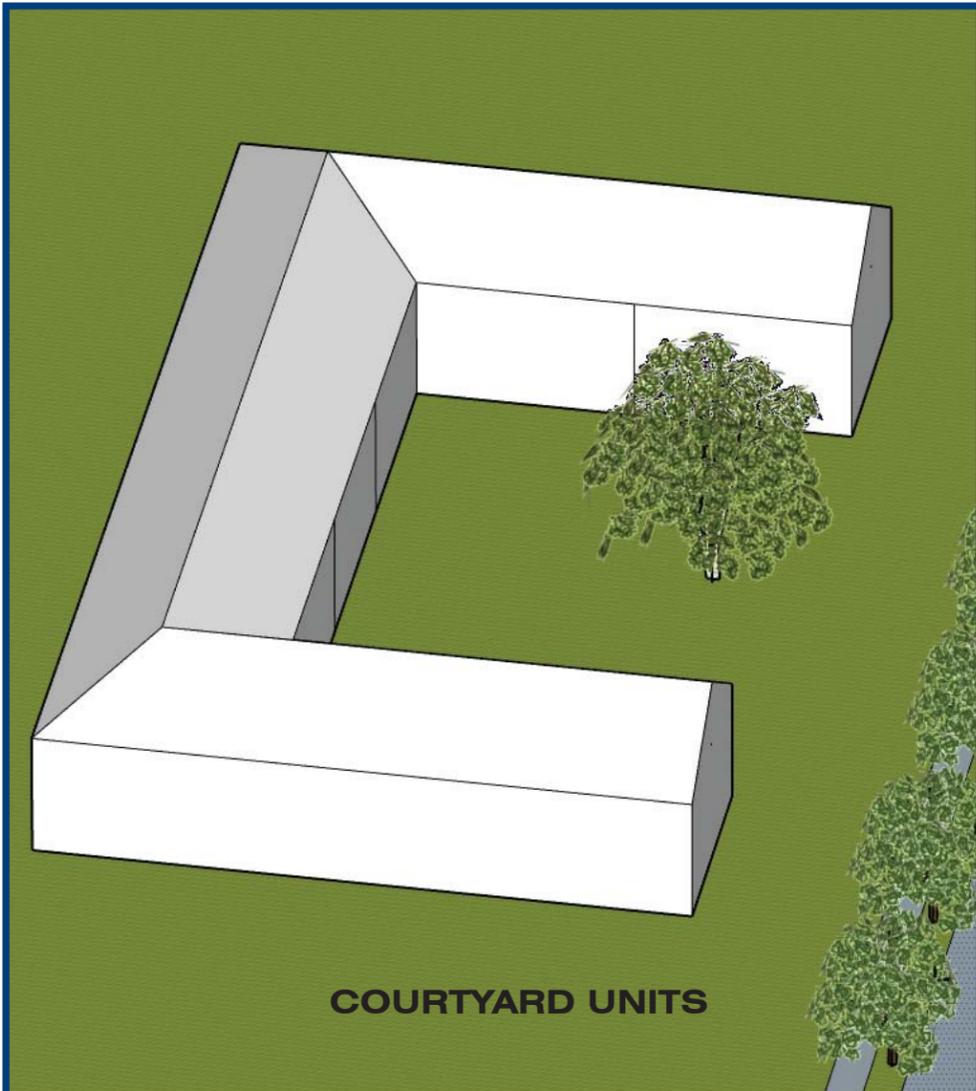


Courtyard Units



Background

Courtyard units are a grouping of smaller attached housing units, typically 800-1200 square feet, which share common open space and parking areas. This housing type provides a community-oriented option for anyone interested in smaller housing, including younger homeowners and seniors. These units are typically offered under condominium ownership or as rentals.

Courtyard units offer many benefits, including reduced landscape maintenance responsibilities, efficient parking design, and shared amenities. Courtyard units are built with the units clustered around the common open space, and front entrances open onto that space or onto the sidewalk.

Proposed Site Standards

Units: Between 5 and 12 units.

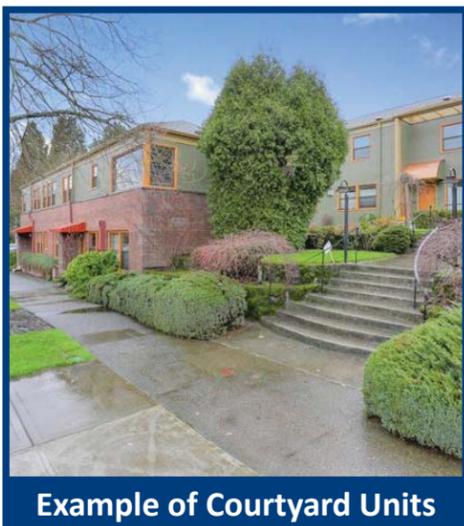
Lot size: Minimum lot size is 10,000 square feet. Lots must be at least 75 feet wide along the street.

Site Coverage: 20 percent of the lot must be common open space, which is oriented to the street.

Setbacks: 10 feet in front, 15 feet in back, and 10 feet on sides.

Internal Pathways: Required. Must be ADA-compliant and connect units to parking and common space.

Home Occupations: Home businesses serving customers are not allowed.



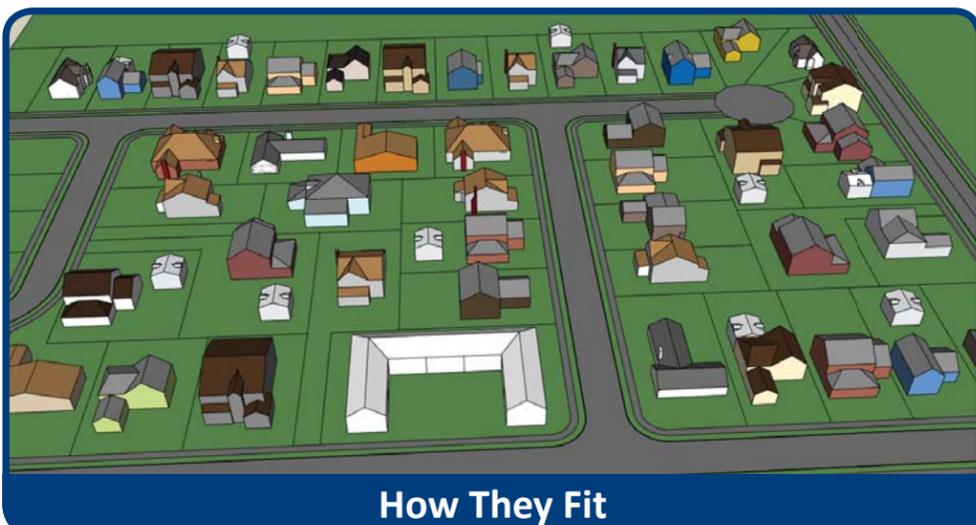
Proposed Design Standards

Size: Maximum size of each unit is 1,200 square feet. Average size is 1,000 or less.

Maximum Height: 18 feet.

Additional Standards:

- Front entrances must face the common open space or the street.
- Walls along the street cannot be more than 40 feet in length. No more than 80 total feet of wall along frontage.
- Street-facing walls must include 15% windows.



Proposed Parking Standards

Parking Minimum: 1 parking space per unit.

Parking Credit: Allowed, if within 1/2 mile of transit or if sufficient curb space exists.

Screening: Off-street parking must be screened from street and adjacent properties.

Location: Parking must be grouped and located at least 20 feet from any street.



City of Tigard

www.tigard-or.gov/HousingOptions