



## Planning Division

### Supplemental Worksheet for Townhouses

Lot Addresses: \_\_\_\_\_

Staff Use: Section Complete  Section Incomplete  Information in Section not approvable  Notes: \_\_\_\_\_

#### **Number of Attached Units: See WC 4.113 (.14) E. 1.**

Number of units attached to form a townhouse group: \_\_\_\_\_ units

Minimum: 2 units (all zones)

Maximum: 4 units (R, OTR, PDR-1 – PDR-3 Zones), 8 units (RN *with exceptions*, V, PDR-4 – PDR-7), see WC 4.127 for maximums for initial development in Frog Pond West.

Staff Use: Section Complete  Section Incomplete  Information in Section not approvable  Notes: \_\_\_\_\_

#### **Amount of Windows and Entry Doors: See WC 4.113 (.14) E. 3.**

Percent of each public-facing façade of each individual unit covered by windows or entry doors. Half of window area in door of an attached garage can be counted towards meeting the minimum percentage. Glass block does not count towards required coverage. Show calculations on attached elevation drawings.

Step 1: Indicate facades required to meet standard by indicating which facades are public facing

Addresses with public-facing **front** facades: \_\_\_\_\_

Addresses with public-facing **rear** facades: \_\_\_\_\_

Addresses with public-facing **side** facades: \_\_\_\_\_

Step 2: Determine compliance option and compliance for front and rear facades

Which of the following 2 options is each facade intended to meet (select all that apply and indicate by address and façade name (i.e. 23545 SW Oak St, rear))?

Default standard of 15% applied separately to each unit: Façade(s) applied to:

\_\_\_\_\_

Percentage for each façade applied to: \_\_\_\_\_

\_\_\_\_\_

- Alternative standards based on number of stories and design elements applied to residential structure in its entirety: Façade(s) applied to: \_\_\_\_\_

The alternative standards are based on (1) the number of stories and (2) the number of design menu elements used. For design menu elements see Subsection 4.113 (.14) C. 2. e. v. Selected design elements must be clearly labeled with call outs on façade drawings using language similar to Subsection 4.113 (.14) C. 3. e. v. (i.e. "dormer, 3.5 feet wide")::

- Two-story, 7 or more Design Elements Used (10%):

Façade(s) applied to: \_\_\_\_\_

Percentage for each façade applied to: \_\_\_\_\_

- Two-story, 6 Design Elements Used (12.5%):

Façade(s) applied to: \_\_\_\_\_

Percentage for each façade applied to: \_\_\_\_\_

- One-story, 6 or more Design Elements Used (10%):

Façade(s) applied to: \_\_\_\_\_

Percentage for each façade applied to: \_\_\_\_\_

- One-story, 5 Design Elements Used (12.5%):

Façade(s) applied to: \_\_\_\_\_

Percentage for each façade applied to: \_\_\_\_\_

Are all selected design elements clearly labeled with call outs on façade drawings? Yes  No

Step 3: Determine compliance for side facades:

Percentage for each side façade (min. 5%): \_\_\_\_\_

\_\_\_\_\_

Staff Use: Section Complete  Section Incomplete  Information in Section not approvable  Notes: \_\_\_\_\_

**Entry Orientation: See WC 4.113 (.14) E. 2.**

Distance of main entrance of townhouses from longest wall facing street or private drive (max. 8 feet):

(list unit address with distance): \_\_\_\_\_

Which compliance option is followed? (select all applicable and indicate by address which units meet which standard):

- Option 1. Face the street or private drive

Address(es) used on: \_\_\_\_\_

- Option 2. Angled up to 45° from street or private drive

Address(es) used on: \_\_\_\_\_

- Option 3. Face a common open space or private access or driveway that is abutted by townhouse group on at least two sides

Address(es) used on: \_\_\_\_\_

- Option 4. Opens onto a porch of that is at least 25 square feet in area, has a roof, and has at least one entrance facing the street (or common drive/open space if no exterior wall facades the street)

Address(es) used on: \_\_\_\_\_

Area of porches (by address): \_\_\_\_\_

Staff Use: Section Complete  Section Incomplete  Information in Section not approvable  Notes: \_\_\_\_\_

**Unit Definition: See WC 4.113 (.14) E. 4.**

Each townhouse unit must include at least one of the features listed below on at least one public-facing façade. Alternatively, if a single item from the list below spans across at least 50% of two adjacent townhouse units, it can meet the standard for two units.

Select features used (select all applicable and indicate by address which units meet which standard, if a single item spanning at least 50% of adjacent townhouse units is used to meet the standard for both units list both addresses followed by the word "combined". Also list any related dimensions to demonstrate compliance)

- A roof dormer a minimum of 4 feet in width

Address(es) used on/width for each dormer: \_\_\_\_\_

\_\_\_\_\_

- A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room

Address(es) used on/dimensions for each balcony: \_\_\_\_\_

\_\_\_\_\_

- A bay window that extends from the facade a minimum of 2 feet

Address(es) used on/extension distance of each bay window: \_\_\_\_\_

\_\_\_\_\_

- An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse

Address(es) used on/depth of each offset: \_\_\_\_\_

\_\_\_\_\_

- An entryway that is recessed a minimum of 3 feet

Address(es) used on/recess depth of each entry way: \_\_\_\_\_

\_\_\_\_\_

- A porch of at least 25 square feet having at least one entrance facing the street or private drive or having a roof

Address(es) used on/area of each porch: \_\_\_\_\_

\_\_\_\_\_

Staff Use: Section Complete  Section Incomplete  Information in Section not approvable  Notes: \_\_\_\_\_

\_\_\_\_\_

### **Driveway Access and Parking Standards: WC 4.113 (.14) E. 5.**

Show all relevant dimensions on site plans and elevation drawings

Step 1: Determine which standard to use.

- Alley access: this is the typical standard if the townhouse project abuts a paved alley
- Front access: this is the typical standard if the townhouse project does not abut a paved alley
- Shared access: this is an alternative standard if the alley or front access standards are not met

Step 2: Confirm conformance with standard being used. Show all relevant dimensions on site plans or elevation drawings

Alley access:

Does all access occur from the alley at the rear of the townhouse project: Yes  No

Front access:

Addresses and each street frontage width (min. 20 feet per lot): \_\_\_\_\_

\_\_\_\_\_

Number of driveway approaches for townhouse project (max. 1 per townhouse): \_\_\_\_\_

Addresses and width of each outdoor parking and maneuvering area (max. 12 feet per lot): \_\_\_\_\_

\_\_\_\_\_

Which units have garages? (indicate by listing address): \_\_\_\_\_

\_\_\_\_\_

Addresses and width of each garage (max. 12 feet as measured from the inside of the garage door frame): \_\_\_\_\_

\_\_\_\_\_

Shared access:

Off-street parking areas are accessed on the back façade or located in the rear yard. There is no off-street parking in the front or side yards. Yes  No

Is the townhouse project on a corner lot? Yes  No

For corner lots: Is there a single driveway approach taking access from the side of the corner lot (see Figure 12 in WC 4.113 (.14) E. 5. c.)? Yes  No

For non-corner lots: Is access consolidated into a single driveway? Yes  No

Staff Use: Section Complete  Section Incomplete  Information in Section not approvable  Notes: \_\_\_\_\_

**Staff Notes/Comments:**

---

---

---

---

---

---