

Section 4.113. Standards Applying to Residential Developments in any Zone.

Areas with change **highlighted**. Removed language ~~struckthrough~~. Added language **bold underlined**.

1. Clarify exceptions to Open Space Requirements for multi-family development

Intent: To avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear than no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex.

Applicability: Citywide

Additional Explanation: None

(.01) Open Space:

A. *Purpose*. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.

B. *Applicability*.

1. The open space standards of this subsection shall apply to the following:

a. Subdivisions.

b. Planned Developments.

c. Multi-family Development, **except as noted in 2. c. below.**

2. These standards do not apply to the following:

a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.

b. Middle Housing Land Divisions.

c. Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are otherwise met in the subdivision, as acknowledged in a prior land use approval.

C. *Area Required*. The minimum open space area required in a development is an area equal to 25 percent of the size of the Gross Development Area except if reduced for shared parking pursuant to Subsection 4.155(.03)S.

D. *Required Open Space Characteristics*:

1. *Size of Individual Open Spaces*. For developments with ten or more lots buildable with dwelling units (or ten or more multi-family units) an

open space area must be at least 2,000 square feet to be counted towards the 25 percent open space requirement. For developments with less than ten lots buildable with dwelling units (or less than ten multi-family units) an open space area must be at least 1,000 square feet to be counted towards the 25 percent open space requirement.

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.
 - a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ
 - b. New natural/wildlife habitat areas

2. Minor clarification that stormwater facilities in the right-of-way do not count as required open space.

Intent: Be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way.

Applicability: Citywide

Additional Explanation: none

- c. **Non-fenced vegetated stormwater features outside the public right-of-way**
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas similar to a. through f. that are [publicly] accessible
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
3. *Usable open space requirements.* Half of the minimum open space area, an area equal to 12.5 percent of the size of the Gross Development Area, shall be located outside the SROZ and be usable open space programmed for active recreational use. Any open space considered usable open space programmed for active recreation use shall meet the following requirements.
 - a. Be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the development application material.
 - b. Be designed and programmed for a variety of age groups or other user groups.

4. *Enhancing Existing Wildlife Habitat through Design of Open Space:*
 - a. Open space designed, as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.
 - b. To the extent feasible, open space shall create or enhance connections between existing wildlife habitat.
- E. Any dedication of land as public park land must meet City parks standards. The square footage of any open space land outside the SROZ and BPA easements, whether dedicated to the public or not, shall be considered part of the Gross Development Area.
- F. Approval of open space must ensure the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.
- G. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124(.08).

3. Clarify, providing consistency across the City, that ADUs are subject to 10 foot setbacks rather than larger setbacks

Intent: To ensure setbacks allowed for ADUs is consistent across the City and removing additional barriers to their development.

Applicability: Citywide

Additional Explanation: none

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

- A. *For lots over 10,000 square feet:*
 1. Minimum front yard setback: 20 feet.
 2. Minimum side yard setback: Ten feet. In the case of a corner lot less than 100 feet in width, abutting more than one street or tract with a private drive, the side yard on the street or private drive side of such lot shall be not less than 20 percent of the width of the lot, but not less than ten feet.
 3. In the case of a key lot, the front setback shall equal one-half the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.

4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
 5. Minimum setback to garage door or carport entry: 20 feet. Except, however, in the case of an alley where garages or carports may be located no less than four feet from the property line adjoining the alley.
 6. Minimum rear yard setback: 20 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.
 7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet.
 8. Townhouse Setbacks: No setback is required along property lines where townhouses are attached.
- B. *For lots not exceeding 10,000 square feet:*
1. Minimum front yard setback: 15 feet, with open porches allowed to extend to within ten feet of the property line.
 2. Minimum side yard setback: One story: five feet; Two or more stories: seven feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten feet.
 3. In the case of a key lot, the front setback shall equal one-half the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.
 4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.
 5. Minimum setback to garage door or carport entry: 20 feet. Wall above the garage door may project to within 15 feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four feet from the property line adjoining the alley.
 6. Minimum rear yard setback: One story: 15 feet. Two or more stories: 20 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.
 7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

8. Townhouse Setbacks: No setback is required along property lines where townhouses are attached.

(.03) *Height Guidelines.* The Development Review Board may regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of buildings more than two stories in height away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River from greater encroachments than would occur if developed conventionally.

(.04) *Residential uses for treatment or training:*

- A. Residential Homes, as defined in Section 4.001, shall be permitted in any location where a single-family dwelling is permitted.
- B. Residential Facilities, as defined in Section 4.001, shall be permitted in any location where multiple-family dwelling units are permitted.

4. Remove duplicative reference to parking standards

Intent: Remove the unnecessarily duplicative reference to 4.155 in subsection (.05) (see below), as applicable standards in Section 4.155 would apply regardless of reference.

Applicability: Citywide

Additional Explanation: None

5. Establish residential stormwater design standards in the Development Code

Intent: To clearly express the City's stormwater design requirements within the Development Code to provide greater clarity to the development community on City's stormwater policy and how it interacts with residential development. This does not represent a change to the City's current policies as implemented through the Public Works standards, but rather provides clarification at the early end of development review.

Applicability: Citywide

Additional Explanation: As the City has moved to low-impact development stormwater infrastructure the facilities have more interaction with other uses of land and it makes sense to acknowledge them in the Development Code to ensure they are clearly among the considerations as designers look to allocate land to different uses within a residential development.

~~(.05) *Off Street Parking.* Off-street parking shall be provided as specified in Section 4.155 ***Residential Stormwater Design Standards:***~~

- A. Purpose.** The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.
- B. Low Impact Development.** All stormwater management facilities for treatment and flow control shall follow low impact development design standards.
- C. Stormwater facility sizing.** Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.
- D. Areas where stormwater management facilities are required to be integrated.** Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard E. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-f.) being the highest priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.
- 1. High Priority:**
 - a. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;**
 - b. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;**
 - c. Unpaved areas within five feet of an alley curb;**
 - d. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;**
 - e. Edges and buffers around parks and open space; and**
 - f. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).**
 - 2. Lower priority:**

a. Landscaped areas within five feet of building foundations, not including detached single-family homes, middle housing and their accessory structures; and

b. Separate landscape tracts for stormwater facilities.

E. Conflicting Uses Prioritized Over Stormwater Management Facilities. **The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under D. when a feasible alternative location for the conflicting use is not available.**

1. Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;

2. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;

3. Fire hydrants and FDCs;

4. Manholes, clean outs, pedestals and vaults for public and franchise utilities;

5. Pedestrian walkways and bicycle paths;

6. Public Utility Easements for gas, electricity, and communication; and

7. Minimum area of usable open space required under Subsection (.01) above. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space, etc.).

F. Typically Prohibited Design Elements. **The following design elements are a barrier to integrated design and prohibited as part of stormwater facilities unless their inclusion is approved by the City Engineer, or authorized representative, as part of a waiver request;**

1. Fences.

2. Retaining walls over two feet in height.

G. Standards for Waivers to the Standards of this Subsection. **The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being available in the record to support the following findings:**

- 1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.**
- 2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).**
- 3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.**

(.06) *Signs.* Signs shall be governed by the provisions of Sections 4.156.01—4.156.11.

(.07) *Fences:*

- A. The maximum height of a sight-obscuring fence located in the required front yard of a residential development shall not exceed four feet.
- B. The maximum height of a sight-obscuring fence located in the side yard of a residential lot shall not exceed four feet forward of the building line and shall not exceed six feet in height in the rear yard, except as approved by the Development Review Board. Except, however, that a fence in the side yard of residential corner lot may be up to six feet in height, unless a greater restriction is imposed by the Development Review Board acting on an application. A fence of up to six feet in height may be constructed with no setback along the side, the rear, and in the front yard of a residential lot adjoining the rear of a corner lot as shown in the attached Figure.
- C. Notwithstanding the provisions of Section 4.122(10)(a) and (b), the Development Review Board may require such fencing as shall be deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.
- D. Fences in residential zones shall not include barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flakeboard.

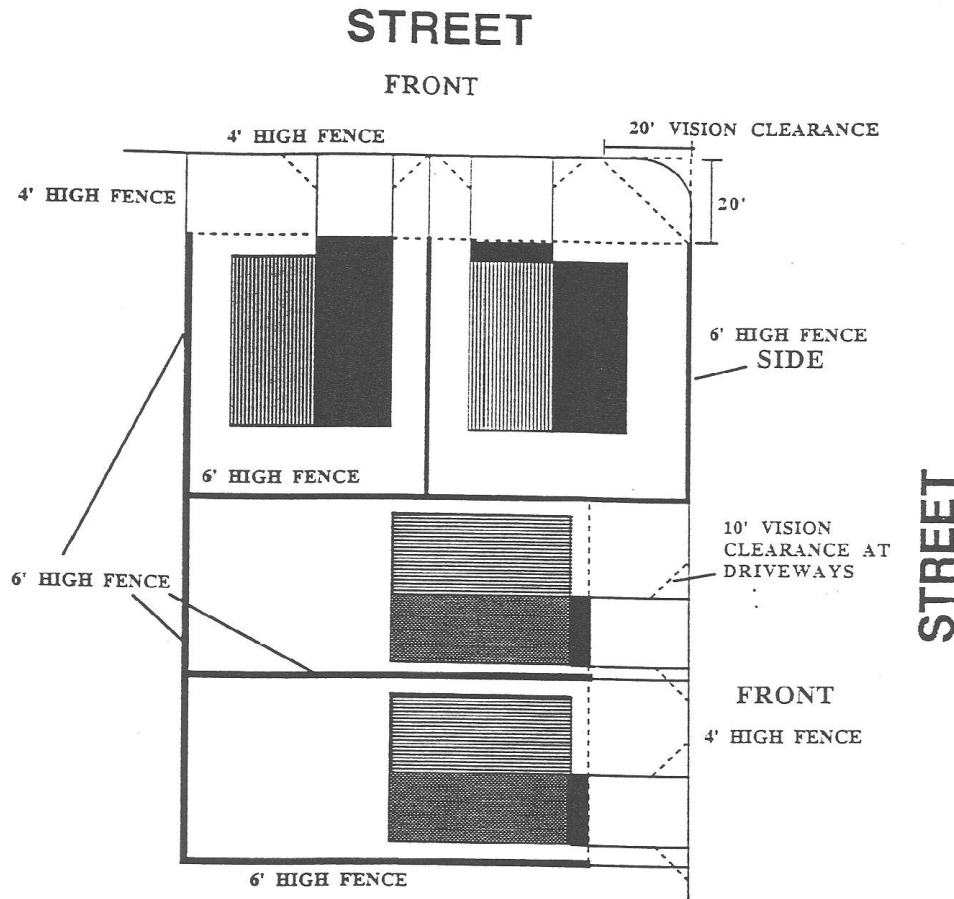


Figure 1 Fence Standards for Residential Development

(.08) *Corner Vision*. Vision clearance shall be provided as specified in Section 4.177, or such additional requirements as specified by the City Engineer.

(.09) *Prohibited Uses*:

- A. Uses of structures and land not specifically permitted in the applicable zoning districts.
- B. The use of a trailer, travel trailer or mobile coach as a residence, except as specifically permitted in an approved RV park.
- C. Outdoor advertising displays, advertising signs, or advertising structures except as provided in Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10.

6. Remove additional regulatory barriers to development of Accessory Dwelling Units (ADUs)

Intent: To remove additional barriers to the development of ADUs, as identified in the Frog Pond East and South ADU-focused work, and to better facilitate construction of these units that can provide a

lower cost housing alternative throughout the City. The specific changes include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from minimum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing.

Applicability: Citywide

Additional Explanation: Removing these barriers, together with the housing variety requirement in Frog Pond East and South, will make ADU development more feasible and likely to be built than elsewhere in the City.

(.10) *Accessory Dwelling Units:*

- A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.
- B. *Standards:*
 1. Number Allowed.
 - a. ~~For detached single-family dwelling units and for townhouses on lots meeting the minimum lot size for detached single family in the zone: One per dwelling unit.~~
 - b. For all other dwelling units: None.
 2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.
 3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.
 4. ~~Accessory Dwelling Units may be either attached or detached, but are subject to all zone standards for **the underlying zone except that ADUs are exempt from lot coverage maximum** setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes.~~
 5. *Design Standards:*
 - a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.
 - i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.
 - b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.
 - i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or

masonry may be used to match wood, stucco, or masonry respectively.

- c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.
6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit. **ADU review process is the same as for single-family units and middle housing.**~~
7. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.
8. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.
9. Reserved.
10. Accessory dwelling units may be short-term rentals, but the owner/local operator must maintain an active business license with the City of Wilsonville for a short-term rental business and pay all applicable lodging and other taxes.

Note: No proposed amendments to Subsections (.11) through (.13), they are excluded from this document for brevity

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7. Clarify applicability of certain residential design standards by zone

Intent: Provide clarity that when certain area-specific design standards apply, the general citywide design standards do not apply, avoiding having conflicting standards. The language specifically clarifies that certain citywide standards, such as façade variety, apply in Frog Pond East and South but not Frog Pond West.

Applicability: Citywide

Additional Explanation: None

(.14) Design Standards for Detached Single-family and Middle Housing.

A. The standards in this subsection apply in all zones, except as indicated in 1.—2 **3.** below:

1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the Residential Neighborhood Zone**, as these zones/**areas** have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address.
2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.

Note: No proposed amendments to Subsections (.14) B. through I., they are excluded from this document for brevity

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8. Clarify role of Master Plan for optional discretionary review by the Development Review Board in lieu of meeting residential design standards.

Intent: Clarify that when optional review is requested in an area covered by a legislative master plan, such as Frog Pond East and South, the review must consider consistency with the master plan.

Applicability: Citywide

Additional Explanation: None

- J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request Site Design Review by the Development Review Board of a proposed design. In addition to the Site Design Review Standards, affirmative findings shall be made that the following standards are met:
 1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;
 2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request

would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; and

3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types—**and**

4. The request remains substantially consistent with any legislative master plan the property is included within.

9. Establish clear and objective design standards for multi-family housing

Intent: Currently, citywide, both detached single-family structures and middle housing have clear and objective design standards applied during administrative review of their building design. Multi-family does not currently have these design standards. This establishes design standards for multi-family buildings based on middle housing standards, especially townhouse buildings which can be a similar bulk. Specific attention is also paid to parking orientation. With these new standards in place multi-family structures can be reviewed administratively consistent with other residential building types in the City.

Applicability: Citywide

Additional Explanation: Special attention is given to apply similar design standards as other type of housing to allow for enhanced compatibility of different residential building types within an area with housing variety.

(.15) Design Standards for Multi-Family Housing:

A. Purpose and Intent. The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.

B. Entrance Orientation.

- 1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.**
 - a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and**
 - b. The entrance must either:**
 - i. Face the street;**
 - ii. Be at an angle of up to 45 degrees from the street; or**
 - iii. Open onto a porch. The porch must:**

- a. **Be at least 25 square feet in area; and**
 - b. **Have at least one entrance facing the street or have a roof.**
- 2. Alternative standard. As an alternative to subsection 1., a main entrance to a multi-family structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:**
 - a. **The courtyard must be at least 15 feet in width;**
 - b. **The courtyard must abut a street; and**
 - c. **The courtyard must be landscaped or hard-surfaced for use by pedestrians.**
- C. Windows. A minimum of 15 percent of the area of all public-facing façades must include windows or entrance doors. Façades separated from the street or public space by a dwelling are exempt from meeting this standard. Required windows shall be clear glass and not mirrored or frosted, except for bathrooms.**
- D. Articulation.**
 - 1. Minimum Articulation. All public-facing façades shall incorporate one or more of the following design elements at a minimum interval of every 30 feet. The minimum number of design elements is determined by dividing the façade length (in feet) by 30 and rounding up to the nearest whole number.**
 - a. **Varying rooflines.**
 - b. **Offsets of at least 12 inches.**
 - c. **Balconies.**
 - d. **Projections of at least 12 inches and width of at least three feet.**
 - e. **Porches.**
 - f. **Entrances that are recessed at least 24 inches or covered.**
 - g. **Dormers at least three feet wide.**
 - 2. Articulation Element Variety. Different articulation elements shall be used as provided below, based on the length of the facade. For the purpose of this standard, a "different element" is defined as one of the following: a completely different element from the list in subsection D.1. above; the same type of element but at least 50 percent larger; or for varying rooflines, vertically offset by at least three feet.**
 - a. **Where two to four elements are required on a façade, at least two different elements shall be used.**
 - b. **Where more than four elements are required on a façade, at least three different elements shall be used.**
- F. Pedestrian Access and Circulation. The following standards are intended to ensure safe and efficient circulation for pedestrians within multi-family development.**
 - 1. Each multi-family development shall contain an internal pedestrian circulation system that makes connections between individual units and parking areas, green focal points and other**

common open space areas, children's play areas, and public rights-of-way. All pedestrian connections (walkways) shall meet the following standards:

- a. Except as required for crosswalks, per subsection 3., where a walkway abuts a vehicle circulation area, it shall be physically separated by a curb that is raised at least six inches or by bollards.**
- b. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other hard surface, and not less than five feet wide.**

2. All walkways shall comply with the requirements of the Americans with Disabilities Act.

3. In order to provide safe crossings of driveways and parking areas, crossings shall be clearly marked with either contrasting paving materials (such as pavers, light-color concrete inlay between asphalt, or similar contrasting material) or reflective striping that emphasizes the crossing under low light and inclement weather conditions.

4. Pedestrian connections shall be provided between buildings within the development, and between the development and adjacent rights-of-way, transit stops, parks, schools, and commercial developments. At least one connection shall be made to each adjacent street and sidewalk for every 200 linear feet of street frontage. Sites with less than 200 linear feet of street frontage shall provide at least one connection to the street and/or sidewalk.

***F. Off-Street Parking Location and Design.* The following standards are intended to support a pedestrian-friendly street environment and to minimizing the visual impacts of parking areas and garages.**

- 1. Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane of the building closest to the street and a street property line (except alleys).**
- 2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.**
- 3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.**
- 4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).**
- 5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.**

6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.