

Motor and Green Courts

June 22nd, 2026

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Background

- At the time of the 2025 LDC adoption, staff was directed by City Council to address comments made by a stakeholder on the following standards:
 - Motor Court Driveway Length Requirement
 - Motor Court Shared Accessway Configuration
 - Court Development Building Separation



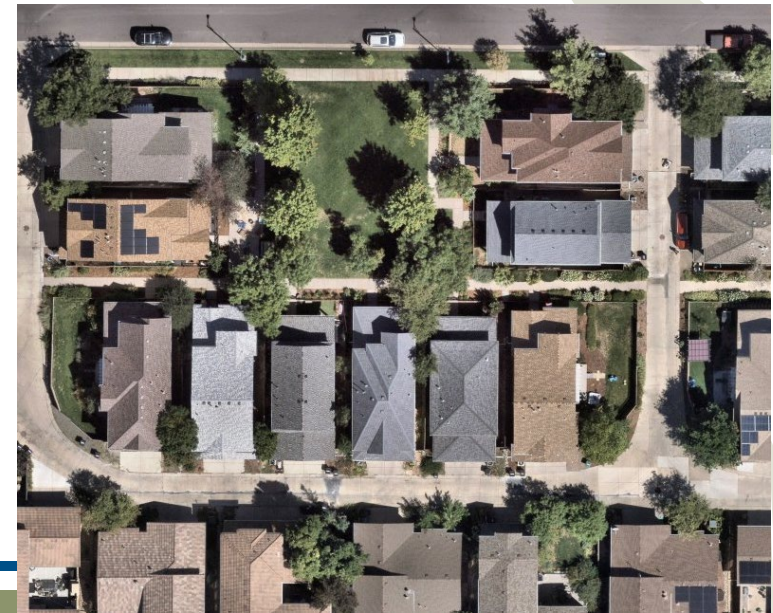
Motor Court Homes Background

- **What is a Motor Court:** A cluster of homes around a shared driveway.
- **Feedback Received:** Remove the 20' minimum driveway length requirement and allow the “cul-de-sac” configuration to have up to four structures.
- **Other Supporting Standards**
 - No parking allowed within the shared motor court
 - Front doors oriented to the street
 - Higher open space requirement (125%)
 - Max limit on motor courts (30%)



Green Court Homes Background

- **What is a Green Court:** A cluster of homes around a shared open space
- **Feedback Received:** Reduce the minimum building separation requirement from 60' to 30'
- **Other Supporting Standards**
 - Exceptions to reduce the building separation to 40' if there are site constraints
 - Front doors must face the shared open space
 - Continuous walkways that connect to open space



Staff Recommendations

Motor Court Driveway Length Requirement

- If the driveway length requirement is removed, explore alternative standards to address parking and access concerns.

Motor Court Shared Accessway Configuration

- If “crowding” is a concern, allow up to four structures, and explore minimum private open space requirements to ensure adequate yard space is provided.

Green Court Development Building Separation

- Reduce the required separation to 50 feet. The Code currently allows the option to reduce to 40 feet with Community Development Director approval.



Questions