

**Plat of Barkley Heights
Code Compliance for Proposed Housing Types
January 2021**



BMC 20.28.050 General Standards	Project Application
<p>A. <i>Density.</i> Density shall be as specified in the associated area in the zoning table. If there is more than one density listed in the table, the maximum density applies.</p>	<p>The project is zoned Area 2 – Residential Multi, Planned. Overall lot size is 492,344 SF which allows for 50 units at 1:10,000 SF density + 25% density increase. The project proposes 63 units which meets this requirement.</p>
<p>B. <i>Lot Requirements.</i> There are no minimum lot dimensions, lot sizes or minimum street frontage requirements unless otherwise specified in this chapter. Up to eight dwelling units may take access from a single private lane in place of public street frontage.</p>	<p>There are no private lanes proposed.</p>
<p>C. <i>Subdivision.</i> <i>Infill housing units approved as part of a cluster subdivision in single-family zoning subareas with a cluster, cluster detached, and cluster attached shall be located on separate, fee simple lots. All cluster subdivisions that include infill housing types shall comply with the lot transition provision pursuant to BMC 23.08.060(F)(1). Sites with cottage, shared court, garden court, and townhouse types in all other zoning areas permitting infill housing types may be subdivided into lots that do not comply with development standards in BMC Title 23 individually, as long as the parent site as a whole complies with this chapter. The plat shall contain notice of any associated land use approvals. Subsequent alterations to buildings are subject to review and approval of plans such that they are consistent with the regulations in this chapter that were previously applied to this site.</i></p>	<p>Proposed kits are separate fee simple. Per 23.08.060(F)(1) the proposed clustered lots are no located adjacent to single family zoning so this provision does not apply (although proposed lot sizing would likely comply). Proposed townhouse lots will be subdivided, and the parent site complies with this chapter.</p>
<p>D. <i>Common Facilities.</i> <i>Legal documents identifying the rights and responsibilities of property owners and/or the homeowners' association for use and maintenance of common facilities shall be submitted for approval by the planning director and recorded. When part of a subdivision they shall be noted on the plat.</i></p>	<p>Any necessary legal documents will be submitted for approval to the planning director.</p>

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<p><i>E. Encroachments into Required Setbacks. The following architectural features are permitted to project two feet into the required setback: bay windows, chimneys, porches, balconies, facade treatment and other architectural features approved by the planning director.</i></p>	<p>Only architectural features as noted are proposed to encroach into setbacks, although rarely proposed.</p>
<p><i>F. Private Lanes and Alleys.</i></p>	
<p><i>1. Each lot must abut a street or lane except lots for individual units in cottage, shared court, and garden court.</i></p>	<p>All proposed lots abut a street</p>
<p><i>2. Private lanes and alleys must be surfaced with a hard material such as concrete or asphalt. The use of permeable pavement shall be used for hard surface ground cover areas unless infeasible per the infeasibility criteria listed within BMP T5.15 of the Ecology Manual. Projects that include less than 2,000 square feet of new or replaced impervious surface are exempt from this requirement. Gravel or loose material is prohibited.</i></p>	<p>The proposed alley will be surfaced with asphalt.</p>
<p><i>3. Lanes and alleys must be maintained to city standards, and legal documents regarding common facilities and maintenance must be submitted for approval by the planning director and recorded.</i></p>	<p>The proposed alley will be constructed to city standards and legal documents will be submitted as necessary to the planning director.</p>



BMC 20.28.050 General Standards

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4. Lanes and alleys must be constructed to the following improvement standards:

	Travel Lane Width	Pedestrian Path Width	Total Width
<i>Small Lane (one to two dwelling units)</i>	9 feet	N/A	9 feet
<i>Medium Lane (three to five dwelling units)</i>	11 feet	4 feet, one side	15 feet
<i>Large Lane (six plus dwelling units and lanes over 100 feet long)</i>	12 feet	4 feet, both sides	20 feet
<i>Alleys</i>	15 feet	N/A	20 feet

The alley is proposed to be 16' wide travel lane and 20' of total width.

5. Pedestrian paths must be delineated with a change in material, color or pattern.

Pedestrian paths will be delineated by curbed sidewalks.

6. No single lane may serve more than eight dwelling units.

No lanes are proposed.

7. Parking is not allowed within the lane width but may be allowed in a pocket abutting a lane.

Pocket parking is proposed within the Sussex Drive ROW



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<p><i>8. Lanes longer than 150 feet must either connect to an improved public street or provide a turnaround sufficient for emergency access.</i></p>	<p>No lanes are proposed.</p>
<p><i>9. Private lanes shall be considered streets for frontage, setback and design purposes.</i></p>	<p>No lanes are proposed.</p>
<p><i>10. Private lanes and alleys are not included in FAR and Open Space calculations. [Ord. 2018-12-036 § 28; Ord. 2017-03-009 § 18; Ord. 2009-08-047].</i></p>	<p>No lanes are proposed.</p>



BMC 20.28.070 Small House	Project Application
<p><i>A. Description. Small houses consist of detached single-family dwelling units on lots over 3,000 square feet and up to 5,000 square feet.</i></p>	<p>11 small house lots are proposed.</p>
<p><i>B. Site Requirements and Setbacks.</i></p>	
<p><i>1. Lot size: minimum 3,001 square feet and maximum 5,000 square feet.</i></p>	<p>Lots meet the area requirements; they are typically about 3,500 SF</p>
<p><i>2. The required setbacks are as shown in Figures 20.28.070(A) and (B), except garage and carport setbacks from an alley shall be as needed to provide a 20-foot parking backup distance (including alley width). Buildings shall be placed within the shaded areas shown in the figures.</i></p>	<p>Buildings are placed within 10' front and back, and 5' side setbacks as shown on the proposed typical lot site plan.</p>
<p><i>C. Bulk and Massing.</i></p>	
<p><i>1. Maximum floor area ratio (FAR): 0.35, or 0.5 with an accessory dwelling unit (ADU) pursuant to BMC 20.10.036. Attached garages are included in FAR. Detached garages up to 220 square feet, or 440 square feet with an ADU, are exempt from FAR</i></p>	<p>Maximum FAR for each lot is 0.35 (no ADU, detached garages of less than 220 SF proposed). See FAR exhibit.</p>
<p><i>2. No single floor shall be greater than 800 square feet.</i></p>	<p>Proposed floors are 600 SF.</p>
<p><i>3. Maximum height is 25 feet under BMC 20.08.020, height definition No. 1 and 15 feet under definition No. 2.</i></p>	<p>Some small house lots do not meet height definitions. Typically, less than 5' discrepancy due to topography. See submitted departure request.</p>



BMC 20.28.070 Small House	Project Application
<p><i>D. Open Space.</i></p> <p><i>1. A minimum of 60 percent of the site area shall be in landscaping and permeable materials (may include permeable paving, landscape-based LID BMPs, and green roofs). Exceptions may be made in erosion hazard zones or areas with shallow bedrock as determined by the planning director.</i></p>	<p>Proposed small house lots have greater than 60% open space. See individual lot summary on FAR exhibit.</p>
<p><i>E. Parking.</i></p>	
<p><i>1. Dwelling units less than 1,000 square feet shall provide one on-site parking stall. Units of 1,000 square feet or larger shall provide two on-site parking stalls. The planning director may reduce parking requirements based on applicant's demonstration of site-specific factors that justify a lower standard. Parking stalls shall be at least nine feet by 18 feet, unless adjacent to landscaping, as specified in Figure 20.12.030(A).</i></p>	<p>Proposed small house lots have proposed units of greater than 1,000 SF, thus require two on-site parking stalls. One stall is proposed between back of walk and garage door, which is not on-site. See submitted departure request.</p>
<p><i>2. Tandem parking is allowed (may be exterior or interior).</i></p>	<p>Tandem parking is proposed, see above.</p>
<p><i>3. If an alley exists, parking shall be accessed via the alley unless the planning director determines that alley access is impractical or environmentally constrained.</i></p>	<p>Alley is not proposed for small house lots.</p>
<p><i>4. If a lane exists, but no alley, parking shall be accessed via the lane.</i></p>	<p>No lane is proposed for small house lots.</p>



BMC 20.28.070 Small House	Project Application
<p>5. <i>Adjacent properties may share a driveway upon approval of a shared access and maintenance agreement.</i></p>	<p>No shared driveways are proposed for small house lots.</p>
<p>6. <i>Detached garages may share a common wall along a property line if a shared maintenance agreement is in place.</i></p>	<p>Detached garages are not proposed to share a wall.</p>
<p>7. <i>Parking accessed from the public street shall be limited to one driveway of 20 feet maximum width.</i></p>	<p>Proposed driveways are less than 20' wide.</p>
<p>8. <i>Parking setbacks from property line:</i></p> <p><i>Front: 25 feet</i></p> <p><i>Side street: 10 feet</i></p>	<p>Small house lots propose parking in front within 25' setback. See submitted departure request.</p>
<p>9. <i>All common shared driveway, common wall or any common facility needs to be approved by the planning director. Final documents are required to be recorded.</i></p>	<p>No common areas proposed at this time.</p>
<p><i>F. Design Standards</i></p> <p>1. <i>Shall have a covered front porch with an area of 60 square feet or more, with no dimension less than five feet.</i></p> <p>2. <i>Dwelling units that front the public street or lane shall have entrances facing the public street or lane.</i></p> <p>3. <i>All fences in the front and side street setbacks are limited to 42 inches in height and may be no more than 60 percent opaque.</i></p>	<p>Proposed front porches are 60 SF and 5' wide.</p> <p>Entrances are proposed facing public street.</p> <p>Fences will meet these requirements if proposed during final design.</p>



BMC 20.28.070 Small House	Project Application
<p><i>Chain link or cyclone fencing is not allowed in the front or side street setback.</i></p>	
<p><i>G. Design Guidelines. Use context-sensitive site design and building details to help ensure that new infill development will enhance the neighborhood and respect the scale and character of the existing houses on a street.</i></p>	<p>See architectural plans and narrative. It is the architect's opinion that these requirements are met.</p>
<p><i>1. Building Design.</i></p> <ul style="list-style-type: none"> <i>a. Single story massing elements should be emphasized on the front facades, using porches and bays seen from the street or lane.</i> <i>b. Gable roofs emphasize vertical proportions, create modulation and are strongly encouraged.</i> <i>c. The massing should be varied with elements such as bays, dormers, etc.</i> <i>d. A change of materials, colors or textures on different elements is encouraged to provide further articulation and adds variety and character.</i> <i>e. Homes should minimize the impact of the garage on the streetscape by minimizing blank garage doors, through the use of windows and/or architectural detail on the garage door.</i> 	<p>Porches and</p> <p>Gabled roofs are proposed.</p> <p>Bays are proposed.</p> <p>Various colors and textures are proposed.</p> <p>Architectural detail is proposed for garage doors.</p>



BMC 20.28.070 Small House

Project Application

2. Site Design.

- a. Front yard parking aprons are not allowed.*
- b. Back yards should be designed for privacy from neighbors.*
- c. Fencing, especially when seen from the street, should be designed to integrate into the architecture of the building and add visual interest in its detail, materials or color. [Ord. 2018-05-009 § 10; Ord. 2017-03-009 § 20; Ord. 2009-08-047].*

Parking aprons are not proposed.

Proposed yards will feature natural topography and retaining walls to provide privacy.

If fencing is proposed it will be designed to integrate with building architecture.



BMC 20.28.140 Townhouse	Project Application
<p><i>A. Description. A townhouse is one of a row of homes sharing common walls, each with its own front and rear access to the outside.</i></p>	<p>Proposed townhouses share common walls and have both front and rear access.</p>
<p><i>B. Site Requirements and Setbacks.</i></p>	
<p><i>1. Townhouses may be located on a separate (fee simple) lot or several units may be located on a common parcel.</i></p>	<p>Proposed townhouses are located on separate lots.</p>
<p><i>2. The required setbacks are as shown in Figures 20.28.140(A) and (B), except garage and carport setbacks from an alley shall be as needed to provide a 20-foot parking backup distance (including alley width). Buildings shall be placed within the shaded areas shown in the figures.</i></p>	<p>Proposed townhouses feature 10' setback at front and 20' alley in the rear.</p>
<p><i>C. Bulk and Massing.</i></p>	
<p><i>1. Maximum attached dwelling units is eight.</i></p>	<p>Groups of 8 attached units are proposed</p>
<p><i>2. Maximum Floor Area Ratio (FAR) is 0.75.</i></p>	<p>Proposed aggregate FAR for all townhouse lots is 0.73, see FAR exhibit.</p>
<p><i>3. The height limit is 35 feet under BMC 20.08.020, definition No. 1 or 20 feet under definition No. 2.</i></p>	<p>Some small house lots do not meet height definitions. Typically, a 10' discrepancy due to topography. See submitted departure request.</p>
<p><i>D. Open Space.</i></p>	
<p><i>1. Each dwelling unit shall have 200 square feet of private open space with no dimension less than five feet. Up to 100 square feet of deck or structure may be included.</i></p>	<p>Proposed townhouses feature decks to the rear, typically of about 90 SF. Additional private open space is proposed in the front.</p>



<p>2. <i>Private open space must be screened from public right-of-way, paths, and lanes.</i></p>	<p>Open space in front will be screened by grade change, plants, and/or fences.</p>
<p>3. <i>Private open space must be directly accessible from the dwelling unit.</i></p>	<p>Open space is proposed directly adjacent to each unit.</p>
<p>4. <i>A green factor landscaping score of 0.6 is required (see BMC 20.12.030).</i></p>	<p>Green factor greater than 0.6 is proposed, see landscape plan.</p>
<p><i>E. Parking.</i></p>	
<p>1. <i>Dwelling units less than 1,000 square feet shall provide at least one on-site parking stall. Units of 1,000 square feet or larger shall provide two on-site parking stalls. The planning director may reduce parking requirements based on applicant's demonstration of site-specific factors that justify a lower standard. Parking stalls shall be at least nine feet by 18 feet, unless adjacent to landscaping, as specified in Figure 20.12.030(A).</i></p>	<p>Proposed townhouse units are greater than 1,000 SF and propose double parking garages below each unit.</p>
<p>2. <i>Parking may be consolidated.</i></p>	<p>Consolidation not proposed.</p>
<p>3. <i>Parking accessed from a street or lane shall be limited to one driveway with a maximum width of 20 feet. Individual driveways may access a private lane.</i></p>	<p>Proposed parking is accessed from the alley.</p>
<p><i>F. Design Standards.</i></p>	
<p>1. <i>Each townhouse unit shall front a street or lane, and have an entrance that faces a street or lane</i></p>	<p>Front entrances face Sussex Drive</p>



<p>2. <i>Entrances for each unit shall be separate.</i></p>	<p>Separate entrances are proposed.</p>
<p>3. <i>Each unit shall have direct access to both the public street or lane and parking.</i></p>	<p>Direct access is provided to Sussex Drive and the alley.</p>
<p>4. <i>Each unit must have a covered, main entry-related porch or stoop area of at least 50 square feet with no dimension less than five feet.</i></p>	<p>A covered main entry porch is proposed for each unit.</p>
<p>5. <i>Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least four feet.</i></p>	<p>Each unit modulates greater than 4' back and forward.</p>
<p>6. <i>All fences in the front and side street setbacks, or between the common areas and the units, are limited to 42 inches in height and may be no more than 60 percent opaque. Chain link or cyclone fencing is not allowed in the front or side street setback.</i></p>	<p>If fences are proposed with final design, they will satisfy these requirements.</p>
<p>7. <i>Garbage/recycling areas shall be consolidated and screened from public view.</i></p>	<p>Garbage and recycling areas will be designed to satisfy these requirements.</p>
<p>G. <i>Design Guidelines.</i></p>	



1. Building Design.

- a. Reduce the potential impact of new townhouse development on established and historic neighborhoods by incorporating elements and forms from nearby buildings of character. This may include reference to architectural details, building massing, proportionality, and use of high-integrity materials such as wood, brick, and stone. References to period architecture can be made in a contemporary manner.*
- b. Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, doors and windows.*

2. Site Design.

- a. Front yard parking aprons are not allowed.*
- b. Provide generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design. [Ord. 2017-03-009 § 25; Ord. 2009-08-047].*

Front yard parking aprons are not proposed.

Final site design will provide ample opportunity for unified and creative site design by utilizing natural site topography.



BMC 20.30.020 Single Family Cluster

Project Application

B. Detached/Cluster Designation.

- 1. The residential single-family “detached” designation is intended to accommodate unattached, individual dwelling units located upon a single lot or parcel. The detached designation has generally been applied in those areas of the city which are currently developed in this fashion and in other areas best suited for this type of development.*
- 2. The residential single-family “cluster” designation is intended to accommodate individual dwelling units located upon a single or multiple lots. Generally the same overall density is maintained; however, cluster lots may be reduced in size and street frontage requirements in order to retain open space or preserve environmentally sensitive areas. These regulations have been adopted to provide for reduced or eliminated setbacks, and in some areas common wall construction, where desired in order to provide design flexibility and promote a more desirable living environment.*

G. Minimum Yards – Cluster Subdivisions.

- 1. Unless more stringent setbacks have been delineated upon a cluster plat as part of an approval requirement, the following setbacks as shown on Table 20.30.045 – Cluster Residential Single Minimum Yards shall be required for main buildings on lots created through the subdivision process:*

Proposed single family cluster lots have a 10’ front setback due to steep topography of the site. **See submitted variance request.**

Proposed side yard setbacks are 5’ per code.

Proposed rear setback is 30’, which is greater than code 10’. This is proposed as a courtesy to the existing uphill neighbors to help reserve their view to the west by keeping the proposed houses lower down the slope.



**Table 20.30.045 Cluster Residential Single
Minimum Yards**

Table 20.30.045 –

Yards	Setbacks	Measurements
<i>Front Yard Setback</i>	<i>15 feet PL</i>	<i>Setback measure from the front property line (PL).</i>
<i>Side Yard on a Flanking Street</i>	<i>10 feet PL</i>	<i>Setback measured from the property line (PL) abutting the side flanking street.</i>
<i>Side Yard Setback</i>	<i>Five feet PL</i>	<i>Setback measured from each side property line (PL).</i>
<i>Side Yard Setback (attached)</i>	<i>0 feet PL</i>	<i>Setback measured from the side property line (PL).</i>
<i>Rear Yard Setback</i>	<i>10 feet PL</i>	<i>Setback measured from the rear property line (PL).</i>

Note:

1 Exception: Permitted yard encroachments identified in BMC [20.10.080\(B\)](#) may extend into a standard required yard; provided, that the encroachments meet the adopted building codes and minimum vision clearance triangle on a corner lot.

