

CLASSIFICATION OF TOWNHOUSE/ATTACHED HOUSING SITE LAYOUTS*

Prepared by Don Meserve, October 2008

1. Traditional Rows

- a. **Townhouses in Rows Along Streets** – Homes are lined up facing a street or private drive with entries and parking both facing the street. There may be some small variations in the setbacks of units or buildings. Parking can be a carport or garage, typically on the lot line on one side of the home. The lots in the subdivision are larger than just the footprint of the house, and homes typically have both a front and a rear yard or patio. **Examples: Villa Monterey, Golden Keys 1-6, Sands East, and Villa Bianca D'Oro**
- b. **Townhouses or Twins in Rows Along Streets with Open Space in Rear** - Homes are lined up facing a street or private drive with entries and parking both facing the street. There may be some small variations in the setbacks of units or buildings. Parking can be a carport or garage, typically on the lot line on one side of the home. The lots are larger than just the footprint of the house, and homes typically have both a front and a rear yard or patio. The rear of all or most homes faces a common open space area that may also contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Heritage East Units Three and Four (twins)**
- c. **Traditional in Rows Along Streets with Front Entries Facing Streets and With Parking in Rear** - Homes are lined up facing a street or private drive with private entries facing the street. There may be some small variations in the setbacks of units or buildings. Parking is accessed from the rear by a drive or alley and may be an on-lot carport or garage. The lots are larger than just the footprint of the house, and homes typically have both a front and a rear yard or patio. Common areas and amenities are not a significant portion of the subdivision. **Example: Royale Gardens**
- d. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking in Rear** - Homes are in rows with their front facades facing a common open space area containing sidewalks and landscaping, and their private entries are from the common area. There may be some small variations in the setbacks of units or buildings. Parking is on each lot in the rear with access from a driveway or alley and can be a carport or garage. Lots may be just the footprint of the house or somewhat larger to include parking. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Examples: Villa Solano/Villa Solano Two, Park Scottsdale Townhouse, and Chateau de Vie(s)**
- e. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking Separated From Buildings** - Homes are in rows with their front facades facing a common open space area containing sidewalks and landscaping, and their private entries are from the common area. There may be some small variations in the setbacks of units or buildings. Parking is separated from the homes and is accessed from a driveway, alley or adjacent street and may contain carports, garages or uncovered assigned spaces. Residents must walk from parking to their home along sidewalks. Lots may be just the footprint of the house or somewhat larger to include private patios. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Examples: Fountain Villas, Paradise Villa, Sarkis Manor, and Tres Olivos**

**This list of variations in the layout of attached housing is limited to the variations found in Scottsdale during the townhouse/attached housing survey. There are other variations in the locations of entrances, parking, and open space or in overall layouts that are not included in this list because they did not exist in Scottsdale between 1960 and 1974.*

2. Attached Homes in Curvilinear or Staggered Layouts

- a. **Curvilinear Street Layout with Front Entries and Parking Facing Streets** – As opposed to traditional straight streets, the streets are curved so the fronts of the townhouse structures or twins are not in line with each other. Homes entries and on-lot parking are from the streets. Subdivision may include cul-de-sac streets. Lots are larger than the footprint of the house. Open space may contain common facilities such as a pool or clubhouse for the private use of residents.
Example: Briarwood
- b. **Curvilinear Street Layout with Front Entries and Parking Facing Streets and with Open Space in Rear** – As opposed to traditional straight streets, the streets are curved so the fronts of the townhouse structures or twins are not in line with each other. Homes entries and on-lot parking are from the streets. Common open space areas are in the rear of units. Subdivision may include cul-de-sac streets. Lots are larger than the footprint of the house. Open space may contain common facilities such as a pool or clubhouse for the private use of residents.
Examples: Sunrise Villas and Sandpiper(twins) in McCormick Ranch
- c. **Staggered Unit Layout with Front Entries Facing Common Areas and with Parking in Rear or Separate From Lots** – As opposed to traditional rows or clusters of homes around parking, the townhouses are staggered so that the facades of each home are set forward or back from adjacent attached homes, and each home façade may also contain setbacks. Homes entries are from common open space areas containing sidewalks from parking areas to the homes. Parking is accessed by a driveway and is separate from each group of homes. Parking areas are for more than one unit and may be uncovered, covered, or in rows of garages. Homes may be one- or two-story or a combination. Lots are typically just the footprint of the house or somewhat larger. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Examples: Villa Serena (parking in rear) and Scottsdale House Plat 2 and 3 (separate parking)**

3. Townhouse Clustering

- a. **Townhouses in Clusters with Front Entries Facing Common Areas and with Parking Areas Separated From Buildings** - Homes are in clusters of three or more units including; 1) buildings with four units in a square layout (4-plex or quadraplex), with a front and side facade facing a common open space area containing sidewalks, with two party walls at a right angle to each other, and their entries are from the common area, and 2) buildings with five units in a cluster (5-plex), with a front and side facade facing a common open space area containing sidewalks, with typically two party walls at a right angle to each other, and their entries are from the common area. One or more of the five units may have only one party wall. Parking is separate from each block of homes and is accessed by a driveway, with sidewalks to the units from parking areas. Parking areas may be uncovered, covered, or in rows of garages. Lots are typically just the footprint of the house or somewhat larger in include private patios. Open space may contain common facilities such as a pool or clubhouse for the private use of residents.
Examples: Hallcraft Villas Scottsdale (4-plex), Hallcraft Villas Scottsdale Two (5-plex) and Casa Amigos (4-plex)
- b. **Townhouses in Clusters Around a Common Driveway Courtyard with Open Space Around Clusters** - Homes are arranged in a cluster of typically 4 to 6 units around a common paved courtyard area that is used for access to private carports or garages on each lot. Streets provide access to each cluster of homes and to the common driveways. Private entries are from the common driveway courtyard or from streets. The lots include the private parking, in garages or carports, and may include a small rear patio or yard. Each cluster of homes has rear facades

and/or rear patios facing different directions, contrary to the traditional rows of homes. The clusters are often surrounded on three sides by common open space so the rear patios or yards face a common open space area that may contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Scottsdale Park Villas (4-plex and 6-plex)**

- c. **Townhouses in Clusters Around Common Open Space Courtyards with Rear Parking -** Homes are arranged in a cluster of typically 4 to 6 units around a landscaped common courtyard area that is used for access to private entries on each lot. Streets provide access to each cluster of homes around the courtyards. The lots include the private parking, in garages or carports at the rear of the units, and may include a small patio or yard. Each cluster of homes has front facades that are setback from each other, contrary to the traditional rows of homes. A common open space area may contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Villa Serena**

4. More Than One Housing Type in Development

- a. **Attached Subdivision with More Than One Housing Type –** These subdivisions may contain patio homes, twins, townhouses, zero lot line homes or single family detached homes. The majority of the lots contain homes with one or more walls abutting walls of adjacent units, or with party walls, so the overall layout is still considered attached homes. Lots are larger than the footprint of the house. Open space may contain common facilities such as a pool or clubhouse for the private use of residents. **Example: Villa Maricopa**

SUMMARY LIST OF ATTACHED HOUSING SITE LAYOUTS

1. Traditional Rows

- 1a. **Townhouses in Rows Along Streets**
- 1b. **Townhouses or Twins in Rows Along Streets with Open Space in Rear**
- 1c. **Traditional in Rows Along Streets with Front Entries Facing Streets and With Parking in Rear**
- 1d. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking in Rear**
- 1e. **Townhouses in Rows with Front Entries Facing Common Areas and with Parking Separated From Buildings**

2. Attached Homes in Curvilinear or Staggered Layouts

- 2a. **Curvilinear Street Layout with Front Entries and Parking Facing Streets**
- 2b. **Curvilinear Street Layout with Front Entries and Parking Facing Streets and with Open Space in Rear**
- 2c. **Staggered Unit Layout with Front Entries Facing Common Areas and with Parking in Rear or Separate From Lots**

3. Townhouse Clustering

- 3a. **Townhouses in Clusters with Front Entries Facing Common Areas and with Parking Areas Separated From Buildings**
- 3b. **Townhouses in Clusters Around a Common Driveway Courtyard with Open Space Around Clusters**
- 3c. **Townhouses in Clusters Around Common Open Space Courtyards with Rear Parking**

4. More Than One Housing Type in Development

- 4a. **Attached Subdivision with More Than One Housing Type**