

# attached courtyard

## DESCRIPTION

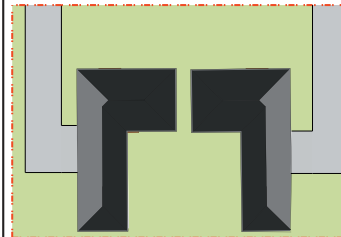
### *Attached Courtyard*

Direct access to attached units from the common courtyard. This type of housing provides a quality living environment and presents opportunities for larger, usable outdoor spaces at densities higher than conventional detached housing.

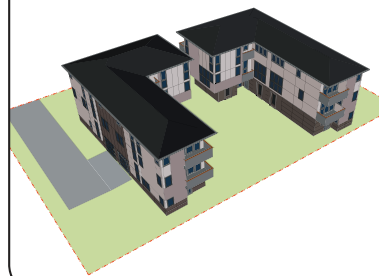
## STATISTICS

density: 15-25 units per acre  
lot size: 6,000 sq ft minimum (4-unit infill)  
unit size: 1,200-2,000 sq ft (2 to 4 bedrooms)  
unit arrangement: stacked or unstacked  
parking: alley or front loaded; surface/tuck under/garage  
construction type: wood-frame

## PLAN



## AXON



## PROS AND CONS

- + Allows for increased density which may reduce sprawl and be more affordable
- + Maximizes shared open space and fosters community among neighbors
- + Minimizes the number of curb cuts along the street allowing for deeper, narrower lots
- Requires access easements and maintenance agreements
- New development type can have greater risk perception for developers

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## CODE CHALLENGES

- Requires a private street standard for accessing lots
- Requires a large lot to subdivide or multiple small lots

## LOCATION CRITERIA

- Walking distance to services, arterials, schools and open space
- Appropriate for some single-family or multi-family zoning designations

## DESIGN CRITERIA

- All units should have pedestrian access and views of the courtyard
- To avoid a purely inward focus, units and courtyard should have direct pedestrian access to the public street
- Units facing the street should also have front doors onto the street
- Setbacks must be adjusted to maximize private open space
- Orient the houses in relation to neighbors to allow for privacy and natural light
- Set height limits to minimize canyon effect and allow natural light in the courtyard