

Multifamily-Dwellings and Cottage Clusters

A. Multifamily Dwellings

1. At least 50% of the required open space shall be designed to be usable by the residents of the development. This can be in the form of lawns, outdoor play areas, swimming pools, patios or decks, or a natural area.
2. Structures shall meet the lot coverage, open area, and where applicable, common open space requirements of the zone in which they are located.
3. Parking areas are landscaped and separated into no more than 8 spaces per bay, are not located between the front building façade and the street and are buffered from surrounding residential uses or other low intensity uses.
4. Traffic is routed onto an existing or planned arterial or collector street, and safety of ingress and egress is considered.

B. Cottage Cluster Development Standards

1. Development Standards

- a. Cottage clusters shall meet the development standards of the applicable base zone, with the following exceptions:

- (1) No maximum lot coverage shall apply to cottage clusters.
- (2) Minimum open area, minimum landscaped open area, and minimum common open space shall not apply to cottage clusters.
- (3) The minimum front yard setback shall be 10 feet in all zones.

c. Building Separation.

- (1) Cottages shall be separated by a minimum distance of ten (10) feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

- d. Unit Size. The maximum floor area for a dwelling unit in a cottage cluster is 900 square feet.

- e. Off-Street Parking. The minimum number of required off-street parking spaces for a cottage cluster project is one space per unit. Spaces may be provided at individual cottages or in shared parking clusters.

2. Design Standards. Cottage clusters shall meet the design standards in subsections a through h of this Section 3. No other design standards shall apply to cottage clusters unless noted in this section. Mandates for construction of a garage or carport and any other design standards are invalid, except as

specified in this Section 3.

a. Cottage Orientation. Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards:

- (1) Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
- (2) A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - (A) Have a main entrance facing the common courtyard;
 - (B) Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - (C) Be connected to the common courtyard by a pedestrian path.
- (3) Cottages within 20 feet of a street property line may have their entrances facing the street.
- (4) Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

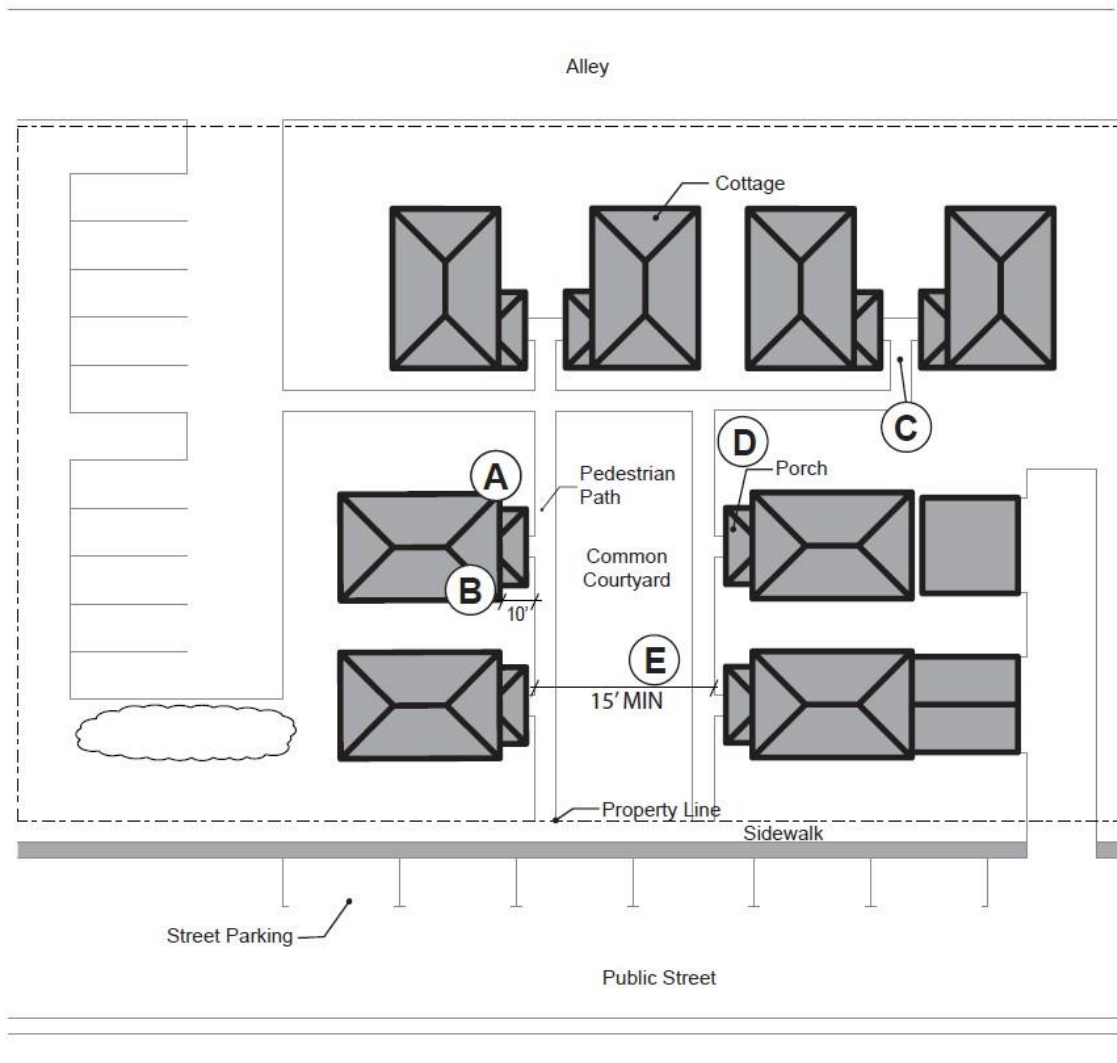
b. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:

- (1) The common courtyard must be a single, contiguous piece.
- (2) Cottages must abut the common courtyard on at least two sides of the courtyard.
- (3) The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
- (4) The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
- (5) The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities.
- (6) Impervious elements of the common courtyard shall not exceed

75 percent of the total common courtyard area.

- (7) Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure:



- (A) A minimum of 50% of cottages must be oriented to the common courtyard.
- (B) Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- (C) Cottages must be connected to the common courtyard by a pedestrian path.
- (D) Cottages must abut the courtyard on at least two sides of the courtyard.
- (E) The common courtyard must be at least 15 feet wide at its narrowest width.

c. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings may be no larger than 900 sq ft.

d. Pedestrian Access.

(1) An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

- (A) The common courtyard;
- (B) Shared parking areas;
- (C) Community buildings; and
- (D) Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

(2) The pedestrian path must be hard-surfaced and a minimum of 4 feet wide.

e. Parking Design

(1) Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:

- (A) Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces.
- (B) Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8)

contiguous spaces.

(C) Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.

(D) Clustered parking areas may be covered.

(2) Parking location and access.

(A) Off-street parking spaces and vehicle maneuvering areas shall not be located:

(a) Within 10 feet from any street property line, except alley property lines;

(b) Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

(B) Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

(3) Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

(4) Garages and carports.

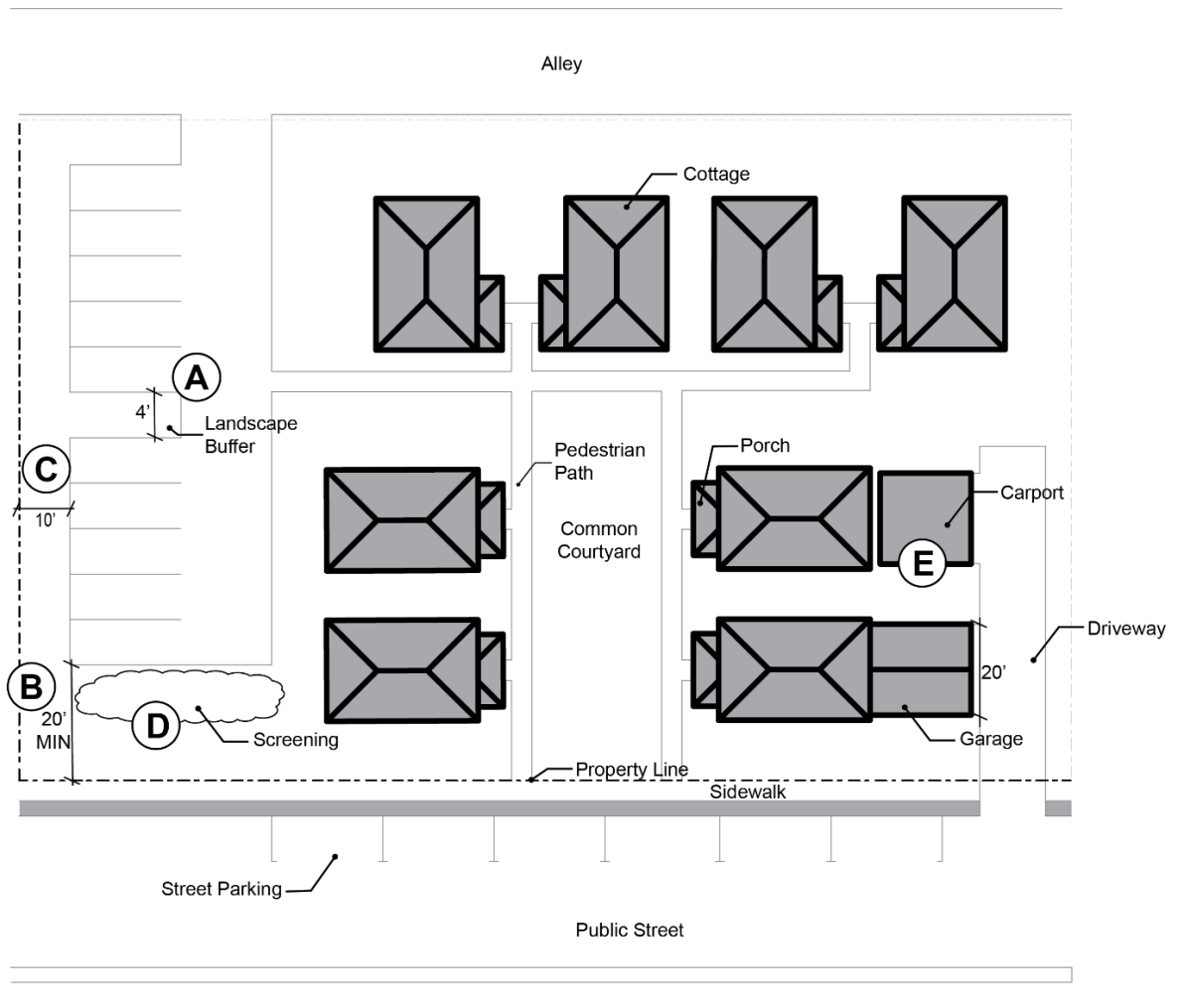
(A) Garages and carports (whether shared or individual) must not abut common courtyards.

(B) Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.

(C) Individual detached garages must not exceed 400 square feet in floor area.

(D) Garage doors for attached and detached individual garages must not exceed 20 feet in width.

Figure :



- (A) Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B) No parking or vehicle area within 20 feet from street property line (except alley).
- (C) No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D) Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E) Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

f. Accessory Structures. Accessory structures must not exceed 400 square feet in floor area other than a garage or carport as stated in f.(4) above are not allowed.

g. Existing Structures. On a lot or parcel to be used for a cottage cluster

project, an existing building on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:

- (1) The existing building may be nonconforming with respect to the requirements of this code.
- (2) The existing building may be expanded up to the maximum 900 sq ft.

Triplex and Quadplex Dwellings and Townhouses

A. Triplex and Quadplex Dwellings

1. Permitted Uses

- a. Sufficient Infrastructure. Applicants must demonstrate that Sufficient Infrastructure is provided, or will be provided, upon submittal of a triplex or quadplex development application.

2. Development Standards. Triplexes and quadplexes shall meet the development standards of the applicable base zone.

3. Design Standards. New triplexes and quadplexes shall meet the design standards of this section.

- a. Entry Orientation. At least one main entrance for each triplex or quadplex structure must meet the standards below. Any detached structure for which more than 50 percent of its street-facing facade is separated from the street property line by a dwelling is exempt from meeting these standards.

- (1) The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and

- (2) The entrance must either:

- (A) Face the street;

- (B) Be at an angle of up to 45 degrees from the street (see Figure 10.11.045.A-2);

- (C) Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or

- (D) Open onto a porch that is at least 25 square feet in area, and that must have at least one entrance facing the street or have a roof.

Figure:

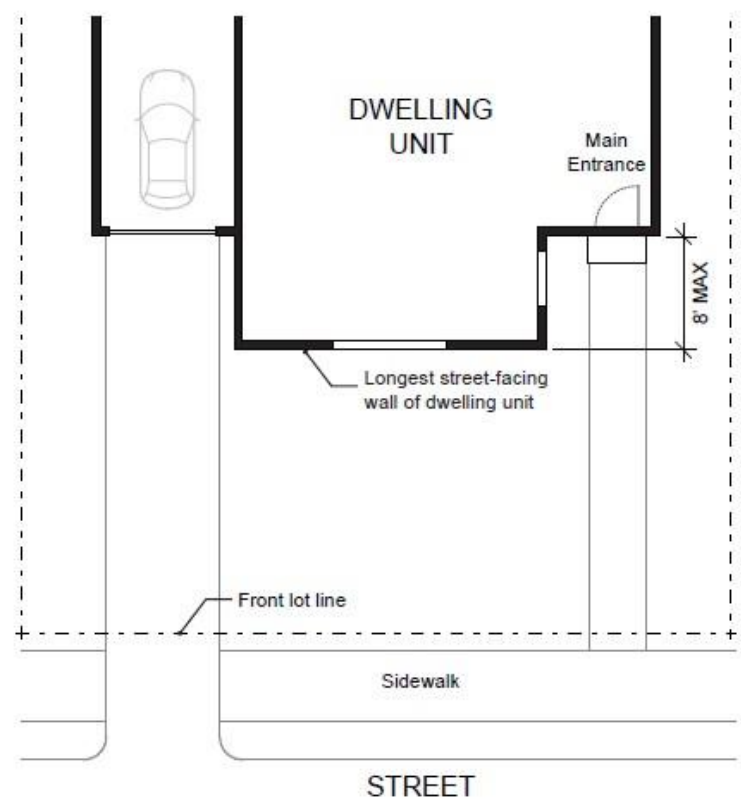


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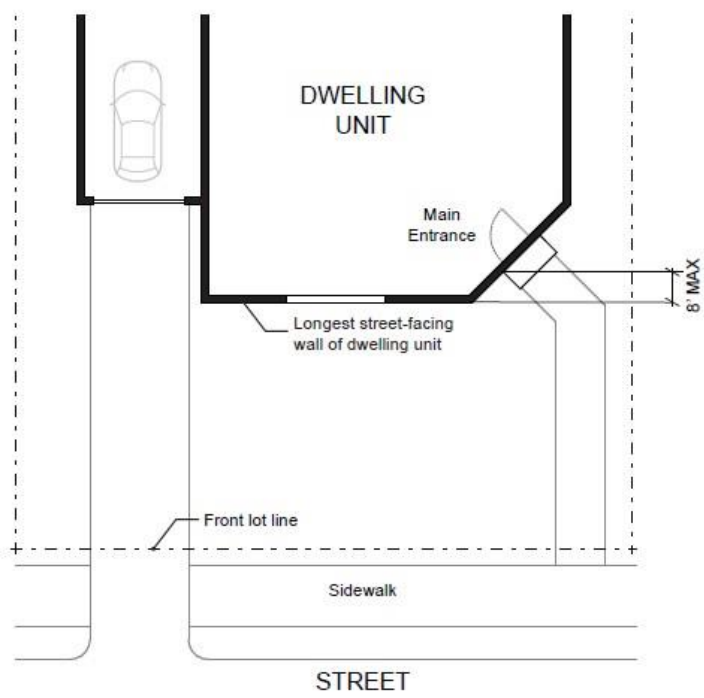


Figure:

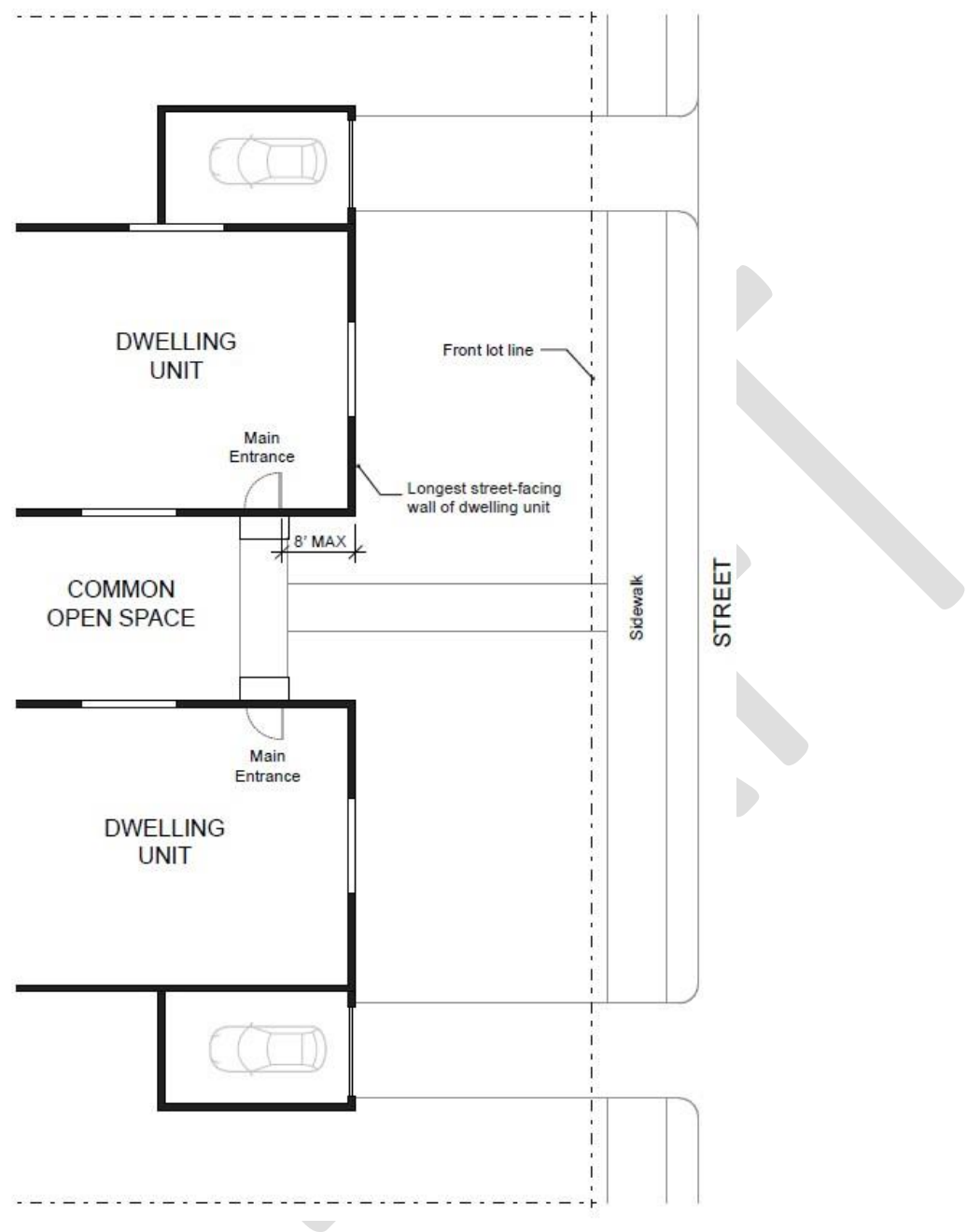
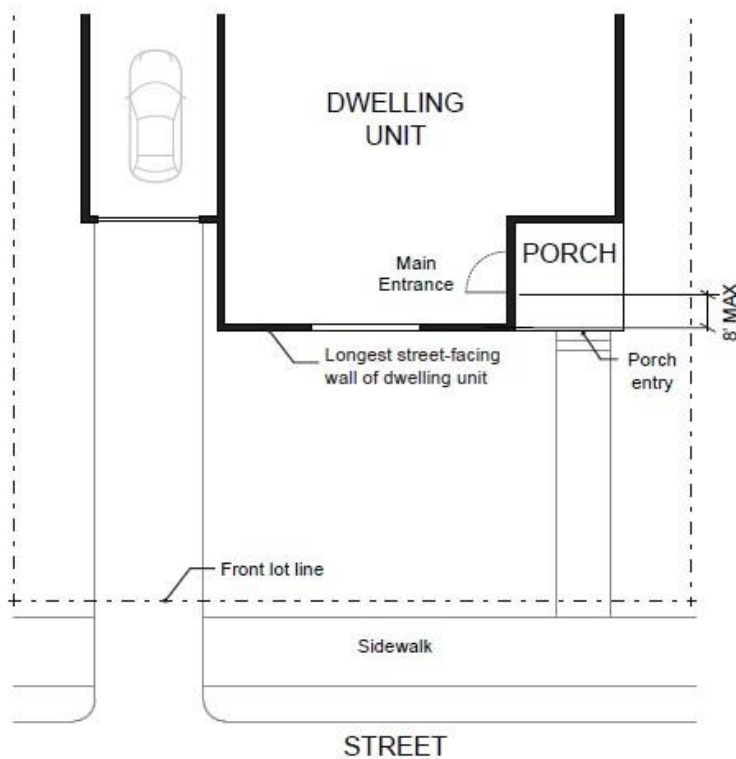


Figure:



- b. Windows. A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard.

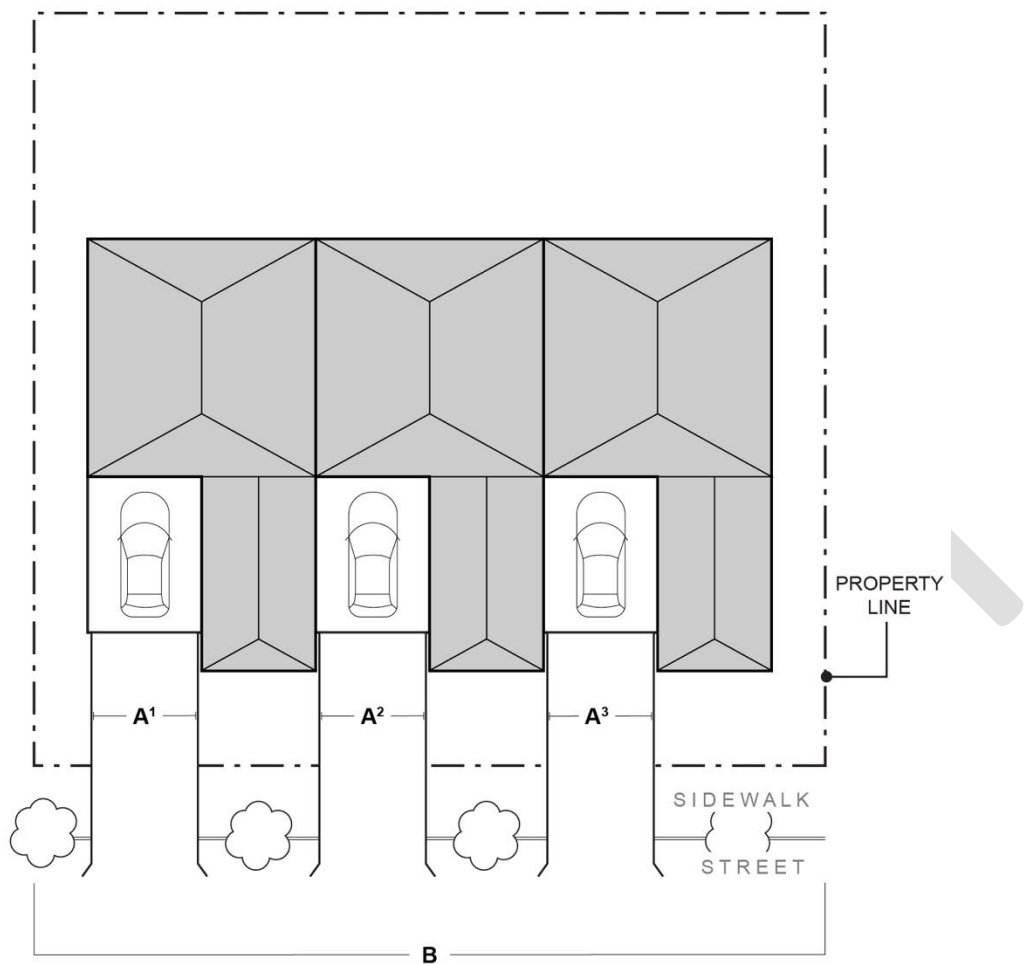
Figure:



c. Garages, Carports and Off-Street Parking Areas. Garages, carports and off-street parking areas shall not be located between a building and a public street (other than an alley), except where they comply with the following standards:

- (1) The garage, carport or off-street parking area is separated from the street property line by a dwelling; or
- (2) The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage (see Figure, and note that driveways must meet the minimum separation required by the Tillamook County Public Works Department).

Figure:



- (A) Garage and on-site parking and maneuvering areas
- (B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

4. Conversions. Internal conversion of an existing detached single-family dwelling or duplex to a triplex or quadplex, where permitted in the underlying zone, is subject to the following standards: (Add language.)

B. Townhouses

1. Permitted Uses

- a. Sufficient Infrastructure. Applicants must demonstrate that Sufficient Infrastructure is provided, or will be provided, upon submittal of a townhouse development application.

2. Development Standards.

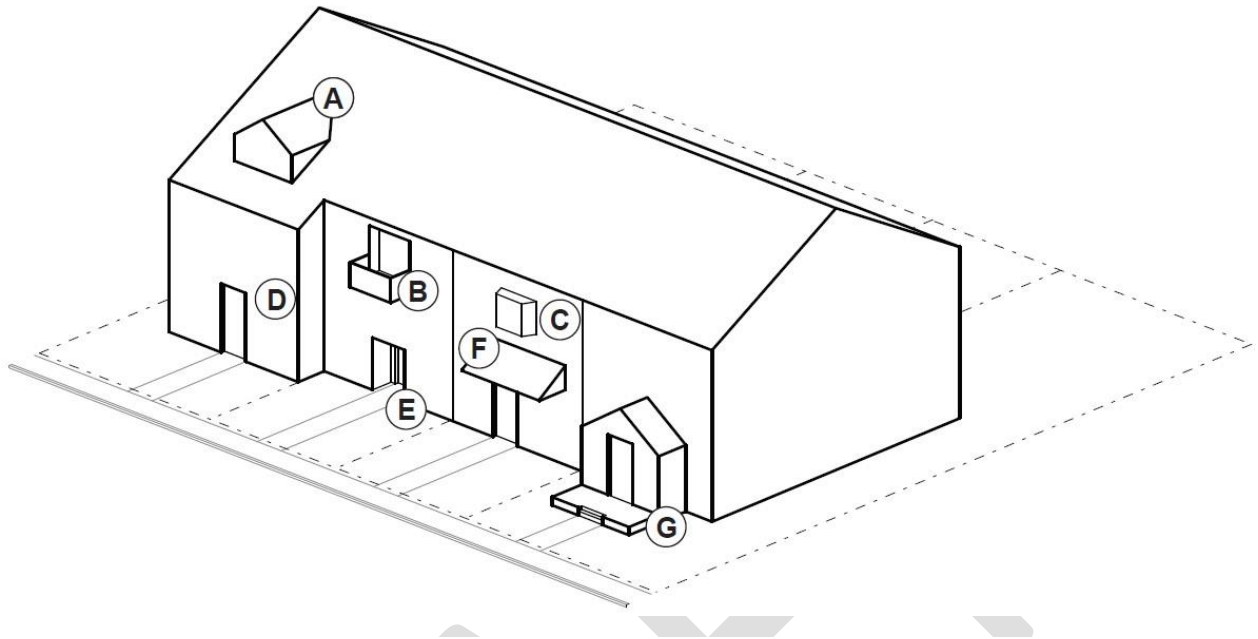
- a. Townhouses shall meet the development standards of the applicable base zone, with the following exceptions:
 - (1) The minimum lot width for each unit shall be 20 feet in all zones, with a minimum lot frontage along a public street of 20 feet.
 - (2) The minimum side yard setback for a common wall lot line where units are attached is zero feet.
- b. The maximum density for a townhouse project shall not exceed the density allowed by the base zone minimum lot size requirement.
- c. A maximum of four attached townhouses is allowed in a townhouse project.
- d. Areas Owned in Common. 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 in the Tillamook County Clerk's Office and provided to the jurisdiction prior to issuance of a building permit.

3. Design Standards. New townhouses shall meet the design standards of this section.

- a. Entry Orientation. The main entrance of each townhouse must:
 - (1) The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and
 - (2) The entrance must either:
 - (A) Face the street;
 - (B) Be at an angle of up to 45 degrees from the street;
 - (C) Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or
 - (D) Open onto a porch that is at least 25 square feet in area, and that must have at least one entrance facing the street or have a roof.
- b. Unit Definition. Each townhouse must include at least one of the following on at least one street-facing façade:
 - (1) A roof dormer a minimum of four feet in width, or

- (2) A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or
- (3) A bay window that extends from the façade a minimum of two feet, or
- (4) An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
- (5) An entryway that is recessed a minimum of three feet, or
- (6) A covered entryway with a minimum depth of four feet, or
- (7) A porch meeting the standards of subsection XX.
- (8) Balconies and bay windows may encroach into a required setback area.

Figure 10.11.045.B-1



- (A)** Roof dormer, minimum of 4 feet wide
- (B)** Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C)** Bay window extending minimum of 2 feet from facade
- (D)** Facade offset, minimum of 2 feet deep
- (E)** Recessed entryway, minimum 3 feet deep
- (F)** Covered entryway, minimum of 4 feet deep
- (G)** Porch, meets standards of subsection (1)(b)(iv) of section (C)

c. Windows. A minimum of 15 percent of the area of all street-facing

facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure.

d. Driveway Access and Parking. Townhouses with frontage on a public street shall meet the following standards:

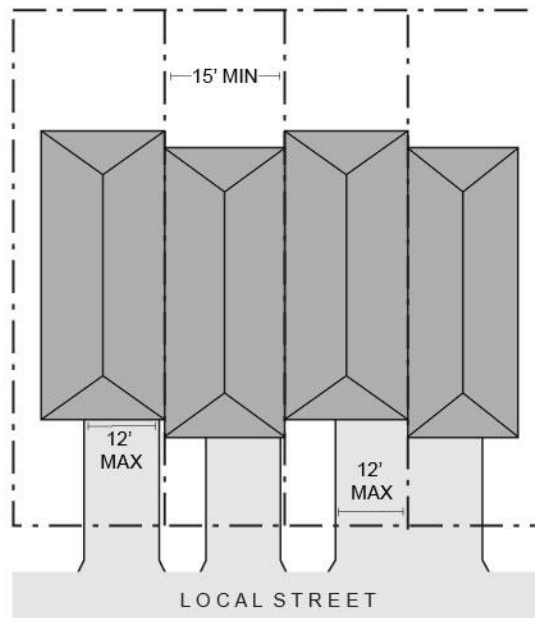
(1) Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure):

(A) Each townhouse lot has a street frontage of at least 20 feet on a public street.

(B) A maximum of one driveway per lot is allowed that does not exceed 12 feet wide, or 50 percent of the lot street frontage, whichever is greater. For two abutting lots in the same townhouse project, driveways are encouraged to be paired and abut along the lot line to create one shared driveway approach. (Insert language about requirements from Tillamook County Public Works Department.)

(C) The garage width does not exceed 12 feet wide, as measured from the inside of the garage door frame.

Figure:

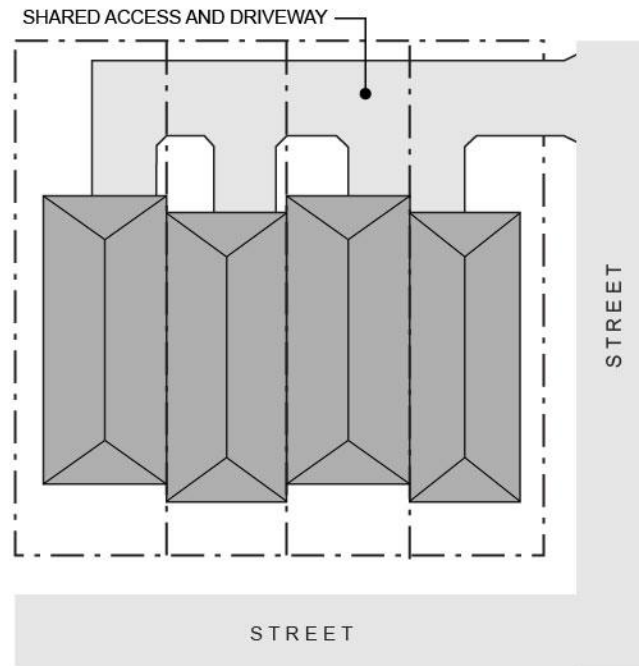


(2) The follow standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in

subsection (1).

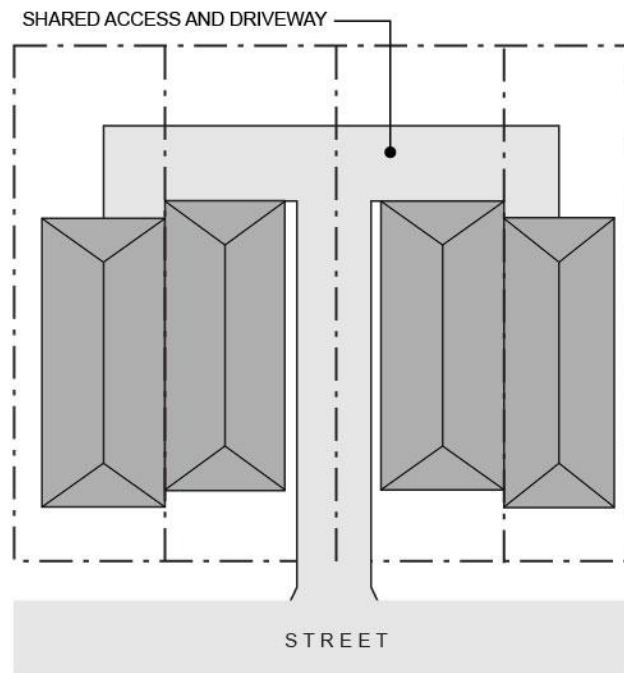
- (A) Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
- (B) A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot.

Figure:



- (C) Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the areas directly between the front façade and the front lot line of any of the townhouses. See Figure.

Figure:



- (D) A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- (3) Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (2).