

Sec. 17.10.30. - Meaning of specific words and terms.

The listed specific words and terms are defined as follows:

Middle housing: Middle housing refers to duplexes, triplexes, quadplexes, cottage clusters, and townhouses as defined in ORS 197A.420. For the purposes of middle housing land division, middle housing only refers to duplexes. [“Middle housing” also includes dwelling units that are: \(i\) Additional units allowed under section 17.64.20; and \(ii\) Existing dwelling units to which additional units are added under section 17.64.30.](#)

Middle housing land division: A partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420(2) or (3) [or 197A.421](#). Middle housing land division applications shall be processed pursuant to the expedited land division procedures set forth in ORS Sections 197.360 to 197.380 and Section 17.18.120 of this development code.

Single room occupancy. A residential development with no fewer than four attached [or detached](#) units (referred to as "SRO units") that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.

Sec. 17.38.10. - Permitted uses.

A. Primary Uses Permitted Outright:

1. Single detached dwelling (subject to design standards in [Chapter 17.90](#));
2. Single detached or attached zero lot line dwelling (subject to design standards in [Chapter 17.90](#));
3. Row house;
4. Duplex;
5. Multi-family dwelling;
6. Manufactured dwelling parks (see [Chapter 17.96](#));
7. Single room occupancy with up to six SRO units on a lot, or up to ~~14~~[42](#) SRO units per net acre, whichever is greater;
8. Residential home;
9. Residential facility.

B. Accessory Uses Permitted Outright:

1. Accessory dwelling unit subject to the provisions in [Chapter 17.74](#);
2. Accessory structure, detached or attached subject to the provisions in [Chapter 17.74](#);

3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone (see [Chapter 17.74](#));
4. Home business (see [Chapter 17.74](#));
5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
6. Minor utility facility;
7. Other development customarily incidental to the primary use.

Sec. 17.40.10. - Permitted uses.

A. Primary Uses Permitted Outright:

1. Single Detached, if located on an existing legal lot;
2. Single Attached Zero Lot Line;
3. Duplex;
4. Row houses;
5. Multi-family dwellings;
6. Manufactured dwelling parks;
7. Residential home.
8. Residential facility;
9. Single room occupancy with up to six SRO units on a lot, or up to ~~20~~60 SRO units per net acre, whichever is greater.

B. Accessory Uses Permitted Outright:

1. Accessory dwelling unit (see [Chapter 17.74](#));
2. Accessory structure, detached or attached (see [Chapter 17.74](#));
3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
4. Home business (see [Chapter 17.74](#));
5. Livestock: The keeping, but not the propagating, of one horse, or one cow, or two sheep for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
6. Minor utility facility;
7. Other development customarily incidental to the primary use.

CHAPTER 17.64 – ~~RESERVED~~MIDDLE HOUSING

Sec. 17.64.10. – Purpose.

The purpose of these regulations are to implement certain state law requirements related to middle housing.

Sec. 17.64.20. – Bonus Units.

A. Definitions

“Accessible unit” means a unit of housing that complies with the “Type A” requirements applicable to units as set forth in the Standard for Accessible and Usable Buildings and Facilities published by the International Code Council and as referenced by the state building code.

“Affordable unit” means a unit of housing that is subject to an affordable housing covenant, as described in ORS 456.270 to 456.295, that:

1. Makes the unit available to purchase for a maximum sales price and requires that the unit be purchased by a household with an income below 120 percent of median income, with both the maximum price and income threshold as published per region on an annual basis by the division of the Oregon Department of Administrative Services that serves as office of economic analysis; and
2. Is enforceable for a duration of not less than 10 years from the date of the certificate of occupancy.

B. Bonus Units Allowed. Notwithstanding any other provision of Title 17, on any lot or parcel on which middle housing may be sited, if one or more of the units of middle housing is an accessible or affordable unit, the developer shall be allowed additional development of:

1. For any allowable duplex, one additional attached or detached dwelling unit, resulting in a triplex.
2. For any allowable single detached or attached zero lot line dwelling or rowhouse, up to two additional attached or detached dwelling units, resulting in additional single detached or attached zero lot line or row house units.

C. Siting and Design Standards. The additional units under this section are subject to the siting and design standards applicable to the base middle housing units, except that a commensurate increase to any applicable developable area, floor area, height or density requirements will be provided to allow for the development of the units.

Sec. 17.64.30. – Additions to Existing Housing.

A. A lot or parcel on which middle housing is proposed to be developed may include existing housing consisting of:

1. One single-unit dwelling;
2. One single-unit dwelling plus one accessory dwelling unit; or
3. One duplex.

~~A.B.~~ Only the new units, and not the existing units, will be required to comply with applicable siting and design standards.

C. Existing units on the lot or parcel may be separated from the new units by a middle housing land division and are considered a single unit for the purposes of such division.

Sec. 17.84.50. - Street requirements.

B. *Transportation Impact Study (Dwellings)*. For development applications that propose dwelling units, an applicant must submit a transportation impact study unless the application is exempt from this requirement pursuant to Subsection B.7., below. Failure to submit the study will result in an incomplete application. A traffic impact study shall bear the seal of a Professional Engineer licensed in the State of Oregon and qualified in traffic or civil engineering. The applicant shall prepare the study in accordance with the following:

7. A transportation impact study is not required under this section if:

- a. The cumulative impact of the proposed development and development on abutting properties that received a certificate of occupancy or recorded a plat within the past five years will generate no more than 20 vehicle trips in any weekday a.m. or p.m. peak hour as determined by using the Institute of Transportation Engineers Trip Generation Manual (11th Edition); or
- b. The proposed development completed a transportation impact study at the time of annexation within the past five years and that study assessed the impact of the same or more dwelling units than proposed under the new land use action; or
- c. The application only proposes to convert an existing detached single family dwelling to a duplex; or
- d. The application only proposes development of middle housing and the application meets both of the following criteria:

1. [The development does not consist of twelve or more row house or single detached or attached zero lot line dwelling units; and](#)
2. [The development is not located on a lot or parcel created by a division of land, other than a middle housing land division, that occurred within the previous five years.](#)

Sec. 17.98.20. - Off-street parking requirements.

A. *Off-Street Parking Requirements.* Off street parking shall conform to the following standards:

8.

Residential / Congregate Living Uses	Number of Parking Spaces	Number of Bicycle Spaces
***	***	***
Single Room Occupancy ¹	4 2 per every 3 SRO units	Exempt
***	***	***

Sec. 17.100.50. - Middle housing land divisions.

A.

Applicability. When land which has been, or is proposed to be, developed for middle housing is proposed to be partitioned or subdivided so that each dwelling unit will be located on its own separate lot [\(except as provided in subsection \(D\)\(4\) below\)](#), the partition or subdivision shall be processed as a middle housing land division pursuant to this section, in-lieu of the standards and procedures otherwise applicable to partitions and subdivisions included under this chapter.

D. *Approval Criteria.* The Director shall review middle housing land division applications based on the procedure set forth in [Chapter 17.18](#) and the following approval criteria:

4. The middle housing land division results in exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels, or tracts used as common areas [and lots or parcels with a detached single-unit dwelling and accessory dwelling unit or a duplex as allowed under ORS 197A.420\(4\);](#)

¹ [This requirement does not apply to single room occupancies used as residential care facilities, which are subject to the parking requirements for residential care facilities.](#)