



# **Middle Housing Code Update**

## **Tualatin Planning Commission**

October 21, 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

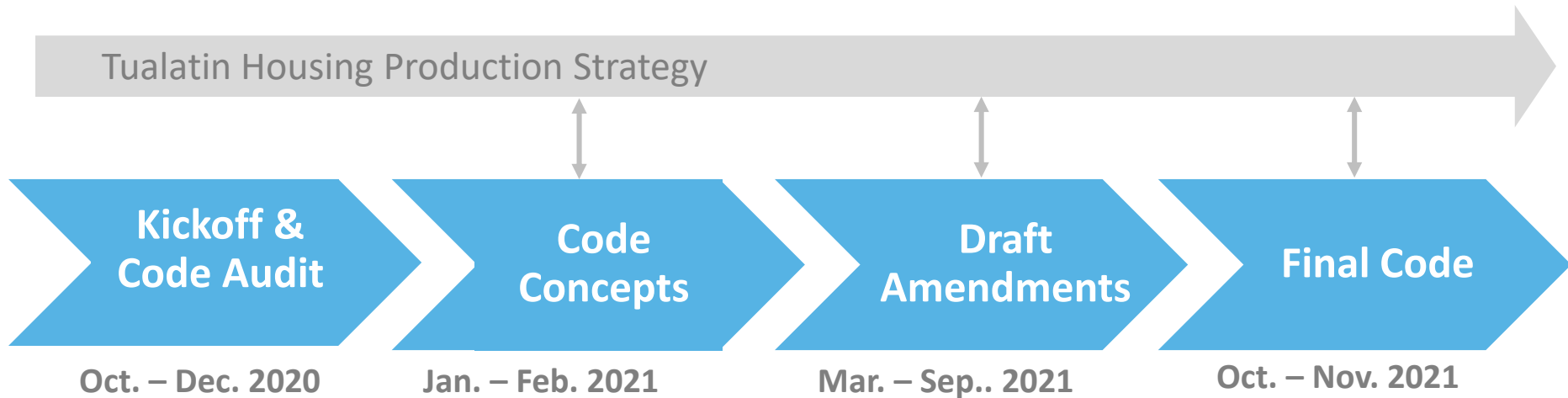
# Statewide Housing Rules: House Bill 2001

- Intended to expand housing options across Oregon
- “Large” Cities (25,000+): allow “upper-level” middle housing
  - 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 flexible lot 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"><li>• Adds Townhomes, Duplexes, Triplexes, and Quadplexes as “Permitted” uses subject to review.</li><li>• Adds Cottage Cluster housing type, subject to review;</li><li>• Updates development standards such as minimum lot size and coverage standards for middle housing types;</li><li>• Introduction of Floor Area Ratio (FAR) to effectively require smaller structures on smaller lots.</li><li>• Clarifies flexible lot subdivision provisions.</li></ul>
41	Medium Low Density Residential Zone (RML)	<ul style="list-style-type: none"><li>• Adds Cottage Cluster housing type;</li><li>• Updates development standards such as minimum lot size and coverage standards for middle housing types;</li><li>• Introduction of Floor Area Ratio (FAR) to effectively require smaller structures on smaller lots.</li><li>• Clarifies flexible lot subdivision provisions.</li></ul>

# 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"><li>• Applies existing design standards that currently apply to single-family homes to additional middle housing types;</li><li>• Adds section for applicable design standards for cottage cluster.</li><li>• 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.</li><li>• Updates multi-family design standards to remove subjective requirements, consistent with state law.</li></ul>
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.

# Next Steps

## October/November 2021

- Public notice/process for code amendment
- Public meeting at Planning Commission (October 21<sup>st</sup>)
- Final Code Amendments and Adoption by City Council at hearing open to the public (November 22<sup>nd</sup>)





## Questions and Discussion

- Do you have any comments or questions on the proposed changes?
- Staff recommends the Planning Commission forward a recommendation of the proposed amendments (PTA 20-0002) to the City Council