

CHAPTER 6:

# **Single Family Residences**

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## **6.A. Administrative**

### **6.A.1. Applicability**

This chapter applies to new single family residences. Additions to existing single family residences shall not increase the level of non-conformance to these guidelines.

### **6.A.2. Intent**

1. To maintain the livability, design compatibility, and environmental quality of single family neighborhoods.
2. To maintain “eyes on the street” for safety to pedestrians and to create a more welcoming and interesting streetscape;
3. To deemphasize garages and driveways as major visual elements along the street; and
4. To provide usable yard space for residents.
5. To enhance the character of the street;

## 6.B. Design Guidelines

### 6.B.1. Dimensional Standards

Table 6B.1-1 Dimensional standards for single family:

Standard	Requirement
Minimum common space	400 SF/unit
Minimum private open space	200 SF/unit
Pedestrian Access	Min. 3 ft. wide and separate from driveway
Open Space	10% of lot size, not in front yard, and min. 12 ft. on all sides
Setbacks (to exterior property lines)	See TMC 18.42.040
Garages	Set back from the public street at least 5' further than the enclosed portion of the house unless the house is set back from the street at least 80 feet.
<del>Parking/Driveway Curb Cut</del>	<del>10 ft. wide</del>
Balconies	Minimum depth 4 ft
Porches	Minimum depth 4 ft
Patios and Decks	Minimum depth 6 ft

### 6.B.2 Entries and Façade Transparency

1. Clear and obvious pedestrian access between the public sidewalk and the building entry is required for new homes, except for flag lots and other non-traditional lot shapes. The path or walkway must be at least 3 feet wide and separate from the driveway. Porous pavement or pavers are encouraged.
2. All new houses shall provide an entry weather protection (porch, etc) with a minimum area of 6 feet by 6 feet. Covered entries may project up to 6 feet into the front yard.
3. At least 8 percent of the front façade (all vertical surfaces facing the street) shall include transparent windows or doors.

### 6.B.3 Garages Placement and Design

4. Where lots abut an alley, the garage or off-street parking area must take access from the alley unless the Director finds that there is a compelling reason to make an exception (such as a steep slope or setback requirement makes alley access infeasible).

5. Garages must be set back from the public street at least 5' further than the enclosed portion of the house unless the house is set back from the street at least 80 feet.

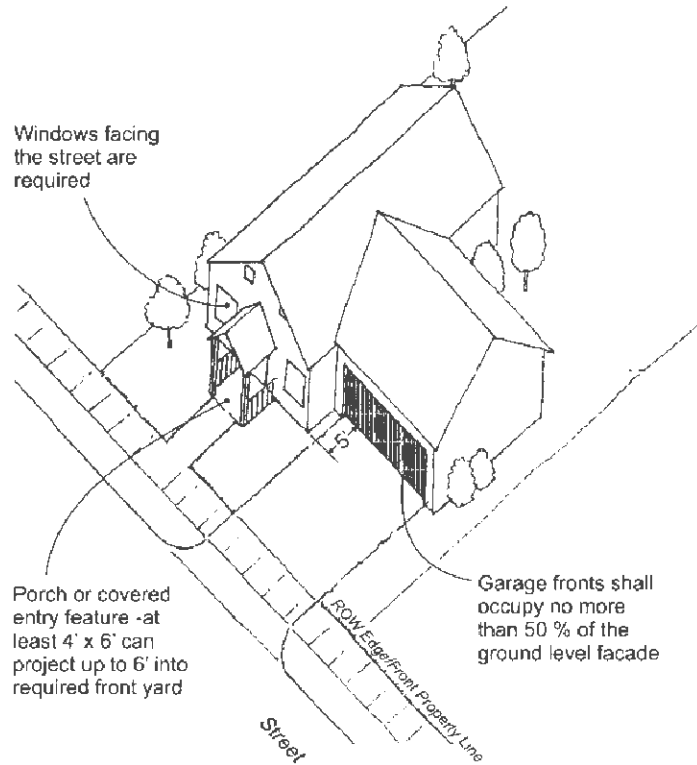


Figure 6.B.3-1. Single family design requirements.

6. The garage doors shall occupy no more than 50 percent of the ground-level façade facing the street.

Exception: garage doors may exceed this limit up to a maximum of 65 percent of the ground level façade facing the street provided at least 2 of the following design details are incorporated:

- a. A decorative trellis over the entire garage door(s);
- b. A window or windows are placed above the garage on a second story or attic space under roofline;
- c. A balcony or second story that extends out over the garage at least 2' in front of the garage doors;
- d. Utilizing all single vehicle car doors as an alternative to wider garage doors suitable for two car garages;
- e. Multi-paned or decorative windows on the garage door;
- f. Uniquely paneled or decorative details on the garage door. Standard square panels on a garage door will not qualify as a decorative detail; or
- g. Other design techniques that meet the intent, as determined by the Director.



Figure 6.B.3-2. Garage design detail examples.

## 6.B.4 Driveway Standards

Where a new driveway off of a street is permitted, the following standards apply:

7. No more than one driveway per dwelling unit; ~~and~~
8. ~~Driveway curb cuts for individual lots may be up to 10 feet in width. To accommodate this requirement, tandem parking configurations may be used for 2-car garages in single family structures not to exceed 36 feet in length.~~

The width of properties with non-parallel side lot lines shall be determined at the plane of the garage door when determining conformance with the standards above.



Figure 6.B.4-1. Tandem garage design detail example.

### **6.B.5 Minimum Useable Open Space**

All new single-family residences shall provide a contiguous open space equivalent to 10 percent of the lot size (excluding area within an adjacent alley, easement or public right-of-way). Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 12 feet on all sides. For example, a 6,000 square foot lot would require a contiguous open space of at least 600 square feet in area. Driveways shall not count in the calculations for usable open space. However, yard setbacks, decks and covered areas (such as a covered patio or outdoor cooking area) may be included.

Single family additions shall not create or increase any non-conformity with this standard.