

## Oregon City Municipal Code

### Chapter 17.16 Single-Family Attached~~Townhouse~~ and 3-4 Plex Residential Design Standards

*Deletions shown with ~~strikeouts~~, additions and new standards shown with underline, relative to existing standards. Changes from the last set of proposed code amendments are shown in red.*

#### 17.16.010 – Purpose.

The intention of these standards is to promote quality single-family attached~~townhouse~~ and 3-4 plex developments that include a private-to-public transition space between individual single-family attached~~townhouse~~ units and the street, that minimize the prominence of garages and off-street parking areas, and are compatible with the surrounding neighborhood.

#### 17.16.020 – Applicability.

A. The standards of this chapter apply to ~~single-family attached dwelling~~~~townhouse~~ as well as 3-4 plexes on a single lot in any zone. The applications are processed as a Type I review.

#### 17.16.030 – ~~Single-family attached dwelling~~ ~~Townhouse~~ design standards.

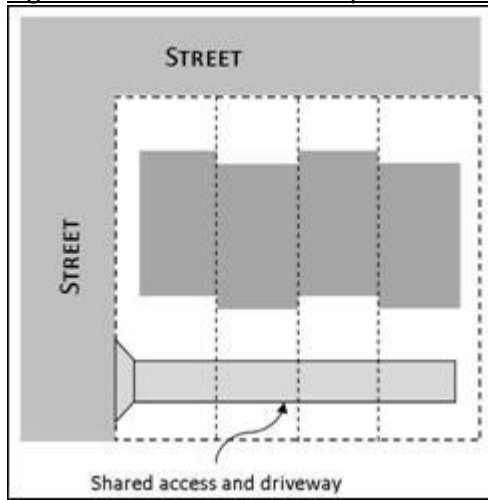
- A. ~~Single-family attached dwellings~~~~Townhouses~~ shall meet the dimensional standards of the underlying zoning designation.
- B. Six of the residential design elements in OCMC 17.14.040.A shall be included on the front facade of the structure.
- C. The garage shall not extend closer to the street than the furthest forward living space on the street-facing façade.
- D. ~~Single-family attached dwellings~~~~Townhouses~~ shall include an area of transition between the public realm of the right-of-way and the entry to the private dwelling with one of the options below.
  - 1. A covered porch or patio at least sixty square feet with a minimum depth of five feet between the main entrance and the street.
  - 2. Uncovered stairs that lead to the front door or front porch of the dwelling. The stairs shall rise at least three feet, and not more than six feet, from grade.
- E. No more than six consecutive ~~single-family attached dwelling~~~~townhouses~~ that share a common wall are allowed.
- F. Driveway and access parking shall comply with OCMC 17.16.040.
- G. Outdoor space and tree requirements shall comply with OCMC 17.16.050.

#### 17.16.040 - Driveway access and parking.

- A. Garages on the front façade, off-street parking areas in the front yard, and driveway accesses in front of a dwelling are permitted in compliance with the following standards:
  - 1. Each ~~single-family attached dwelling~~~~townhouse~~ lot has a street frontage of at least twenty-five feet on a street identified as a Local Street in the Transportation System Plan;

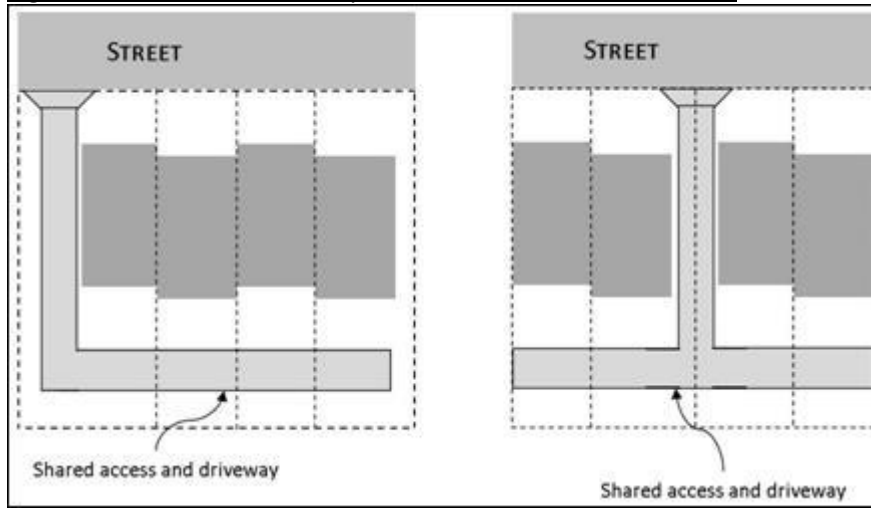
2. Development of two **single-family attached dwellingtownhouses** shall have one shared access, development of three-or four townhouses shall have a maximum of two total accesses, or development of five or six **single-family attached dwellingtownhouses** shall have a maximum of three total accesses.
  3. Outdoor on-site parking and maneuvering areas shall not exceed twelve feet wide on any lot; and
  4. The garage width shall not exceed twelve feet, as measured from the inside of the garage door frame.
- B. Garages not on the front façade and **single-family attached dwellingtownhouses** which do not include off-street parking in the front yard are permitted in compliance with the following standards:
1. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.
  2. Development that includes a corner lot shall take access from a single driveway on the side of the corner lot. The City Engineer may alter this requirement based on street classifications, access spacing, or other provisions. See Figure 17.16.040.B.2.

Figure 17.16.040.B.2: Development with Corner Lot Access



3. Development that does not include a corner lot shall consolidate access for all lots into a single driveway. The access and driveway are not allowed in the area directly between the front façade and front lot line of any of the **single-family attached dwellingtownhouses**. See Figure 17.16.040.B.3.

Figure 17.16.040.B.3: Development with Consolidated Access



4. A development that includes consolidated access or shared driveways shall record access easements to allow normal vehicular access and emergency access.
- C. Development served by an alley providing access to the rear yard are exempt from compliance with OCMC 17.16.040.A and 17.16.040.B.

17.16.050 – Outdoor space and tree requirements.

- A. Every dwelling unit shall provide a minimum of two hundred square feet of private outdoor living area including landscaping, porches, balconies or decks, to be located in the front, rear or side yard. Outdoor space may be split between front, rear and side yards provided that each space meets a minimum size of one hundred square feet and minimum dimension of ten feet, except for:
  1. Balconies provided to meet outdoor space requirements shall be a minimum of forty-eight square feet with a minimum width or depth of five feet.
  2. Front porches shall meet the minimum requirements of ~~OCMCSection~~ 17.14.030.D.1.
- B. Residential lot tree requirements in 17.14.080 shall apply at time of construction.
- C. All new ~~single-family attached dwellingtownhouse~~ and/or 3-4 plex or additions of 25 or more of the existing square footage of the home (including the living space and garage(s)) shall install one street tree in accordance with OCMC 12.08 if there is not at least one street tree for every thirty-five feet of frontage.

17.16.060 – 3-4 plex development requirements.

- A. 3-4 plexes shall meet the following:
  1. Units that are horizontally attached shall meet the ~~single-family attached dwellingtownhouse~~ design standards of ~~OCMCSection~~ 17.16.030 and 17.16.050.
  2. 3-4 plexes that include any vertically attached units shall meet the multifamily design standards of OCMC 17.62.055 ~~Section 17.62.050.B~~ and 17.16.050, with the exception of OCMC 17.62.055.D.9 and 17.62.055.I.2.m.
- B. A minimum of two off-street parking spaces are required for a 3-4 plex. Access and location shall comply with ~~either the standards of~~
  1. ~~OCMC~~ ~~Section 17.16.040~~; or
  2. ~~Access and~~ driveway standards of OCMC 16.12.035.

~~For purposes of determining whether the site meets the requirements in OCMC 17.16.040.A, total lot frontage divided by the number of units along the frontage shall be at least twenty five feet to qualify for driveways across the front yards; otherwise, the site shall meet the standards of OCMC 17.16.040.B or C.~~

~~C. Garages on the front façade and off-street parking areas in the front yard, are permitted in compliance with the following standards:~~

- ~~1. Outdoor on-site parking and maneuvering areas shall not exceed a total of forty feet wide or fifty percent of the lot frontage, whichever is less; and~~
- ~~2. The combined width of all garages shall not exceed forty feet or fifty percent of the lot frontage, whichever is less, as measured from the inside of the garage door frame.~~

~~C. D. Outdoor space and tree requirements shall comply with OCMC 17.16.050.~~