



Housing Types Summary Sheet

Overview

Building Design Standards include housing types that promote compatible growth, fit in with residential patterns, and enhance the quality, character, and function of neighborhoods.

- The housing types focus primarily on residential patterns rather than on architectural style. Standards include building placement, orientation, and a requirement for habitable space along sidewalks; building size; building articulation, transparency, and covered entries; and pedestrian and auto access.
- Additional standards include physical guidelines for non-residential uses, corner lots, large sites, prohibited materials, fencing and walls, utilities, and mechanical screening.
- Accessory Dwelling Units (ADU's) are no longer a housing type but could occur within any of the five new housing types.

Housing Type	Description
Houseplex- House, Duplex, Triplex, 4-plex, 5-plex, 6-plex	A single building with up to 6 units which is generally the size of a single-unit house, includes an entry from the street and a backyard. Allowed in UR-1/2/3. Single-unit houses are considered Houseplexes.
Backyard Building	A building located behind another structure at the rear of a lot, which may contain a garage. Allowed in UR-1/2/3.
Courtyard Housing	A group of detached or attached units arranged around a shared courtyard which is a shared social space taking the place of private back yards. Detached Courtyard Housing is allowed in UR-1/2/3. Attached is allowed in UR-2/3.
Rowhouses	A multi-story building with access to the street from a front door; it is always attached to 2 to 5 other Rowhouses, which together create a "Rowhouse Cluster". Allowed in UR-1/2/3.
Multiplex	A medium building consisting of 7 or more stacked units with the appearance of a large house or a small apartment building. Allowed only in UR-3.

