



Planning Division

Supplemental Worksheet for
Cluster Housing Unit Except Cottage
Cluster Unit

Unit Address: _____

Number of Units in Cluster (includes preexisting units): 2 3 4

Is there a preexisting detached single-family home being retained on the lot? Yes No

Indicate which of the following applies:

- This is the first unit permitted in the cluster, excluding any preexisting home, and no other units are being permitted concurrently
- This is one of multiple units being permitted concurrently.
Addresses of other concurrent permits: _____
- Other cluster units have previously been permitted on the lot.
- Addresses of previously permitted cluster units: _____

Staff Use: Section Complete Section Incomplete Information in Section not approvable Notes: _____

Architectural Consistency Standards: See WC 4.113 (.14) G. 1.

Architecture is required to be consistent within a cluster, however façade variety standards do apply (see WC 4.113 (.14) C. 1. and relevant section on main permit worksheet). Architectural consistency is defined by (a) use of the same primary and supporting façade materials (b) use of no more than two roof pitches, and (c) use of the same door size on all primary entrances

Same Primary and Supporting Façade Material (List material planned for each cluster unit)

Unit 1: _____ Unit 2: _____

Unit 3: _____ Unit 4: _____

Roof Pitches Used (List roof pitches planned for each cluster unit)

Unit 1: _____ Unit 2: _____ Unit 3: _____ Unit 4: _____

Door Size (Indicate height and width of primary entrance door planned for each unit)

Unit 1: _____ Unit 2: _____ Unit 3: _____ Unit 4: _____

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Amount of Windows and Entry Doors: See WC 4.113 (.14) G. 3.

Percent of each street-facing façade covered by windows or entry doors. Facades separated from the street property line by a dwelling are exempt from meeting these standards. (Select applicable street-facing facades) Show calculations on attached elevation drawings. Glass block does not count towards required coverage.

Step 1. Indicate which facades are street-facing and are not separated from the street by another dwelling.

Front Side 1 Side 2 Rear None/NA

Step 2. For each front or rear façade subject to the standards indicate which compliance option is used, along with confirming compliance. Indicate by façade name followed by proposed window/entry door percentage (i.e. front, 13%) in the space provided after each option. For design menu elements see Residential Design Menu section below or 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"):

Option 1. Default standard (15% req.): _____

Option 2. Alternative standards based on number of stories and number of design elements:

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

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

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

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

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

Step 3. For each side façade subject to the standards, indicate compliance by façade name followed by proposed window/entry door percentage (i.e. Side 1, 6%).

Side standard (5% req.): _____

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Setbacks between Units: See WC 4.113 (.14) G. 6.

Setbacks between unit and other units are at least 6 feet as shown in attached site plan? Yes No

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Entry Orientation: See WC 4.113 (.14) G. 2.

Entry orientation compliance is based on relation to an identified exterior wall. By default, the wall used is the longest street-facing exterior wall. If no exterior wall faces a street the front wall of the dwelling with an entrance facing a common drive or open space can be used in lieu of the street facing wall.

Indicated which wall is used for compliance

Longest street-facing wall Wall facing common drive Wall facing open space

What is the distance of the main entrances from compliance wall indicated above (Max. 8 feet): _____

Which compliance option is followed?

- Option 1: Main entrance faces the same street, common drive, or open space as the wall indicated above.
- Option 2: Main entrance is angled up to 45° from the street, common drive, or open space that the wall indicated above faces.
- Option 3: Main entrance opens onto a porch that is at least 25 square feet in area, has a roof, and has at least one entrance facing the street, common drive, or open space that the wall indicated above faces.

For Option 3 list porch dimensions and area: _____

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Garage & Off-Street Parking Width Standards: See WC 4.113 (.14) G. 4.

Street frontage length garage/driveway faces: _____ feet

Width of garage(s) for all planned units facing street (cannot exceed 50% of street frontage for all planned units): _____ feet

Width of all on-site parking and maneuvering areas such as driveway(s) (cannot exceed 50% of street frontage): _____ feet

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Driveway Approach Standards: See WC 4.113 (.14) G. 5.

Number of street frontages: ____

Is there paved alley frontage? Yes No

Standards for lots with 1 street frontage and no alley frontage:

Total width of driveway approaches (not to exceed 32 feet): _____ feet

Standards for lots with alley frontage:

Total width of driveway approaches (not to exceed 32 feet), must be from alley: _____ feet

Standards for lots with multiple street frontages and no alley frontage:

What are the transportation classifications of adjacent streets (see Transportation System Plan or

area master plan on City website)? _____

If frontage is on streets with different classification, does the lot take access from the street with the lowest classification (required)? Yes No

If frontages are only on local streets select 1 of the following 2 options to comply with:

Option 1: Limit access to 1 frontage, with up to 2 driveway approaches with a combined driveway approach width of 32 feet.

Combined driveway approach width: _____ feet

Option 2: Have access on multiple frontages, but limit to 1 driveway approach per frontage with maximum width of 16 feet per frontage.

Driveway approach width for frontage 1: _____ feet, frontage 2: _____ feet

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Pedestrian Access: See WC 4.113 (.14) F. 10.

An accessible pedestrian path must be provided that connects the main entrance of the unit to the following:

- Shared open space
- Shared parking area(s)
- Sidewalks in public right-of-way

Attach a scale site drawing that shows the main entrance of the unit and the destinations listed above showing required paths are provided. Site drawing attached: Yes No

List all widths of pedestrian paths (min. four feet): _____

List surface material of pedestrian paths (required hard surface): _____

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Additional Staff Notes/Comments:

