City of Tualatin Middle Housing Code Update: Code Audit

APPENDIX B: RELEVANT COMPREHENSIVE PLAN POLICIES (DRAFT)

The following matrix provides policies of the Tualatin Comprehensive Plan that relate to the HB 2001 state requirements. The matrix identifies policy issues and potential recommendations to comply with HB 2001 requirements. The matrix relies on a current draft of the HB 2001 requirements (8/4/20) and is subject to any refinements of the final version.

Chapter Section	Title	Policy	Potential Recommendations
Chapter 5	Residential Planning Growth		
5.010	Background		
		(4) Plan Density: • RML–Residential Medium-Low Density: 6-10 dwelling units per acre • RMH–Residential Medium-High Density: 11-15 dwelling units per acre • RH–Residential High Density: 16-25 dwelling units per acre • RH/HR–Residential High Density/High Rise: 26-30 dwelling units per acre	• Add language to clarify that middle housing developments are exempt from maximum density requirements or modify existing plan densities to reflect changes in the TDC.
		(5) The multi-family areas described on the Plan Map referred to in TDC Chapter 9 indicate that, wherever possible, multi-family areas were located close to the City's commercial core area where supporting commercial and transportation services are readily available. The multi-family areas are also located close to the City's arterial and collector street system and have good access to the City's park and open space system.	• Potentially revise to "high density multi-family" instead of multi-family as compliance with HB 2001 for large cities requires duplexes, triplexes, quadplexes, cottage clusters, etc. where detached single-family dwellings are permitted.
5.030	General Objectives		

Chapter Section	Title	Policy	Potential Recommendations
		(4) Locate higher density development where it is convenient to the City's commercial core, near schools and transit corridors, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing and provide residential opportunities in selected commercial areas through the Mixed Use Commercial District.	• Potentially define "higher density development" so as not to discourage the location of middle housing development in certain residential zones.
		(7) Develop specific and enforceable design standards for multi-family developments, townhouses, manufactured homes, manufactured dwelling parks and small lot subdivisions.	• Modify statement after implementing design standards for middle housing.
		(17) Protect wooded areas identified on the Natural Features Map found in the Technical Memorandum by requiring their preservation in a natural state, by integrating the major trees into the design of the parking lots, buildings, or landscaping areas of multi-family complexes and non-residential uses, or in low density areas through the small lot, common wall, or condominium conditional use. If it is necessary to remove a portion or all of the trees, the replacement landscape features shall be subject to approval through the Architectural Review process, except for conventional single family subdivisions.	• Development of middle housing types should not follow Architectural Review process as it is not required for the development of detached single-family housing.
5.040	Planning District Objectives		
		(1) Low Density Residential Planning District (RL). To provide areas of the City suitable for single-family dwellings and manufactured homes. Commonwall dwelling units and small lot subdivisions may be allowed by conditional use permit. Except for retirement housing and	• Modify the purpose of the RL zone to include middle housing types that Large Cities are required to allow wherever single family detached dwellings are permitted. Modify density maximums since they are not permitted to apply to middle housing development in large cities.

Chapter Section	Title	Policy	Potential Recommendations
		nursing and convalescent homes which shall not exceed ten dwelling units per net acre and small lot subdivisions and partitions and subdivisions affected by TDC 40.055, which shall not exceed 7.5 dwelling units per net acre, the maximum density of any residential use in this district shall not exceed 6.4 dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.	
		(2) Medium-Low Density Residential Planning District (RML). To provide areas of the City suitable for commonwall dwellings such as condominiums, townhouses, duplexes, triplexes, and other multi-family dwellings. Condominiums and small lot subdivisions may be allowed by conditional use permit. Owner occupancy of dwelling units shall be encouraged. Parks for manufactured dwellings shall be allowed in those portions of the district designated on the Plan Map. Except for retirement housing and nursing and convalescent homes which shall not exceed 15 dwelling units per net acre and manufactured dwelling parks with single-wide manufactured dwellings which shall not exceed 12 dwelling units per net acre, the maximum density of any residential use shall not exceed ten dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map.	• Modify density maximums since they are not permitted to apply to middle housing development in large cities.

Chapter Section	Title	Policy	Potential Recommendations
		(3) Medium-High Density Residential Planning District (RMH). To provide areas of the City suitable for townhouses, garden apartments and condominium developments. Except for retirement housing and nursing and convalescent homes, which shall not exceed 22.5 dwelling units per net acre, the maximum density of any residential use shall not exceed 15 dwelling units per net acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the district designated on the Plan Map.	• Revise intent of District to include more middle housing types. Modify density maximums since they are not permitted to apply to middle housing development in large cities.
		(4) High Density Residential Planning District (RH). To provide areas of the City suitable for townhouses, high density garden apartments and condominium developments. Except for retirement housing and nursing and convalescent homes, which shall not exceed 37.5 dwelling units per net acre, the maximum density of any residential use shall not exceed 25 dwelling units per net acre.(5)High Density Residential/High Rise Planning District (RH-HR). To provide areas of the City suitable for high density apartment or condominium tower development to provide a maximum amount of preserved open space. Except for retirement housing and nursing and convalescent homes, which shall not exceed 45 dwelling units per net acre, the maximum density of any residential use shall not exceed 30 dwelling units per net acre.	• Revise intent of District to include more middle housing types. Modify density maximums since they are not permitted to apply to middle housing development in large cities.

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APPENDIX C: RELEVANT HOUSING NEEDS ANALYSIS STRATEGIES

The following matrix provides strategies from the Tualatin Housing Needs Analysis that relate to the HB 2001 state requirements.

Strategy 1: Ensure an Adequate Supply of Land that is Available and Serviceable		
Goal: Ensure that sufficient land is designated and has urban services to support development so the supply is adequate for all needed housing types at the needed densities. Consider the development-ready residential land supply as part of ongoing functional planning efforts to provide necessary urban services in support of residential development.		
	Action 1.1. Evaluate opportunities to increase development densities within Tualatin's existing zones by modifying the Development Code.	**Recommendation 1.1a:** Tualatin should evaluate increasing densities in the residential High and Residential High Density / High Rise designations by allowing buildings that are five to eight stories tall (or higher). The City could increase densities to 60 to 100 dwelling units per acre. Alternatively, the City could allow the zoning standards to dictate the number of new dwelling units, based on standards such as building height limitations, parking requirements per unit, lot coverage ratios, setback requirements, and other zoning standards.

Recommendation 1.1b: Tualatin should conduct an audit of the City's Development Code to identify barriers to residential development (e.g., lot size, setbacks, and lot coverage ratio) and identify alternatives for lowering or eliminating the barriers. For example, the code audit could include these evaluating dimensional standards in all zones to understand the potential impact of development of vacant land (especially smaller or irregularly shaped lots) to identify barriers to infill development.

Recommendation 1.1c: Tualatin should evaluate off-street parking requirements for multifamily housing to identify opportunities for reduction in parking requirements, especially for housing developed for groups who have fewer cars, such as seniors or |

		low-income affordable housing, close proximity to transit stop, and/or additional provision of bicycle parking. The City could consider changes that allow for alternative ways to meet parking requirements or reduce (or eliminate) parking requirements:
		- Requiring off-street parking, but not necessarily requiring parking garages. - Allowing some on-street parking within a set distance of the development to account for some off-street parking requirements. - Requiring less off-street parking when close (such as within ¼ mile) of a transit stop. - Requiring additional provision of bicycle parking to reduce parking requirements for the building. **Recommendation 1.1d:** Adopt a (Planned Unit Development) PUD ordinance to allow flexibility in both development standards and housing types (subject to a maximum density) in exchange for provision of protected open space through a land use application process; this would require a hearing on the proposed development with the Planning Commission.
	Action 1.2. Evaluate opportunities to rezone land to provide additional opportunities for multifamily housing development.	**Recommendation 1.2a:** Identify opportunities to rezone industrial or commercial land for mixed-use that includes employment and residential uses. The City should exclude industrial sanctuary land (i.e., land in the Southwest Tualatin Concept Plan area) from this evaluation, as this land has been identified as regionally significant industrial areas. **Recommendation 1.2b:** Evaluate opportunities to rezone Residential Low Density and Residential Medium Low Density residential land for higher-density housing. **Recommendation 1.2c:** Evaluate merging the High Density zone and the High Density / High Rise zones into one zone, and evaluate increasing the maximum density and maximum height limit allowed in the revised zone, consistent with Action 1.1.

Strategy 2: Encourage Development of a Wider Variety of Housing Types

Goal: Allow and encourage the development of a broader diversity of housing types, including middle-density housing types and higher-density housing types.

		Action 2.1. Allow and encourage development of duplexes, cottage housing, townhomes, row houses, and triplexes and quadplexes in lower-density residential zones.	Recommendations 2.1a: Allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in the Residential Low Density residential zone. Tualatin will also need to revise the Development Code to include development standards for these housing types. As part of implementation of House Bill 2001, the Oregon Department of Land Conservation and Development (DLCD) will be developing a model code for cities to accommodate these housing types. Given that the model code may not be available before December 2020 and the deadline for adoption of policies to meet the requirement of House Bill 2001 is June 30, 2022, Tualatin should begin the process to identify changes necessary to implement HB 2001 before the model code is available. Recommendations 2.1b: Allow cottage cluster housing in the Medium-Low Density and Medium-High Density residential zones, at densities appropriate for the zones.
		Action 2.2. Identify opportunities to increase development of commercial and residential mixed-use development.	Recommendation 2.2a: Identify opportunities for more mixed-use development, either through rezoning land to a mixed-use zone and/or through redevelopment (consistent with Action 5.1).
		Action 2.3. Identify opportunities to allow and support development of innovative housing types.	Recommendation 2.3a: Evaluate allowing and supporting development of other housing types in Tualatin, such as single-room occupancy (more than four unrelated living in the same dwelling with shared kitchen and bathrooms); reuse of cargo containers for housing; tiny homes (dwelling units between 100 and 500 square feet); and higher amenity housing on larger lots.

Strategy 5: Identify Redevelopment Opportunities

Goal: Redevelop selected areas of Tualatin to create vibrant mixed-use districts that include new housing opportunities.

	Action 5.1. Identify districts within Tualatin with opportunities for redevelopment for housing and employment uses.	Recommendation 5.1a: Initiate a process to identify opportunities for redevelopment of mixed-use districts and initiate an area planning process to guide redevelopment.
		Recommendation 5.2a: Identify underutilized commercial areas that are ripe for redevelopment and work with landowners and developers to support redevelopment.