

# Quads



## Background

Quads are a type of stacked housing with two units on a lower floor and two units on an upper floor. Because a quad must meet the same height and lot coverage standards as the surrounding houses, this housing type is mostly indistinguishable from other houses within a neighborhood. A quad is similar in scale to other buildings within a neighborhood.

In addition, quads often share a common front entrance, making them look similar to a single-unit dwelling.

This housing type is neighborhood-compatible, with pedestrian friendly frontage and parking at the side or in the rear of the building. It can be a great option for corner lots or along busy streets.

## Proposed Site Standards

**Location:** Only allowed on corners or on collector and arterial streets.

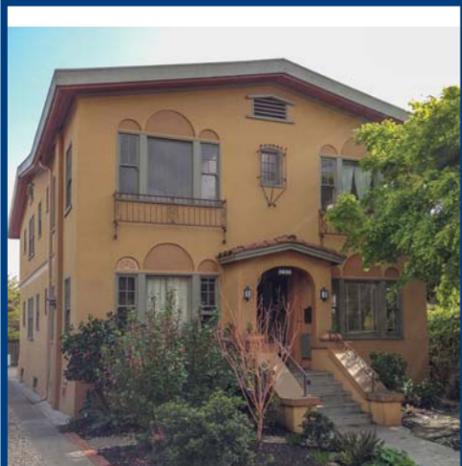
**Units:** 4 units. Must have 2 first floor and 2 second floor units.

**Lot size:** Lot size standards remain the same.

**Site Coverage:** Site coverage standards remain the same.

**Setbacks:** Setbacks are 15 feet in front, 15 feet in back, and 5 feet on sides. The maximum front setback is 20 feet.

**Home Occupations:** Home businesses serving customers are not allowed.



## Proposed Design Standards

**Maximum Height:** No change to maximum height

**Additional Standards:**

- Street-facing walls must include 15% windows.
- Exterior stairs to the second floor are not allowed.



## 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

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