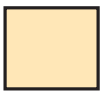
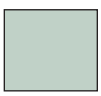
7 Housing Type Standards

7.0 Introduction

7.0.1 Purpose

The purpose of this chapter is to identify standards that are unique to specific types of housing and that are not otherwise addressed in other chapters of this code. Not ALL housing types are included, however. Standards for the design of other housing types not referenced in this chapter are addressed in other chapters of this code; for example, Chapter 3 for frontage design, Chapter 4 for overlay standards, and Chapters 5, 6, and 8 for site, building, service area, and landscaping design for stacked flats and other housing types permitted by the underlying zoning and qualify as multifamily housing.

Table 7-1. Reference table for housing type standards.

Overlay									
Activity Center Permitted Housing Types										
Transitional Area Permitted Housing Types[1]									
Multifamily Permitted Housing Types									
Mixed-Residential Permitted Housing Types									
Single-Family Residential Permitted Housing Types									
78th Street Property Permitted Housing Types									
SECTION	7.1 Mid-Rise Apartment	7.2 Low-Rise Apartment	7.3 Walk-Up Apartment	7.4 Garden Apartment	7.5 Town-house	7.6 Cottage Housing	7.7 Duplex	7.8 Single-Family	7.9 ADU

[1] For Transitional areas, all housing types are only permitted when integrated in a mixed-use development, vertically or horizontally.

7.0.2 Applicability

Standards for each of the housing types described herein apply to all subject housing types developed throughout the sub-area. Where there is a conflict between the standards herein and other standards in this code, the standards herein shall apply.

7.0.3 Relationship with Other Code Chapters

Unless otherwise noted for specific housing types herein, the following standards are set forth in other chapters in this document:

- Permitted frontage types: See Chapter 3, Frontage Type Standards (also see Table 7-2 to the right)
- Front setbacks and frontage options: See Chapter 3, Frontage Type Standards
- Locations for permitted housing type: See Chapter 4, Overlay Standards
- Density requirements: See Chapter 4, Overlay Standards
- Height limits: See Chapter 4, Overlay Standards
- Side and rear yard setbacks: See Chapter 4, Overlay Standards
- Parking requirements: See Chapter 5, Site Design Standards
- Service areas, mechanical equipment, lighting, landscaping and signage: See Chapter 8, General Provisions

7.0.4 Other Housing Types

Below is a partial list of other housing types that are not specified in this chapter, but with references to other key code sections (in addition to Chapters 2, 3, 5, and 8 to which conformance are required for all uses) herein that provide design requirements:

- Boarding Houses – Subject to Single Family Housing standards herein if in a single family context or subject to Chapter 6 (Building Design Toolbox) and Chapter 8 (General Provisions) if within a multifamily context, as determined by the Responsible Official.
- Family Day Care Centers – Subject to Single Family Housing standards herein.
- Retirement Housing Facility – Subject to Chapter 4 (Building Design Toolbox) and Chapter 8 (General Provisions).
- Residential Care Homes - Subject to Single Family Housing standards herein.
- Residential Care Facilities - Subject to Chapter 5 (Site Design Toolbox), Chapter 6 (Building Design Toolbox) and Chapter 8 (General Provisions).
- Mobile Homes on individual lots - Subject to Single Family Housing standards herein.

Table 7-2. Frontages permitted per housing type.

	Permitted Frontages[1]				
	Stoop	Light Court	Terraced Yard	Fenced Yard	Comon Yard
Housing Types[2]					
Mid-Rise Apartment	✓	✓	✓	✓	✓
Low-Rise Apartment	✓	✓	✓	✓	✓
Walk-Up Apartment	✓	✓	✓	✓	✓
Garden Apartment	✓	✓	✓	✓	✓
Townhouses	✓	✓	✓	✓	✓
Cottage Housing			✓	✓	✓
Duplexes			✓	✓	✓
Single Family			✓	✓	✓

[1] All housing types that are permitted to utilize Stoop and Light Court frontages may also utilize Storefront and Forecourt frontages, provided the ground floor contains non-residential uses.
[2] Accessory Dwelling Units are not included in this chart because they do not have a frontage presence on the street.

✓ Permitted Only in Multifamily and Activity Center Overlays
- Can also be permitted in Transitional Areas when integrated into a horizontal or vertical mixed-use development.
- Subject to height limits specified in Chapters 2 and 4.

✓ Permitted in ALL applicable Overlays where the housing type is permitted

7.1 Mid-Rise Apartment

INTENT

- To encourage buildings with landmark height to add visual interest.
- To allow a diversity of housing options in more urbanized areas.
- To ensure minimal visual impact from parking garage entries.
- To ensure compatibility with the single family neighborhoods.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
[1] ✓					

[1] Only permitted in Activity Centers which allow for 5-6 story buildings.

7.1.1 Mid-Rise Apartments Description

Mid-rise apartments refer to five to six story buildings served by elevators and structured parking (within or under the building). These buildings are typically constructed with a concrete base and four or five wood-framed floors above. They could be single-purpose residential or mixed-use buildings with retail and/ or office on one or more floors.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-1. This mid-rise apartment succeeds in following the set of building and site design standards. (Seattle, WA- Ballard neighborhood)

7.1.2 Mid-Rise Apartments Site Design

The site design standards for Mid-rise apartments are located in Chapters 5 and 8 and include the following sections:

- 5.1 Side and Rear Yard Design Options
- 5.2.2 Internal Open Space for Multifamily Uses
- 5.5.3 Parking Structure Design Standards
- 8.1 - 8.3 Service Area, Lighting, and Landscaping Standards

Figure 7-2. Corner balconies and landscaping help to make this mid-rise building a landmark for pedestrians. (location, WA)

7.1.3 Mid-Rise Building Design

The building design standards that apply to Mid-rise apartments can be found in Chapter 6, Building Design Toolbox, and include the following sections and sub-sections:

- 6.1.3 Multifamily Buildings Articulation Checklist
- 6.1.6 Maximum Facade Checklist
- 6.2.2 Details Toolbox for Multifamily Buildings
- 6.2.4 Window Design for Residential Uses
- 6.3 Building Materials
- 6.4 Blank Wall Treatment
- 6.5 High Visibility Street Corner

Figure 7-3. Section diagram depicting a typical mid-rise apartment with underground parking.

7.2 Low-Rise Apartment

INTENT

- To enhance a pedestrian-friendly environment.
- To increase density and diversity within and near Activity Centers.
- To ensure minimal visual impact from parking garage entries.
- To ensure compatibility with the single family neighborhoods.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓			

[1] Only permitted as part of a vertical or horizontal mixed-use development.

7.2.1 Low-Rise Apartment Description

Low-rise apartments refer to three to four story buildings served by elevators and structured parking (within or under the building). These buildings could be single-purpose residential or mixed-use buildings with retail and/ or office on one or more floors.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-4. Mixed-use retail with low-rise apartment above. Parking is likely located on the ground floor, behind the retail. (Mercer Island, WA)

7.2.2 Low-Rise Apartments Site Design

The site design standards for Mid-rise apartments are located in Chapters 5 and 8 and include the following sections:

- 5.1 Side and Rear Yard Design Options (including all sub-sections)
- 5.2.2 Internal Open Space for Multifamily Uses
- 5.5.3 Parking Structure Design Standards
- 8.1 - 8.3 Service Area, Lighting, and Landscaping Standards

Figure 7-5. A landscape setback and bay windows help to soften the transition between pedestrians and the low-rise residential building. (Sammamish, WA)

7.2.3 Low-Rise Building Design

The building design standards that apply to Low-rise apartments can be found in Chapter 6, Building Design Toolbox, and include the following sections and sub-sections:

- 6.1.3 Multifamily Buildings Articulation Checklist
- 6.1.6 Maximum Facade Checklist
- 6.2.2 Details Toolbox for Multifamily Buildings
- 6.2.4 Window Design for Residential Uses
- 6.3 Building Materials
- 6.4 Blank Wall Treatment
- 6.5 High Visibility Street Corner

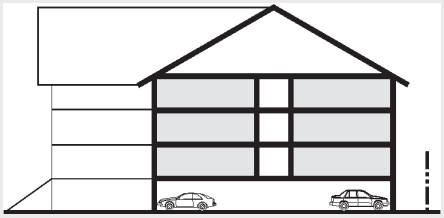


Figure 7-6. Section diagram depicting a typical low-rise apartment with underground parking.

7.3 Walk-Up Apartments

INTENT

- To enhance a pedestrian-friendly environment.
- To contribute towards a diversity of housing options and affordability
- To ensure minimal visual impact with parking lot areas.
- To ensure compatibility with the single family neighborhoods.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓			

[1] Only permitted as part of a vertical or horizontal mixed-use development.

7.3.1 Walk-Up Apartment Description

Walk-up apartments refer to stacked dwelling units (two to three floors) that rely on surface parking.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-7. Walk-up apartments with balconies creating prominent corner treatment (suitable for the High Visibility Corner Street Corner standard). (location, WA)

7.3.2 Walk-Up Apartments Site Design

The site design standards for Mid-rise apartments are located in Chapters 5 and 8 and include the following sections:

- 5.1 Side and Rear Yard Design Options (including all sub-sections)
- 5.2.2 Internal Open Space for Multifamily Uses
- 8.1 - 8.3 Service Area, Lighting, and Landscaping Standards

7.3.4 Walk-Up Apartment Building Design

The building design standards that apply to Walk-Up apartments can be found in Chapter 6, Building Design Toolbox, and include the following sections and sub-sections:

- 6.1.3 Multifamily Buildings Articulation Checklist
- 6.1.6 Maximum Facade Checklist
- 6.2.2 Details Toolbox for Multifamily Buildings
- 6.2.4 Window Design for Residential Uses
- 6.3 Building Materials
- 6.4 Blank Wall Treatment
- 6.5 High Visibility Street Corner

Figure 7-8. Walk-up apartments with landscaping to separate private decks from sidewalks. (Bainbridge Island, WA)

7.4 Garden Apartment

INTENT

- To provide for attractive garden courtyard spaces that enhance the character of the street and the livability for residents.
- To activate courtyards as entryways.
- To provide pleasant views and natural light for residents.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓[1]	✓	✓		

[1] Only permitted as part of a vertical or horizontal mixed-use development.

7.4.1 Garden Apartment Description

Garden apartments are dwellings organized around an adjacent garden courtyard that orients to the street. The courtyard has a paved path to the covered entryways of the building and is landscaped in a way that relates to the building. Garden apartments may be condominiums or fee simple lots, provided they are subdivided to meet the standards herein.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-9. This courtyard apartment features a corner open space area with a short iron fence (location unknown).

7.4.2 Garden Courtyard Design

(1) Location. The garden courtyard must be a shared open space fronting on the street with no dimension less than 15 feet. Garden courtyards may front towards the side or rear yards if they are in addition to the courtyards that front onto the street. If the courtyard is oriented to the north, the shared open spaces must be at least 20 feet in each direction. Dwelling units must border the courtyard on at least two sides.

Figure 7-10. Two-story units surrounding a shared garden courtyard (Bainbridge Island, WA).

(2) Design. Semi-private spaces may be included in the courtyard provided fences or hedges or less than 3 feet in height and the shared portion of the courtyard meets the minimum dimensions noted above. Open space design must meet the requirements in Section 5.2.2 Internal Open Space for Multifamily Uses.

Figure 7-11. A brick walkway leads through the garden courtyard to the apartment entryway (Seattle, WA).

(3) Landscaping. The applicant must show how the landscaping plan of the garden courtyard relates to the architecture of the building.

(4) Safety. The geometry of the courtyard must not include corners that could allow for entrapment per CPTED guidelines.

(5) Fences. A fence separating the courtyard from the street is permitted provided it is no taller than 3 feet and complies with Fenced Yard frontage standards per Chapter 3.

Figure 7-12. Garden courtyard with paving (location unknown).

7.4.3 Configuration and Orientation

(1) Parking garages and driveways:

(a) Garages and driveways shall be placed to the side, or rear of garden apartments. Underground parking is also an option.

(b) Where a garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the building. The window size and design must be consistent with the windows on habitable portions of the building.

(2) Entries. The garden apartments must have at least one prominent entryway that is visible and accessible from the primary street. There must be a paved path through the courtyard that links the street to the building entry.

7.4.4 Garden Apartment Building Design

(1) Windows on the street and/or courtyard. All dwelling units adjacent to courtyard gardens must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).

(2) Building design. Garden apartments should gardens must comply with the applicable multifamily building design provisions set forth in Chapter 6.

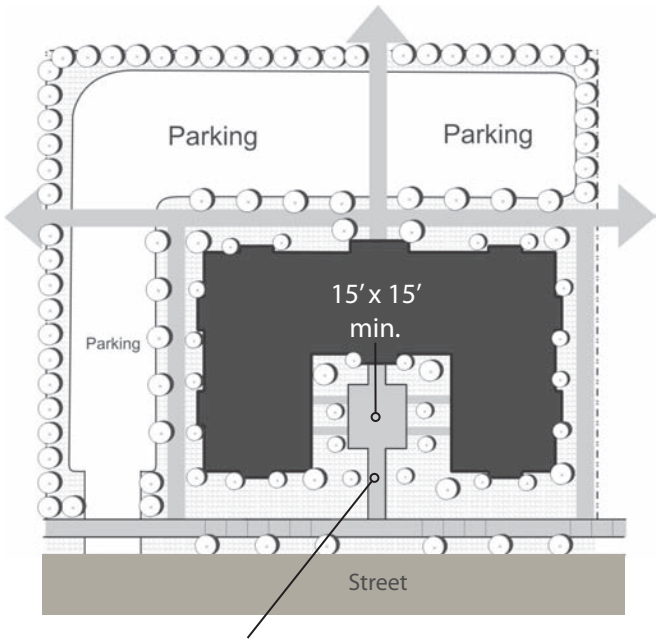


Figure 7-13. Garden apartment layout example.

Figure 7-14. This courtyard features a low fence and gate along the street and apartment buildings on opposite sides (Redmond, WA).

7.5 Townhouses

INTENT

- To ensure that townhouse developments enhance the character of the street.
- To provide adequate private and common o0pen space for townhouse developments.
- To reduce the impact of garages and driveways on the pedestrian environment.
- To reduce the apparent bulk and scale of townhouse buildings.
- To promote architectural variety that adds visual interest to the neighborhood.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓	✓	✓ [2]	

[1] Only permitted as part of a vertical or horizontal mixed-use development.

[2] Townhomes are only permitted within the Single Family Overlay when part of a Planned Unit Development.

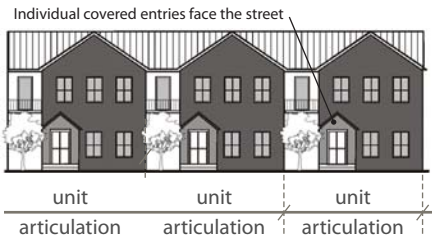


Figure 7-15. Townhouse articulation.

7.5.1 Townhouse Description

Townhouses are a form of attached single-family housing where two or more dwelling units share one or more common walls with other dwelling units. Townhouses may be condominiums or fee simple lots, provided they are subdivided to meet the standards herein.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

7.5.2 Townhouse Configuration and Orientation

(1) Code applicability. Townhouses shall be exempt from development criteria set forth in Table 40.260.230-1, CCC 40.260.230, except for minimum density (all overlays) and maximum density (Single Family Overlay only).

(2) Building size. Maximum number of units in one building: Six.

(3) Entries. Townhouse buildings within 50 feet of a street must all have individual ground-related entries accessible from the street. Exception: Configurations where townhouse buildings are perpendicular to the street are permitted provided the entries are visible from the street and there is clear pedestrian access leading from the street to units within the building. Configurations where enclosed rear yards back up to a street are prohibited.

(4) Driveways. Private individual driveways off of a street are prohibited. Vehicular access shall be from an alley or private internal drive. Exceptions may be made for new streets internal to developments provided garage doors occupy no more than 50 percent of the ground floor frontage of townhouse buildings and landscaping strips at least 5 feet wide separate driveways. Tandem garages may be used to help reduce garage frontages.

Figure 7-16. Townhouses facing the street with garages in back (Issaquah Highlands, WA).

Figure 7-17. Townhouses with semi-private yards and balconies (Bainbridge Island, WA).

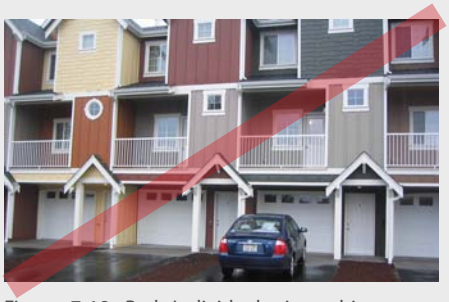


Figure 7-18. Bad: Individual private driveways from a street; no landscaping.

7.5.3 Townhouse Open Space

Minimum private open space: 200 square feet attached and accessible from each unit. This may include landscaped front and/or rear yards, porches, patios, and balconies. Driveways and minimum required landscape buffers may not be included in the calculations. Up to 50 percent of the required private open space can be provided as additional common open space designed to meet the standards set forth in Section 5.2.2.

7.5.4 Internal drive aisles

(1) Minimum width. Internal drive aisles must meet minimum fire code widths.

(2) Minimum building separation along internal drive aisles shall be 20 feet.

(3) Upper level building projections over drive aisles are limited to 3 feet, and must comply with building seperation standards in (2) above.

(4) Private internal streets. Standards for townhouse units served by private internal streets (rather than streets or alleys):

(a) Individual driveways shall be separated by planting strips at least 5 feet wide and 4 feet deep. Building projections over the planting strip are not allowed.

(b) The use of tandem parking garages are encouraged as an alternative to standard two-car garages as a way to de-emphasize garages and their visual impact on the development.

(c) Developments shall limit private driveway depths to 10 feet or less to encourage residents to keep vehicles in their garage and not in the driveway. Separate guest/overflow parking spaces shall be provided on-site.

Figure 7-19. Tandem garages separated by planting strips. Note entry trellis (Bellevue, WA).

Figure 7-20. Well-landscaped alley (primary entrance off public street). Note balconies (Lake Oswego, OR).

Figure 7-21. Inappropriate drive aissle design.

7.5.5 Townhouse Building Design

(1) Emphasize pedestrian entries. New developments must give greater emphasize to individual pedestrian entrances rather than private garages. All dwelling units shall provide a porch or covered entry (width of entry and at least 3 feet deep). For units where the primary pedestrian entrance is along the same façade as the private garage, a decorative trellis or other similar architectural feature used to highlight the pedestrian entrance shall also be required the following:

(2) Repetition with variety. Townhouse developments shall employ one or more of the following "repetition with variety" design options:

(a) Reversing the elevation of two out of four dwellings for townhouses.

(b) Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns (see Figure 7-15).

(c) Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).

(d) While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the standards.

Figure 7-22. Front yard area effectively used as semi-private open space (Orenco Station, OR).

Figure 7-23. Examples of repetition with variety.

Figure 7-24. Good example of repetition with variety (Snoqualmie, WA).

7.6 Cottage Housing

INTENT

- To provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single person households).
- To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
- To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
- To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cottage housing developments.
- To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
- To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.
- To ensure that there is compatibility between an existing single family neighborhood and new development.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
	✓[1]	✓	✓	✓	

[1] Only permitted as part of a vertical or horizontal mixed-use development.

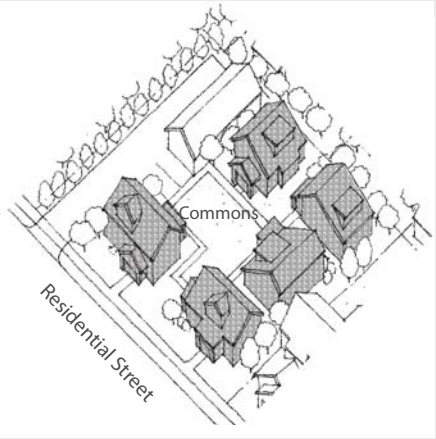


Figure 7-25. Cottage housing example. Note arrangement with central commons, connecting walkways, porches orienting to street and commons, varied roof forms, and parking off to the side.

7.6.1 Cottage Housing Description

Cottages are small detached single family dwellings clustered around a common open space. Cottages may be condominiums or fee simple lots, provided they are subdivided to meet the standards herein. See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-26. Greenwood cottages (Seattle, WA).

7.6.2 Cottage Density Bonus

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, six cottages are calculated as three dwelling units.

7.6.3 Cottage Configuration and Orientation

(1) Units in a cluster. Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cluster.

(2) Maximum floor area: 1,200 square feet

(3) Maximum floor area/ground or main floor: 800 square feet

Figure 7-27. Example of accessory dewlling units built over garages for cottage development (Issaquah, WA).

(4) Minimum distance between structures (Including accessory structures): 10 feet

(5) Minimum parking spaces: 1.5 spaces/cottage

(6) ADU provision. Up to two accessory dwelling units (ADU's) may be built over detached garages per each cottage cluster provided they do not exceed 600 square feet in floor area and comply with applicable ADU standards set forth in Section 7.9 herein and CCC 40.260.020.

7.6.4 Cottage Open Space

(1) Common space. Minimum of 400 square feet/ unit. Design criteria:

(a) Shall abut at least 50 percent of the cottages in a cottage cluster.

(b) Shall have cottages abutting on at least two sides.

(c) Cottages shall be oriented around and have the main entry from the common open space.

(d) Cottages shall be within 60 feet walking distance of the common open space.

(e) Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(2) Private open space. Minimum of 200 square feet/unit. Private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

7.6.5 Cottage Building Design

(1) Covered entry. Cottages located adjacent to a public street shall provide a covered entry feature (with a minimum dimension of 6 feet by 6 feet facing the street).

(2) Porches. Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(3) Maximum height. 25 feet for cottages and ADU's built over garages; 18 feet for accessory structures.

(4) Pitched roofs. All portions of roofs over 18 feet in height must be pitched with a minimum slope of 6:12.

(5) Character and Diversity. Cottages and accessory buildings within

Case Study

Danielson Grove
Kirkland, WA

Developed by The Cottage Company and Ross Chapin AIA, each cottage is "built green/energy star" certified and on its own lot. Homes range from 1-, 2-, and 3-bedrooms. The project was developed under Kirkland's Innovative Housing Demonstrative Program.

Figure 7-28. Danielson Grove Site plan.

Figure 7-29. Central commons area. Note alternate porch designs and semi-private front yard areas.

Figure 7-30. Danielson Grove Cottages in second, northern cluster.

a particular cluster shall be designed within the same "family" of architectural styles. Examples include:

(a) Similar building/roof form and pitch.

(b) Similar siding materials.

(c) Similar porch detailing.

(d) Similar window trim.

A diversity of cottages can be achieved within a "family" of styles by:

(e) Alternating porch styles (such as roof forms).

(f) Alternating siding details on facades and/or roof gables.

(g) Different siding color.

Case Study

Conover Commons
Redmond, WA

Also developed by The Cottage Company and Ross Chapin AIA, Conover Commons is certified as a 3-star "built green" community. Half of the site is a woodland area designated as a Native Growth Protection Area.

Figure 7-31. Bird's eye view of Conover Commons.

Figure 7-32. Comover Commons Cottages surrounding commons.

Figure 7-33. Commons with "commons room" shared by commons residents.

7.7 Duplexes

INTENT

- To enhance the character of the street.
- To de-emphasize the garage and driveways as a major visual element along the street.
- To promote design techniques that emphasizes that there are two distinct units with each building.
- To provide usable yard space for residents.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
	[1] ✓	✓	✓	[2] ✓	

[1] Only permitted as part of a vertical or horizontal mixed-use development.

[2] Duplexes are only permitted on corner lots.

7.7.1 Duplex Description

Duplexes are a set of two single family homes that share at least one wall. The standards herein apply to all duplexes, whether units are condominiums or fee simple lots.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

7.7.2 Duplex Configuration and Orientation

(1) Garages and driveways:

(a) Garages fronting the street shall be setback a minimum of 20 feet.

(b) The garage face or side wall shall occupy no more than 50 percent of the ground-level facade facing the street.

(c) Where the garage faces the side yard, but is directly visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.

(2) Driveways shall be shared and no greater than 20 feet in width.

(3) Entries. All duplexes must contain entries visible and accessible from the street.

(4) Through lots. Duplexes located on through lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling.

(5) Corner duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.

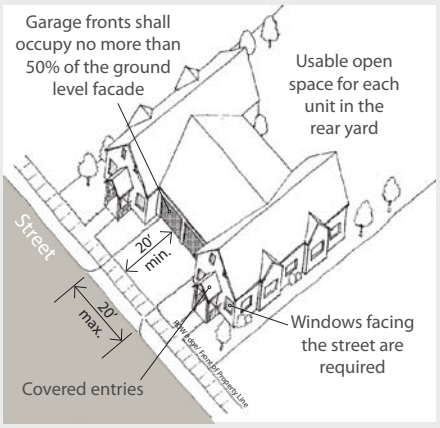


Figure 7-34. Duplex standards.

Figure 7-35. Corner duplex example where entrances are on opposite streets (location unknown).

Figure 7-36. Duplex with garage access off alley (Issaquah, WA).

7.7.3 Usable Open Space

Each unit shall feature a usable private open space with no dimension less than 15 feet. The required open space shall not be within the designated front yard.

7.7.4 Duplex Building Design

(1) Covered entry. Duplexes shall provide separate covered entries for each dwelling unit with a minimum dimension of 4 feet by 6 feet.

(2) Windows on the street. All duplexes must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).

(3) Roof form. Duplexes shall use roofline modulation techniques to distinguish each unit within the building. Continuous rooflines are not acceptable.

Figure 7-37. Driveways are at either side of each dwelling unit within the duplex.

Figure 7-38. Garages are recessed between the dwelling units within a duplex.

Figure 7-39. Garages occupy more than 50% of the ground-level façade facing the street.

Figure 7-40. Garages occupy more than 50% of the ground-level façade facing the street.

7.8 Single Family Housing

INTENT

- To enhance the character of the street.
- To de-emphasize the garage and driveways as a major visual element along the street.
- To provide usable yard space for residents.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
			✓	✓	✓ [1]

[1] Only one Single Familly home is permitted to be built.

7.8.1 Single Family Description

Single family homes are detatched buildings often surrounded with open space, each intended as a living space for one family.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

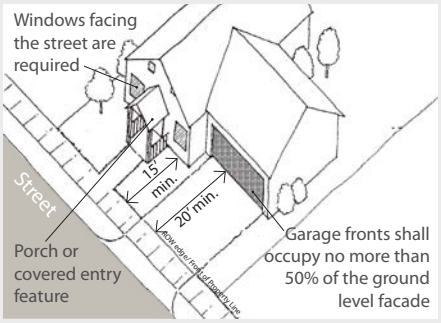


Figure 7-41. Single-family design standards.

7.8.2 Standards for Traditional Single-Family Lots

(1) Garages placement:

(a) Where lots front on a street and where vehicular access is from the street, garages or carports shall be set back at least 5 feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard.

(b) The garage face shall occupy no more than 50 percent of the ground-level façade facing the street.

(c) Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography greater than 15% grade.

(2) Driveway standards:

(a) No more than one driveway per dwelling unit.

(b) Driveways for individual lots 50 feet or wider may be up to 20 feet in width.

(c) Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate two-car garages.

(3) Covered entry. All houses shall provide a covered entry with a minimum dimension of 4 feet by 6 feet. Porches up to 200 square feet may project into the front yard.

Figure 7-42. Note set-back garage (Snoqualmie Ridge, WA).

Figure 7-43. Garages in rear off an alley (Issaquah Highlands, WA)

Figure 7-44. Bad example: Garages are dominant design feature.

(4) Windows on the street. Transparent windows and/or doors are required on at least 10 percent of the facade (all vertical surfaces facing the street).

(5) Minimum usable open space. All alley-loaded lots shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. For example, a 3,000 square foot lot would require a contiguous open space of at least 300 square feet, or 15 feet by 20 feet in area. Driveways shall not count in the calculations for usable open space.

Figure 7-46. For zero lot-line homes, a 15x15 space is the minimum size necessary to fit desirable yard elements, such as a picnic table, barbeque, sandbox/play area, and some landscaping.

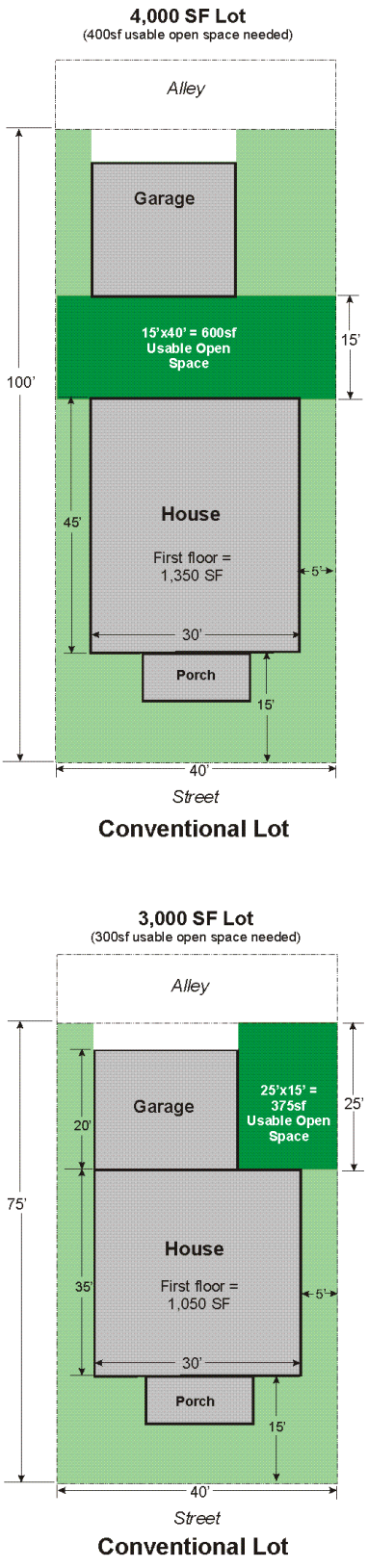


Figure 7-45. Small lot examples that meet open space standards.

7.8.3 Standards for Zero Lot Line Homes

This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards are subject to the provisions of CCC40.260.060 and the following supplemental standards:

(1) Placement. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least 10 feet in width. Dwelling units on separate lots may not be attached.

(2) Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows.

(3) Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

(4) Minimum usable open space is 15 feet by 15 feet.

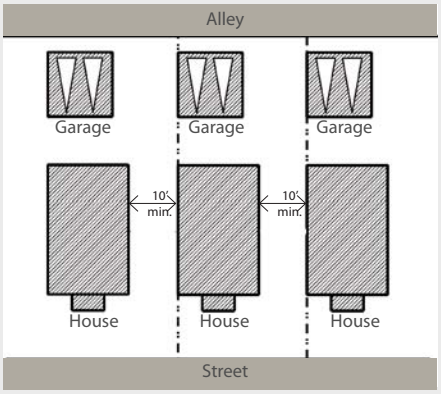


Figure 7-47. Zero lot-line homes.

Figure 7-48. Side yard and privacy wall example, in a zero lot-line configuration (Lacey, WA).

7.8.4 Reciprocal Use Easement Lots

This works similar to the zero lot line configuration, except that the homes and accessory structures meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yard by the adjacent property. Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space.

(1) Reciprocal easements shall be noted on the plat.

(2) Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows.

(3) Open space. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

7.8.5 Standards for Pedestrian-Only Entry Lots

This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street. Standards:

(1) A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.

(2) Easement width. Pedestrian entry easements shall be a minimum of 15 feet wide with a five-foot minimum sidewalk.

(3) Garages. These lots must contain private detached or shared garages off an alley or other access.

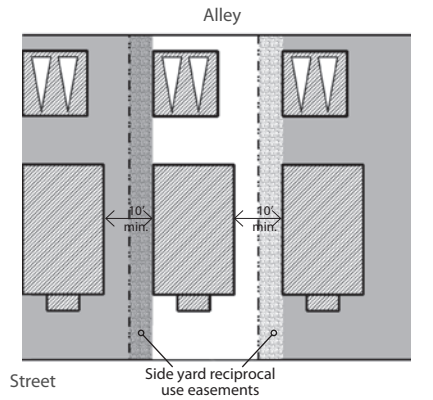


Figure 7-49. Reciprocal easement lots.

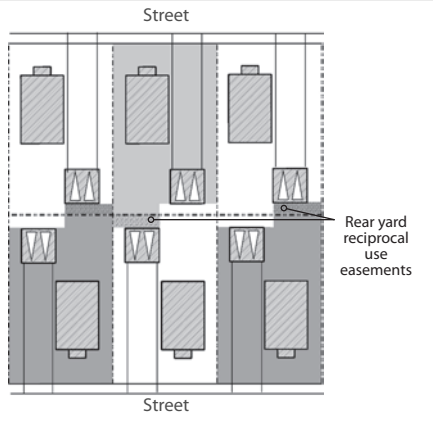


Figure 7-50. Reciprocal easment lots. Shades denote yard areas that can be used by each lot.

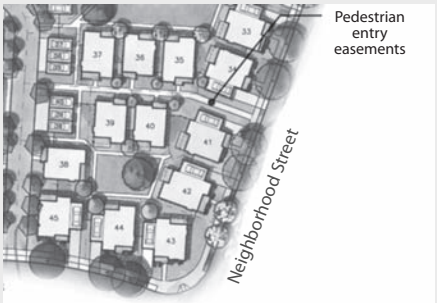


Figure 7-51. Pedestrian-only entry lot configuration example.

Figure 7-52. Homes configured around a landscaped common open space (Issaquah Highlands, WA).

7.8.6 Standards for Courtyard Access Lots

This includes a series of lots clustered around a private internal roadway. Standards:

(1) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

(2) Maximum length of a courtyard access: 100 feet (or deeper if approved by the local fire department).

(3) Surface width of courtyard access: 15 feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).

(4) An easement of 20 feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.

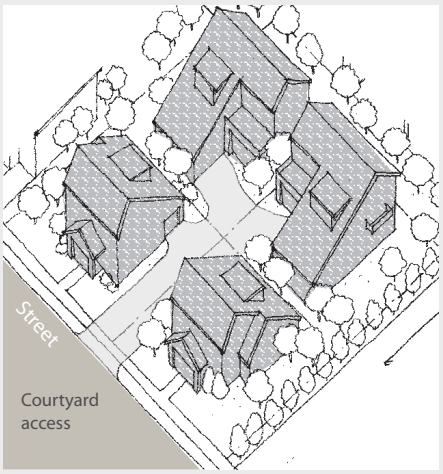


Figure 7-53. Courtyard access lot configuration.

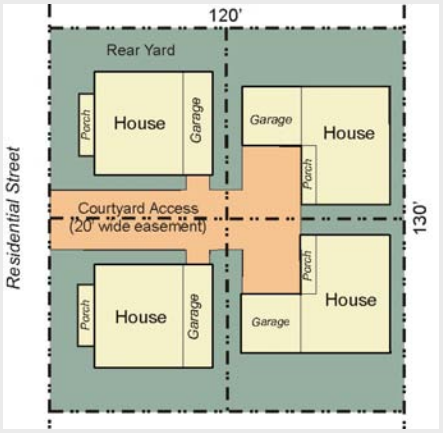


Figure 7-54. Example of a courtyard access lot configuration.

Figure 7-55. Homes configured around a shared, paved courtyard (Issaquah Highlands, WA).

7.9 Accessory Dwelling Units (ADU)

INTENT

- Provide for a range of choices of housing in the county.
- Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods.
- Allow individuals and smaller households to retain large houses as residences.
- Enhance options for families by providing opportunities for older or younger relatives to live in proximity while maintaining a degree of privacy.
- To ensure that ADUs minimize negative impacts to the neighborhood.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
	✓	✓	✓	✓	

7.9.1 Accessory Dwelling Unit Description

An accessory dwelling unit (ADU) is an additional smaller, subordinate dwelling unit on a lot with, or in, an existing or new house. Because ADU's do not have a frontage presence on the street, there are no frontage restrictions for ADU's.

See Chapters 2 and 4 for use provisions, and overlay district standards.

7.9.2 ADU Standards

ADU's are subject to the provisions of CCC40.260.020 and the following standards:

(1) ADU entrances may not be visible from the street. Exception: Corner lots, where the primary house and ADU have entrances on opposite streets.

(2) The footprint of a detached accessory dwelling unit shall not occupy more the 40 percent of the rear yard.

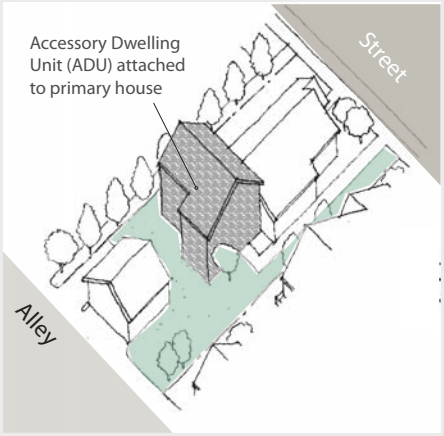


Figure 7-56. Example of an ADU added to the rear of an existing house.

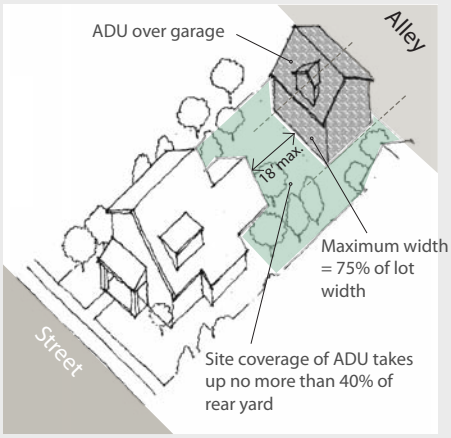


Figure 7-57. ADU built over a garage off an alley.

Figure 7-58. ADU built over a garage off an alley (Orenco Station, OR).