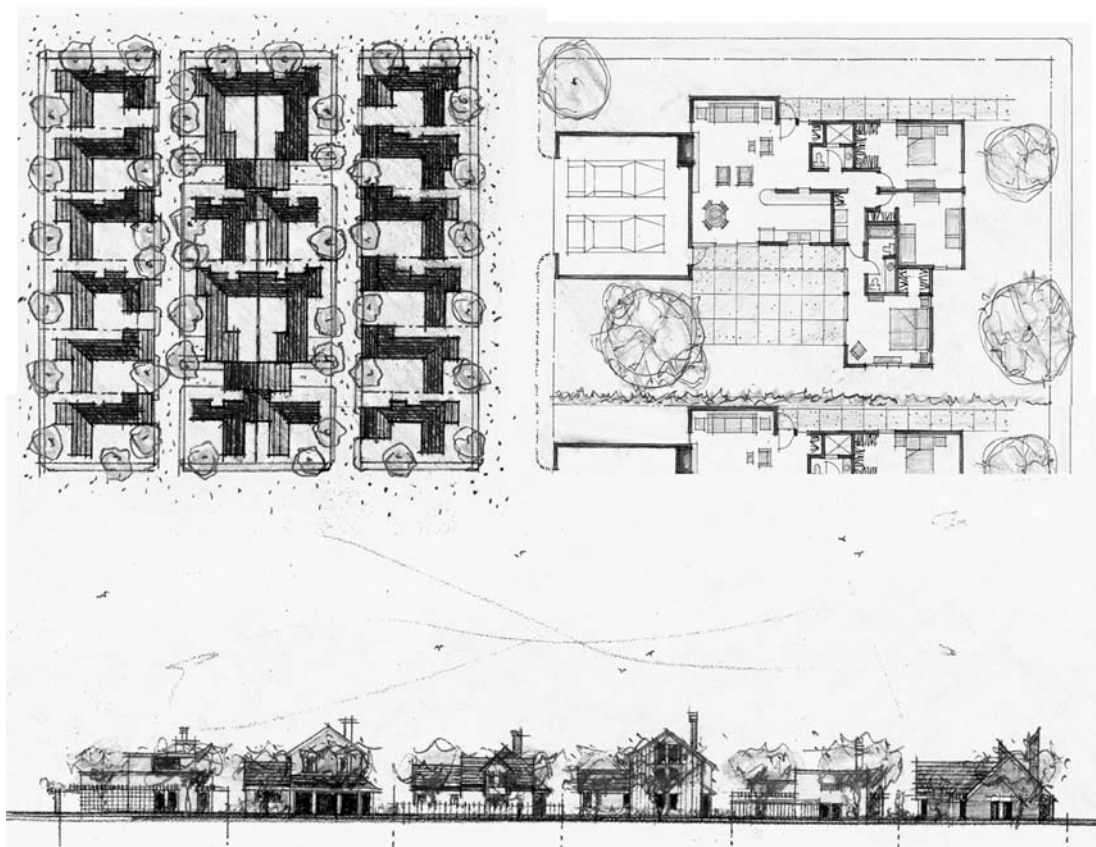


service alley running north/south. This historical pattern results in a net density of 2.8–3.4 units per net acre (6.9–8.4 per hectare), including the alley and a proportional share of the adjacent city streets, but not including other commonly shared public amenities such as parks and schools.

Zero-lot line

The lowest-density configuration proposed in this category is a clustered single-family zero-lot-line prototype (Figure 13.3), which provides each unit with a large private south-facing courtyard space. A double mews arrangement allows 24 units per block with a two-car garage attached to every house (6.7 units/net acre (16.5 per hectare); over twice the typical existing density) with no perceptible change in the scale or character of the neighbourhood. Skilful attention to scale, landscape, opportunities for interaction and other pedestrian-level amenities is always essential to the quality of any residential neighbourhood, but specific stylistic constraints are neither necessary nor desirable.

Figure 13.3
Zero-lot-line (single family)
housing prototype (6.7 units per
net acre; 16.5 units per hectare)
block plan, unit plan, street
elevation.



Duplex

The next proposed design places 18 duplex buildings on the same size block for a total of 36 attached single-family units per block (10.1 units per net acre (25 per hectare)), and can also be accomplished with little change in neighbourhood character or scale (Figure 13.4). Shared garages face a single alley, providing covered parking for one car per unit, and each two storey-plus unit has a private walled south-sunlit courtyard as well as a share in the community (block) garden. Windows on three sides of these units will admit light and air, while the direct rays of the low east and west sun are blocked or screened by adjacent units or street trees.

Multifamily courtyard

The last prototype in this group derives from the courtyard housing popular in Los Angeles in the early 20th century (Figure 13.5). As densities increase, it becomes less feasible to orient all units only to the south, as common wisdom might dictate. Units

Figure 13.4
Duplex (two family) housing prototype (10.1 units per net acre; 25 units per hectare) block plan, unit section, street elevation.

