

15.540.030 Duplex design standards.

A. Purpose. [Duplexes](#) should be designed similar in nature to [single-family dwellings](#) and shall feature a visible entry and windows facing the [street](#). The visibility of driveways and garages should be minimized and sufficient private [open space](#) should be provided.

B. Design Provisions. Specifically, [duplexes](#) shall comply with the single-family design provisions set forth in ECC [15.540.020](#) with the following exceptions and additional provisions:

1. [Duplexes](#) may include a 24-foot-wide shared driveway or two 12-foot driveways on opposite ends of the [lot](#);
2. Tandem parking to accommodate two-car garages may be used for [duplex structures](#) pursuant to ECC [15.550.040](#)(A);
3. Separate covered entries for each unit are required (applicable to new [buildings](#) only);
4. [Duplexes](#) on [corner lots](#) shall place pedestrian entries on opposite [streets](#) (applicable to new [buildings](#) only); and

~~5. [Duplexes](#) shall use articulated roof forms to help break up the massing of [buildings](#) and distinguish individual units. [Duplexes](#) on [corner lots](#) may be exceptions, where it is often desirable for a [duplex](#) to appear as one [dwelling unit](#) (but with entries on opposite [streets](#)).~~

15.540.050 Cottage housing design standards.

A. Purpose.

1. To provide an opportunity for small, detached housing types clustered around a common [open space](#);
2. To ensure that [cottage developments](#) contribute to the overall character of residential areas;
3. To provide for centrally located and functional common [open space](#) that fosters a sense of community;
4. To provide for semi-private area around individual [cottages](#) to enable diversity in landscape design and foster a sense of ownership;

5. To minimize visual impacts of parking areas on the [street](#) and adjacent properties and the visual setting for the [development](#); and
 6. To promote conservation of resources by providing for clusters of small [dwelling units](#) on a property.
- B. Description. [Cottage](#) housing refers to clusters of small detached [dwelling units](#) arranged around a common [open space](#).
- C. [Lot](#) Configuration. [Cottages](#) may be configured as condominiums or fee-simple [lots](#) provided they meet the standards herein.
- D. 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, a cluster of six [cottages](#) would be equivalent to three [dwelling units](#).
- E. Dimensional Standards.

Table 15.540.050. Dimensional standards for cottages.

Standard	Requirement
Maximum floor area	1,200 SF
Minimum common space (see subsection (I) of this section for more info)	400 SF/unit
Minimum private open space (see subsection (J) of this section for more info)	200 SF/unit
Maximum height for cottages	26 ft. (all parts of the roof above 18 ft. shall be pitched with a minimum roof slope of 6:12)
Maximum height for accessory structures of cottages	18 ft.
Setbacks (to exterior property lines)	See ECC 15.320.030
Minimum distance between structures (including accessory structures)	10 ft.
Minimum parking spaces per cottage	See Table 15.550.040(A)

- F. Units in Each 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 [cottage](#) housing [development](#).
- G. Windows on the [Street](#). Transparent windows and/or doors are required on at least 10 percent of the [facades](#) (all vertical surfaces) of all [cottages](#) facing the [street](#) and common [open space](#). For [facades](#) facing north, at least eight percent of the [facade](#) shall include transparent

windows or doors. [Departures](#) will be considered pursuant to ECC [15.210.060](#) for [cottages](#) where that standard applies to two or more [facades](#), provided the design meets the purpose of the standards.

H. Parking and Driveway Location and Design.

1. Parking shall be located on the same property as the [cottage development](#);
2. Where [lots](#) abut an [alley](#), the garage or off-street parking area is encouraged to take access from the [alley](#);
3. ~~Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages.~~ Parking is prohibited in the front and interior setback areas;
4. ~~Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet of Type C landscaping (see ECC 15.570.040(C)) shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least five feet of Type A, B, or C landscaping (see ECC 15.570.040) shall be required. The city will consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;~~
5. Parking shall be located in clusters of not more than five adjoining uncovered spaces (except where adjacent to an [alley](#)). Departures will be considered pursuant to ECC [15.210.060](#) provided alternative configurations improve the visual setting for [development](#);
6. Garages may be attached to individual [cottages](#) provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square feet. Such garages shall be located away from the common [open spaces](#); and
7. No more than one driveway per [cottage](#) cluster shall be permitted, except where clusters front onto more than one [street](#).

I. Common [Open Space](#) Requirements.

1. [Open space](#) shall abut at least 50 percent of the [cottages](#) in a [cottage](#) housing [development](#);
2. [Open space](#) shall have [cottages](#) abutting on at least two sides;
3. [Cottages](#) shall be oriented around and have the main entry from the common [open space](#);

4. [Cottages](#) shall be within 60 feet walking distance of the common [open space](#); and
5. [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.

J. Required Private [Open Space](#). Private [open space](#) shall be required 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.

~~K. —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.~~

L. Covered Entry and Visual Interest. [Cottages](#) located facing a public [street](#) shall provide:

1. A covered entry feature (with a minimum dimension of six feet by six feet) visible from the [street](#);

2. At least 10 feet of landscaped [open space](#) between the residence and the [street](#); and

~~3. —At least two architectural details, such as:~~

~~a. —Decorative lighting;~~

~~b. —Decorative trim;~~

~~c. —Special door;~~

~~d. —Trellis or decorative building element; and/or~~

~~e. —Bay window.~~

Alternative design [treatments](#) will be considered as [departures](#) pursuant to ECC [15.210.060](#) provided the design [treatments](#) provide visual interest to the pedestrian.

M. Character and Diversity. [Cottages](#) and [accessory buildings](#) within a particular cluster shall be designed within the same “[family](#)” of architectural styles. Examples of elements include:

1. Similar [building](#)/roof form and pitch;
2. Similar siding materials;

3. Similar porch detailing; and/or
4. Similar window trim;

A diversity of [cottages](#) can be achieved within a “[family](#)” of styles by:

1. Alternating porch styles (such as roof forms);
2. Alternating siding details on [facades](#) and/or roof gables; and/or
3. Different siding color.

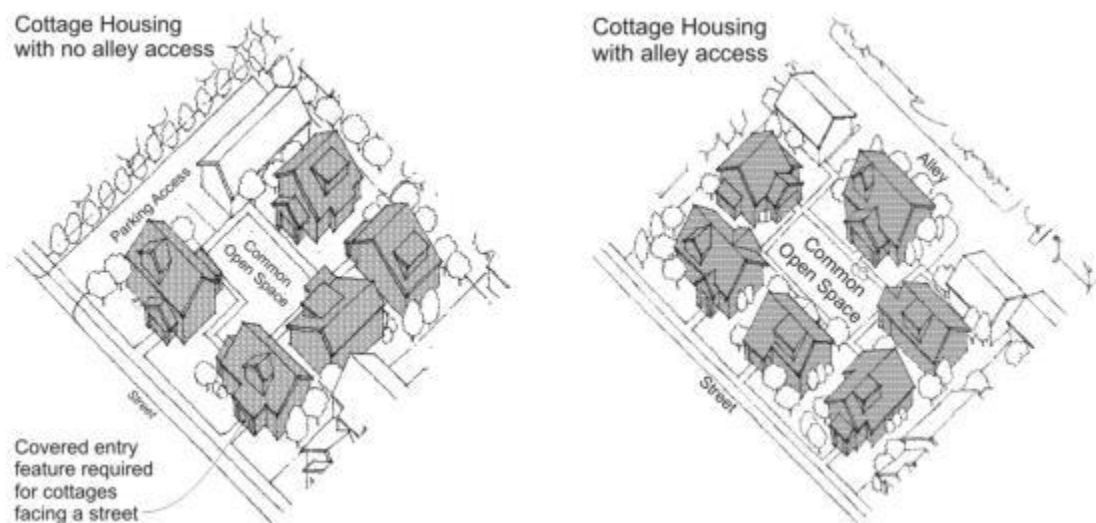


Figure 15.540.050(M)(1). Typical [cottage](#) housing layouts.



Figure 15.540.050(M)(2). [Cottage](#) housing examples.

~~N.—Energy Efficiency. Cottages and accessory buildings are subject to energy efficiency guidelines and standards set forth in ECC 15.530.070.~~ [Ord. 4807 § 58, 2018; Ord. 4656 § 1 (Exh. 02), 2013.]

15.540.060 Townhouse design standards.

A. Purpose.

1. To ensure that [townhouse developments](#) enhance the pedestrian-oriented character of downtown [streets](#);
2. To provide adequate [open space](#) for [townhouse developments](#);
3. To reduce the impact of garages and driveways on the pedestrian environment;
4. To reduce the apparent bulk and scale of [townhouse buildings](#) compatible with adjacent uses; and
5. To promote architectural variety that adds visual interest to the neighborhood.



Figure 15.540.060(A). Desirable [townhouse](#) example. With units fronting on the [street](#) and garages placed to the rear accessible from an [alley](#) or shared driveway.

B. Entries.

1. [Townhouses](#) fronting on a [street](#) must all have individual ground-related entries accessible from the [street](#). Configurations where enclosed [rear yards](#) back up to a [street](#) are prohibited;
2. Separate covered entries at least three feet deep are required for all [dwelling units](#);
3. For sites without [alleys](#) or other rear vehicular access, new [buildings](#) must emphasize individual pedestrian entrances over [private garages](#) to the extent possible by using ~~both~~ of the following measures:

a. Enhance entries with a trellis, small porch, or other architectural features that provide cover for a [person](#) entering the unit and a transitional space between outside and inside the [dwelling](#); and

~~b. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet. Provide a combination of shrubs or groundcover and a [tree](#) (refer to [city arborist](#) or [street tree](#) list if available); and~~

~~4. Planting strips with no dimension less than four feet are required adjacent to the primary entry of all [dwelling units](#). This includes [townhouses](#) located to the rear of [lots](#) off an [alley](#) or private internal drive.~~

C. Garages and Driveways.

1. Where [lots](#) abut an [alley](#), the garage or off-street parking area should take access from the [alley](#);

2. For [lots](#) without [alleys](#), individual driveways off of the [street](#) are prohibited (shared driveways are required);

3. Garages facing a public [street](#) are prohibited;

4. Internal Drive Aisle Standards.

a. Must meet minimum fire code widths;

b. Minimum [building](#) separation along uncovered internal drive aisles shall be 25 feet. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and to provide adequate light and air on both sides of the [dwelling units](#) and drive aisles, which often function as usable [open space](#) for residents; and

c. Upper level [building](#) projections over drive aisles are limited to three feet, and must comply with provisions in subsection (C)(4)(b) of this section.



Figure 15.540.060(C). Good and bad examples of garage/entry configurations. The left example features a landscaped area and a trellis to highlight the entry. In the middle image, the balconies and landscaped areas deemphasize the garage. In the right image, the lack of landscaping is a glaring omission.

D. [Open Space](#). Townhouse residential units shall provide [open space](#) at least equal to 10 percent of the [building](#) living space, not counting automobile storage. The required [open space](#) may be provided by one or more of the following ways:

1. Usable private [open space](#) that is directly adjacent and accessible to [dwelling units](#). Such space shall have minimum dimensions of at least 12 feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.;
2. Common [open space](#) meeting the requirements of ECC [15.520.030](#)(E)(1);
3. Balconies, decks and/or front porches meeting the requirements of ECC [15.520.030](#)(E)(2); and/or
4. [Community garden](#) space meeting the requirements of ECC [15.520.030](#)(E)(5).

E. [Building](#) Design.

1. [Townhouse Articulation](#). [Townhouse buildings](#) shall comply with [multifamily building articulation](#) standards as set forth in ECC [15.530.030](#)(D) except that the [articulation](#) intervals shall be no wider than the width of units in the [building](#). Thus, if individual units are 15 feet wide, the [building](#) shall include at least three [articulation](#) features per ECC [15.530.030](#)(D) for all [facades](#) facing a [street](#), common [open space](#), and common parking areas at intervals no greater than 15 feet.
2. Repetition with Variety. (See Figures 15.540.060(E)(2) and 15.540.060(E)(3).) [Townhouse developments](#) shall employ one or more of the following “repetition with variety” guidelines:

- 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;
- c. Adding a different [dwelling](#) design or different scale of the same design, such as adding a one-story version of the basic [dwelling](#) design where two stories are typical (or a two-story design where three stories are typical); and/or
- d. Other design [treatments](#) that add variety or provide special visual interest. 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 purpose of the guidelines.



Figure 15.540.060(E)(2). Acceptable [townhouse](#) configuration employing the repetition with variety concept.



Figure 15.540.060(E)(3). An acceptable [townhouse building](#). Note the landscaped [front yards](#) and individual walkways and entries. The internal units each have distinct, but

identical windows and roof forms. The outside unit is differentiated through the use of [building](#) materials, window design, unit size, and [facade](#) detailing.