



Middle Housing Code Update

Draft Code Audit Review

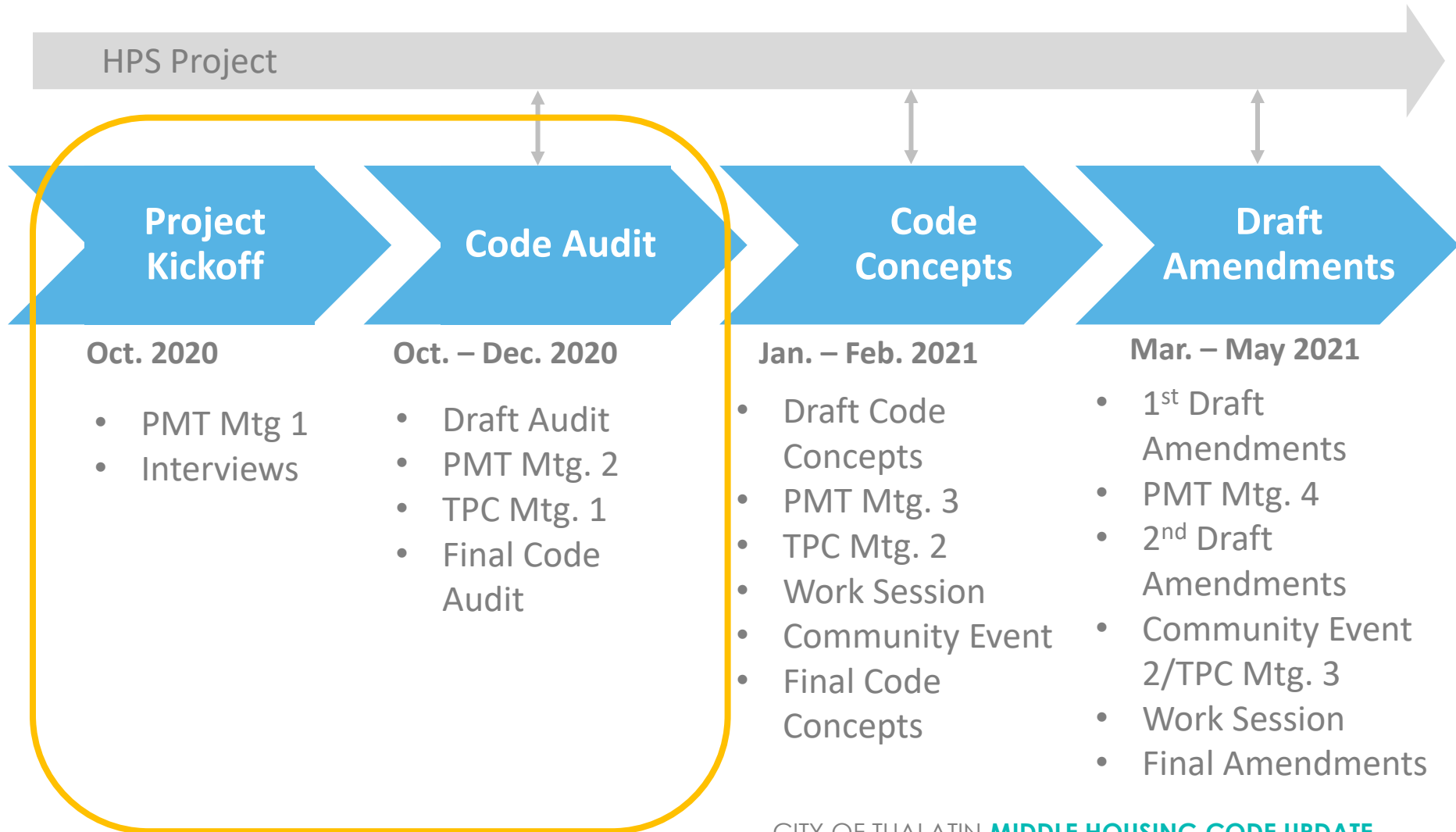
December 2020



Presentation Overview

1. Project Schedule
2. HB 2001 and Project Purpose
3. Code Audit Overview and Key Findings
4. Next Steps
5. Questions and Discussion

Project Schedule



HB 2001

- Adopted by LCDC on July 24, 2020
- Expand housing options across Oregon
- Medium Cities (10,000+): allow duplexes in zones that allow single-family detached housing
- Large Cities (25,000+): allow “upper-level” middle housing
- Local land use regs. may not cause unreasonable cost or delay
- Allows large cities to develop own standards by June 30, 2022

HB 2001

- **Duplexes:** two attached dwelling units on a Lot or Parcel.*
- **Triplexes:** three attached dwelling units on a Lot or Parcel.*
- **Quadplexes:** four attached dwelling units on a Lot or Parcel.*
- **Townhomes:** dwelling unit that is part of a row of two or more attached units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent unit.
- **Cottage Clusters:** grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet. Units may be located on a single Lot or Parcel, or on individual Lots or Parcels that include a common courtyard.

* may include any configuration of detached or attached units

Housing Needs Analysis (2019)

- Tualatin's growth will result in the demand for 1,014 new dwelling units over the 20-year planning period.
- Tualatin will need to plan for more single-family attached and multifamily dwelling units to meet City housing needs.
- Evaluate opportunities to increase development densities within Tualatin's existing zones by modifying the TDC.

Code Audit

- Identifies land use regulatory barriers to development of required middle housing.
- Recommends options for the City to comply with Oregon HB 2001.
- Appendix A: applicable standards from the Tualatin Development Code.
- Appendix B: applicable Comprehensive Plan policies.
- Appendix C: applicable strategies from the 2019 Housing Needs Analysis.

Code Audit: Key Findings

- Code should separate out housing types into their own definitions with their own standards.
- Tualatin should consider adding specific middle housing types as outright permitted uses in these zones.

Table 1: Permitted Uses in Zoning Districts

Middle Housing Type	RL	RML	RMH	RH	RH-HR	MUC
Duplexes	⊖ !	☑ !	☑ !	☑ !	☑ !	☑ !
Triplexes	⊖ !	☑ !	☑ !	☑ !	☑ !	☑ !
Quadplexes	⊖ !	☑ !	☑ !	☑ !	☑ !	☑ !
Cottage Clusters	⊖ !	☑ !	☑ !	☑ !	☑ !	☑ !
Townhouses	⊖ !	☑ !	☑ !	☑ !	☑ !	☑ !

☑ = Permitted Outright ⊖ = Conditional Use ! = One or more standards do not comply with OAR rules or intent of HB 2001

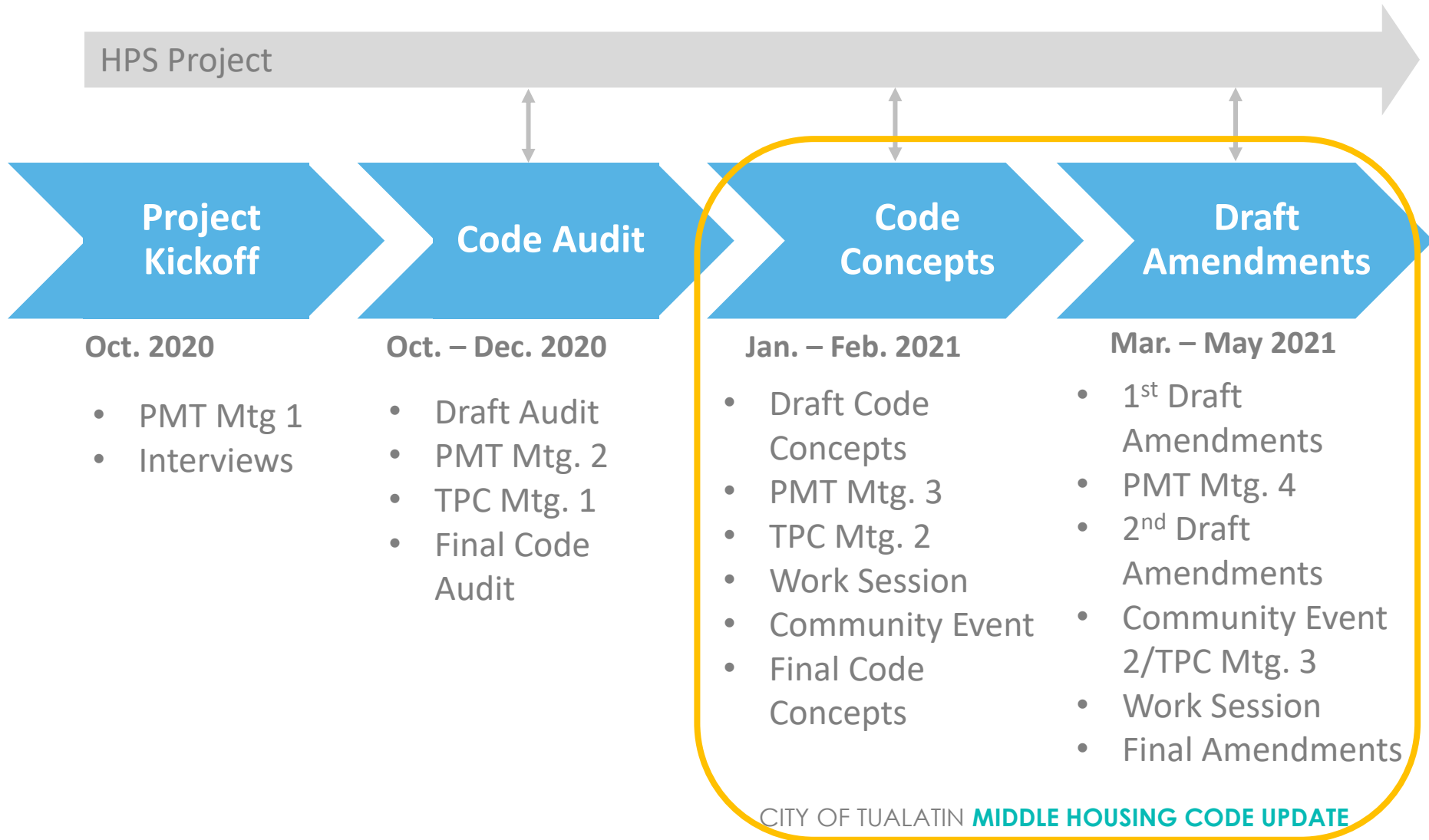
Code Audit: Key Findings

- Siting and design standards for middle housing should be the same or less restrictive than those applicable to single family dwellings permitted in the same zone.
- Standards will need to match the development standards for single-family detached dwellings permitted outright in the same zone.
- The Code should include a second pathway for discretionary review if necessary or desired by the applicant.
- Density limits are applied to the construction of duplexes, cottage clusters, triplexes, and quadplexes in nearly all residential zones.

Code Audit: Key Findings

- Middle housing developments are a conditional use in the LDR Zone and have more restrictive development standards than detached single-family dwellings.
- Some existing development standards for multi-family structures may present a barrier to the development of middle housing.
- Off-street parking requirements for middle housing developments exceed the maximum amount allowed under HB 2001.
- Several residential zoning districts do not have clear and objective standards for middle housing developments.
- Portions of the Tualatin Comprehensive Plan, including the intent of residential zoning districts and recommended densities, will need to be revised.

Next Steps



Questions and Discussion



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