILL
a	Lot width (feet)	Min. 35	Min. 45	Match existing zone, subdivision, or Planned Development overlay district.
b	Lot depth (feet)	Min. 65	Min. 65	
c	Lot size (square feet)	Min. 2,300	Min. 3,000	
d	Front setback (feet)	Min. 15	Min. 15	Match existing[1]
e	Side setback (feet)	Interior: Min. 3[2] or 7.5 Exterior: 10	Interior: Min. 3[3] or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f	Rear setback (feet)	0 with garage, 20 without garage.[1]	Min. 20	Min. 20
g	Building height (feet)	Max. 35	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.		
	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
	Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

[1] Per McMinnville Municipal Code Section 17.54.050.

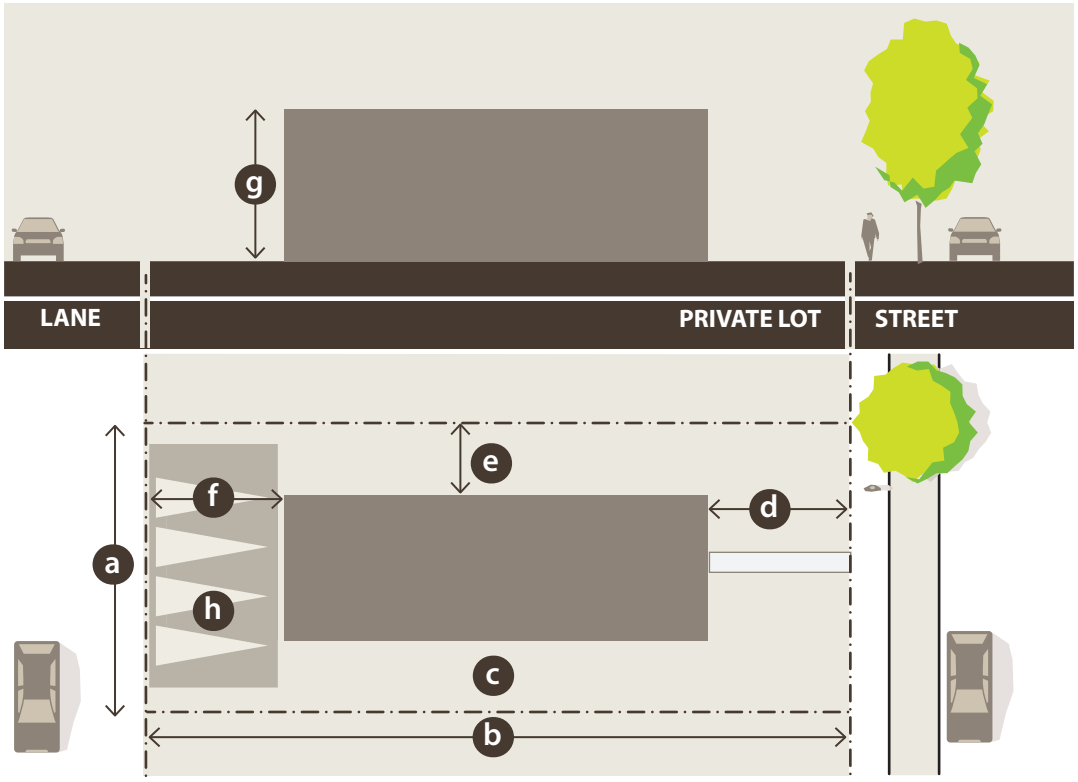
[2] Must meet all requirements of Usable Side Yard Subdivision standards.

[1] From alley property or easement line.

Detached Single Dwelling without Alley



Detached Single Dwelling with Alley



Townhouse

Concept

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.

Townhouses can be compatible in single dwelling neighborhoods, commercial centers and along corridors.

Guiding Principle

When fitting into existing single dwelling neighborhoods, group townhouses in smaller clusters, so that they are a compatible scale with surrounding development.

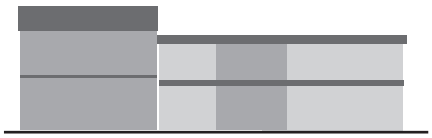
Design townhouses with a shared roof form, rather than a sawtooth shape with each unit having its own roof ridge. A shared roof form is more compatible with existing single dwelling neighborhoods.

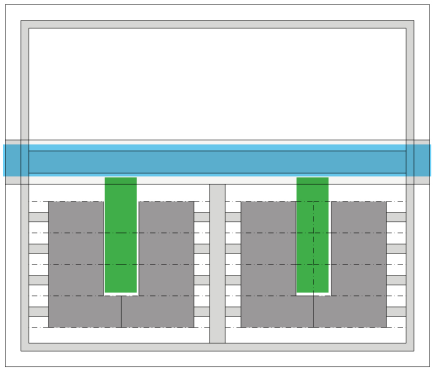
Provide alley-accessed parking, when possible, to minimize driveways and preserve the tree-lined street frontage.

Townhouses fronting a shared green space.

Townhouses with a smaller front setback in a more urban context.

Large Townhouse



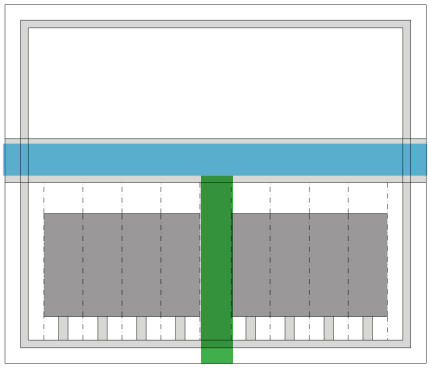


Large Townhouse

» Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.

» Maximum number of adjoining units: 8

Medium Townhouse

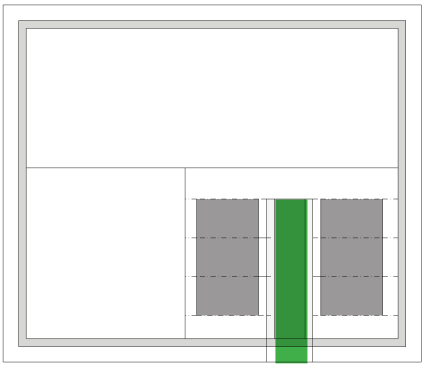


Medium Townhouse

» Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.

» Maximum number of adjoining units: 4

Small Townhouse



Small Townhouse

» Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area. Also permitted within selected neighborhoods as an infill housing type.

» Maximum number of adjoining units: 3

Alley type permitted (see Universal Standards Alleys): Type 1 Type 1 or 2

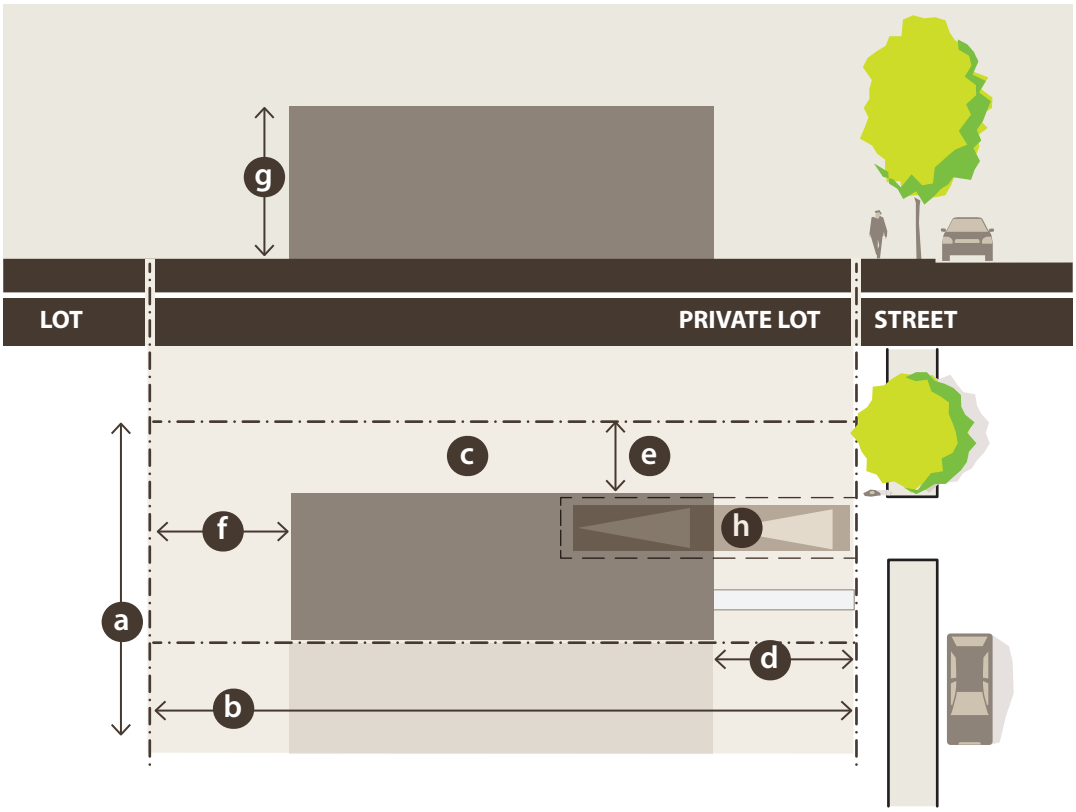
Townhouse Development Standards

	TOWNHOUSE DEVELOPMENT STANDARDS			
		WITH ALLEY	WITHOUT ALLEY	INFILL
a	Lot width (feet)	Min. 20	Min. 22	Match existing zone, subdivision, or Planned Development overlay district.
b	Lot depth (feet)	Min. 60	Min. 60	
c	Lot size (square feet)	Min. 1,200	Min. 1,400	
d	Front setback (feet)	Min. 15	Min. 15	Match existing[1]
e	Side setback (feet)[2]	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 15
f	Rear setback (feet)	0 with garage, 20 without garage.	Min. 20	Min. 20
g	Building height (feet)	Max. 35	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.		
	Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
	Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
	Number of adjoining units and arrangement	Max. 8	Max. 4	Max. 3
	Shared Roof Form	Required	Required	Required
	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Through Block, and Corner Common Greens		

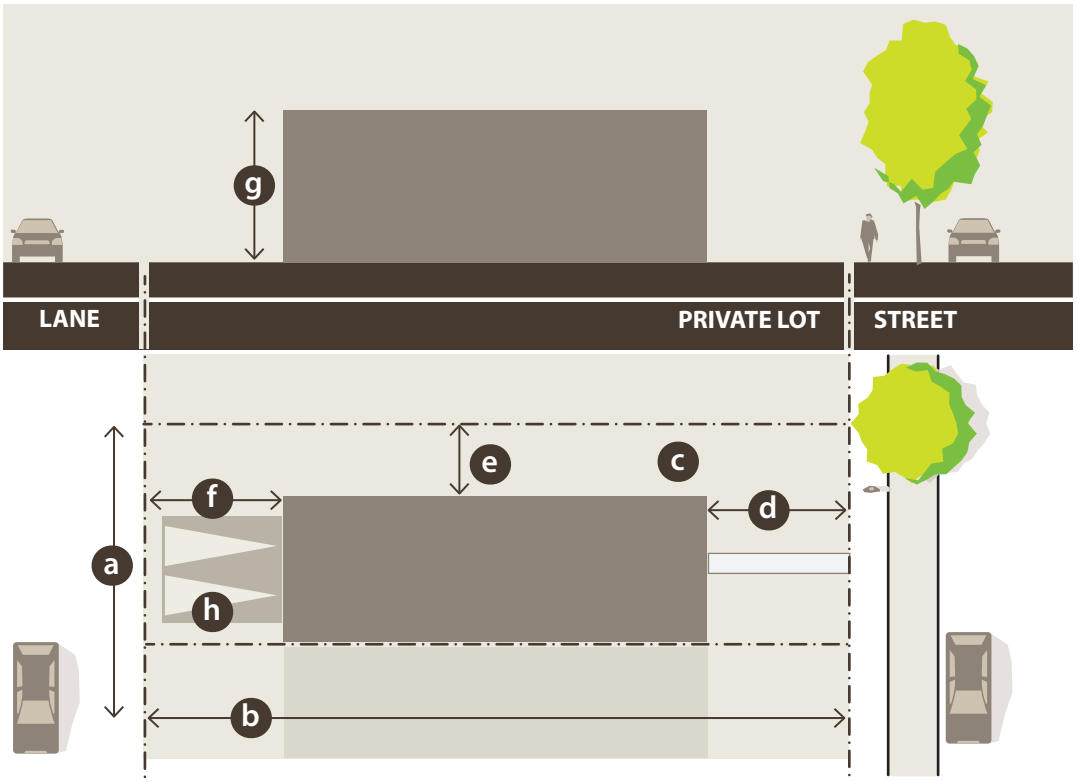
[1] Per McMinnville Municipal Code Section 17.54.050

[2] Interior side setback of 7.5 feet and exterior setbacks only apply to end units

Townhouse without Alley



Townhouse with Alley



Accessory Dwelling Unit (ADU)

Concept

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

An ADU may be located within, attached to or detached from the primary dwelling.

A corner lot permits each home to have a different street frontage.

Fundamental Requirements

Accessory dwelling unit (ADU) subject to the following standards:

1. The accessory dwelling unit may be established by:
   b. Conversion of an attic, basement, or garage or any other portion of the primary dwelling;
   c. Adding floor area to the primary dwelling, including a second story;
   d. Construction of a detached accessory dwelling unit on a lot with a primary single-family dwelling; or
   e. Construction of a new primary dwelling with the existing dwelling being designated the ADU and found in compliance with all requirements of this Section.
2. 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.
3. The building coverage of a detached ADU may not be larger than the building coverage of the primary dwelling.
4. The accessory dwelling shall meet all applicable standards for this zone including, but not limited to, setbacks, height, and building codes in effect at the time of construction. The maximum height allowed for a detached ADU is the lesser of 25 feet or the height of the primary dwelling.
5. 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.
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 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 to include modular structures, shall not be used as an accessory dwelling unit.
9. ADUs are exempt from the residential density standards of this code.
10. Occupancy and use standards for an ADU shall be the same as those applicable to a primary dwelling on the same site.
11. That a legally non-conforming accessory structure located on residentially zoned land may be converted to an accessory dwelling unit in accordance with the requirements of Chapter 17.63 (Nonconforming Uses).

Accessory Dwelling Unit (ADU)

ADU accessible from the driveway of main home. Photo credit: Shelter Solutions.

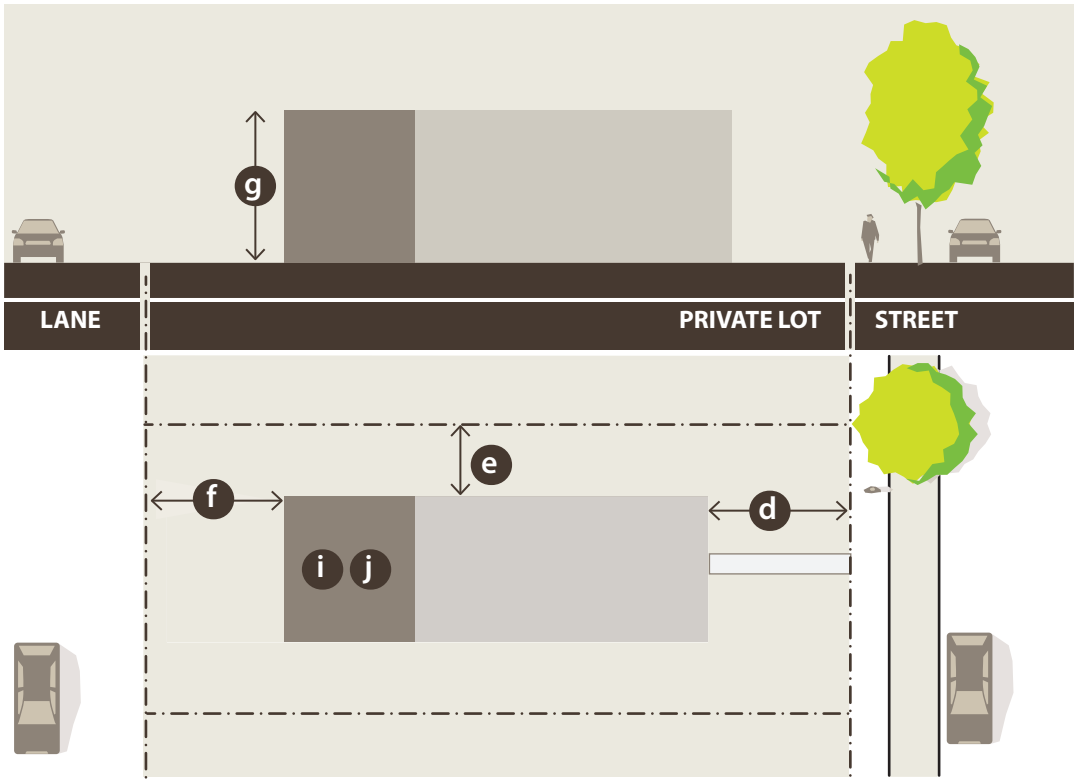
2nd story ADU above multi-car garage.

ADU Development Standards

ACCESSORY DWELLING UNITS DEVELOPMENT STANDARDS		
		ADU
	Lot width (feet)	NA
	Lot depth (feet)	NA
	Lot size (square feet)	NA
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.[1]
i	Building size	Not more than 50% of main dwelling or not more than 1,000 sf (whichever is smaller).
j	Lot coverage	Not larger than the coverage of the primary dwelling.
	Universal Design Standards and Subdivision Standards that apply	Universal Design Standards that apply to the main dwelling apply to the accessory dwelling unit. Refer to Universal Design Standards Summary Table for applicable standards.

[1] Applicable to detached ADUs.

Accessory Dwelling Units



Apartment Types

Apartment Block

Description

Stacked flats 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.

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.

Also named

Flats, multifamily, apartments

Variations

Flats, lofts, two-level flats, split-level flats, through-building flats.

Typical household

Depending on square footage, all types of households, from adults with children to single adult householder.

Lot sizes

Vary widely, from 7,200 to 320,000 square feet

Density range

10-200 units per acre

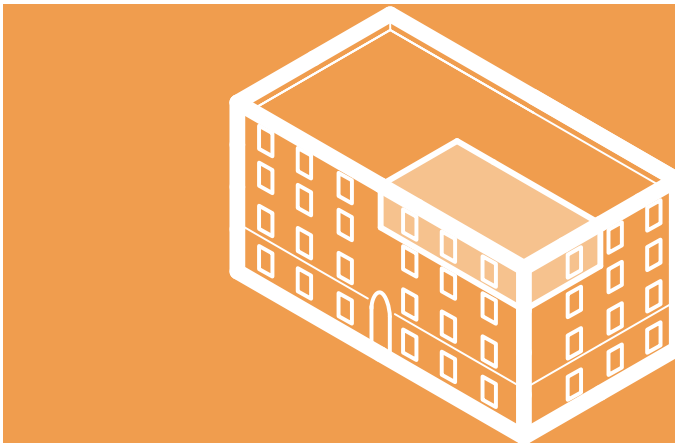
Note: Density may exceed maximum density allowed in McMinnville zoning districts.

Building height

2-5 stories, if adjacent to or within a single dwelling neighborhood context. Can be much taller in central city areas.

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.



Greenery and a setback from the sidewalk provide ground floor units with privacy.

Apartment Types

Walk-up Apartment

Description

Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open air stair. 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.

Appropriate context

Walk-up apartments are appropriate adjacent to or within a single dwelling neighborhood context depending on site design, orientation to the street, location of parking, and the massing and scale of buildings.

Also named

Woody walk-ups, single stair walk-ups.

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.

Typical household

Small units are ideal for small households—single adults or adult and child. They offer an alternative to apartment flats in a building with a lobby and internal double-loaded corridor.

Lot sizes

Vary widely, from 10,000 to 250,000 square feet

Density range

15 - 30 units per acre

Building height

Usually 3 stories; can be 2 stories.

Construction type and building code issues

Typically Type V frame construction. Sprinklers for fire suppression are required.

Walk-up apartments with private open space balconies.

Apartment Types

Courtyard Apartment

Description

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

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.

Also named

Garden apartments

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 off of an alley or tucked under the development.

Typical household

Small units are ideal for small households—single adults or adult and child. They offer an alternative to apartment flats, with access to the outdoors via a front (and sometimes a back) door.

Lot sizes

Vary widely, from 10,000 to 80,000 square feet

Density range

10-75 units per acre

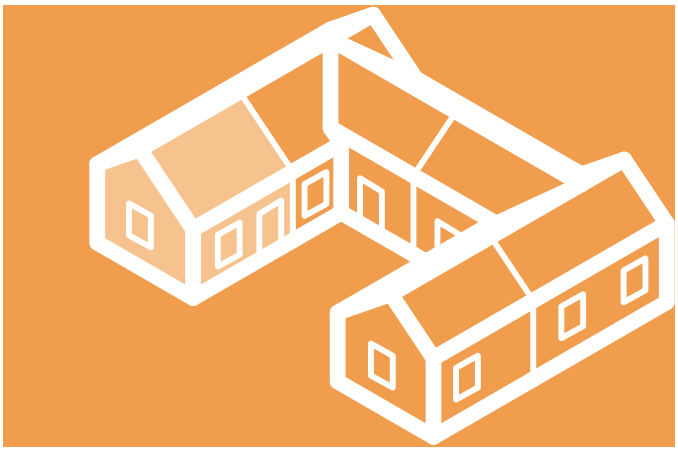
Note: Density may exceed maximum density allowed in McMinnville zoning districts.

Building height

2-3 stories; can be up to four if construction type and building code issues are addressed, see below.

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, or units can be stacked, see variations.



Historic 2-story courtyard apartment complex with a shared garden.

Apartment

Apartment Types Spectrum from Most Dense to Least Dense

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

Single Walk-up

Density Range:

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

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

Apartment

Site sizes

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.

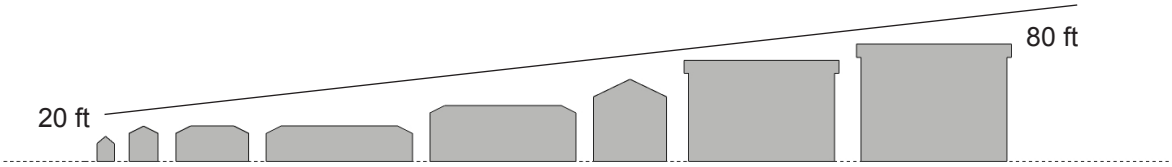
Height Range

Apartment heights vary depending on the type and the location.

Density Ranges

Apartment densities vary depending on building type and site design layout.

Height range



Single story courtyard apartment

2-story courtyard apartment

4-story apartment block

Apartment

Apartment Design Standards

Pedestrian permeability and block structure

Pedestrian through-connections provide opportunities to preserve and highlight heritage trees and other natural features.

Applicability

» Site size: Sites over 10,000 square feet

» Housing Types: All apartment types

» Zones: [to be determined]

All applicable developments must meet the fundamental requirement. In addition, applicable developments must meet all of the required design elements.

Fundamental Requirement

Requirement	Standard	Limitations and Qualifications
Required through connection	200 feet minimum	» Shall be provided for bicyclists and pedestrians between two streets or two lots. It may be a sidewalk that is part of a street that also provides vehicle access, or it may be a self-contained street created solely for pedestrians and bicyclists. » Spacing requirement: No further than 200 feet apart, on center. » May be co-located with a common green.

Required Design Elements

- ☐ Mirror the scale of blocks and the block-like structure of surrounding neighborhood.
- ☐ Connect the internal network of streets and paths to those of the surrounding area where possible.
- ☐ 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. Residential units must be oriented to a common open space, including a common green, a plaza, or a pocket park.
- ☐ Orient all buildings around a shared open space that meets the requirements of a Common Open Space.
- ☐ Align buildings to surrounding streets.
- ☐ Connect to surrounding neighborhoods, schools, parks, and other neighborhood destinations.

Ground floor units

All ground floor dwelling units, regardless of whether they face a public street or an internal area, must meet the requirements of Universal Design Standards: Front Yards.

Parking

All parking areas must meet the requirements of Universal Design Standards: Parking.

Common Open Space

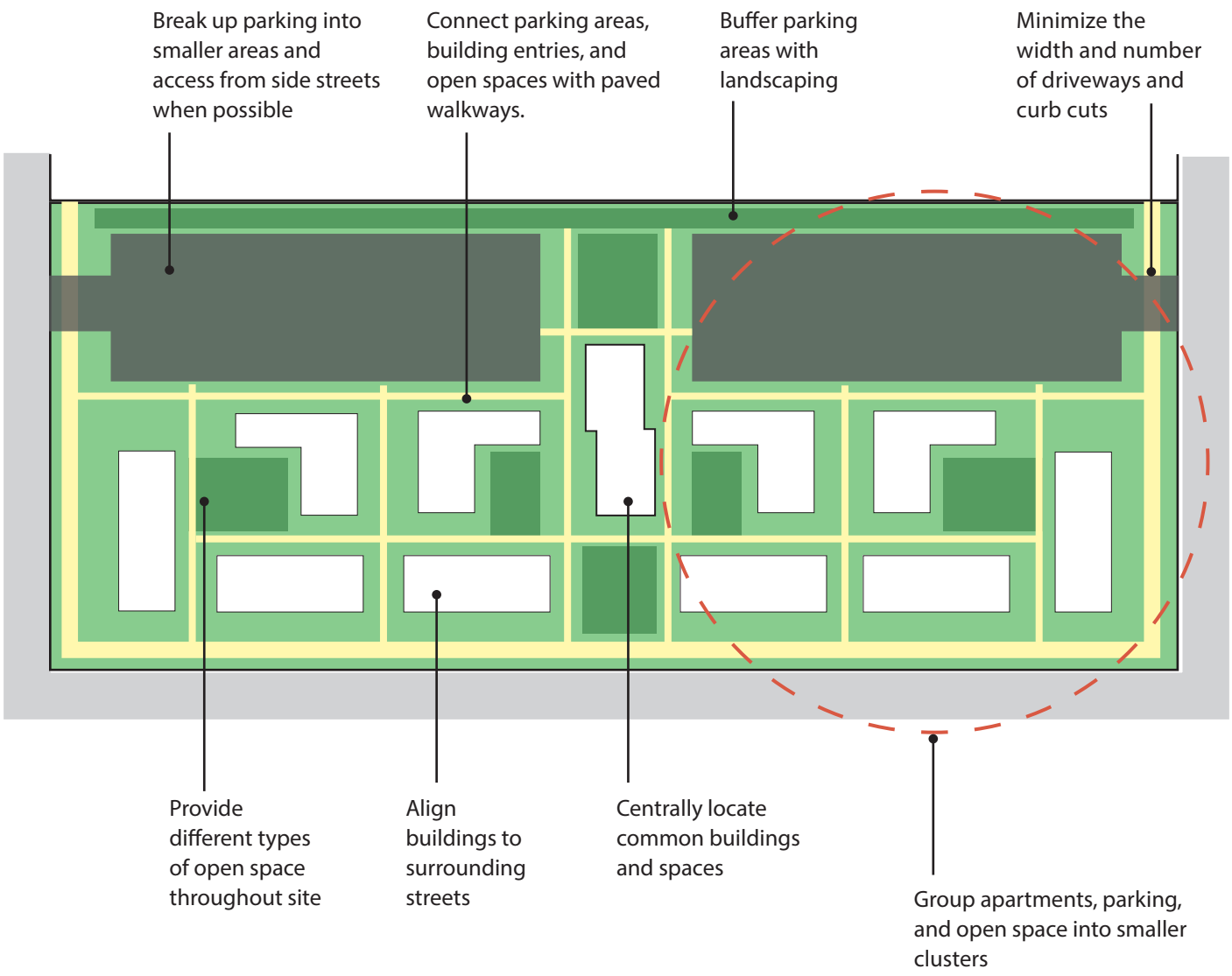
Common open space areas must meet the requirements of Universal Design Standards: Common Open Space

Dwelling units

All dwelling units that are not subject to Front Yard standards must meet Universal Design Standards: Private Open Space.

Apartment

Large Site Layouts



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Part 2

Universal Design Standards

Table of Contents

Introduction to Universal Design Standards

The universal design standards are standards that apply to all or most housing types. These standards are related to site design and provide information about how buildings face the street, handle parking, are compatible with neighboring homes, and must meet specific open space or private space requirements.

Universal Design Standards Summary Table

Universal design standards apply to each housing type marked with an "X", except where indicated as optional.

	Tiny House	Cottage Cluster	Plex	Single Dwelling	Town-house	ADU	Apartment
Façade	x	x	x	x	x	x	x
Street Frontage	x	x	x	x	x	x	x
Front Yard	x	x	x	x	x	x	x
Alleys	x	x	x	x	x	x	x
Parking	x	x	x	x	x		x
Common OS		x					x
Private OS	x	x	x	x	x	x	x
Compatibility	x	x	x	x	x	x	x
Partial alley (optional)	x	x	x	x	x	x	x
Usable Site Yard Setback (optional)	x		x	x		x	x
Common Green (optional)	x	x	x	x	x	x	x

Façade

Concept

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.

Welcoming façades contribute to the overall character of the neighborhood, promoting a safe walkable and bikeable place.

Guiding Principles

Garages that do not dominate.

» Pair garages where possible to maximize planting strip and potential for street trees.

» Minimize the width of garages in relationship to the overall width of the façade.

» Garages should be recessed from entrances, making the entrance more prominent than the garage

» When parking is provided in groups, such as for cottage clusters and apartments, use landscaping to screen the parking area from the street.

Inviting façades that are attractive and welcoming

» Windows face the street, avoid blank walls.

» Entrances face the street (emphasize private, ground level entries to individual units when appropriate to the housing type, such as townhouses and plexes.

» Pronounced shared building entries when appropriate to the housing type, such as multi dwellings.

» 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.

Principle 8 - Human Scale Design.

Buildingsinclude 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.

Principle 12 - Housing Variety.

Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

Street Frontage

Concept

A common characteristic of McMinnville's older 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. Minimizing driveway curb cuts maximizes the value of the plant strip. Uninterrupted curb space also provides safer pedestrian environment and room for parking on the street.

Minimizing driveway curb cuts maximizes the value of the plant strip. Uninterrupted curb space also provides safer pedestrian environment and room for parking on the street.

There are several best practices that can maximize the amount of uninterrupted street tree planting strip:

- Provide parking space at the rear of the lot via an alley.
- Space street facing driveways far enough apart for street trees to be planted at frequent intervals.
- Pair street facing driveways to create more space for trees
- Coordinating the spacing of street trees with the spacing of utilities access across the plant strip

Guiding Principle

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. Promote a healthy canopy of street trees in McMinnville's residential neighborhoods.

Principle 4 - Pedestrian Friendly.

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.

Principle 7 - Accessibility.

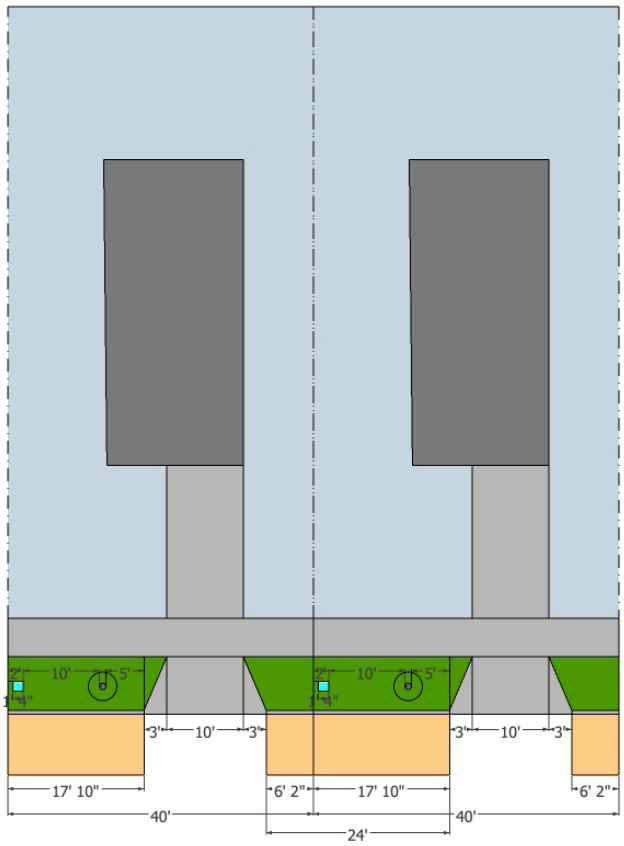
To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

McMinnville neighborhood with planter strip and on street parking.

Street Frontage

There is room for a continuous planter strip with ample street trees when parking is accessed from an alley.

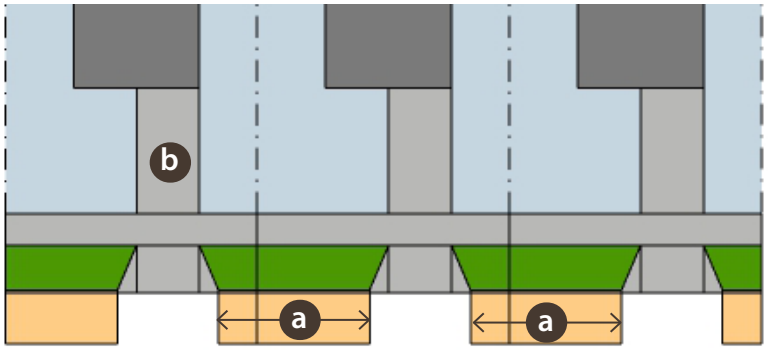
Driveway spacing does not provide enough space for a street tree or on-street parking.



Example diagram of 40-foot adjacent lots with single driveways that meets the 24-foot driveway spacing requirement.

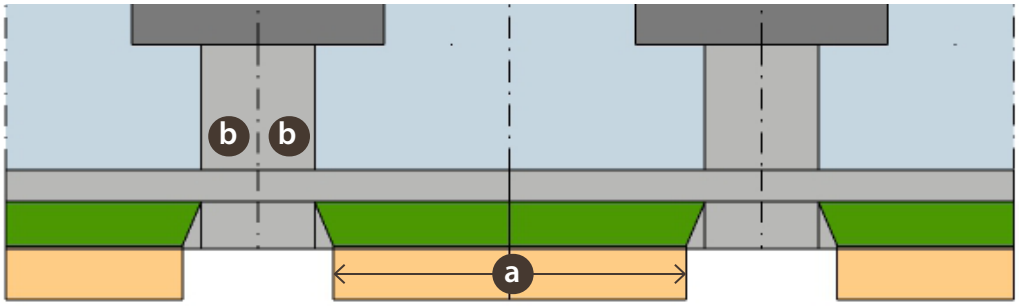
Street Frontage

Frontage Type 1: Front-Loaded Parking



Frontage Type 1: Front-Loaded Parking		
a	Minimum distance between driveways	24 feet
b	Maximum driveway width	40 percent of frontage

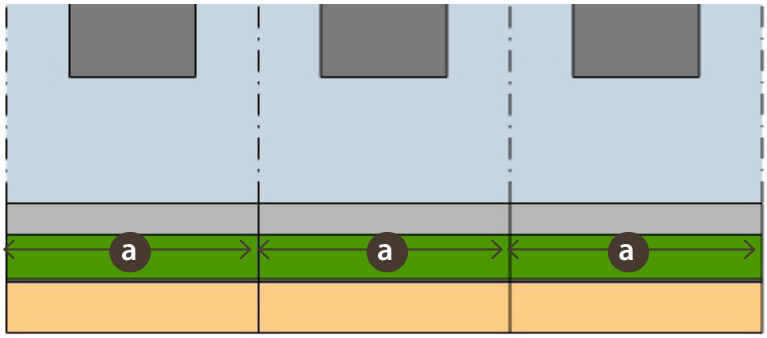
Frontage Type 2: Front-Loaded Parking with Paired Driveways



Frontage Type 2: Front-Loaded Paired Parking		
a	Minimum distance between driveways	30 feet
b	Maximum driveway width	TBD*

* Note - The maximum combined width of driveways that the City finds would be acceptable needs to be determined.

Frontage Type 3: Alley-Loaded Parking



Frontage Type 3: Alley-Loaded Parking		
a	Minimum street frontage width	Refer to development standards by housing type

Front Yard

Concept

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.

A typical three-part approach to layering is a low fence at the back of the sidewalk, a landscaped or paved dooryard, and before the entrance to the dwelling—a porch, a stoop, or a terrace. For very small front setbacks, vertical distance can make up for the lack of horizontal separation.

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.

Principle 4 - Pedestrian Friendly.

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.

Principle 8 - Human Scale Design.

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.

Porches set back from the sidewalk are an inviting semi-private space.

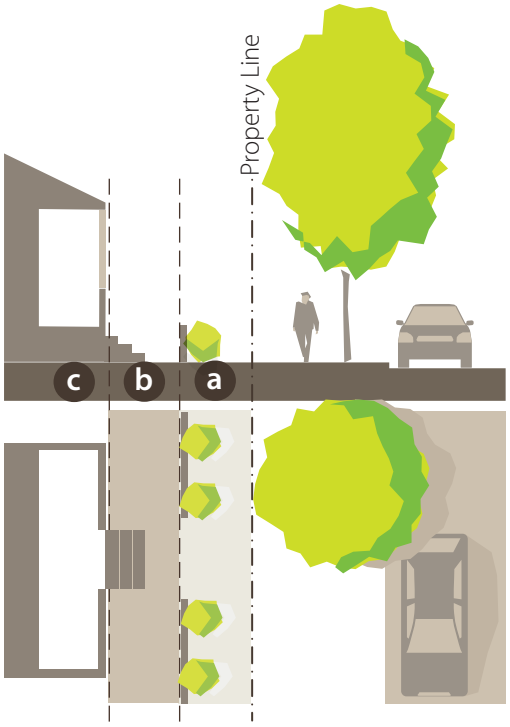
Front Yard

Landscaping, trees, and partially-open wall provide a transition with layers of privacy from the sidewalk edge to the apartment building.

Open porches are set back to a depth that provides usable space for residents.

In a more urban context where entrances to residences could be close to the sidewalk, a partially open fence and landscaping creates layers of private to public space.

Front Yard



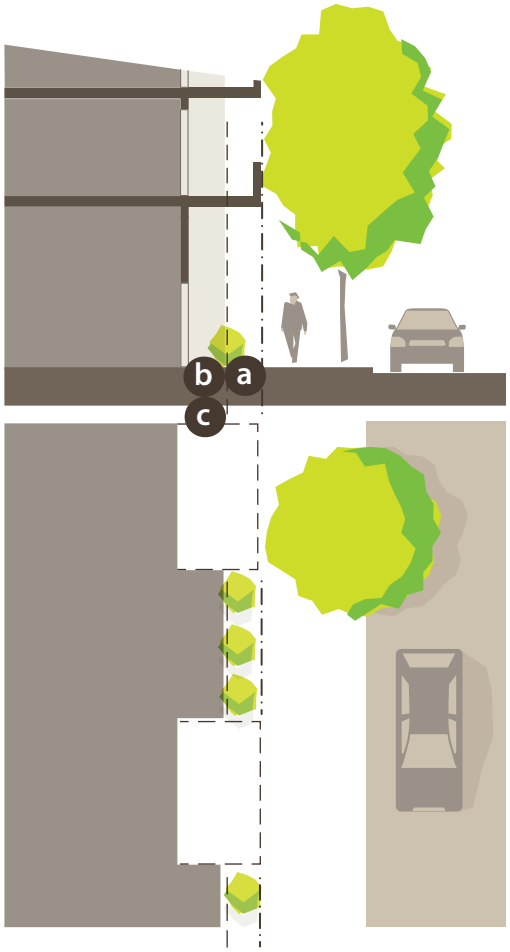
Front Yard Type 1 is a traditional front yard where horizontal and vertical separation provide privacy and achieve the 3-zone transition from the back of the sidewalk to the front door.

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: ☐ Low fence ☐ Low planting—shrubs, grasses
b	Front Yard, Forecourt or Dooryard	Provides habitable and personalize-able outdoor space for the resident.	Fundamental requirements: ☐ A minimum of 5-feet distance between inside edge of Gateway and edge of Porch-Stoop-Terrace ☐ A paved walkway between sidewalk and entrance, which may be combined with a driveway Must provide one of the following or a combination: ☐ Pedestrian-oriented hardscaped outdoor space ☐ Lawn or planted area ☐ 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: ☐ Ornamental fencing or balustrade ☐ Columns demarcating perimeter or supporting the roof

Front Yard

Gateway zone is created by projecting bays on either side of the entry, while a balcony above provides rain protection on the ground level.



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: ☐ Low wall or fence ☐ Change in paving material ☐ Low fence ☐ 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: ☐ Ornamental fencing or balustrade ☐ Columns demarcating perimeter or supporting the roof ☐ Planted area ☐ 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: ☐ Ornamental fencing or balustrade ☐ Columns demarcating perimeter or supporting the roof ☐ Recessed area ☐ Overhanging balcony ☐ Canopy

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

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Alleys

Concept

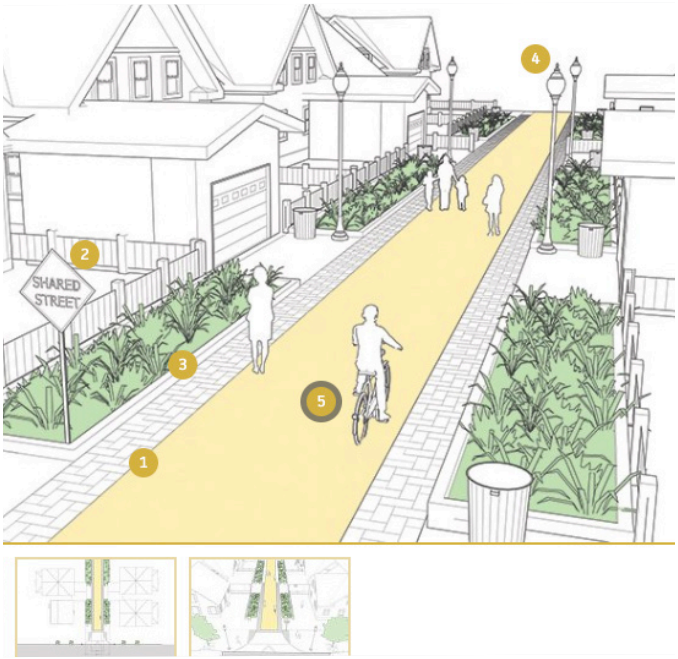
Alleys are critical in limiting the number of driveways accessing lots from the street edge. They also allow for housing types, especially those that occupy narrow lots, such as townhouses or tiny houses, to sit alongside more conventional lot widths.

The design, paving, maintenance, and lighting of alleys is important to ensure they function properly and are safe and attractive.

Alleys vary in width and can be 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.

Guiding Principle

Provide alleys wherever possible, especially in new subdivisions. In existing neighborhoods, partial alleys can be provided.



Showing an alley with a 28-foot right of way width and a 14-foot travel way (NACTO)

Principle 4 - Pedestrian Friendly.

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.

Principle 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.

Principle 12 - Housing for Diverse Incomes and Generations.

Neighborhoods shall have several different housing types.

Alleys

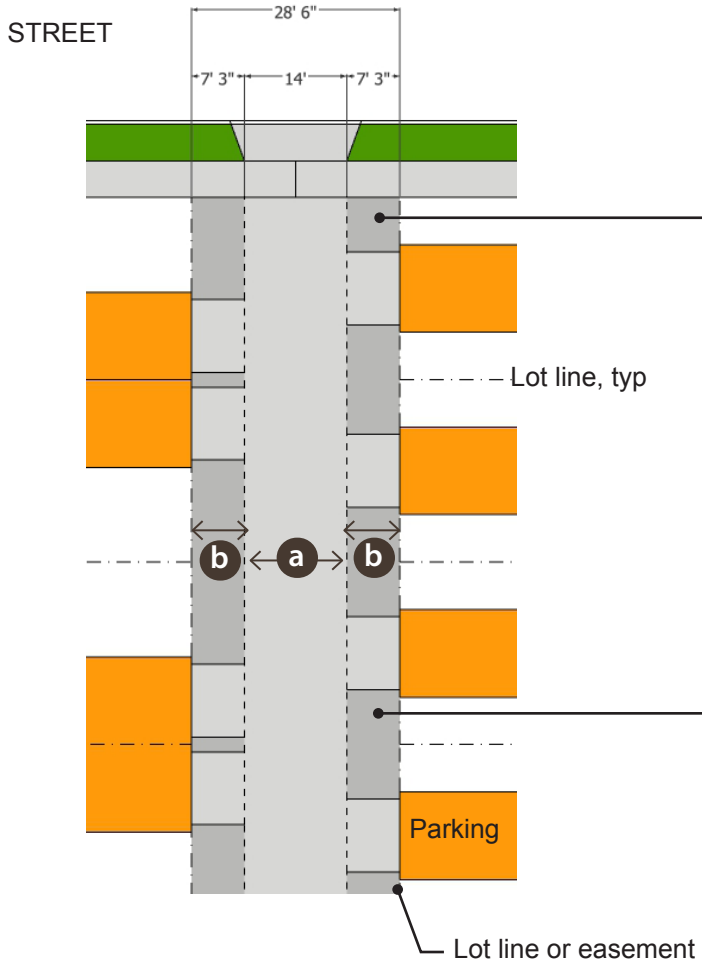
Shrubs, vines, an overhead trellis, and a change in paving color visually narrow the alley width, however there is minimal space for landscaping.

Garage doors set into an alcove created by a second story porch provides storage for trash receptacles and minimizes the prominence of the garage.

Larger alley setbacks create opportunities for enhancements such as potted plants and other items of personal expression and ownership.

The curb physically and visually narrows the width of the alley. Permeable paving is built into the lowest point at the center to handle stormwater.

Alleys



Examples of low landscape buffer treatments for an alley.

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

Alley Standards Type 2		
a	Travel Way Width	20 feet, minimum

Parking

Development and Design Standards

Garages

Applicability

» Site size: All sites

» Housing Types: All

» Zones: [to be determined]

These standards apply to all garages that are accessory to a dwelling whether they are attached or detached to the primary dwelling.

Length of street-facing garage wall

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 to the right.

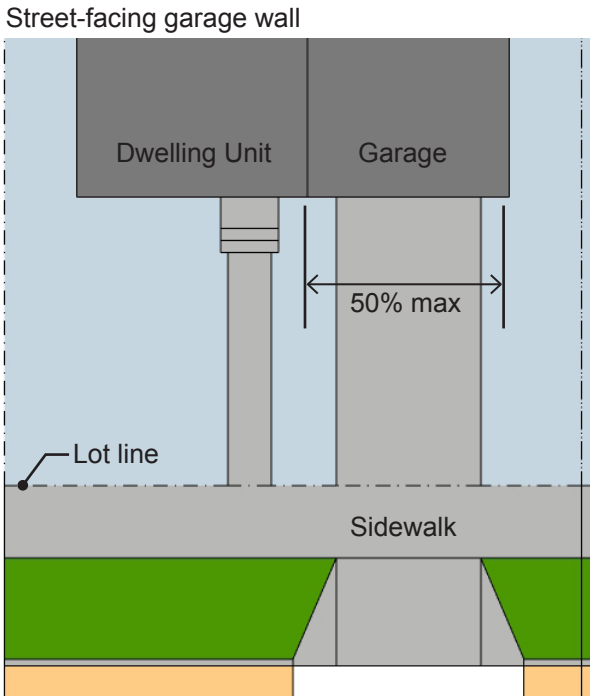
Where the street-facing façade of the building is less than 24 feet long, the garage wall facing the street may be up to 12 feet long if there is one of the following.

1. 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
2. A covered balcony above the garage that is:

» At least the same length as the street-facing garage wall;

» At least 6 feet deep; and

» Accessible from the interior living area of the dwelling unit.



Principle 8 - Human Scale Design.

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.

The garage and driveway dominate the façade, which does not meet the standards of a garage wall that is less than 50% of the overall width of the façade.

Parking

Garage setback

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.

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 (twenty) feet from the property line bordering the street.

Exception: Garage that is less than half the façade width and flush with porch façade

A street-facing garage wall may be up to 6 feet in front of the longest street-facing wall of the dwelling unit, if:

» The street-facing garage wall is 40 percent or less of the length of the building façade; and

» 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.

Exception: Sideways-facing Garages

The garage may extend in front of house when:

» It is oriented perpendicular to the street and fronts on a paved court. The side wall of the garage must meet the requirements of Length of street-facing garage wall.

» The side wall of the garage— which in this case is the street-facing façade—must meet the requirements of Façade Universal Standards.

» In addition, the garage must meet the front setback requirements of the underlying zone.

Exception: 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.

Medium and Large Surface Parking Lots

Concept

A parking lot is a storage space for cars, and should provide secure storage. 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.

Guiding Principles

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.

Example of sideways-facing garage.

Example of a parking lot through connection

Design parking lots and garages so that vehicles are not the dominant feature.

To encourage bicycling as a mode choice, bike parking areas should include bike repair, maintenance, and cleaning stations

Applicability

» Site size: All housing types where parking is provided for nine parking spaces or more.

Fundamentals

Parking lot pathways should be designed as part of the seamless accessibility network described in Apartment Design Standards, particularly the

» Required through connection, and

» Required design elements

Driveways to shared parking areas are:

» Limited to one driveway per street frontage.

» 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.

Parking

Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment may be paint or paving material.

Required through connections

Through Connections may be multi-modal or used exclusively for bicycle and pedestrian access.

Through Connection required components and options	
Walkway	Planted area
Walkway must be paved, and 10 feet wide minimum. Paved area may be: » 5 feet wide, minimum, each side of a drive aisle. » 10 feet wide, minimum, one side of a drive aisle. » 10 feet wide, minimum, if no drive aisle. (Drive aisle minimum width 12 feet) Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment may be paint or paving material.	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: » 3 feet minimum, each side of the through connection walkway. » 6 feet minimum, one side of the through connection walkway. Landscaped areas along a through connection may be interrupted by vehicular crossings. Landscaped areas along a through connection count toward required interior landscaping.

Parking

Medium and Large Surface Parking Lots (continued)

Interior landscaping, minimum area

- Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.
- For parking lots less than 50,000 square feet, the minimum landscaped area is 5%.
- For parking lots 50,000 square feet and greater, the minimum landscaped area is 8%.
- Planted areas may take the form of landscape areas and planter bays.
- For the purposes of calculating landscaped areas, parking lots are defined as [TBD].

Through Connection landscaping

- Landscaped areas along a Through Connection count toward required interior landscaping.

Interior landscaping, trees

- 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.
- 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.

Parking lot perimeter landscaping

- When a parking area abuts a 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.

Setbacks adjacent to buildings and structures

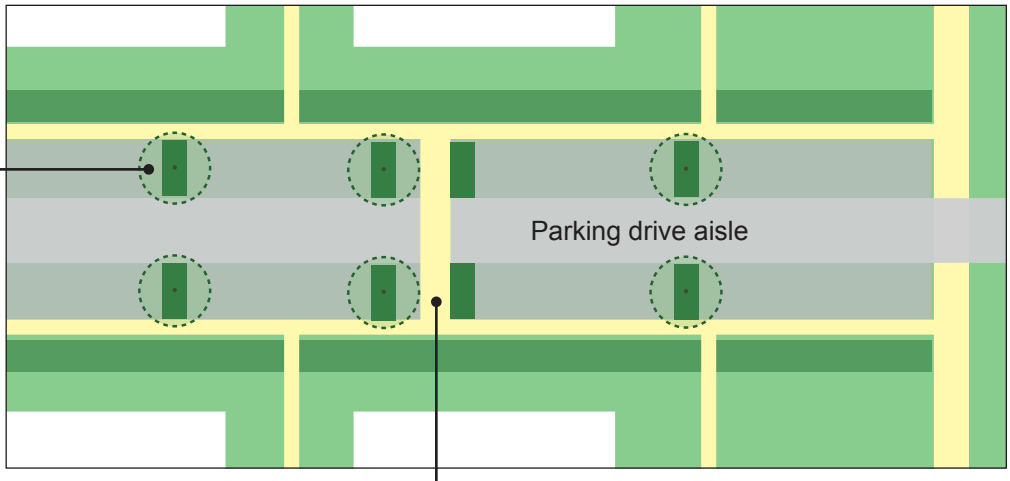
- Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicular use area shall be setback from the exterior wall of the building or structure by a minimum five-foot-wide landscape strip, or by a minimum five-foot-wide paved pedestrian walkway.

Medium surface parking lot

Interior landscaping is required for medium and large parking lots. Planted areas may take the form of landscape areas and planter bays.

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.

See "Fundamentals" for options.



10-foot wide Through Connection required no further than 200 feet apart, on center. Walkways must be paved, and 10 feet wide minimum. Walkway surface must be clearly marked and differentiated from the surface parking area. Marking treatment may be paint or paving material.

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. Landscaped areas along a through connection may be interrupted by vehicular crossings.

Landscaped areas along a through connection count toward required interior landscaping. See Through Connection required components and options.

Common Open Space

Design Guidelines

Common open spaces offer residents social and health benefits while also defining and bringing character to a development. 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. Common open spaces may be located along connecting pathways and courtyards or shared streets that allow for impromptu games of tag and the opportunity to pass neighbors. Critical to the success of a common open space is its location and territorial definition. Common open space should be appropriately located so users feel safe and residents take ownership and responsibility for the shared space. 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. Common open spaces should have clear intended uses with visual cues to inform users as to the desired function. Avoid large, hard-surfaced or landscaped areas that lack furnishings or other design elements suggesting specific activities. Break down large spaces into smaller, comfortable outdoor rooms through the use of fencing or low walls, furnishings and lighting, building placement, and plantings. Sensitive design will produce greater benefits than expensive materials or furnishings and certainly more options for use than large undefined open areas.

Applicability

» For the following housing types: Cottage Clusters, Apartments

» For infill and new subdivisions

» In the following zones: [to be determined]

All developments over four units shall meet the fundamental requirements for Common Open Space. In addition, projects shall provide at least [four] of the options listed under Menu of Options.

Fundamental requirements:

☐ 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 space shall be accessible to all residents.

Principle 3 - Parks and Open Spaces.

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.

Principle 4 - Pedestrian Friendly.

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.

Principle 7 - Accessibility.

To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

☐ Common open space shall be a minimum of 12.5% of the site. Passive open space shall not be more than [TBD]% of the site.

☐ When vehicular areas are located between dwellings and common open space, clearly defined pathways shall be provided to enhance pedestrian safety. Pathway surface shall be clearly marked and differentiated from the vehicular area with paint or alternative paving material.

☐ Common open space shall have a minimum width or depth of 20 ft.

☐ Walkways are required between dwellings and common open space.

Common Open Space

Exceptions

Common Open Space for Cottage Clusters must provide a minimum of 400 sf per unit. Up to 50% can be in a constrained area (e.g., wetlands, forested areas, or steep slopes). Cottages must front at least two sides of common open space. Common open space can be one contiguous area, or no more than three separate areas. Each separate area needs a minimum of 4 cottages surrounding the common open space.

Common open space size may be reduced to 10% of the site when the site is immediately adjacent to a public park or plaza.

Properties within the Downtown Design Guidelines Area may provide 100% of common open space as a rooftop deck or provide alternative options to meet the fundamental requirements in a way that is consistent with the design guidelines.

Menu of Options

- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ Incorporate landscaping that receives at least 50% of its irrigation from harvested rainwater.
- ☐ Provide opportunities for food cultivation include a community garden and/or incorporate cultivated species into the landscaping.
- ☐ A maximum of 50% 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.
- ☐ A shared outdoor courtyard or shared street/ woonerf that is enfronted by individual entrances, windows, and balconies. There should be a combination of hardscape and landscaped space and/or planters.

Cottage Clusters have shared open space at the heart of their design, providing space for gathering or gardening, as well as preserving existing trees and wetland areas.

Make the use of semi-public spaces unambiguous.

Private Open Space

Concept

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.

Design Guidelines

Private open spaces should respond to the needs of residents. While they may take a variety of forms and configurations based on the scale of the building and its context, private open spaces should be usable and provide an opportunity for personalization and ownership by residents. Open spaces should provide health and well-being benefits including access to fresh air and sunlight, ability to grow food or shade their dwelling with plants. 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. 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. Placement can vary based on privacy concerns. It can be combined across multiple floors.

Applicability

» For the following housing types: Plexes, Townhouses, Apartments

» For infill and new subdivisions

» In the following zones: [to be determined]

All developments shall meet the fundamental requirement for Private Open Space.

In addition, projects may provide private open space in the form of one of the options listed under Menu of Options.

Principle 3 - Parks and Open Spaces.

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.

Individual back deck or front porch provides small seating area under cover from the elements.

Fundamental requirement

» All units shall have 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 air flow and provide the ability to control access to the outdoors.

» 50% of upper units shall have a balcony that is accessible from the interior of 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.

» 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.

Private Open Space

Menu of Options

- ☐ A "Juliet-style" balcony of 12" dimension that allows resident 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 introduction of fresh air and sunlight. If this item is selected, units must also include operable windows to increase air flow/ability to control access to the outdoors.
- ☐ 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.
- ☐ Alternative option that meets the concept and guiding principles.

Different configurations of private open space for upper units.

Multi-dwelling development with private open space large enough for personalization and seating.

Compatibility

Concept

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.

Applicability

» For the following housing types: All housing types

» For infill and new subdivisions

» In the following zones: [to be determined]

Principle 8 - Human Scale Design.

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.

Principle 12 - Housing Variety.

Neighborhoods shall have several different housing types.

Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

These homes have similar rooflines and porch elements, but they vary – one is gabled and one is hipped with a dormer making them distinct from one another.

Compatibility

Fundamental Requirements: Siting

Projects must meet all of the following requirements:

- ☐ 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.
- ☐ 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 if of a different scale.
- ☐ Arrange building volumes and setbacks in a way that reflects neighborhood patterns along street frontages and contributes to the desired character.
- ☐ Arrange courtyard apartments so that end units reflect a neighborhood context of detached units along the street frontage.

Variation in color, roof form, and porch configurations have a dynamic quality while consistent setbacks provide continuity.

Cookie-cutter homes with minimal change in form, window openings, or color do not meet the standard for variation.

Compatibility

Menu of Options: Massing

Projects must meet at least three options:

- ☐ Use roof forms and bays to break up the overall mass of larger dwellings and reflect the building forms and scale of single dwellings.
- ☐ Pair units under a single roof form and distinct building volume to provide massing reflective of detached dwellings.
- ☐ Walls incorporate vertical wall offsets, projections, or recesses to reduce building façades into smaller volumes and define visually distinct living unit modules.
- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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, gale or dormer end brackets, corbels, or decorative wood timbers.
- ☐ Limit continuous ridgelines to less than 40 feet in length and continuous eaves to 25 feet in length.
- ☐ Step down taller buildings next to smaller buildings to enable buildings of larger scale but similar proportions to blend in with surroundings

The use of roof forms and changes in materials and colors that reflect units of living decreases the perception of the massing and scale of this apartment building.

Changes in roof form or the incorporation of smaller scaled elements would improve the compatibility of the larger building adjacent to the bungalow.

Compatibility

Menu of Options: Human-Scale Detail

Smaller scale functional or decorative elements break up visual monotony and provide human-scaled details that provide interest and help define different building styles. Additionally, these repeating elements relate to the scale and context of surrounding existing dwellings, easing transitions.

Front and public-facing building facades must meet all of the following requirements:

- ☐ 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.
- ☐ 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.
- ☐ A minimum of two types of building materials shall be used on the front elevations.
- ☐ Trim with a minimum size of 3 inches on all windows.

In addition, front and public-facing building facades must provide at least four of the following options:

- ☐ Windows
- ☐ Gables
- ☐ Dormers
- ☐ Architectural bays
- ☐ Awnings made of fabric, metal or wood-framed
- ☐ Change in wall planes
- ☐ Ground floor wall lights/sconces
- ☐ Transom windows
- ☐ Balconies or decks
- ☐ Columns or pilasters – not decorative

Principle 8 - Human Scale Design.

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.

Bays create upper-level decks and provide recesses for entries while differentiating units from one another.

Subdivisions

Modular Block Layouts

Applicability

» For the following housing types: All housing types

» For infill and new subdivisions

» In the following zones: [to be determined]

Modular lot width

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.

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.

In a new subdivision, 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").

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").

Block lengths

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.

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 2-3 lots that have been aggregated. Such apartments buildings need to be sized and designed to fit into the neighborhood context.

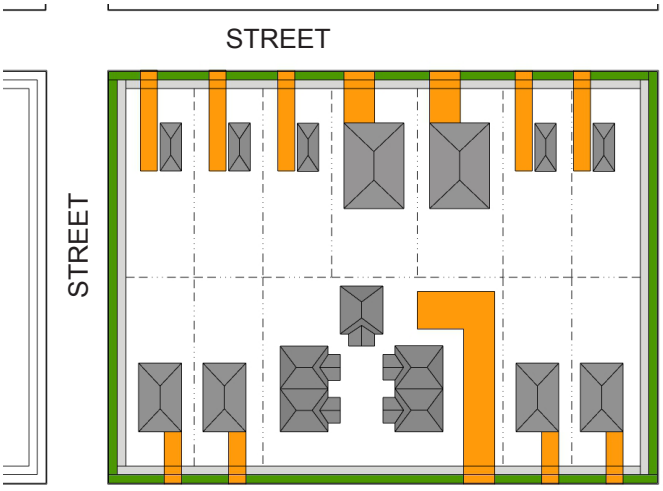
Principle 4 - Pedestrian Friendly.

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.

Principle 12 - Housing Variety.

Neighborhoods shall have several different housing types.

Block layout showing parking accessed from an alley.



Block layout showing parking accessed from the front, spaced appropriately to accommodate street frontage requirement.

Subdivisions

Partial alley at the end of a block

Applicability

» Optional for the following housing types: All housing types

» Optional for infill and new subdivisions

Partial alley

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.

Option 1: The total number of lots and units served by a partial alley shall be [six lots], but no more than [six units].

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.

Principle 4 - Pedestrian Friendly.

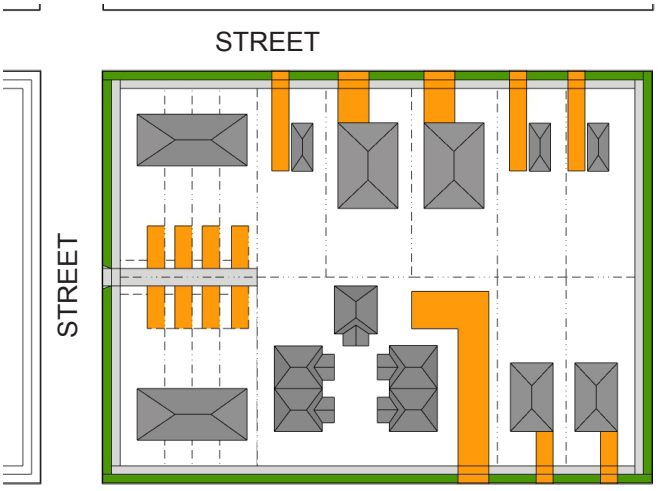
Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

Principle 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.

Principle 12 - Housing Variety.

Neighborhoods shall have several different housing types.



Hybrid infill block layout with partial alley at one end of a block and front-loaded parking for the remainder.

Subdivisions

Usable Side Yard Setback

Applicability

» Optional for the following housing types: Tiny houses, plexes, single dwellings

» Optional for infill and new subdivisions

Usable side yard setback

A narrow side 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, and the setbacks and exact location of each unit is recorded on the deeds of the applicable lots. Proof of such recording must be submitted as part of the building permit application.

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.

Distance between houses

» Infill lots: The minimum distance between all buildings in the development must be equal to twice the required side building setback standard of the underlying zone.

» Tiny houses in new subdivisions: The minimum distance between all buildings may be the minimum distance required by the building official.

All other development standards that apply to the housing type must be met, (e.g., distance between driveways).

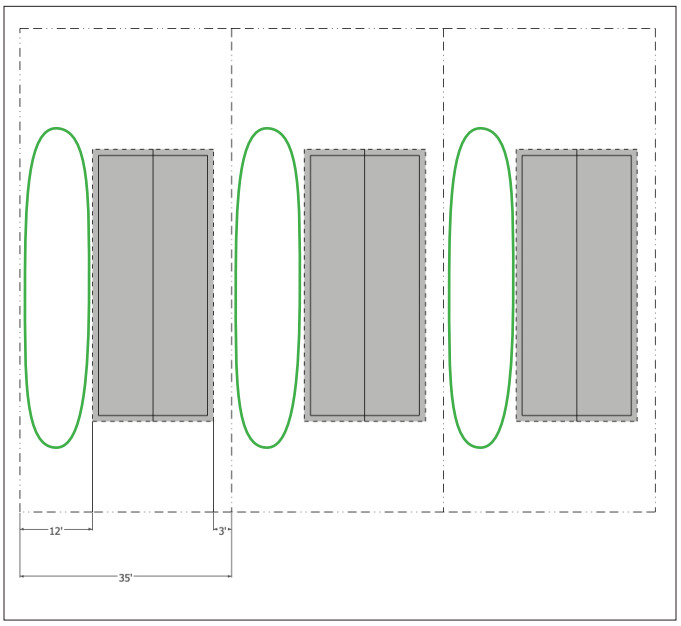
A deed restriction must be recorded on the deed of each applicable lot to ensure the continued fulfillment of this setback.

Eaves

Eaves on the side of a house with a reduced setback are not permitted within the 3 foot setback distance, due to building code requirements.

Privacy

Consider the privacy of neighboring properties by designing homes with higher windows on the narrow setback side.



Usable side yard setbacks provide more space for each home.

Usable side yard setback homes provide enough space for side yard patios. Adjacent homes were designed with high windows on the narrow side for added privacy.

Subdivisions

Common Greens

Applicability

» Optional for all housing types

» Optional for infill and new subdivisions

» In the following zones: {to be determined]

Corner common green

A corner common green has frontage on more than one intersecting street, if the green is located at the corner of the intersecting streets (see Figure, Corner Common Green).

Standards for all common greens

» Common Greens must include at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension.

» Turnarounds are not required for common greens.

» Common green must be sized to accommodate expected users and uses, and take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, natural features, and the community activities that may occur within the common green.

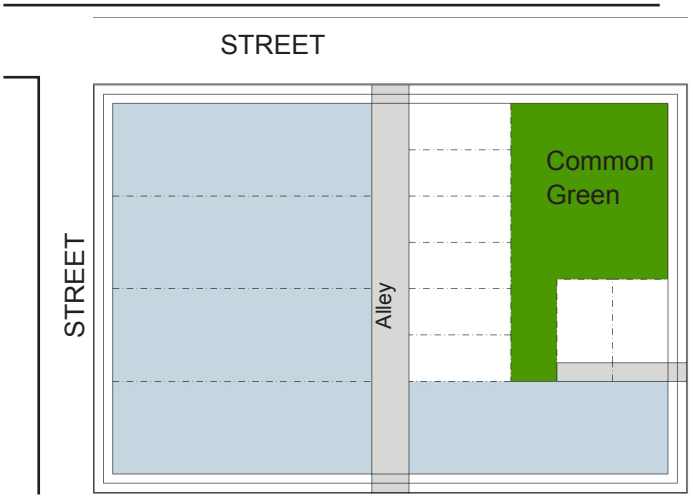
» Generally, common greens should be dead-end streets. However, common greens may be through streets if a public pedestrian connection is provided directly abutting the common green, or in close proximity.

» Where a dwelling unit faces the common green, it must meet the requirements for Front Yards.

Principle 3 - Parks and Open Spaces.

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.

This common green preserved heritage trees and gives residents a shared open space.



Corner common green allows for a flexible lot configurations.