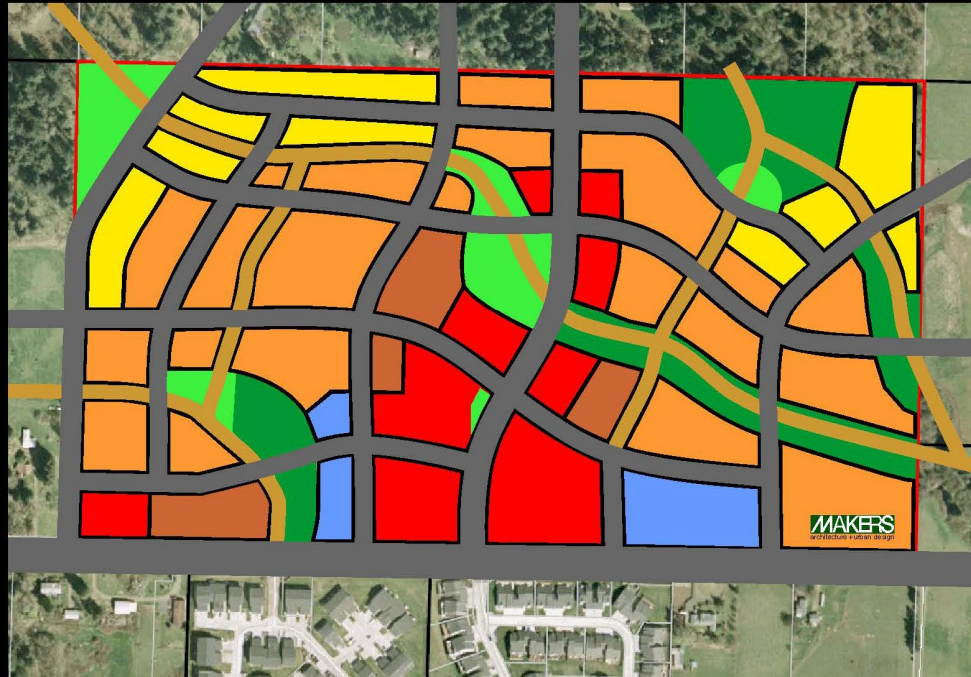


June 3, 2021 - Development Engineering Advisory Board



Clark County

Mixed-Use Design Standards



March, 2006



Townhouse Standards

Permitted Housing Types

Townhouses



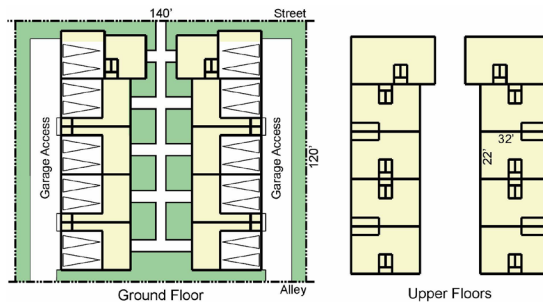
With increasing land costs, townhouses are becoming the “single-family home” for the new generation of first time home-buyers in the Pacific Northwest. Townhouses have also proven to be popular with empty nesters seeking smaller spaces and no yard work. The mixed-use development examples herein show how townhouses can successfully be integrated into a pedestrian-oriented mixed-use environment.

Key Applicable Standards

- Larger development site must meet mixed-use requirement
- Larger residential development must be within density range of 18-43 dwelling units per acre
- Open space requirements per Section A.1
- Building use, location, and orientation requirements per Section A.2
- Parking garage standards per Section B.4
- Building design standards per Chapter D

Townhouse Example:

- 16,800 SF lot size
- 3 floors
- 1,800 SF dwelling units
- 10 units
- 2 private parking spaces/unit



- *“Townhome standards are written assuming they are multi family, not fee-simple townhomes. Staff has interpreted that fee-simple townhomes are subject to Section G, Single-Family/Duple Developments, yet Chapter G is not listed as a Key Applicable Standard under townhome housing type.”*

HE Decision, PLD2017-00050

G. *Single-Family/Duplex Developments.* As a starting point, the applicant suggests that the Section G Mixed Use Design Standards do not apply to townhouse developments and offers a number of textual arguments in support from the Mixed Use Design Standards. The applicant primarily argues that townhouses are regarded as a separate housing type, different from duplexes and single-family attached or detached homes. Staff takes the view that townhomes are subject to the standards applicable to single-family dwellings and duplexes. The Mixed Use Design Standards, in fact, do not appear to regard the housing types as exclusive categories. For example, a 2-unit townhouse would also be a duplex, but a townhouse building with more than two units would not necessarily be a “multifamily structure” because there is no common area or common structure as exists in an apartment or condominium building. Moreover, the Mixed Use Design Standards do not have a separately lettered section addressing multifamily (apartment & condominium) structures, but those developments are clearly addressed and anticipated throughout the standards, as are townhouses. From all of this, the Examiner concludes that townhomes are subject to the Section G standards because they function and look like single-family dwelling units, but with a common wall, in the same way as a duplex functions and appears as a single-family structure and are not apartments or condominiums. The only housing types that the Section G standards appear to exclude are multifamily, *i.e.*, apartments and condominiums (Mid-Rise Housing, Low-Rise Housing, and Walk-Up Apartments). An interpretation that excludes townhomes from the Section G design standards would not be consistent with the section’s plain language of applying to single-family housing types. That said, the applicant has applied to modify several of the Section G standards through CCC 40.520.080(C)(1) and proposes to meet the rest. Thus, the question is largely academic in the context of this proposal.



Section A.1.5

A. Site Design

A.1.5 Master plans and subdivisions with single-family and duplex uses: At least 15 percent of the development site shall be devoted to a Parkway, Residential Squares, or Park Blocks, as described in Standard A.1.2. A Village Green or other publicly accessible open space described in A.1.2 may be used to meet some or all of this requirement, provided the space goes above and beyond the requirements of A.1.3 and is centralized and accessible to development per the responsible official.



Village green



Figure A.20 An example of a residential

- *“A.1.5 15% requirement should only apply to the area within the site devoted to single family and duplex uses.”*

Section A.3.1

A. Site Design



Figure A-47. This example includes both a building located towards the street corner and a small pedestrian-oriented space.



A.3 Street Corners

Intent

- ◆ To enhance the character and identity of the area.
- ◆ To enhance the pedestrian environment at street corners.

Standards

A.3.1 Except for detached single-family units or duplexes, all developments proposals located at street corner sites shall include at least one of the design treatments described below (in order of preference):

- Locate a building towards the street corner (within 15 feet of the corner property line).
- Provide pedestrian-oriented space (as defined in Standard A.1.2) at the corner leading directly to a building entry or entries.

If a or b are not feasible per the responsible official, consider the following options:

- Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). The space may include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses);

- “A.3.1 should also exempt townhomes.”

Section C.1.1.b

Section C: Pedestrian Environment

C.1 Sidewalk and Pathway Standards

Intent

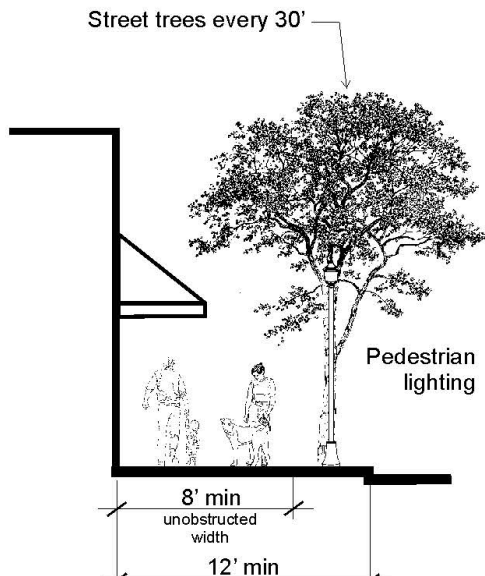
- ◆ To provide safe, convenient, and comfortable pedestrian circulation.
- ◆ To enhance the character and identity of the area.
- ◆ To promote walking, bicycling, and transit use.

Standards

C.1.1 Developments shall utilize appropriate sidewalk widths, materials, designs, and construction standards to enhance pedestrian access and complement city life. Specifically:

- Sidewalks shall be constructed per CCC Section 40.350.010 (Pedestrian and Bicycle Circulation Standards) unless otherwise directed by these design standards.
- Minimum sidewalk widths for both sides of streets:
 - 12 feet along pedestrian-oriented streets.
 - 5 feet along all streets serving single-family and/or duplex uses.
 - 8 feet along all other streets.

Outdoor business activities are permitted within the public right-of-way only if additional public sidewalk is provided greater than the required width. No business activities are allowed in the minimum required width. Also see Figure C-2 for other sidewalk width considerations.



- “C.1.1.b should list 5’ sidewalks for townhomes.”



Section D.1.3

Section D: Building Design



D.1 Building Entries

Intent

- ◆ *To make building entrances convenient to locate and easy to access.*
- ◆ *To ensure that building entries further the pedestrian nature of the fronting sidewalk.*

Standards

- D.1.1 Primary building and business entrances shall be prominent, visible from surrounding streets or publicly accessible open space, and connected by a walkway to the public sidewalk.
- D.1.2 Weather protection at least four and one-half (4-1/2) feet deep and proportional to the distance above ground level shall be provided over the primary entry of all buildings, businesses, and residential units.
- D.1.3 Pedestrian pathways from public sidewalks to primary entrances, or from parking lots to primary entrances, shall be accessible, conforming to federal and state Americans with Disabilities Act requirements, and shall be clearly delineated.

- *“D.1.3 should not apply to fee-simple townhomes.”*

Section D.3.2

D. Building Design

D.3.2 All new buildings located within 15 feet of a property line, at the intersection of streets, public or private, are required to employ two or more of the following design elements or treatments to the building corner facing the intersection:

- Provide at least 100 SF of pedestrian-oriented space between the street corner and the building(s). To qualify for this option, the building(s) shall have direct access to the space,
- Provide a corner entrance to courtyard, building lobby, atrium, or pedestrian pathway,
- Include a corner architectural element such as:
 - Bay window or turret;
 - Roof deck or balconies on upper stories;
 - Building core setback "notch" or curved façade surfaces; or
 - Sculpture or artwork, either bas-relief, figurative, or distinctive use of materials.
- Special treatment of the pedestrian weather protection canopy at the corner of the building; and/or
- Other similar treatment or element approved by the responsible official.

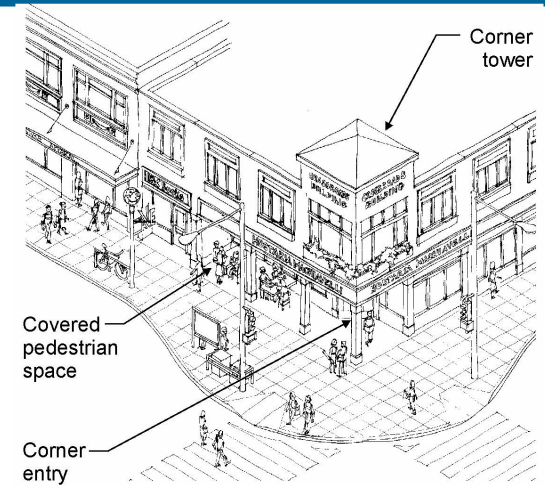
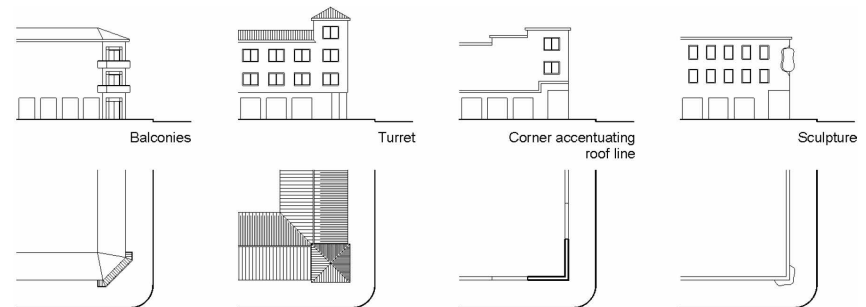


Figure D-15. Corner building example.



- *"D.3.2 requirements are excessive and should not be required for townhomes."*

Section E.2.1

E.2 Fences and Screening Elements

Intent

- ◆ *To minimize the negative visual impacts of fences on the street and pedestrian environment.*
- ◆ *To screen the potential negative impacts of service and storage elements (ie waste receptacles, loading docks).*
- ◆ *To encourage thoughtful siting of service and storage elements that balance the functional needs with the desire to screen its negative impacts.*

Standards

- E.2.1 The maximum height of free-standing walls, fences, or hedges along public streets or sidewalks shall be 3 feet unless a taller masonry wall is required, per the responsible official, to mitigate significant noise impacts.

- *“E.2.1 should not apply to solid waste enclosures.”*



Section G.1.1

Section G: Single-Family/ Duplex Developments

- *“G.1.1 specifically states detached single-family/duplex subdivisions, yet Staff interprets that fee-simple attached townhomes are subject to the Standard.”*

G.1 Subdivision Design and Site Layout

Intent

- ◆ *To ensure that single-family developments are compact, pedestrian friendly, and contribute to the character the surrounding neighborhood.*
- ◆ *Create variety and interest in the appearance of residential streets.*
- ◆ *To integrate open space with single-family developments.*
- ◆ *Protect significant features of the natural environment.*

Standards

G.1.1 Development of “Neighborhoods.” New detached single-family/duplex subdivisions shall be designed to integrate with the larger mixed-use development and with surrounding properties and neighborhoods. Subdivisions shall be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves. To accomplish this, such developments shall comply with the following standards:

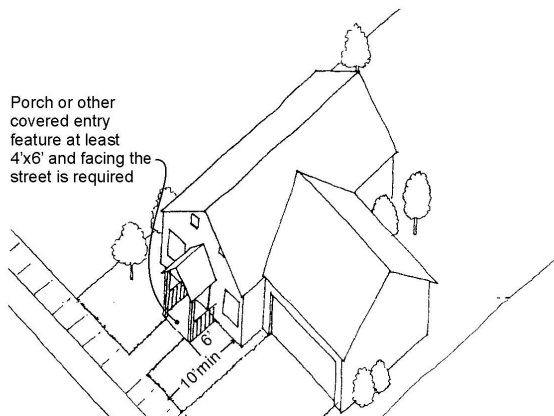
- A.1.4 regarding open space.
- B.1.3 regarding cross circulation.
- B.2.2 regarding street design.
- G.2 regarding lot and building design.



Section G.2.1.c

G. Single-Family/Duplex Developments

- *“G.2.1.c should not apply to garages, this way a garage face can be set back further to deemphasize the garage.”*



G.2 Lot and Building Design

Intent

- ◆ To enhance the character of the street.
- ◆ To enhanced pedestrian access and walking.
- ◆ To encourage interaction among neighbors.
- ◆ To minimize the impact of vehicular access on the streetscape.
- ◆ To ensure that new homes are built to a scale that is appropriate for the size of the lot.
- ◆ To ensure privacy of residents and adjacent properties.
- ◆ To provide usable open space in the rear yard for residents.
- ◆ To provide flexibility where unique site conditions exist.

Standards

G.2.1 Setback requirements shall be as follows:

- a. Minimum front yard: 10 feet.
- b. Minimum street, side or rear: 5 feet.
- c. Maximum front yard: 20 feet.



Section G.2.2

Standards

G.2.1 Setback requirements shall be as follows:

- a. Minimum front yard: 10 feet.
- b. Minimum street, side or rear: 5 feet.
- c. Maximum front yard: 20 feet.

G.2.2 Maximum floor area ratio shall be 0.5.

G.2.3 Maximum building height shall be 35 feet.

G.2.4 Porches or other covered and nonhabitable entry features at least 4 feet by 6 feet facing a public street are required for each single-family home and individual duplex unit. Such entry features may project up to 6 feet into the required front yard.

- *“G.2.2 should not apply to fee-simple townhomes. A maximum 0.50 FAR is infeasible to meet with townhomes.”*
- *“G.2.2 is infeasible for all structures, since Staff has been interpreting Gross Floor Area to include garages. The Standard should specifically exclude garages from calculation so there is not interpretation required at the building permit level.”*



Section 40.100.070

- “Floor area ratio (FAR)” means the gross floor area of all buildings on a lot divided by the lot area. For example, a FAR of two to one (2:1) means two (2) square feet of floor area for every one (1) square foot of site area.”
- “Gross floor area” means the total enclosed area of all floors of a building measured to the outside face of the structural members in exterior walls and including halls, stairways, and elevator shafts at each floor level.”



Section G.2.5

G. Single-Family/Duplex Developm

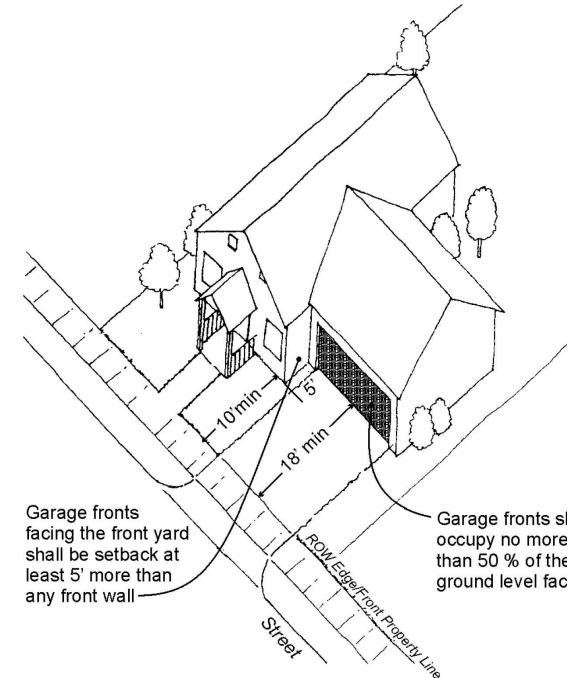
G.2.5 Garages shall be set back a minimum of 18 feet from the designated front property line, except where the garage does not face the street. The garage face shall occupy no more than 50 percent of the ground-level façade facing the street.

G.2.6 Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least 5 feet more than any front wall of the dwelling unit facing the street (as measured from the front property line). Exceptions:

- The roof, eaves, or canopy of garages or carports may project to align with the front wall of the dwelling unit.
- Where garages face the side or rear yard, they may be placed to align with the front wall of the dwelling unit, provided the garage includes a window facing the street so that it appears habitable.

On corner lots, this standard shall only apply to the designated front yard.

G.2.7 Where lots abut an alley, the garage or off-street parking area shall take



- *“Maximum 50% garage façade requirement for detached single-family housing should only apply to street frontages, not alleys.”*



Section G.2.6

G. Single-Family/Duplex Developm

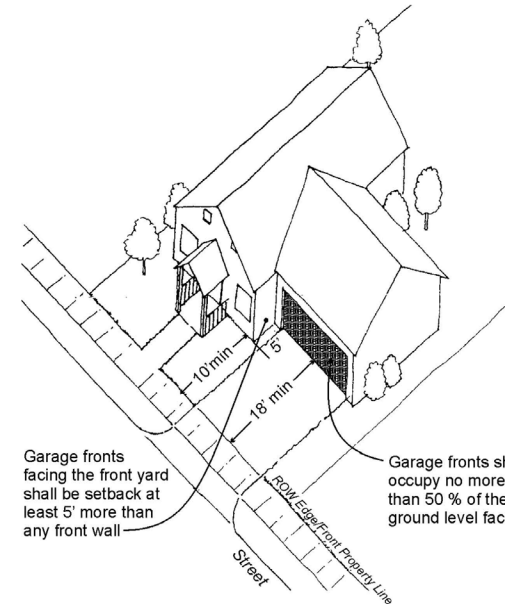
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- The roof, eaves, or canopy of garages or carports may project to align with the front wall of the dwelling unit.
- Where garages face to the side or rear yard, they may be placed to align with the front wall of the dwelling unit, provided the garage includes a window facing the street so that it appears habitable.

On corner lots, this standard shall only apply to the designated front yard.

G.2.7 Where lots abut an alley, the garage or off-street parking area shall take



- *“G.2.6 should allow a reduced garage setback on multi-story homes. Five foot second story cantilever is an expensive design requirement. A 2-3 foot setback and second story overhang would still meet the intend of deemphasizing the garage face while reducing housing cost.”*

Section G.2.8

G.2.8 Driveway standards:

- a. No more than one driveway per dwelling unit. (Separate driveways for ADUs are not permitted.)
 - 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 larger garages.
- *“G.2.8 should allow a second driveway for an ADU if the two driveways are on separate streets (corner lots).”*
 - *“G.2.8 should not apply to driveways accessing from an alley. Staff has already interpreted this to only apply to streets not alleys.”*



General Questions/Comments

- “Many of the MX-zoned properties are located in areas where commercial uses are not viable in the foreseeable future, but residential is. The code requires an applicant to masterplan and receive approval on an entire MX site, which is a waste of time and resources if an applicant has no intention of developing the commercial portion of the development within the 7-year approval timeline. One recommendation would be to allow rezoning of MX properties to meet the intent of the MX zone, by creating a minimum of 20% non-commercial zone and a minimum of 20% residential zone. A second recommendation would be to allow an applicant to submit an application for only the residential use portion of the site and then encumber the property with a minimum 20% of the site towards non-residential uses.”
- “Code has been interpreted by Staff to require more than 20% non-residential area if a mixed-use building is used to meet the non-residential 20% requirement. Staff would not count any surface parking for the residential units of a MX building towards the minimum 20% non residential requirement. This results in either requiring a parking structure or more than 20% of the site being used for a MX building. This is a deterrent for developers to construct MX buildings.”
- “Private parks and recreational facilities should be an allowed use in the MX zone and allowed for non-residential uses.”



Questions and Discussion

Clark County Community Development

<https://clark.wa.gov/community-development>

