



MEMORANDUM

Middle Housing Code Concepts Springfield Development Code Update Project

Date: November 18, 2019

To: Governance Committee Members

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OUTLINE AND PURPOSE OF THIS MEMORANDUM

This memo outlines draft Code Concepts for the Springfield Development Code Update Project residential phase related to middle housing. It builds on the previous code audit report identifying concerns related to housing and input from the Governance Committee and Technical Advisory Committee (TAC). The “code concepts” describe potential code amendments in a simplified, conceptual way. You’ll find that not all of the details are worked out in the concepts (for example, in some cases you’ll see an XX instead of a number, or highlighted areas that need specific input) -- that’s intentional. My hope is to get input and direction on the concepts before finalizing the detailed code language. The Code concepts in the memo are organized into the following topic areas:

- Residential Use Table
- Middle Housing
- Multiplexes (duplex, triplex, fourplex)
- Separation of Uses
- Cottage Cluster Housing
- Townhomes

For each topic area, I’ve provided a few sentences of background information describing the existing regulations as well as outlining one or more concepts for potential changes to the regulations. My goal is to get input on the code concepts for middle housing development. As you read through this memo, please look for text boxes with commentary and questions for consideration (example below). These questions are meant to prompt discussion, but not to limit it – other questions and suggestions are welcome.

Commentary/Question: Discussion and questions will be in text boxes like this.

RESIDENTIAL USE TABLE

The residential use table is being reworked with the intent to simplify and modernize the uses. Generally broader categories are intended to be used.

Table 3.2.210 Permitted Uses					
Uses	Zoning Districts				Special Use Standards
	LDR	SLR	MDR	HDR	
Residential ¹					
Single-Family Dwelling, Detached	P	P	P	P	Sec 4.7.3XX
Single-Family Dwelling, Attached (e.g. townhomes, row houses, etc.)	P	P	P	P	Sec 4.7.3XX
Accessory Dwelling Units (ADU's)	P	P	P	P	Sec 4.7.3XX
[Boarding or Rooming House]	[N]	[CU]	[CU]	[CU]	Sec 4.7.3XX
Cottage Cluster Housing	P	P	P	P	Sec 4.7.3XX
Duplex, triplex, and fourplex; or two, three, or four dwelling units on one lot (attached or detached)	P	P	P	P	Sec 4.7.3XX
Manufactured Home	P	P	P	P	Sec 4.7.3XX
Manufactured Home Park	P	P	P	P	Sec 4.7.3XX
Multiple Unit Housing on one lot or parcel, more than 4 units up to 20 units	P	P	P	P	Sec 4.7.3XX
Multiple Unit Housing on one lot or parcel, more than 20 units	P	P	P	P	Sec 4.7.3XX
Residential Care Home (5 or fewer people)	P	P	P	P	Sec 4.7.3XX
Residential Care Facility (6-15 people)	P	P	P*	P*	Sec 4.7.3XX
Residential Care Facility (more than 15 people)	D*	N	S*	S*	Sec 4.7.3XX
Public and Institutional ²					
Automobile Parking, Public Off-street Parking	N	N	[P/CU]	[P/CU]	
Cemetery, including Crematorium	[N/CU]	N	[N]		
Child Daycare Center	N	N	[P/CU]		
Club	N	N	N	N	
Community Service; includes Governmental Offices	N	N	[P/CU]		
<i>[Community Garden]</i>	[P/CU]	[P/CU]	[P/CU]		

¹ **KEY: P = Permitted Use; S = Permitted with Special Use Standards; D = Discretionary Use; N = Not Allowed; * = Site Plan Review Required.**

Table 3.2.210 Permitted Uses					
Uses	Zoning Districts				Special Use Standards
	LDR	SLR	MDR	HDR	
Clinic, Outpatient Only	N	N	[P/CU]		
Emergency Services; includes Police, Fire, Ambulance	[N/CU]	[N/CU]	[CU]		
Hospital, including Acute Care Center	N	N	[N/CU]		
Non-Profit Member Organization Offices	N	N	CU		
Parks and Open Space, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, Swim Pools, and similar uses	[S/CU]	[S/CU]	[S/CU]		Sec 4.7.3XX
Place of worship	CU/S*	CU/S*	CU/S*	CU/S*	Sec 4.7.3XX
Commercial ³					
Bed and Breakfast Inn	N	N	[C+S]	[C+S]	Sec 4.7.3XX
<i>Home Occupation</i>	S	S	S	S	Sec 4.7.3XX
Professional Office	S*	S*	S*	S*	Sec 4.7.3XX

MIDDLE HOUSING CODE CONCEPTS

Multiplexes (duplex, triplex, fourplex)

Currently there are no design standards for duplexes in the LDR (Low Density Residential) zone. There are design standards for duplexes in SLR (Small Lot Residential), MDR (Medium Density Residential), and HDR (High Density Residential) zones.

Options for design standards for multiplex housing types.

1. No design standards for structure, but still site design standards (setbacks, height, lot coverage, etc.).
2. Use existing architectural design standards used for duplexes in MDR zones for all multiplex development in addition to site design standards. These standards could be used for a subset of the multiplex housing types (e.g. triplexes and fourplexes, or just fourplexes).
3. Use different design standards (other than architectural design standards) to regulate impacts from multiplex development. Different standards could include orientation of structures (front doors or other entrances), minimum amount of windows on the front façade of structures, minimize or otherwise regulate the windows facing adjacent

³ **KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; * = Site Plan Review Required; N = Not Allowed.**

development, requirements to provide covered front entrance areas, etc.

Commentary/Question: Should the code contain architectural design standards for duplexes (including two detached units on one lot) in the LDR zone? There are not currently any architectural design standards for duplexes in the LDR zone, however they are only allowed on corner lots that are 6,000 sq. ft. or larger. The new code must allow duplexes on each lot or parcel that a single family home is allowed on in conformance with the new middle housing legislation. There are currently architectural design standards for duplexes in the SLR, MDR, and HDR zones.

The existing design standards for duplexes are found in SDC (Springfield Development Code) at 4.7-142 and include the following:

Each duplex and each attached single-family dwelling shall provide design elements to preclude large expanses of uninterrupted building surfaces along all elevations which are visible from the street adjacent to the property (i.e., front, rear and sides). The design shall be provided by using at least 6 of the following architectural features on all applicable elevations, as appropriate for the proposed building type and style:

- 1.** *Dormers;*
- 2.** *Gables;*
- 3.** *Recessed entries;*
- 4.** *Covered front porches;*
- 5.** *Pillars or posts;*
- 6.** *Eaves (minimum 12-inch projection);*
- 7.** *Window trim (minimum 3 1/2 inches wide);*
- 8.** *Bay windows;*
- 9.** *Balconies;*
- 10.** *Offsets in the building face by a minimum of 18 inches;*
- 11.** *Offsets or breaks in roof elevation of 2 feet or greater in height;*
- 12.** *Decorative patterns on the exterior finish using: shingles, wainscoting, and/or board and batten;*
- 13.** *Variation in façade building materials, including, but not limited to, tile, brick, and wood.*

These standards generally regulate the aesthetics of the structure and not necessarily the impacts from the structure. Rather than regulating aesthetics, the following impacts have been discussed as being potentially regulated to mitigate new middle housing types in the LDR zone:

1. Parking
2. Privacy
3. Scale
4. Compatibility

New standards that could regulate these impacts include the following:

Duplex, triplex, and fourplex development must comply with the following standards. The standards are intended to control development scale, and minimize impacts associated with compatibility.

(A) Orientation Standards.

- (1)** *The front façade of at least one unit must be oriented toward a abutting street.*

The front façade of a home is defined as the façade with the main entry door and front porch or recessed entry.

For properties with more than one frontage, the applicant may choose which frontage to meet this standard.

- (2)** *Exemptions to Orientation Standards.*

(a) *Duplexes, triplexes, or fourplexes created by remodeling an existing single-family detached dwelling without expanding the existing floor area.*

(b) *Lots created after [date of adoption], that are not adjacent to existing [LDR zoned] [residentially designated] properties.*

(B) Design Standards - Windows

- (1)** *Windows and doors must account for at least 15% of the façade area for façades oriented toward a street.*

- (2)** *The required windows in (1) above must be:*

(a) *Either vertical or square in orientation and shape, the window must be at least as tall as each window is wide.*

(b) *If horizontal window openings are proposed:*

(i) *They must be filled by either two or more vertically oriented windows that are either all the same size, or with no more than two sizes used;
or*

(ii) *A horizontal window with a band of individual lites across the top; the lites must be either vertically oriented or be square. The lites in either case must cover at least 20% of the total height of the window.*

(C) Front Porches and Entries

Each unit in a triplex or fourplex must have a covered porch or recessed entryway on the front of the home.

(1) *When a covered porch is provided, for the unit(s) with the front façade facing the street, the minimum porch depth must be 6.5 ft., and the width of the porch must be at least 60% of the width of the overall length of the front façade.*

(2) *For units with the front façade not facing the street, when providing a covered porch, the minimum dimensions of the covered front porch must be 5 ft. by 5 ft.*

(3) *When a recessed entry is provided for any unit it must have minimum dimensions of 5ft by 5ft.*

(4) *The front door of the dwelling must open onto the covered porch or recessed entry.*

(5) *The entire area of the covered porch or recessed entry must be covered.*

(6) *The surface of the covered porch or recessed entry must not exceed 48 in above grade, as measured from the average ground level at the front of the porch.*

(D) *There must be a minimum of 15 percent of the site landscaped in conformance with SDC 4.4-100, Landscaping, Screening and Fence Standards. Existing natural landscaping can count as part of the landscape requirement if protected and preserved during construction.*

(E) *Street trees must be planted in conformance with SDC 4.2-140, Street Trees.*

(F) *The applicant must provide:*

(1) *usable open space; or*

(2) *an exterior patio, balcony, or deck;*

consistent with the following:

<i>Dwelling Units</i>	<i>Usable Open Space</i>	<i>Exterior Patio, Balcony or Deck</i>
<i>1 and 2 bedroom units</i>	<i>200 square feet per unit</i>	<i>100 square feet per unit</i>
<i>3 bedroom units or larger</i>	<i>300 square feet per unit</i>	<i>150 square feet per unit</i>

(3) *All usable open space areas that are comprised of lawn must be irrigated with an underground irrigation system.*

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- (4)** *An exterior patio, balcony, or deck to meet the requirements of this subsection will not be counted as part of the landscape requirement.*
- (G)** *Each unit must provide a minimum of 60 square feet of enclosed storage area for outdoor equipment, lawn chairs, barbecues, bicycles, etc. The storage area must be accessible from the exterior of the dwelling unit, have a minimum interior height of seven feet, and be no less than two feet in length in any direction. The storage area may be split into two areas as long as no area is less than 20 square feet and no dimension is less than two feet, except the height which is a minimum of seven feet. The storage area may be located in a garage; provided, that it does not interfere with required vehicle parking (nine feet by 18 feet). The storage must not be located within the setbacks.*
- (H)** *Each unit must provide an enclosure area for trash and recycling. This area is in addition to subsection (H)(4) of this section.*
- (I)** *Detached dwelling units must be a minimum of six feet apart as measured between their building footprints.*
- (J)** *Floor Area Ratio. In the LDR District, the FAR as defined in SDC Chapter 6.1.100, Definitions, must not exceed 0.60 for all buildings on site, cumulatively.*
- (1)** *Exemptions to FAR.*
- (a)** *Accessory structures less than 10 feet in height and 200 square feet in area.*
 - (b)** *Duplexes, triplexes, or fourplexes created by remodeling an existing single-family dwelling without expanding the existing floor area.*
 - (c)** *Lots created after [date of adoption], that are not adjacent to existing LDR designated properties.*
- (K)** *Driveway Approach. Duplexes may have a maximum of two driveway approaches, a triplex may have a maximum of three driveway approaches, and a fourplex may have a maximum of four driveway approaches in compliance with the following:*
- (1)** *The total width of all driveway approaches must not exceed 32 feet per frontage. For lots or parcels with more than one frontage, see subsection (H)(3) of this section.*
 - (2)** *Driveway approaches may be separated when located on a local street. If approaches are separated, they must be separated by a minimum of seven feet.*
 - (3)** *In addition, lots or parcels with more than one frontage must comply with the following:*
 - (a)** *Lots or parcels must access the street with the lowest classification.*
 - (b)** *Lots or parcels with frontages only on collectors and/or arterial streets may have one driveway approach. The City Engineer will determine which frontage*

may have one driveway approach when lots or parcels only have frontages on collector streets or only on arterial streets.

- (c)** *Lots or parcels with frontages only on local streets must comply with the following:*

 - (i)** *Duplexes may have two driveway approaches not exceeding 32 feet in total width on one frontage or one maximum 16-foot-wide driveway approach per frontage.*
 - (ii)** *Triplexes may have three driveway approaches not exceeding 32 feet in total width on one frontage; or two driveway approaches not exceeding a total of 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage.*
 - (iii)** *Fourplexes may have four driveway approaches not exceeding 32 feet in total width on one frontage; or two or three driveway approaches not exceeding 32 feet in total width on one frontage and one maximum 16-foot-wide driveway approach on one other frontage; or two driveway approaches not exceeding a total of 32 feet on one frontage and one maximum 16 foot wide approach on the other frontage.*
 - (d)** *Clear vision standards do not apply between driveway approaches for duplexes and triplexes on local streets. All other standards in SDC 4.2.130, Vision Clearance, apply.*
 - (e)** *For lots or parcels abutting an alley, access must be taken from the alley.*
- (L)** *Garage Door Standards.*
- (1)** *The maximum combined garage door width facing the street is 50 percent of the total building width.*
 - (2)** *In addition to complying with the front setbacks for the respective zoning districts, the front of the garage or carport can be no closer to the front lot line than the longest street-facing wall of the dwelling unit that encloses livable space, except that:*

 - (a)** *If there is a covered front porch, the garage or carport can extend up to five feet in front of the enclosed livable space, but no further than the front of the porch.*
 - (b)** *A garage or carport may extend up to 10 feet in front of the enclosed livable space [on the first floor] if there is enclosed livable space or a covered balcony above at least a portion of the garage or carport.*
 - (3)** *Exemptions to Garage Door Standards.*

 - (a)** *Existing garages legally constructed prior to [date of adoption].*

- (b) *When the side or rear wall of the garage faces the street, provided the standards of SDC 3.2.215(F)(6)(a)(ii) are met.*
- (c) *Lots created after [date of adoption], that are not adjacent to existing residentially designated properties.*

Commentary/Question: Should all of the above standards be applicable to multiplex development?

Separation of Uses – Transitions, Setbacks, and Buffers

Currently, the Springfield Development Code (SDC), 3.2-240.D.3.b. requires multi-unit buildings to have a minimum 25 foot buffer area between multi-unit buildings and property lines abutting an LDR property line, excluding property lines of abutting right-of-ways.

Since the new provisions for middle housing will allow up to a fourplex and cottage housing in areas of LDR zoned neighborhoods, this existing buffer area appears excessive and may not meet the “reasonable” test under state law. It is proposed that this buffer requirement be removed and instead replaced by other transition standards to address compatibility between existing single family residences and new middle housing.

Examples of other possible transition standards could include:

Interior setback of ten feet plus three feet for each story over three -- an interior setback meaning not adjacent to a street. For example, an three story multi-family building would require a 16-foot interior setback (10'+3'+3') regardless of the use next door. Parking and travel aisles are not permitted within the setback.

To avoid having unnecessarily large setbacks (especially between two multi-family developments), the City may wish to consider limiting the total size of the setback that can be required. This cap could vary based on the type of zoning and/or use that is abutting the development.

In addition to or in lieu of the setback requirement, the code could require a landscaped buffer (10-foot) that includes trees, shrubs, etc., for multi-unit buildings next to dwellings in a residential zone, or next to commercial or mixed uses or zones. The buffer could be allowed to be located in the setback.

Commentary/Question: Should the existing 25 foot buffer apply to middle housing developments in LDR zones?

Should there be any buffering or transition requirements for middle housing in LDR zones? If so, what should they look like? Are the examples above a good start?

Cottage Cluster Housing

The Cottage Cluster Housing type is one that is currently allowed in the existing code. However the existing code makes it very difficult to develop. The intent is to make it easier to provide.

Purpose and Title

Springfield's existing Cottage Cluster requirements only allow the use in a certain set of zones, not including the High Density Residential (HDR) zone, and requires a Type III discretionary use permit hearings process in addition to discretionary Site Plan Review in the LDR zone. The SLR and MDR zones require Site Plan Review. The proposed new code standards would rename the use as "Cottage Housing Development" or "Cottage Cluster Housing" and would allow the use as an outright permitted use in all of the residential zones as long as the development meets a clear and object standards through a type 1 ministerial process.

Commentary/Question: What is a better title, "Cottage Housing Development" or "Cottage Cluster Housing"?

Applicability

The new code standards are proposed to apply under three different situations:

- 1. Low Density Residential (LDR) zoned properties*
- 2. Transit-connected locations (regardless of zone)*
- 3. Small Lot Residential (SLR), Medium Density Residential (MDR), and High Density Residential (HDR) zoned properties*

A property is considered to be in a "transit connected location" if the applicant can show that it is (or will be by the time construction is complete) connected by a complete [improved] sidewalk network to an active transit service stop within a 1/4 mile walk.

The primary differences in standards for cottage housing that is in a transit connected location and one that is not is in parking requirements, building size and height.

Density, Land Division, and Frontage

The proposed revised code allows a cluster housing development on any size site with no maximum density limitations and may include a land division resulting in new lots with no minimum lot size. If a land division is proposed, access to each lot is allowed to be provided flexibly, including using pedestrian paths through private common areas controlled by a Home Owners Association (HOA) or otherwise dedicated for common, rather than private or limited use.

Commentary/Question: Should there be no maximum density for this housing type or should we limit the density to the maximum allowed in the zone?

Site Design

A cluster housing development must include a minimum of 3 primary homes. It must include an adequately sized and centrally located common open space, as a key component of cluster housing developments. A common open space needs to meet the following standards: the

common open space must have at least 100 sq. ft. of common open space area for each home in the housing cluster development, excluding ADUs; the minimum dimensions for the common open space must be at least 20 ft. by 12 ft.; the entrance to at least one common open space area in a cluster housing development must be visible and accessible from an adjacent public street; and homes must enclose at least 60% of three sides of common open space areas to which at least half of the homes in a cluster housing development are oriented. Enclosure is defined as the sum of the widths of all the homes on each side of a common open space area over the width of that side of that common open space area. This requirement is intended to provide the feeling of an outdoor room for the common open space area.

Orientation

The front of a home is defined as the façade with the main entry door and front porch. This façade will need to be oriented toward either a common open space or public street. If a home is not contiguous to either of these, then it must orient toward an internal pedestrian circulation path. At least half of all the homes in a housing cluster must be oriented toward common open space.

Design Standards

The intent of the housing cluster design standards is to create homes that engage with the street and each other in a manner that builds community and contributes positively to the neighborhood public realm. The standards require that windows and doors account for at least 15% of the façade area for façades oriented toward a street, common open space, or interior walkway, and that these windows be either vertical or square in orientation – at least as tall as each window is wide. Horizontal window openings are allowed to be filled by either two or more vertically oriented windows that are either all the same size, or with no more than two sizes used, or a horizontal window with a band of individual lites across the top; the lites must be either vertical or square and must cover at least 20% of the total height of the window.

Front Porches and Entries

Each primary home in a cluster must have a porch or recessed entryway on the front of the home. This area is intended to function as an outdoor room that extends the living space of the home into the semipublic area between the home and the open space.

When a porch is provided, the minimum porch depth must be 6.5 ft., and the width of the porch must be at least 60% of the width of the overall length of the front façade.

Homes in a cluster fronting a street must include a front porch facing the street that covers at least 60% of the width of the home and is at least 8 ft. deep.

When a recessed entry is provided, it must have minimum dimensions of 5ft by 5ft.

The front door of the dwelling must open onto the porch or recessed entry. The entire area of the front porch or recessed entry must be covered, and the surface of the front porch or recessed entry must not exceed 48 in above grade, as measured from the average ground level at the front of the porch.

Development Standards

The proposed cluster housing code would supersede the base zone development standards for height, density, minimum lot size, setbacks, yards, lot coverage, and minimum vegetation, as well as other design standards and parking standards except as otherwise noted. These proposed standards are shown in Table 4. These proposed cluster housing standards are intended to:

1. Promote market-rate provision of homes affordable to households of a variety of incomes and sizes;
2. Encourage a design that balances a reduction in private outdoor space with shared outdoor common area; and
3. Promote community-building, both within a housing cluster, and between the cluster and its surrounding neighborhood.

Home Types

The proposed code allows detached houses containing one to four homes on properties that are in the LDR zone and not in a transit connected location; it allows for attached home types in transit-connected locations and in the SLR, MDR, and HDR zones.

Accessory dwelling units (ADUs)(either within, attached, or detached), are allowed for any detached or attached single family home in a cluster housing development.

Home Size

The restriction on the maximum average floor area is intended to ensure that increased production of workforce housing is an outcome of the cluster housing code.

The total footprint of a home in a housing cluster is limited to 1,200 sq. ft. on properties that are in a transit-connected location and properties that are zoned SLR, MDR, and HDR. For properties that are zoned LDR and not located in a transit-connected location the total footprint of a home in a housing cluster is limited to 1,000 sq. ft.

The total building footprint of a structure containing two to four homes is limited to 1,650 sq. ft. in LDR zones. The total floor area of each home is proposed to be limited to 1,600 sq. ft., and the maximum average floor area of all homes in a housing cluster must not exceed 1,000 sq. ft.

Height

The height for all structures in a housing cluster is proposed to be restricted to: two stories in the LDR zone, except for lots in transit-connected locations within this base zones, where the height shall not exceed 2.5 stories; and 3 stories in all other base zones and locations.

To ensure that the heights of buildings around a common green [area] do not overwhelm the scale of that green, the height to the highest eaves on any building facing a common open is restricted to exceed 1.618 times the width of that common green between the two closest buildings across its narrowest average width. Daylight basements are proposed to be exempted from counting towards the number of floors of height allowed for structures in a housing cluster development.

TABLE 4. CLUSTER HOUSING DEVELOPMENT STANDARDS

Standards	LDR zones	Transit-connected locations	SLR, MDR, and HDR zones
HOME TYPES			
Building types allowed	Detached houses containing 1-4 homes	Detached and Attached	Detached and Attached
HOME SIZE			
Max building footprint per home	1,000 sf.	1,200 sf.	1,200 sf.
Max total footprint per building	1,650 sf.	no requirement	no requirement
Max floor area per home	1,600 sf.		
Max average floor area per home	1,000 sf.		
HEIGHT*			
Max # of stories	2	2.5	3
Max structure height between 5 & 10 ft of rear lot line	15 ft		
Max height to eaves facing common green	1.618 times the narrowest average width between two closest buildings		
SETBACKS, SEPARATIONS, AND ENCROACHMENTS*			
Separation between eaves of structures (minimum)	6 ft.	6 ft.	6 ft.
Side and rear site setbacks	5 ft.		
Front site setback (minimum)	15 ft.	10 ft.	0-10 ft.
Front site setback (maximum)	20 ft.		
LOT COVERAGE, IMPERVIOUS AREA, VEGETATED AREA*			
Lot coverage (maximum)	50%	55%	60%
Impervious area (maximum)	60%	65%	70%
Vegetated site area (minimum)	35%	30%	25%
COMMUNITY AND COMMON SPACE			
Community building footprint (maximum)	1,500 sf.	2,000 sf.	3,000 sf.
PARKING			
Automobile parking spaces per primary home (minimum)	1	0.5	.25
Dry, secure bicycle parking spaces per home (minimum)	1.5		
Guest bicycle parking spaces per home (minimum)	0.5		

Setbacks, Separations, and Encroachments

The proposal allows for the front stairs of a home to encroach into a common green by no more than 20% of the width of the green; and for eaves to overhang into the common green by up to 24 in.

The minimum space between the eaves of structures is proposed to be 6 ft., unless the structures are directly attached (e.g., townhomes), in which case no separation is required.

The proposal requires structures above 15 feet in height within a cluster development to be located at least 10 ft. from the rear lot line(s) in the LDR zone, and it requires all structures within a cluster development to be located no closer than 5 ft. from the rear lot line, and at least 5 ft. from the side lot line(s), of the site on which the housing cluster is developed. It allows parking, steps, ramps, drive aisles, and retaining walls to encroach into the side and rear setback areas, within the overall lot coverage and lot vegetation requirements.

The proposed minimum setback between the nearest home and the site's front street lot line is 15 ft. in the LDR zone; 10 ft. in transit-connected locations; and 10 ft. in all other locations, unless the base zone allows for a smaller setback, in which case it allows for the smaller setback. The maximum front setback is 20 ft., unless a greater setback is required because of steep slopes. Porches are allowed to intrude into the front setback to within 5 ft. of the front lot line. Walkways, sidewalks, steps, ramps, drive aisles, and retaining walls are allowed to encroach into the front setback, within the limitations of the required amount of vegetation within the front setback.

Lot Coverage, Impervious Area, Vegetated Area

The total footprint of all structures within a housing cluster must not exceed: 50% of the site area in the LDR zone; 55% of the site in transit-connected locations; or 60% in all other locations. Impervious surfaces, including all structures, must not exceed: 60% of the site area in the LDR zone; 65% of the site in transit-connected locations; or 70% in all other locations.

Vegetation and landscaped, pervious areas must cover at least: 35% of the site area in the LDR zone; 30% of the site in transit-connected locations; or 25% in all other locations. The area of the site's front yard, between the front homes and the adjacent street, must be at least 50% covered by vegetation and landscaped, pervious areas.

Indoor Community Space

Each cluster housing development may feature a community building or other common indoor space for the shared use of its residents and guests; such a building or space may have a footprint not to exceed: 1,500 sq. ft. in the LDR zone; 2,000 sq. ft. in transit-connected locations; or 3,000 sq. ft. in all other locations.

Townhomes

The last type of middle housing that is required to be allowed in areas zoned for residential use that allows for the development of detached single-family dwellings are townhomes. Townhomes (or townhouses) are defined as: *A dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.*

The following draft provisions are proposed to regulate townhome development.

- (A)** *Townhome units must comply with the standards in subsections (A)(1) through (4) of this section. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.*

For purpose of this section, a "Townhome" means a dwelling unit, located on its own lot, sharing one or more common walls with one or more dwelling units. As shown in Figure 4.7.325.A.1 the common wall must be fully enclosed and shared for at least 25 percent of the length of each dwelling unit's enclosed elevation, not including uncovered or open, covered porches, patios, decks or stoops. The common wall may be any wall of the dwelling unit, including the wall of an attached garage. Single-family attached homes may have detached garages or ADUs that share a common wall between the two lots or parcels.

- (1) *Building Mass Supplemental Standard.*** *Within the LDR and SLR Districts the number and width of consecutively attached units (i.e., with attached walls at property line) must not exceed four units. Within the MDR and HDR Districts the number and width of consecutively attached units is not restricted.*
- (2) *Alley Access.*** *Townhome developments and subdivisions (four or more lots) must receive vehicle access only from a rear alley when an existing alley is platted along the rear of the property, Alley(s) must be created at the time of subdivision approval for single family attached housing subdivisions, in accordance with SDC Chapters 4.2-100, Infrastructure Standards - Transportation; and 5.12-100 Land Divisions – Partitions and Subdivisions. As necessary, dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks) is required to implement the standards in SDC X.X.XXX, Multi-Modal Access and Circulation.*
- (3) *Street Access.*** *Townhomes receiving access directly from a public or private street must comply with the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management:*

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- (a) **Garage Door.** *The maximum combined garage door width facing the street is 50 percent of the total building width.*
- (b) **Driveway Approaches.** *Townhomes can have a maximum of one driveway approach and must comply with the following:*
- (i) *Townhomes with frontages on streets of different classifications must access the street with the lowest classification.*
 - (ii) *The total width of shared driveway approaches must not exceed 32 feet. When a driveway serves more than one lot, the developer must record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.*
 - (iii) *Driveway approaches on local streets may be separated in compliance with the following:*
 - (aa) *Approaches must be separated by a minimum of seven feet; and*
 - (ba) *Approaches must not exceed 16 feet in width.*
 - (iv) *Clear vision standards do not apply between driveway approaches for townhomes on local streets. All other standards in SDC 4.2-130, Vision Clearance, apply.*
 - (v) *For lots or parcels abutting an alley, access must be taken from the alley.*
- (4) **Areas Owned in Common.** *Common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.*

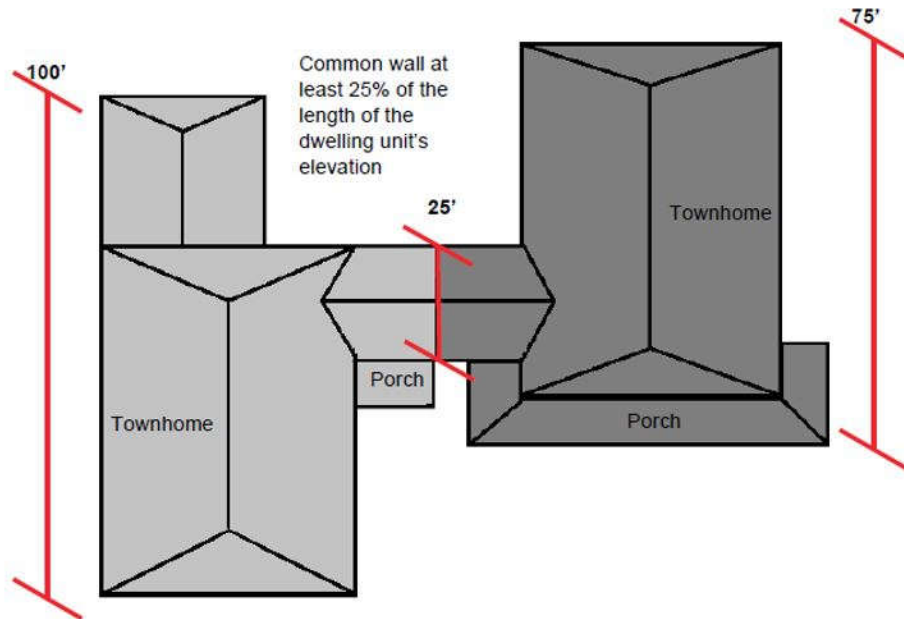


Figure 4.7.330.1

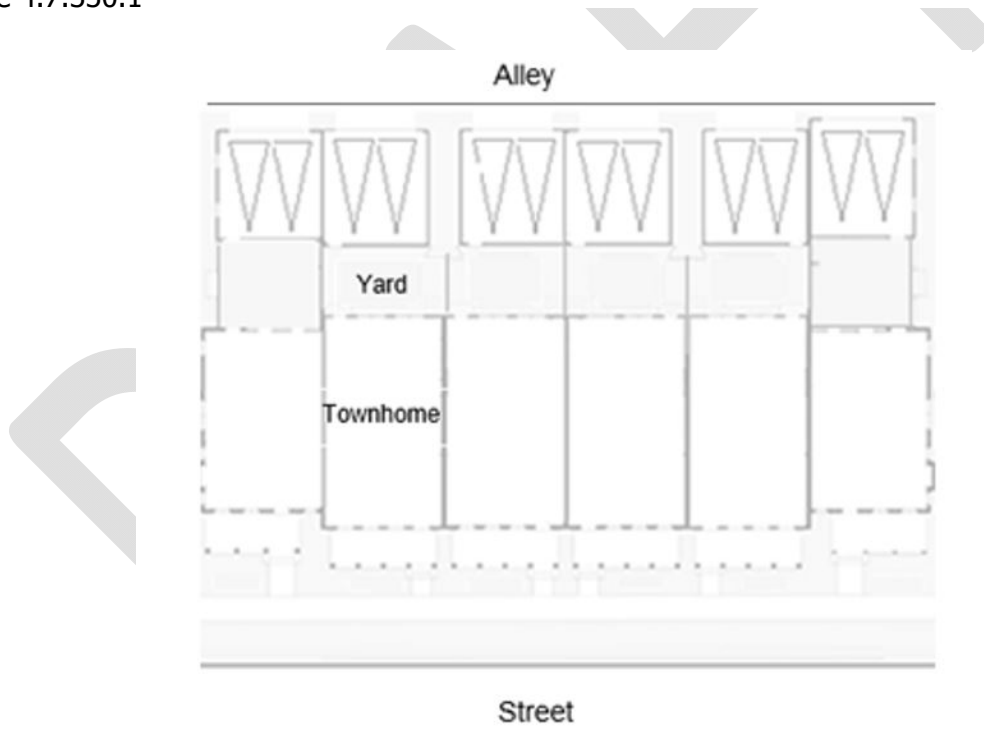


Figure 4.7.330.2