



Middle Housing Code Amendments

City Council

December 13, 2021

Overview

- Recap of project purpose
- Project schedule
- Public Feedback
- Overview of Changes
- Next steps
- Questions, discussion and recommendation



Help achieve “*a greater diversity of housing types in Tualatin,*” which was broadly supported by stakeholders and the community in the Tualatin 2040 project.

Objectives:

- Remove code barriers to different housing types.
- Remove any subjective development code requirements for middle housing.
- Coordinate with recent rules related to housing.

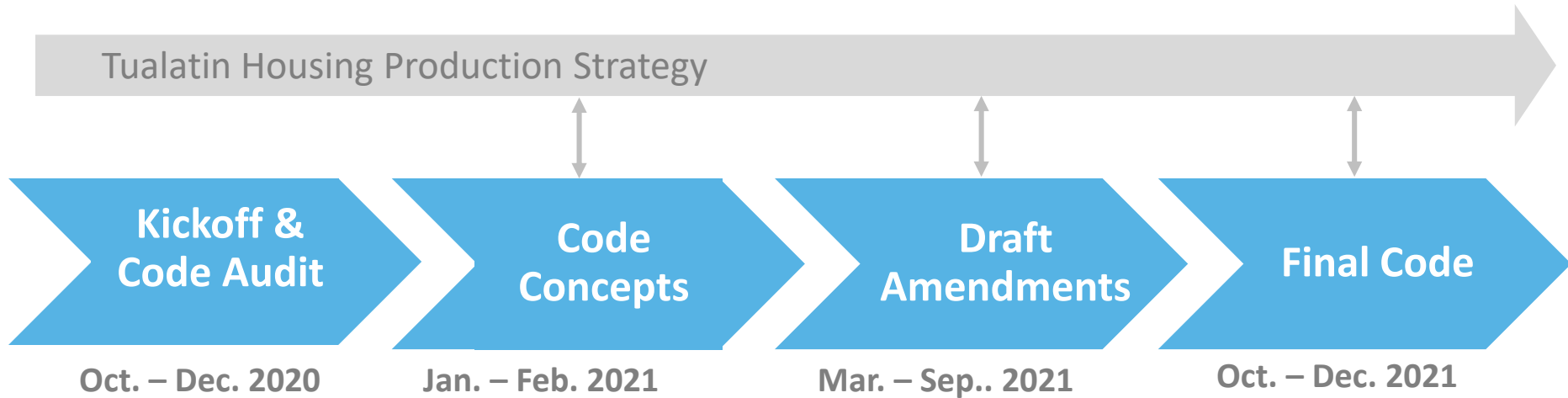
Project Purpose

Statewide Housing Rules: House Bill 2001

- Intended to expand housing options across Oregon
- “Large” Cities (25,000+): must allow “upper-level” middle housing as Permitted uses with “clear and objective” design standards
 - Townhomes
 - Duplexes
 - Triplexes
 - Quadplexes
 - “Cottage cluster” developments
- Local code requirements may not cause “unreasonable cost or delay”



Project Schedule



Public Feedback – Concerns and Strategies

- **Parking:** keep on-street parking separate from parking minimums
- **Housing infill:** character maintained through design standards
- **Maintenance:** ensured through municipal code and code enforcement program
- **Environment, infrastructure and safety:** middle housing helps encourage redevelopment and density which help us meet our goals
- **Housing choices and certainty:** clear requirements help certainty increasing supply and opportunity

Summary of Code Update – 1 of 3

TDC Chapter	Title	Draft Proposed Code
31	General Provisions Definitions	Revises and adds definitions to clarify housing types and standards including housing type descriptions and standards like Floor Area Ratio (FAR).
32	Procedures	Revises to Type I review for middle housing types. Type I reviews respond to predictable and objective written code standards evaluated by staff.
33	Applications and Approval Criteria	Revises the application of the Type I Architectural Review process that applies to single-family dwellings to additional middle housing types. Clarifies processes that are applicable when property owners update, remodel, or add an addition to a home, or request a variance to a standard.
34	Special Regulations	Minor updates to Home Occupation Provisions. Moves Accessory Dwelling Unit (ADU) standards with other design standards in Chapter 73A.
36	Subdividing, Partitions, and Property Line Adjustments	Describes how subdivision standards are applied to meet clear and objective requirements for all housing, including for middle housing types based on development standards in other chapters.

Summary of Code Update – 2 of 3

TDC Chapter	Title	Draft Proposed Code
39	Use Categories	Clarifies household living use as encompassing a range of development types.
40	Low Density Residential Zone (RL)	<ul style="list-style-type: none">• Adds Townhomes, Duplexes, Triplexes, and Quadplexes as “Permitted” uses subject to review.• Adds Cottage Cluster housing type, subject to review;• Updates development standards such as minimum lot size and coverage standards for middle housing types;• Introduction of Floor Area Ratio (FAR) to effectively require smaller structures on smaller lots.• Clarifies flexible lot subdivision provisions.
41	Medium Low Density Residential Zone (RML)	<ul style="list-style-type: none">• Adds Cottage Cluster housing type;• Updates development standards such as minimum lot size and coverage standards for middle housing types;• Introduction of Floor Area Ratio (FAR) to effectively require smaller structures on smaller lots.• Clarifies flexible lot subdivision provisions.

Summary of Code Update – 3 of 3

TDC Chapter	Title	Draft Proposed Code
58	Central Tualatin Overlay Zone	Adds middle housing types in situations where detached single family dwellings allowed consistent with state law.
73A	Site Design Standards	<ul style="list-style-type: none">• Applies existing design standards that currently apply to single-family homes to additional middle housing types;• Adds section for applicable design standards for cottage cluster.• Adds design standards for accessory dwelling units (ADUs), moved from Chapter 35, updates parking and siting standards for consistency with current state law, clear and objective requirements, and to coordinate with other code changes that allow for new units on a site.• Updates multi-family design standards to remove subjective requirements, consistent with state law.
73B	Landscaping Standards	Clarifies applicable standards for middle housing.
73C	Parking Standards	Updates parking ratios to be consistent with middle housing legislation.
75	Access Management	Updates driveway width and spacing standards.

Public Outreach

Draft Code Development

- 2 Council Work Sessions and 4 Planning Commission public meetings
- Webinar held in February 2021
- Public Survey held in May 2021

Final Code Amendments

- Published and public notice procedures followed from code
- Public meeting at Planning Commission open to public testimony (October 21st)
- Final Code Amendments and Adoption by City Council at hearing open to the public (December 13th)





Recommendation

- The Planning Commission has recommended that the Council approve the proposed amendments (PTA 20-0002) and adopt Ordinance No. 1463-21