

Townhouse Design Standards Code Update - Att. A

Townhouse Design Standards Research Summary Packet

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NOTE: This packet is designed to start with summary information, then move into more detailed information.

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	Townhouse Specific Code Design Standards?	Other Regulations Specific to Townhouses?
Battleground	Yes	Yes
Bellevue	Yes ¹	No
Bellingham	Yes	Yes
Bend, OR	Yes	Yes
Boise, ID	No	No
Bothell	No	No
Burien	No	Yes
Eugene, OR	Yes	Yes
Issaquah	Yes	Yes
Kenmore	Yes	No
Kirkland	No	No
Longview	Yes	Yes
Lynnwood	No	No
Portland, OR	No	No
Redmond	Yes	Yes
Seatac	Yes	Yes
Snohomish County	Yes	Yes
Spokane	Yes ²	Yes ²
Stevenson	Yes	Yes
Tukwila	Yes ³	No
Woodinville	Yes	No
Vancouver, B.C.	No ⁴	No

¹Bellevue has some minor townhouse-specific design guidelines in the BelRed district that are included in this summary.

²Spokane has design standards specific to "Attached Housing" and "Duplexes" on lots less than 40 ft wide, otherwise, design standards for townhomes on lots exceeding this width are the general design standards.

³Tukwila has townhouse specific design standards in certain zoning districts. Those are represented in this summary. Tukwila also has a "Townhouse Design Manual" that is administered by the BAR (Board of Architectural Review) only when townhomes are proposed in the LDR (Low Density Residential) zone, those are not included in this summary.

⁴Vancouver, B.C.'s Zoning and Development By-law does not have design standards specific to townhouses, but its companion Guidelines, which are written per zoning district, do contain townhouse specific design guidelines, since they vary by zoning district they were not included in this summary.

Townhouse Design Standards Research Summary
Standards Overview

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	Site Design						Building Design		Other Code Standards Specific to Townhouses				
	<i>Vehicle Access & Parking Design Standards</i>	<i>Pedestrian Access Standards</i>	<i>Service & Utility Areas Standards</i>	<i>Fences & Walls Standards</i>	<i>Outdoor Space Standards</i>	<i>Landscaping</i>	<i>Building Orientation & Placement</i>	<i>Building Modulation & Massing</i>	<i>Building Articulation & Materials</i>	<i>Min Lot Size/ Max Building Coverage/ Min Setbacks</i>	<i>Parking</i>	<i>Subdivision Lot Requirement</i>	<i>Miscellaneous</i>
Battleground	•						•	•	•			•	
Bellevue								•					
Bellingham	•	•	•	•	•	•	•	•	•		•	•	
Bend, OR	•							•				•	•
Burien											•		
Eugene, OR	•				•			•				•	
Issaquah					•			•				•	
Kenmore	•							•					
Longview	•						•	•	•			•	•
Redmond	•							•		•			•
Seatac	•	•	•	•	•	•	•	•	•	•	•		•
Snohomish County	•	•				•	•	•	•	•			•
Spokane						•	•	•	•				
Stevenson	•	•	•			•		•	•				
Tukwila					•			•					
Woodinville	•							•					

	Site Frontage	Pedestrian Access Width	Outdoor Space Dimensions	Required Porch Dimensions	Modulation Dimensions	Roofline Change	Fenestration Requirement	Garage Door Limitation
Bellingham			200 sf per unit, no dimension less than 5 ft	Min 50 sf, no dimension less than 5 ft	Modulated every 30 ft, step building back or forward min of 4 ft			50% of total building width
Bend, OR								50% of total building width
Eugene, OR			400 sf per unit, no dimension less than 14 ft					
Issaquah			48 sf per unit, min dimensions 8 ft x 6 ft		Modulated every 25 ft, min depth 3 ft, min width 8 ft	Required on rooflines more than 50 ft in length		
Kenmore					Modulated every 30 ft, modulation sum not less than 8 ft, min dimension 2 ft			
Longview		3 ft			Modulated every 30 ft, min depth 2 ft			50% of total building width
Seatac	Min 3 units shall be oriented to each street adjacent to development	5 ft	Ground Open Space: 300 sf per unit, min width 10 ft (private), min width 20 ft (common); Private Amenity Space: 100 sf per unit, min dimensions 6 ft x 10 ft		Setback between units: Min 1 ft in depth, 4 ft in width, sum not less than 8 ft; Stepbacks: Min 1 ft between units		20% of façade facing street	
Shoreline (proposed)	Min 40% of units located between prop. line and first 20 ft	5 ft	Private outdoor space: 150 sf per unit, min size to be counted 50 sf; or Common outdoor space: 800 sf min or 50 sf per unit (whichever greater), min dimension 10 ft	Min 30 sf, no dimension less than 5 ft	Setback between units: Min 4 ft; Stepbacks: At least 2 ft in depth, 8 ft in width; Balconies: Min depth 6 ft; Dormers: Min 4 ft wide; Living green wall: Min 100 sf	Every 40 ft	30% of façade facing street; 15% all others	50% of total building width
Snohomish County				Min 50 sf, no dimension less than 6 ft	Setback between units min 5 ft; Stepbacks: At least 2 ft in depth, 4 ft in width, every 30 ft	Every 40 ft	20% primary façade; 10% secondary facades	
Spokane				Min 50 sf, no dimension less than 5 ft	Modulated every 30 ft; Step back or forward min 4 ft			
Tukwila			400 sf per unit, min dimension 10 ft		Second story stepback 5 ft (third story same as second)			
Woodinville					Modulated every 30 ft, min modulation depth 3 ft, min mod width 8 ft	Rooflines over 60 ft, vary every 30 ft, min offset 3 ft, min variation length 8 ft		

Vehicle Access & Parking Design	
Battleground	<ul style="list-style-type: none"> • Where served by alleys, all garages and on-site parking shall be accessible from the alley
Bellingham	<ul style="list-style-type: none"> • Parking accessed from a street limited to one driveway with a maximum width of 20 ft
Bend, OR	<ul style="list-style-type: none"> • Townhome developments must receive vehicle access only from a rear alley, except when existing development patterns or topography make construction of an alley impractical • Townhomes receiving access directly from a public or private street must comply with the following standards: <ul style="list-style-type: none"> -Max combined garage door width facing the street is 50% of the total building width -Max one driveway approach -Lots with multiple frontages must access the street with the lowest classification -Max width of shared driveway 32 ft • If driveway serves more than one lot, access and maintenance easement/agreement required • Driveway approaches on local streets must comply with the following: <ul style="list-style-type: none"> -Separated by a min of 7 ft -Max width 16 ft
Eugene, OR	<ul style="list-style-type: none"> • Auto access and parking shall be provided from the alley to the rear of the lot; there shall be no auto access from the front of the lot
Kenmore	<ul style="list-style-type: none"> • Sites that abut an alley at least 20 ft wide, parking areas shall be placed to the rear of buildings with primary vehicular access via the alley
Longview	<ul style="list-style-type: none"> • Townhouses with street-facing garages may have one driveway access located between the street and the primary building entrance for every two dwelling units, provided they meet the following criteria: <ul style="list-style-type: none"> -Where two abutting townhouses have street-facing garages, they shall share one driveway access that does not exceed 16 ft in width where it crosses the sidewalk and intersects the street -All primary building entrances shall be connected to a driveway (and sidewalk) via a pedestrian walkway that is not less than 3 ft wide -The maximum number of consecutively attached townhouses with garages facing the same street is 6 (3 shared driveways)
Redmond	<ul style="list-style-type: none"> • Locate surface parking for attached dwelling units in groups of no more than 3 stalls to appear more consistent with parking for single-family detached dwellings in the area <p>If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening</p>
Seatac	<ul style="list-style-type: none"> • Auto court width min 30 ft (max 40 ft) • Only two configurations are allowed, alley-loaded (single row of dwellings front on a street and are served by rear alley) or auto court (two rows of dwellings grouped around an auto court--one row fronts on the street, the other on the auto court) • The creation of dead end street is allowed only when no feasible connection with an adjacent street • Developments with private streets, alleys, and auto courts shall be required to allow additional access by adjacent properties as determined by the Director; a covenant shall be placed on the property/properties allowing use of the access easement • Max length of auto court is 150 ft and subject to Fire Dept. regs • Auto courts shall have at least one traffic calming element (e.g., trees, landscape islands, raised planters, decorative bollards) • Traffic calming elements shall be located on both sides of the auto court and spaced no more than 25 ft apart • Auto courts shall be constructed of decorative concrete, paving blocks, bricks, permeable pavement, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles • Location and Design of Parking <ul style="list-style-type: none"> -Resident parking spaces shall be provided in the rear of each unit accessed via an alley, auto court, or drive separate from the street -The spaces shall be in the unit's garage, carport, and/or driveway -Parking shall not be permitted in front or side yards -Visitor parking shall be provided in surface parking areas located a maximum of 150 ft from the units -Surface parking spaces shall be located to the side or rear of buildings, except as modified in SCC Table 30.23A.050(1)

Vehicle Access & Parking Design

<p>Snohomish County</p>	<ul style="list-style-type: none"> • Driveways shall be designed in accordance with the EDDS • Parking shall meet the following parking standards in addition to those under chapter 30.26 SCC: <ul style="list-style-type: none"> -All parking stalls associated with an individual dwelling unit shall be provided in accordance with any of the following: <ul style="list-style-type: none"> --The parking stall(s) shall be located upon the dwelling unit's driveway; --The parking stall(s) shall be fully enclosed within an attached garage constructed as part of the dwelling unit. --The parking stall(s) shall be fully enclosed within an attached garage located within the footprint of another dwelling unit that is no more than 50 ft away. The garage space shall be physically partitioned and not accessible to the interior of the dwelling unit. The garage and stall(s) within shall be reserved for the sole use of the individual dwelling unit indicated in subsection (a)(i). Refer to SCC Figure 30.23A.050(1) for application of this requirement. --The parking stall(s) shall be fully enclosed within a consolidated parking structure which contains no more than 8 parking stalls unless located below ground in which case there is no maximum. --The parking stall(s) shall be provided and reserved within a private road or drive aisle as parking. --The parking stall(s) may be provided through any mixture of subsections (a)(i)(A) through (a)(i)(E). -Guest parking shall be located in surface parking areas within a private road or drive aisle. -When parking is proposed within a private road or drive aisle under subsections (a)(i)(E) or (a)(ii), the parking shall be incorporated into an approved road network element design and shall not be subject to the requirements of SCC 30.23A.050(1)(b). -Where parking requirements in subsection (a) are more specific or restrictive than those contained in chapter 30.26 SCC, the requirements of subsection (a) shall apply.
<p>Stevenson</p>	<ul style="list-style-type: none"> • No driveway shall be less than 20 ft in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.
<p>Woodinville</p>	<ul style="list-style-type: none"> • On sites abutting an alley constructed to a width of at least 20 ft, apartment and townhome development and all group residences except community residential facilities shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the Development Services Director due to physical site limitations • When alley access is provided, no additional driveway access from the public street shall be allowed except as necessary to access parking under the structure • When common parking facilities for attached dwellings and group residences exceed 30 spaces, no more than 50% of the required parking shall be permitted between the street property line and any building, except when authorized by the Development Services Director due to physical site limitations • Townhouse developments are encouraged to employ tandem garages in conjunction with other architectural and landscaping features to deemphasize the garage on building facades; Alleys used primarily for vehicular access, where the primary pedestrian entry is off of another street, interior access road, or pathway, are exempt from this standard

	Pedestrian Access	Service and Utility Areas	Fences and Walls
Bellingham	<ul style="list-style-type: none"> • Each unit shall have direct access to both the public street or lane and parking 	<ul style="list-style-type: none"> • Garbage/recycling areas shall be consolidated and screened from public view 	<ul style="list-style-type: none"> • All fences in the front and side street setbacks, or between the common areas and the units, are limited to 42 inches in height and may be no more than 60% opaque • Chain link or cyclone fencing is not allowed in the front or side street setback
Seatac	<ul style="list-style-type: none"> • Developments shall have an integrated pedestrian circulation system that connects buildings, open space and parking areas with the adjacent street sidewalk system • Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise seperated from parking or vehicular circulation -An exception is an auto court, which is designed for shared pedestrian and auto use • Min 5 ft wide • Paths seperate from parking areas shall connect main entries of units facing the street directly to sidewalks • Paths shall be visible from buildings or parking areas, and shall be designed to avoid creating dead ends or isolated areas • Paths shall be illuminated per Chapter 17.40 	<ul style="list-style-type: none"> • All exterior equipment (e.g., HVAC, electrical, storage tanks, satellite dishes, garbage dumpsters) shall be screened from off-site and on-site common area view in an architecturally integrated manner • Utility infrastructure shall be located in areas that are not highly visible from the public 	<ul style="list-style-type: none"> • The maximum height of a fence or wall in the front yard shall be 3 ft • The maximum height of a fence or wall along rear or side yards shall be 6 ft • Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. Chain-link fencing is prohibited.
Snohomish County	<ul style="list-style-type: none"> • Single-family attached dwelling, mixed townhouse, and townhouse developments shall have an integrated pedestrian circulation system that connects buildings, common space, and parking areas pursuant to SCC 30.24.080 		
Stevenson		<ul style="list-style-type: none"> • Garbage collection areas and ground-mounted electrical and mechanical equipment shall be fenced and/or screed from the street. Any remaining visual impacts to adjacent dwelling units shall be minimized. • Each unit shall have at least 80 sf of enclosed storage area (typically, in the garage area and in addition to area dedicated to parking requirements) so that residents will have some place to store bulky personal effects (such as recreational equipment) allowing garage space to remain available for parking 	

	Outdoor Space
Bellingham	<ul style="list-style-type: none"> • Each dwelling unit shall have 200 sf of private open space with no dimension less than 5 ft -Up to 100 sq ft of deck or structure may be included • Private open space must be screened from public right-of-way, paths, and lanes • Private open space must be directly accessible from the dwelling unit • A green factor landscaping score of 0.6 is required (see BMC 20.12.030)
Eugene, OR	<ul style="list-style-type: none"> • Minimum Interior or Rear Open Space Required: 400 sf per rowhouse with a minimum smallest dimension of 14 ft
Issaquah	<ul style="list-style-type: none"> • Common Outdoor Space: Common outdoor space shall be provided in the form of one or several outdoor balconies, patios, decks or gardens -Common outdoor space shall be easily accessible to all residents of the complex and no common outdoor space shall be attached to any individual unit -Minimum Outdoor Space per Unit: At a minimum, each unit shall have a total of 48 sf of outdoor space, whether provided for individual units as private outdoor space or as common open space • Private Outdoor Space: Private outdoor space shall be provided in the form of private outdoor balconies, patios, or decks attached to individual units -Minimum length and width of each private outdoor space shall be 8 by 6 ft
Seatac	<ul style="list-style-type: none"> • A minimum of 300 sf of ground related open space is required per unit and shall be provided as private open space for each unit or combined for common open space -Each dwelling unit shall have a minimum of 100 sf of private amenity space -The location, layout, and proposed type of open space shall be subject to approval by the Director, and shall conform to the following: Private and Common Ground Related Open Space -The following shall not count toward required open space: <ul style="list-style-type: none"> --Areas with slopes greater than 5% that do not have an enhanced accessibility system of ramps, stairs, terraces, trails or other site improvements --Required landscaping (such as facade and perimeter) --Sensitive area buffers without common access links such as pedestrian trails --Driveways, parking areas, and other vehicular uses • Private Ground Related Open Space <ul style="list-style-type: none"> -Minimum Width: 10 ft -The open space shall be located in the rear of the unit -The open space shall be contiguous • Common Ground Related Open Space <ul style="list-style-type: none"> -Minimum Width: 20 ft -Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units -In developments greater than 50 units, open space area shall be divided into several smaller, usable areas located so as to be convenient and accessible to each building -When the total required open space area is less than 3,000 sf, the open space shall be one (1) continuous outdoor site -If the total required area for open space is more than 3,000 sf, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) outdoor area is at least 2,000 sf, and all others at least 500 sf -A Type III landscaping buffer with a minimum width of 5 ft shall separate the open space from streets, parking areas, and driveways • Private Amenity Space. A private deck, porch, balcony, patio, or roof garden may be counted toward the requirement, provided it has a minimum depth of 6 ft and width of 10 ft -A yard can be counted toward the requirement, provided it has a minimum depth of 10 ft and width of 10 ft and is not used to meet the ground related open space requirement
Tukwila	<ul style="list-style-type: none"> • A minimum of 400 sf of recreation space shall be provided -At least 250 sf of the 400 sf of recreation space shall be private, ground level open space measuring not less than 10 ft in any dimension -The front, side and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space, however, these setback areas can qualify as recreation space if they are incorporated into private open space with a minimum dimension of 10 feet on all sides

	Landscaping
Bellingham	<ul style="list-style-type: none"> • Provide generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design • Areas of development sites that are not occupied by buildings or infrastructure shall be landscaped with ground cover • Front Yard Landscaping <ul style="list-style-type: none"> -Dwelling units shall incorporate at least one (1) of the following landscaping methods for front yards: <ul style="list-style-type: none"> --Five (5) feet of Type V, located either behind the sidewalk or adjacent to the building facade --One (1) tree for every two (2) dwelling units spaced no more than twenty-five (25) feet on center --A three (3) foot tall picket fence surrounding the front yard for each dwelling unit. -The front yard landscaping may be reduced or waived by the Director for developments with reduced front yard setbacks within the City Center or Station Areas
Seatac	<ul style="list-style-type: none"> • Development Site Side/Rear Yard Landscaping <ul style="list-style-type: none"> -Development sites shall incorporate at least one (1) of the following landscaping methods for side/rear yards: <ul style="list-style-type: none"> --Five (5) feet of Type III; A six (6) foot tall fence --None with zero-lot-line design approved by the Director • Driveway and Alley Landscaping: Driveways and alleys adjacent to dwelling units shall have at least five (5) feet of Type V Auto Court Landscaping • Auto courts shall include both of the following landscaping methods: <ul style="list-style-type: none"> -Three (3) feet of Type V adjacent to buildings with main entries onto the auto court -One (1) tree for every two (2) dwelling units. -The trees shall be evenly distributed throughout the auto court
Snohomish County	<ul style="list-style-type: none"> • In addition to the landscaping requirements in chapter 30.25 SCC, landscaping shall be provided in all front and side setbacks and common outdoor areas associated with a dwelling unit -This additional landscaping shall be incorporated into the landscaping plan required by SCC 30.25.015 and include the following: <ul style="list-style-type: none"> --Existing non-noxious vegetation and trees shall be incorporated into the landscape design to the greatest extent possible --Shrubs shall be provided at a density of at least five plants per 100 square feet of landscaping area --Not more than 50 percent of the shrubs may be deciduous --Groundcover that shall provide 90 percent coverage of the landscaped area within three years of planting. • Private patio, uncovered deck, or covered porch space for individual units may partially or fully satisfy the additional landscaping requirements under subsection (a), as determined by the director
Spokane	<ul style="list-style-type: none"> • All street-facing facades must have landscaping along the foundation • There must be at least one three-gallon shrub for every three lineal feet of foundation • Sixty percent of the area between the front lot line and the front building line must be landscaped • At a minimum, the required landscaped area must be planted with living ground cover • Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians; examples include walkways, play areas, or patios • Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged
Stevenson	<ul style="list-style-type: none"> • At least one tree per unit shall be provided in the front yard

	Building Orientation & Placement
Battleground	<ul style="list-style-type: none"> • Attached front-loaded garages can project no more than 10 ft in front of the residence or covered front porch • Detached garages shall be located behind the front edge of the primary residential building • Where served by an alley the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porches, windows and pathways to the public sidewalks
Bellingham	<ul style="list-style-type: none"> • Each townhouse unit shall front a street or lane, and have an entrance that faces a street or lane
Longview	<ul style="list-style-type: none"> • Townhouse development shall be designed so that garage doors do not dominate the ground level street-facing facade and do not project beyond the front plane of the residence. This can be accomplished by incorporating alley access into site design and locating garage and parking areas to the rear or by limiting and including design elements.
Seatac	<ul style="list-style-type: none"> • Locate buildings to create a "street wall"; • A min of 3 connected units shall be oriented to each street adjacent to the development; duplexes only allowed in interior of a lot • All units with street frontage shall be oriented to the street • Units without street frontage shall be oriented to an auto court or courtyard
Snohomish County	<ul style="list-style-type: none"> • Requirements for dwelling units with front-loaded attached garages. <ul style="list-style-type: none"> -A dwelling unit with an attached garage that faces a road network element and has its primary pedestrian entrance oriented toward the same road network element under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c). -A landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on the opposite side of the driveway from the primary pedestrian entrance area (dooryard) and the space shall extend the full length from the residence to the adjacent road network element. -At least 75 percent of ground coverage within the landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5). • Requirements for dwelling units with rear-loaded attached garages. <ul style="list-style-type: none"> -A dwelling unit with an attached garage that is provided with vehicular access at the rear of the structure by a road network element but has a primary pedestrian entrance oriented upon another building face under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c) if the road network element from which the attached garage is intended to obtain access will have one or more primary pedestrian entrances from other dwelling units oriented toward it and a pedestrian facility is to be constructed within the road network element. -When an attached garage is separated from a connecting road network element by more than five feet, a landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on both sides. The landscape buffer shall extend the full length from the dwelling unit to the adjacent road network element; provided, that only one landscape buffer shall be required achieving the aforementioned standards on the opposite side of the driveway of a secondary pedestrian entrance. -At least 75 percent of ground coverage within each landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5). • Requirements for dwelling units with side-loaded attached garages. <ul style="list-style-type: none"> -A dwelling unit with an attached garage that is provided vehicular access at the side of the dwelling unit by a road network element but has a primary pedestrian entrance oriented upon another building face under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c). -When an attached garage is separated from the connecting road network element by more than five feet, a landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on both sides. The landscape buffer shall extend the full length from the dwelling unit to the adjacent road network element; provided, that only one landscape buffer shall be required achieving the aforementioned standards on the opposite side of the driveway of a secondary pedestrian entrance. -At least 75 percent of ground coverage within each landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5).
Spokane	<ul style="list-style-type: none"> • Each of the units must have its address and main entrance oriented toward a street frontage • Duplexes and attached houses on corner lots should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street.

Building Modulation & Massing	
Battleground	<ul style="list-style-type: none"> • Each townhouse shall contain a covered entry or porch • Max 6 townhouses allowed in a single building
Bellevue	<ul style="list-style-type: none"> • Recommended: Moderate change of grade from sidewalk level to entry; more for townhouse-style housing than residential lobbies • Not Recommended: Doors raised more than three feet above sidewalk level for townhouse-style housing
Bellingham	<ul style="list-style-type: none"> • Entrances for each unit shall be separate • Each unit must have a covered, main entry-related porch or stoop area of at least 50 sf with no dimension less than 5 ft • Buildings must be modulated along the public street at least every 30 ft • Building modulations must step the building wall back or forward at least 4 ft • Max attached dwelling units is 8
Bend, OR	<ul style="list-style-type: none"> • Within the RS and RM-10 Districts, the number and width of consecutively attached townhomes (i.e., with attached walls at property line) must not exceed 4 units • Within the RM and RH Districts the number and width of consecutively attached townhome units are not restricted
Eugene, OR	<ul style="list-style-type: none"> • 8 rowhouses in a building, no more than 180 ft in width
Issaquah	<ul style="list-style-type: none"> • Only 2 townhouses attached are permitted in the lower density zoning districts • 4 townhouses attached are permitted in medium density zoning districts • 5+ townhouses attached are permitted in high density zoning districts • Modulation is required every 25 ft of wall length -The modulation can take the form of decks, balconies, indentations, extrusions and other various forms -Min mod depth is 3 ft, min mod width is 8 ft • A firewall and/or parapet shall not extend above the roofline • Roofline variation shall occur on all multifamily structures with rooflines which exceed 50 ft in length -Roofline variation shall be achieved using one or more of the following methods: <ul style="list-style-type: none"> --Vertical off-set ridge line; --Horizontal off-set ridge line; --Variations of roof pitch; or --Any other technique approved by the Planning Director/Manager which achieves the intent of this section. • For townhouse developments in established single family neighborhoods, the development shall resemble the character, style and modulation of a single-family unit, resemble or be consistent with the time period in which the majority of the homes in the surrounding neighborhood were built, and have a height and scale that is consistent with the existing single family homes in the neighborhood
Kenmore	<ul style="list-style-type: none"> • For building facades that exceed 60 ft and face streets or low density zoning districts, the following are required: <ul style="list-style-type: none"> -Max wall length without modulation is 30 ft -Sum of modulation depth and width shall not be less than 8 ft -Each depth and width measurement shall not be less than 2 ft • Building of townhouse units shall not exceed a 200-foot maximum length without a separation of at least 10 ft from other townhouse buildings
Longview	<ul style="list-style-type: none"> • No more than 8 townhouses shall be consecutively attached; provided, that no more than 6 units shall be consecutively attached in the R-2 and TNR zones • Townhouse buildings shall be separated by not less than 15 ft, inclusive of setback areas • The maximum number of consecutively attached townhouses with garages facing the same street is 6 (3 shared driveways) • Building facade modulation or appropriate architectural treatment shall occur at least every 30 ft along the length of facades facing adjacent properties or a public street • Minimum modulation depth shall be 2 ft • The use of covered front porches, end wall windows, building offsets/modulation, dormers and other design techniques shall be included in the design, although there is not a specific architectural requirement (see Figure 19.20.040-1 for examples of preferred design elements). • Garage doors shall not project beyond the front plane of the residence
Redmond	<ul style="list-style-type: none"> • No side-by-side mirror image duplex designs shall be permitted • Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys. Be consistent in height, bulk, scale and style with nearby single-family residential uses. • In certain neighborhoods, they are only allowed if they are interspersed with other housing types, or they have to be separated from each other by dedicated open spaces or streets at least 35 ft wide

Building Modulation & Massing

Seatac	<ul style="list-style-type: none"> • Max building group length is 8 units • Min distance between buildings groups is 10 ft • Main entry required that includes architectural features and provides weather protection • Main entry to units adjacent to the street shall face the street and provide direct access to the street sidewalk system • Buildings shall utilize half flight-up front entries off the street; An entry raised 2-1/2 ft above the grade meets this requirement; Where grade is a min 2-1/2 ft above adjacent parking, sidewalk or other common areas, the requirement is met • Townhouses and duplexes shall employ one of the following methods of vertical modulation: Setback variation between dwelling units. No more than 2 adjacent dwelling units shall have the same setback. The setback between units shall be at least one foot; Vertical modulation within each dwelling unit. The modulation shall be a min of one foot in depth and 4 ft in width and the sum of these dimensions shall be no less than 8 ft. • Each dwelling shall have at least one balcony, porch, patio, stoop, or deck facing a street, auto court, courtyard, or other common open space • The balcony, porch, patio, stoop, or deck shall be oriented to common areas using the following hierarchy: street, auto court, courtyard or other common open space • The following roof forms shall be used in townhouse and duplex developments: hip, gable, shed, mansard • Townhouse and duplex roofs shall incorporate at least one of the architectural elements in Group 1 and at least 2 of the architectural elements in Group 2. Group 1: Vertical or horizontal changes in rooflines; and/or Varied roof forms. Group 2: Dormers; Deep roof overhangs. To qualify, the overhang shall be at least 24 inches; Rafter tails, brackets, corbels, or other decorative supports; and/or Prominent cornice, soffit, or fascia details • Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through at least one of the following methods: A concealing roofline; A terraced facade; A screening wall or grillwork directly surrounding the equipment; Sufficient setback from the facade edge to be concealed from ground-level view; Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes
Snohomish County	<ul style="list-style-type: none"> • In Townhouse zone min. distance between buildings is 10 ft • In the R-7,200 zone, the maximum number of dwelling units in a townhouse structure is 6 • In the T, LDMR, MR, NB, PCB, CB, and GC zones, the maximum number of dwelling units in a townhouse structure is eight • Each primary pedestrian entrance shall be visually prominent and employ the use of covered porches, stoops, uncovered decks, staircases, or other architecturally detailed and functional entryways that provide overhead weather protection, as approved by the director, and may apply use of the following exceptions in the design which modify the standards of SCC 30.23.115: Uncovered decks up to 18 in. above the existing or finished grade, or the grade of the adjacent road, whichever is lower, may project into required setbacks to the adjacent road element; Covered porches, stoops, or staircases may project into required setbacks to the adjacent road if no higher than 4 ft above the existing or finished grade, or the grade of the adjacent road, whichever is lower, except that the projection into the required setback within 4 ft of the adjacent road may not exceed a height of 30 in. above the existing or finished grade, or the grade of the adjacent road, whichever is lower, for entry staircases or stoops; For covered porches, stoops, or staircases, the max height requirements described in the subsection shall not apply to guardrails and handrails that are attached to such structures; and Covered porches may be covered provided, that no portion of the cover-structure are closer than 4 ft to an adjacent road network element • Each primary pedestrian entrance for a dwelling unit shall consist of a primary pedestrian entrance area (dooryard) that incorporates at least 2 of the following features: Usable private open space for the enjoyment of the dwelling unit's residents; Landscaping that covers more than 50% of the designated primary pedestrian entrance area (dooryard); A hedgerow, not to exceed 3 ft in height, that provides visual separation to create a sense of separate ownership from any adjacent dwelling units, common open space, and road network element; Fences, not to exceed 4 ft in height, that are designed to allow semi-transparency; provided, that architectural features such as arbors and trellises may be constructed on top of fences and obtain an additional 2 ft in height; Decorative bulkheads and retaining walls with a height of no more than 4 ft above grade; provided, that: If a fence is located on top such features, the maximum height shall be no more than 5 ft above grade and shall be calculated as an aggregate of both structural elements; and Associated pillars may frame fences used under subsection (a)(v)(A) and shall not exceed a height of 5.5 ft above grade; or Other design features approved by the director. • Each primary pedestrian entrance shall have a primary pedestrian entrance area (dooryard) that: Has a min area of 50 sf (which may include the primary pedestrian entrance itself); and Has no dimension that is less than 6 ft in length
Spokane	<ul style="list-style-type: none"> • Each unit must have a covered, main entry-related porch or stoop area of at least 50 sf with no dimension less than 5 ft • Buildings must be modulated along the public street at least every 30 ft • Building modulations must step the building wall back or forward at least 4 ft • Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone
Stevenson	<ul style="list-style-type: none"> • Each townhome shall have a minimum width of 20 ft • Building facades should be broken up by design elements providing identity for individual units • Such elements include but are not limited to offsets, stepbacks, stepped unit heights, gables, building projections and articulation

	Building Modulation & Massing
Tukwila	<ul style="list-style-type: none">• Min building separation:<ul style="list-style-type: none">-1 & 2 story 10 ft-3-story 20 feet-height maximum 30 ft
Woodinville	<ul style="list-style-type: none">• In the R-4 through R-8 zones, a building that contains a grouping of attached townhome units shall not exceed a 120-foot maximum length without a separation of at least 20 ft from other groupings or rows of townhomes• Building facade modulation shall be provided on facades exceeding 60 ft in length; The following standards shall apply:<ul style="list-style-type: none">-The max wall length without modulation shall be 30 ft-The min modulation depth shall be 3 ft-The min modulation width shall be 8 ft• Apartments and townhome developments and all group residences shall provide roofline variation on rooflines exceeding 60 ft according to the following standards:<ul style="list-style-type: none">-The max roof length without variation shall be 30 ft-The min horizontal or vertical offset shall be 3 ft-The min variation length shall be 8 ft• Roofline variation shall be achieved using one or more of the following methods: Vertical off-set in ridge line; Horizontal off-set in ridge line; Variations of roof pitch; Gables; False facades; or Any other technique approved by the Development Services Director that achieves the intent of this section

	Building Articulation & Materials
Battleground	<ul style="list-style-type: none"> • More than 5 units shall not have repetitious facades • Facades shall contain at least 3 of listed design features (e.g., dormers, bay windows, pillars/posts, window trim, etc.) • Attached side-loaded garages shall have windows, doors or other architectural treatments covering min. 30% of wall facing street
Bellingham	<ul style="list-style-type: none"> • Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. • The maximum combined garage door width facing the street is 50% of the total building width • Reduce the potential impact of new townhouse development on established and historic neighborhoods by incorporating elements and forms from nearby buildings of character. This may include reference to architectural details, building massing, proportionality, and use of high-integrity materials such as wood, brick, and stone. References to period architecture can be made in a contemporary manner.
Longview	<ul style="list-style-type: none"> • Garage doors shall not comprise more than 50 percent of the front yard facing facade of a townhouse and shall not extend beyond the front building elevation (plane of the structure)
Seatac	<ul style="list-style-type: none"> • The following requirements shall apply to the selection of color and materials in townhouse and duplex developments: Colors and materials shall be varied and contrasting to differentiate dwelling units and provide variety and individuality; Architectural elements, such as trim, shall have contrasting colors. Quality, durable materials shall be used in building design. Building materials with a history of problems with installation and rapid decay may be disallowed. • Architectural elements and variations shall not be restricted to a single facade; All sides of a building shall display a similar level of quality and architectural interest • Facades for each dwelling unit shall incorporate at least 2 of the following architectural elements: Horizontal modulation (upper level step-backs); The modulation shall have a min depth of 2 ft; Bay, bow, or garden windows; Building ornamentation such as a frieze; Another architectural element that the director determines accomplishes the intent • Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade; Windows shall be required on facades facing streets or common areas (alleys, auto courts, open space, etc.) to allow for natural surveillance • At least 20% of the area of each floor on facades that face a street or common area shall be windows or pedestrian doors; Windows used to meet this standard must allow views from the building to the street and vice versa; Windows composed of glass blocks, garage doors and doors accessing uninhabited spaces, such as utility and service areas, do not count toward meeting this requirement; The facade area for each floor is measured vertically floor-to-floor and horizontally edge-to-edge of the unit; Windows shall be vertically oriented with a height of 1-1/2 to 2 times the width; At least 2 of the following requirements for windows shall be met: Window shall be accented with a drip cap, sill, and trim; The drip cap shall be a min of 3 in. in height and one in. in depth; sills shall be a min of 3 in. in depth; Trim shall be a min of 2 in. in width and one in. in depth; Windows shall be accented through use of multiple panes; Windows shall be accented through the use of contrasting trim color and other detailing • "Blank walls" (building facade sections without windows or doors) greater than 20 ft in length shall not be allowed along facades facing streets or common areas
Snohomish County	<ul style="list-style-type: none"> • At least 1/3 of the primary entrances shall be visually distinct (such as front door location, materials, and pattern) in design from the other primary entrances, and no more than 50% of the dwelling units in a townhouse structure may use the same design features • Each structure shall incorporate variation to any facade of a building that faces a road or other public space by using at least 3 of the following elements: Changes in the roofline at intervals not greater than 40 ft in continuous length, such as variations in roof pitch, overhangs, projections, and extended eaves; Distinctive window patterns that are not repeated within groupings of up to 4 dwelling units; Variations in the setback of the front facade of the building by at least 5 ft between adjoining dwelling units; Stepbacks on the facade of at least 2 ft in depth and 4 ft in width at intervals of not more than 30 ft; Diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story); Balconies, bays, or changes in the wall plane of the front facade of the building; Garage door entrance(s) for automobiles located at the side or rear of the building; or Other architectural elements that accomplish the objective of visually dividing the structure into smaller identifiable sections. • Dwelling units shall provide a min facade transparency of 20% for each primary facade and 10% for each secondary facade facing a road or other public space, subject to the following: Windows and doors may be employed to meet the minimum facade transparency requirements; Windows used to meet this standard must provide for transparent views from within the building to the road or other spaces, and vice versa, except that semi-frosted or semi-glazed windows that allow for internal light to pass through may be used for ground-floor doors only; Each window shall be accented with trim, sill, or other architectural exterior molding or use a technique to recess or project the window from the facade plane to create visual interest; and Blank walls greater than 20 ft in length shall not be allowed; provided, that trellis work and other architectural features designed to break up height, bulk, and scale of a facade may be used as a measure to satisfy the maximum blank wall length standard with approval of the director.
Spokane	<ul style="list-style-type: none"> • Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building • Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows • Horizontal facades longer than 30 ft shall be articulated into smaller units, reminiscent of the residential scale of the neighborhood. At least 4 of the following methods should be used: Varied building heights; Different materials used on first floor; Different window types; Different colors; Offsets; Projecting roofs (min of 12 inches); Recesses; Bay windows; Varied roof forms or orientation
Stevenson	<ul style="list-style-type: none"> • Architectural features such as bay windows, chimneys, projecting eaves, and porches are encouraged to provide human scale and to break up building mass and bulk

	Min Lot Size/Max Building Coverage/Min Setbacks	Parking	Subdivision Lot Requirement	Misc.
Battleground			<ul style="list-style-type: none"> Each townhouse shall be located on its own lot of record created through a land division process 	
Bellingham		<ul style="list-style-type: none"> Dwelling units less than 1,000 sf shall provide at least 1 on-site parking stall Units of 1,000 sf or larger shall provide 2 on-site parking stalls The planning director may reduce parking requirements based on applicant's demonstration of site-specific factors that justify a lower standard Parking stalls shall be at least 9 ft by 18 ft, unless adjacent to landscaping 	<ul style="list-style-type: none"> Townhouses may be located on a separate (fee simple) lot or several units may be located on a common parcel 	
Bend, OR			<ul style="list-style-type: none"> Single-family dwelling is on its own lot or parcel that does not share a wall with any other building 	<ul style="list-style-type: none"> Areas Owned in Common: <ul style="list-style-type: none"> -Common areas must be maintained by a homeowners association or other legal entity -A homeowners association may also be responsible for exterior building maintenance -A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit
Burien		<ul style="list-style-type: none"> Director can require additional parking spaces for guests if on-street parking is not available or adjacent to a single-family zone 		
Eugene, OR			<ul style="list-style-type: none"> In R-1, rowhouse lots can be created only in a subdivision created after August 1, 2001 that contains 10 or more lots and where the overall residential density in the subdivision complies with Table 9.2750 Residential Zone Development Standards, except that the creation of new rowhouse lots is prohibited within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association 	
Issaquah			<ul style="list-style-type: none"> Each dwelling is located on a separate lot 	
Longview			<ul style="list-style-type: none"> Each townhouse shall be located on its own legal lot of record 	<ul style="list-style-type: none"> Additional conditions for townhouse developments including provisions for landscaping, architectural design, recreation and open space, stormwater management, street and infrastructure improvements and other topic, may be required by the city as part of the platting, PUD and development process in accordance with applicable rules

	Min Lot Size/Max Building Coverage/Min Setbacks	Parking	Subdivision Lot Requirement	Misc.
Redmond	<ul style="list-style-type: none"> In certain zoning districts, can only put townhouses on lots that exceed the average lot size of the underlying zone by 150% to 250% (varies by unit count) 			<ul style="list-style-type: none"> Townhouses are only allowed in certain subareas if a majority (e.g., 70%) of the housing type in the area remains detached single family Certain zoning districts only allow new townhouses if they are certain distance from each other (e.g., 250 ft, 500 ft)
Seatac	<ul style="list-style-type: none"> Min lot size: 14,400 sf min lot size Max building coverage: 55% Setbacks: The setbacks from the front lot line may be reduced by up to 10 ft in order to create variety, as long as the average of all such setbacks is at least 15 ft and each townhouse has a combined total of 25 ft of front and rear setbacks 	<ul style="list-style-type: none"> Outside of City Center and Station Areas <ul style="list-style-type: none"> -Minimum resident parking: 2 spaces per unit -Minimum visitor parking: 1/4 space per unit Within Station Area or City Center <ul style="list-style-type: none"> -Resident Parking. Minimum: 1 space per unit; Maximum: 2 spaces per unit -Minimum Visitor Parking: 1/4 space per unit 		<ul style="list-style-type: none"> Allows for a departure process from the design standards Requires a perpetual maintenance of all common open space and facilities, including easements, yards, sewer lines, stormwater facilities, driveways, buildings, parking lots, and similar features, through the establishment of a homeowners' association or other similar entity
Snohomish County	<ul style="list-style-type: none"> Min lot size: Average of 2,000 sf per dwelling 			<ul style="list-style-type: none"> A five-foot wide building maintenance easement is required for walls, eaves, chimneys, and other architectural features that rest directly on the lot line The maintenance easement shall be included in the covenants, conditions and restrictions of the adjoining lots, and may be recorded with the covenants, conditions, and restrictions or in a separate document approved by the director