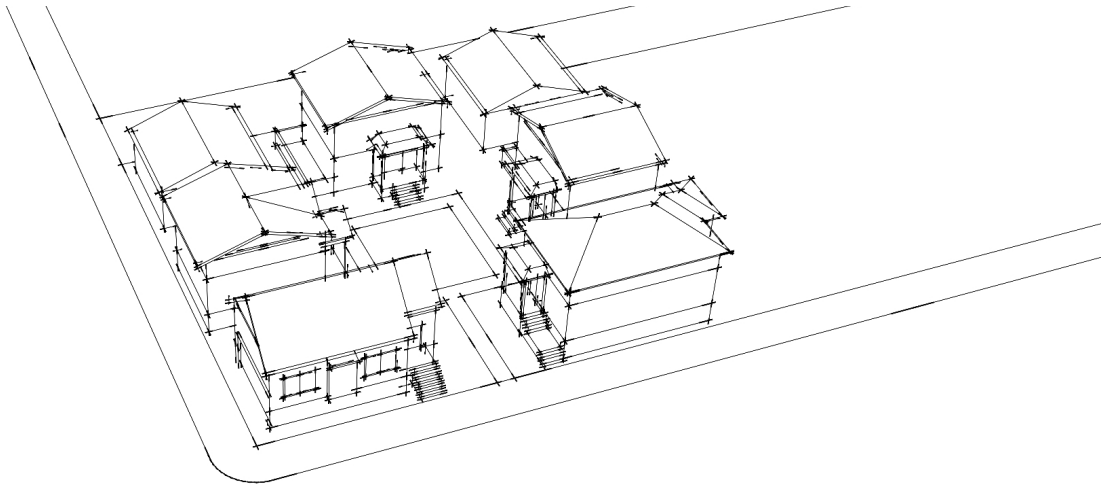


2.2.H Courtyard Housing



A group of dwelling units arranged around a shared courtyard or series of courts. Access to courtyards shall extend to public streets where possible. Buildings may include multiplex dwellings, rowhouses, live-work buildings, and/or single family detached houses.

See Landscape and Open Space guidelines for additional information pertaining to courtyard design.

Guidelines

1. Massing and Composition

1. Buildings should convey a strong residential character.
2. Over-scaled or 'bulky' volumes that detract from pedestrian-scale should be avoided.
3. Buildings setback less than 8 feet from the sidewalk or pathway should be elevated a minimum of 18 inches above finished grade.
4. Building elevations abutting side yards shall provide at least one horizontal and one vertical plane break.
5. Attic space may be occupied and not count as a story when applying the height limits of the Zone.
6. Buildings at the 'head' of the court may be oriented toward the primary street and may have a second entrance oriented onto the courtyard. Interior buildings should orient to the courtyard.
7. Multiplex buildings should complement adjacent residential development in scale and design.

2. Articulation

Height

1. Building roofs should include pitched roofs, gables, dormers, and deep eaves in accordance with architectural style.

Length

1. Building articulation should emphasize individual dwelling units.
2. Delineation of bays and varying roof lines should be employed to add visual interest.
3. Hierarchy of window sizes should reflect the living spaces within.

3. Building Elements

1. Windows and doors should be designed and located to avoid privacy conflicts with neighboring dwellings and buildings.
2. Windows that front onto the courtyards should be designed to ensure that a comfortable level of privacy is maintained.

3. Porches, balconies, and terraces are strongly encouraged to create private open spaces and should be designed in accordance with overall architectural style.
4. Brackets and other features may be used to add visual interest where appropriate to style.

4. Access and Parking

Pedestrian

1. A grand entry to the courtyard is encouraged, and may be accented with plant materials, and/or a low ornamental wall or fence.
2. Courtyards should appear welcoming and not feel walled-off. Site lines should provide views between courts and adjacent public sidewalks to increase safety.
3. Each building shall be accessible from the courtyard. Buildings that front the street may have an additional entry fronting onto the courtyard.

BUILDING TYPES

Auto

1. A maximum of two curb cuts should provide access to interior driveways and circulation, and should be located on sidestreets where possible.
2. Parking for courtyard housing should be located behind units or in adjacent lots or carports and accessed from a rear alley, side street, or driveway.
3. Clustered garages or car ports are recommended and should be hidden from view from the primary street and from the courtyard.
4. Where an alley is present, building services including all utility access and trash services shall be accessed from the alley.

5. Frontage Types

1. Stoops and porches may be used to provide access to ground floor dwelling units.
2. Formal entries may be used to provide access to upper story dwelling units.
3. Front yards are permitted to enhance the transition between the courtyard and the building façade. Yards should not be walled-off from the courtyard.

6. Common Architectural Styles

- Colonial Revival
- Craftsman
- Mediterranean
- Art Deco
- Modern



Single family homes arranged around a shared courtyard.



Primary pedestrian entry to this bungalow court is treated with formal landscaping and accented with a pedestrian-scale gateway monument.



Bungalow courts with side-stair porch to suit narrow setbacks.



Courtyard and building styles designed in harmony.



Enhanced landscaping creates a welcoming environment in this courtyard set on a narrow parcel.