

City of Tualatin Middle Housing Code Update: Code Audit Report

APPENDIX A: TUALATIN DEVELOPMENT CODE MATRIX (DRAFT)

The following matrix provides a list of HB 2001 requirements and elements of the Tualatin Development Code that relate to the state requirements. The matrix identifies specific issues and potential recommendations to comply with HB 2001 requirements, as well as issue ranking to help prioritize any future amendments or changes. 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.

Priority Key

= no conflict = potential conflict/lower priority = conflict/higher priority

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
Chapter 31	General Provisions				
31.060	Definitions				
	Definitions	<ul style="list-style-type: none"> Definitions of housing types are in ORS 197.016 and ORS 197.758 	<ul style="list-style-type: none"> “Multi-Family Structure” definition incomplete for middle housing types. Characterized as a structure containing three or more dwelling units on one lot. Townhouses, duplexes, single-family dwellings, triplexes, and townhouses/rowhouses given own definitions Garden apartment defined as multi-family housing with open landscaped areas 	<ul style="list-style-type: none"> Definitions of types of housing should be consistent with ORS 197.016 and ORS 197.758. Ensure that related terms to middle housing are also included in the City’s Code definitions. 	
Chapter 33	Applications and Approval Criteria				

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
33.020	Architectural Review	<ul style="list-style-type: none"> The same approval process must be applied to middle housing development applications as are required of detached single-family dwellings in the same zone. Siting and design standards for middle housing must be clear and objective. Large cities may adopt an alternative approval process if approval criteria is not clear and objective 	<ul style="list-style-type: none"> Single family dwellings are subject to the Architectural Review process Type I. Approval criteria: <ul style="list-style-type: none"> SFH that are in compliance with the Clear and Objective must meet those standards (73A.110). SFH that are not compliant with the Clear and Objective standards, must meet the standards in 73A.140. Exceptions are provided for single family dwelling if proposed modifications are less than 35% of the existing footprint; no new story; less than 35% of the existing front or rear wall plane; side wall plan that abuts the side yard of an adjacent dwelling. Multi-family developments are subject to a Type III Architectural Review process. 	<ul style="list-style-type: none"> The architectural review process cannot be more restrictive than for detached single family dwelling units and there should only be clear and objective standards and procedures for regulating middle housing developments. Refer to Chapter 73A-Site Design Standards below for assessment of SFH Architectural Review approval criteria 	
33.040	Conditional Use Permit	<ul style="list-style-type: none"> The same approval process must be applied to middle housing development applications as are required of detached single-family dwellings in the same zone. Large cities may adopt an alternative approval process if approval criteria is not clear and objective 	<ul style="list-style-type: none"> SFH listed as conditional uses in the base zone are subject to Conditional Use Permit Type III review. 	<ul style="list-style-type: none"> The approval criteria are required to be clear and objective for middle housing development applications. Large cities may develop an alternative approval process, if the approval criteria are not clear and objective. 	
33.060	Reinstatement of Nonconforming Use or Development	<ul style="list-style-type: none"> The same approval process must be applied to middle housing development applications as are required of detached single-family dwellings in the same zone. 	<ul style="list-style-type: none"> This process allows for nonconforming uses or development to be reinstated in accordance with the development code. 	<ul style="list-style-type: none"> Non-conforming residential uses should be allowed the same provisions. 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<ul style="list-style-type: none"> Large cities may adopt an alternative approval process if approval criteria is not clear and objective 			
33.120	Variances and Minor Variances	<ul style="list-style-type: none"> The same approval process must be applied to middle housing development applications as are required of detached single-family dwellings in the same zone. Large cities may adopt an alternative approval process if approval criteria is not clear and objective 	<ul style="list-style-type: none"> Variations are allowed for any of the residential zones and the applicable design and siting development standards. Minor variations are permitted for up to 10% variation from the required lot area and up to 20% of the required width, building coverage, setbacks, projections into required yards and height for permitted uses in RL Zones, except for Small Lot Subdivisions. Small Lot Subdivisions in RL and RML zones are allowed to request minor variations within the above parameters as well. 	<ul style="list-style-type: none"> The same allowances must apply to all middle housing types 	
Chapter 34	Special Regulations				
34.600	Accessory Dwelling Units Standards				
	Zones Permitted	<ul style="list-style-type: none"> Must be permitted in all residential zones that allow single-family dwellings. 	<ul style="list-style-type: none"> RL and RML zones 	No conflict	
	Number Permitted	<ul style="list-style-type: none"> Allow at least ADU for every lot that allows detached single-family dwellings 	<ul style="list-style-type: none"> No more than 1 ADU per lot 	No conflict	
	Size	<ul style="list-style-type: none"> Maximum size requirements allowed 	<ul style="list-style-type: none"> Cannot exceed 800 sf of gross floor area 	No conflict	
	Siting	<ul style="list-style-type: none"> Recommended that cities apply the same or less restrictive development standards to ADUs as those for other accessory buildings 	<ul style="list-style-type: none"> Cannot be located in front of the primary structure 	A City can regulate ADUs through reasonable local regulations related to siting and design. While the state does not specifically prohibit this standard, the City may	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
				want to further consider if this is a 'reasonable' standard in its RL and RML zones.	
	Design	<ul style="list-style-type: none"> Local jurisdictions may create reasonable local regulations related to siting and design 	<ul style="list-style-type: none"> Must include at least 2 residential roof design elements and four residential wall design elements 	No conflict	
	Conversions	<ul style="list-style-type: none"> Local jurisdictions may create reasonable local regulations related to siting and design 	<ul style="list-style-type: none"> No garage or former garage may be converted into an ADU 	Could be a barrier to construction of ADUs? While not specifically prohibited by the state, this criterion may need to be removed if it is not a reasonable standard related to siting and design.	
	Parking	<ul style="list-style-type: none"> Off-street parking requirements for ADUs are prohibited 	<ul style="list-style-type: none"> One paved onsite space; cannot be within 5 ft of a side or rear property line 	Remove off-street parking requirements for ADUs	
	Utilities	<ul style="list-style-type: none"> Cannot require separate utility connections for an ADU 	<ul style="list-style-type: none"> Must be served by the same water, electric, and natural gas as the primary residence 	No conflict	
	Entry	<ul style="list-style-type: none"> Local jurisdictions may create reasonable local regulations related to siting and design 	<ul style="list-style-type: none"> Door cannot be located on the same street frontage as the detached single-family residence's front door unless the door for the ADU already exists Attached ADU must be connected to the single-family residence by an internal doorway 	No conflict	
Chapter 35	Non-Conforming Situations				
35.020	Nonconforming Use	<ul style="list-style-type: none"> State regulations do not outright establish guidance on nonconforming residential uses. However, middle housing can be developed through the conversions of existing detached single-family dwelling units, which may be a non-conforming use on the existing zoning district. 	<ul style="list-style-type: none"> Any alteration or enlargement of nonconforming uses are prohibited but may continue. 	<ul style="list-style-type: none"> Provisions and clear and objective standards for the conversion of nonconforming detached single family dwelling units into middle housing types must be provided. Include or reference minimum unit 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
				requirements for townhouses and cottage clusters under the state rules.	
35.030	Nonconforming Development	<ul style="list-style-type: none"> State regulations do not outright establish guidance on nonconforming residential uses. However, middle housing can be developed through the conversions of existing detached single-family dwelling units, which may be a non-conforming use on the existing zoning district. 	<ul style="list-style-type: none"> Any alteration or enlargement of nonconforming development are prohibited but may continue. 	<ul style="list-style-type: none"> Provisions and clear and objective standards for the conversion of nonconforming detached single family dwelling units into middle housing types must be provided. Include or reference minimum unit requirements for townhouses and cottage clusters under the state rules. 	
Chapter 36	Subdividing, Partitions, and Property Line Adjustments				
36.020	Expedited Land Division	<ul style="list-style-type: none"> State requirements define townhouses as a row of two or more attached units, where each unit is located on an individual lot or parcel. The same approval process must be applied to middle housing development applications as are required of detached single-family dwellings in the same zone. 	<ul style="list-style-type: none"> Per ORS 197.360(1), expedited land divisions are allowed instead of the standard review procedures. 	No conflict	
36.030	Variances and Minor Variances	<ul style="list-style-type: none"> State requirements define townhouses as a row of two or more attached units, where each unit is located on an individual lot or parcel. The same approval process must be applied to middle housing development applications as are required of 	<ul style="list-style-type: none"> Requests for a variance and minor variances for the subdivision, partition and property line adjustment must be processed as part of the applicable decision. Refer to Section 33.120 of this table for more information. 	<ul style="list-style-type: none"> The same allowances must apply to all middle housing types Consistency of this section with the state requirements is dependent on the consistency of Section 33.120 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<p>detached single-family dwellings in the same zone.</p> <ul style="list-style-type: none"> Large cities may adopt an alternative approval process if approval criteria is not clear and objective 			
36.410	Small Lot Subdivisions for RL and RML Zones	<ul style="list-style-type: none"> The same approval process must be applied to middle housing development applications as are required of detached single-family dwellings in the same zone. Large cities may adopt an alternative approval process if approval criteria is not clear and objective Lot size requirements for duplexes, cottage clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses permitted outright in the same zone. Lot size requirements for townhomes may not be more than 1,5000 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Proposed lots in the RL and RML zone that are less than 6,500 square feet require a conditional use permit. Small Lot Standards in the RL zone are as follows: <ul style="list-style-type: none"> No less than 5,000 and no more than 6,499 sf Max building coverage for lots 5,000-6,499 sf is 45%. Lots greater than 6,499 sf is 35% Min lot width: 30 ft Min lots for entire subdivision: 10 Small lots must be apart of subdivisions that have at least 7,000 sf that are necessitated by physical land constraints and cannot exceed 35% of the total number of lots in the subdivision. In cases where the small lot abuts an existing lot or is across from a lot on a local street of a city-approved or recorded subdivision or partition, smalls lots cannot be more than 500 sf smaller than the size of the abutting lot or lot across the local street. Small Lot Standards in the RML zone are as follows: 	<ul style="list-style-type: none"> Update section to reflect state lot size and dimension requirements for middle housing under OAR 660-046-0220. 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
			<ul style="list-style-type: none"> ○ No less than 4,500 sf ○ Max building coverage cannot be more than 45% ○ Min lot width: 30 ft ○ Front yard setback: minimum of 20 ft to garage and 12 ft to the house ○ Side yard setback: minimum of 5 ft ○ Corner lots: 20 ft min. to garage; 12 ft min to house where a driveway provides access to a street and 12 dt min where no driveway access exists ○ Rear yard setback: 15 ft min 		
36.420	Increased Density for Greenway and Natural Area Dedications in the RL zone	<ul style="list-style-type: none"> • Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) • Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220). • At least two attached townhouses are required and large cities must allow up to four attached townhouse units • Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> • Within the RL zone, small single-family lots that are smaller than 6,500 sf are permitted if land is dedicated for a Greenway or Natural Area in accordance with the set standards. 	<ul style="list-style-type: none"> • Siting and lot size minimums cannot be more restrictive than what is allowed for detached single family dwelling units. • Incorporate minimum requirements for townhouses and cottage clusters 	
Chapter 39	Use Categories				
	Household Living	<ul style="list-style-type: none"> • Definitions of housing types are in ORS 197.016 and ORS 197.758 	<ul style="list-style-type: none"> • Housing types listed as single-family dwelling, ADU, manufactured dwelling, 	Housing types should match residential living definitions in	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
			manufactured dwelling park, duplex, townhouse, multi-family structure, retirement housing facility, and residential home	ORS 197.016 and ORS 197.758	
Chapter 40	Low Density Residential Zone (RL)				
40.220	Housing Types				
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Duplex, townhouses, and multi-family structures are conditional uses. ADUs and SFH are permitted outright. 	<ul style="list-style-type: none"> Duplexes should follow the same approval process as single family uses (permitted outright). Separate out “multi family structures” into individual definitions. Outright permit triplexes, quadplexes, and cottage clusters. 	
40.300	Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220). At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> No maximum density for conditional uses. Single family homes require 6.4 units per acre 	<ul style="list-style-type: none"> Include minimum requirements for townhouses and cottage clusters 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, cottage clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,5000 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family dwellings is 6,500 sf and for conditional uses 6,000 sf 	<ul style="list-style-type: none"> Revise lot size requirements for townhouses to match state requirements No direct conflict for other middle housing types 	
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, cottage clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 50 ft for single-family and conditional uses 	No conflict	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. 	<ul style="list-style-type: none"> No minimum setbacks for conditional uses, setbacks determined through Architectural Review. No required front yard setback can be greater than 50 feet. 	<ul style="list-style-type: none"> Revise setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Revise side setbacks for Townhouses Further consider if prototype middle housing can meet these setbacks with lot size requirements 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for duplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> Maximum lot coverage 45% for single family dwellings and 40% for conditional uses 	<ul style="list-style-type: none"> Revise lot coverage for middle housing types to be the same as for single-family detached uses. 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. 	<ul style="list-style-type: none"> Maximum structure height is 35 ft for all uses. May be increased to 50 ft if all setbacks are not less than 1 ½ times the height of the building 	No conflict	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
Chapter 41	Medium Low Density Residential Zone (RML)				
41.220	Housing Types				
	Permitted Housing Types	<ul style="list-style-type: none"> Definitions of housing types in ORS 197.016 and ORS 197.758 If permitted in the zone, siting and design standards for Middle Housing Types must meet State requirements in 660-046-0220. 	<ul style="list-style-type: none"> ADUs, Duplexes, Townhouses, Rowhouses, Multi-Family Structures, and Manufactured Dwelling Parks permitted outright. SFH are conditional uses. 	<ul style="list-style-type: none"> Separate out definitions for housing types instead of grouping them under multi-family structures 	
41.300	Development Standards				
	Density	<ul style="list-style-type: none"> If permitted, density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) If permitted, cottage clusters must meet a minimum density of at least 4 units per acre If permitted at least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard if cottage clusters are permitted 	<ul style="list-style-type: none"> 10 units per acre maximum for residential uses. 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Revise townhouse density standards to match state requirements Add in minimum unit requirements for townhouses and cottage clusters 	
	Lot Size	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the 	<ul style="list-style-type: none"> 1,400 sf for townhouses 	<ul style="list-style-type: none"> Remove additional requirements for multi- 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<p>development of Middle Housing (OAR 660-046-0210)</p> <ul style="list-style-type: none"> Lot size requirements for townhomes may not be more than 1,5000 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> 10,000 sf for duplexes and multi-family structures on less than 1 acre and 4,356 sf if on more than 1 acre 20,000 sf for multi-family structures under condominium ownership 10,000 sf for all other permitted uses 	<p>family developments under condominium ownership</p> <ul style="list-style-type: none"> Consider reducing lot size requirements for middle housing 	
	Lot Width	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 14 ft for townhouses 75 ft for multi-family structures 100 ft for multi-family structures under condominium ownership 75 ft all other permitted uses 	<ul style="list-style-type: none"> Remove additional requirements for multi-family developments under condominium ownership 	
	Setbacks	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. 	<ul style="list-style-type: none"> Tiered setbacks depending on height 20 ft minimum setback for garages Conditional use setbacks determined through Architectural Review process; maximum of 50 ft 	<ul style="list-style-type: none"> Revise townhouse requirements Further consider if prototype middle housing can meet these setbacks with lot size requirements 	
	Building Separation	<ul style="list-style-type: none"> May not be greater than those applicable to detached single-family uses in the same zone 	<ul style="list-style-type: none"> 10 ft minimum for all uses Townhouse separation determined through Architectural Review process 	<ul style="list-style-type: none"> Revise townhouse separation requirement to match separation for other uses 	
	Height	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 35 ft all uses May be increased to 50 ft if setbacks not less than 1 ½ times the height of the building 	No conflict	
	Lot Coverage	<ul style="list-style-type: none"> A Large City may not apply Lot or Parcel coverage or floor area ratio standards to Cottage Clusters Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 90% for townhouse or rowhouse 40% all other permitted uses 45% conditional uses 	<ul style="list-style-type: none"> Explore increasing lot coverage allowances for middle housing since low lot coverage restrictions present a barrier to their construction 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
Chapter 42	Medium High Density Residential Zone (RMH)				
42.220	Housing Types				
	Permitted Housing Types	<ul style="list-style-type: none"> Definitions of housing types in ORS 197.016 and ORS 197.758 If permitted in the zone, siting and design standards for Middle Housing Types must meet State requirements in 660-046-0220. 	<ul style="list-style-type: none"> Duplex, townhouse, rowhouse, and multi-family structures permitted Single-family dwellings, ADUs, manufactured dwellings, and manufactured dwelling parks not permitted 	<ul style="list-style-type: none"> Separate out multi-family structure into separate housing types and definitions 	
42.300	Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters require a minimum density of at least 4 units/acre; must allow minimum of five units and up to eight At least two attached townhouses are required and large cities must allow up to four attached townhouse units 	<ul style="list-style-type: none"> 15 units per acre maximum for all residential uses 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Revise townhouse density standards to match state requirements Add minimum density requirements for cottage clusters Add minimum unit requirements for cottage clusters and townhouses 	
	Lot Size	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) Lot sizes for townhouses may not be greater than 1,500 sf 	<ul style="list-style-type: none"> 1,400 sf for townhouse or rowhouse 10,000 sf for multi-family structure and duplex on less than 1 acre 2,904 sf per unit for multi-family structure and duplex on more than one acre 	<ul style="list-style-type: none"> Remove additional requirements for multi-family developments under condominium ownership 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
			<ul style="list-style-type: none"> 20,000 sf for multi-family structures under condominium ownership 10,000 sf for all other permitted uses 	<ul style="list-style-type: none"> Separate out middle housing types from “multi-family structures” Further explore how middle housing prototypes fit onto these lot sizes 	
	Lot Width	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 14 ft townhouse or rowhouse 75 ft multi-family structure 75 ft multi-family structure under condominium ownership 75 ft all other permitted uses 	No conflict, but remove extra requirements for condominium ownership	
	Setbacks	<ul style="list-style-type: none"> Clear and objective standards for middle housing Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> Tiered setbacks depending on height 0-20 ft front yard for townhouse/rowhouse Conditional use setbacks determined through Architectural Review process; maximum of 50 ft 20 ft setback from garage 	<ul style="list-style-type: none"> Further consider if prototype middle housing can meet these setbacks with lot size requirements Remove discretionary front yard setbacks for townhouse/rowhouse 	
	Building Separation	<ul style="list-style-type: none"> Clear and objective standards for middle housing Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 10 ft minimum for all uses For townhouses/rowhouses it is determined through Architectural Review process 	<ul style="list-style-type: none"> Remove discretionary process for townhouses/rowhouses 	
	Height	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 35 ft for all uses May be increased to 50 ft if setbacks are not less than 1 ½ times the height of the building 	No conflict	
	Lot Coverage	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 90% for townhouse/rowhouse 40% all other permitted uses 45% conditional uses 	<ul style="list-style-type: none"> Explore increasing lot coverage allowances for middle housing since low lot coverage restrictions present a barrier to their construction 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
Chapter 43	High Density Residential Zone (RH)				
43.220	Housing Types				
	Housing Types	<ul style="list-style-type: none"> If permitted in the zone, siting and design standards for Middle Housing Types must meet State requirements in 660-046-0220. 	<ul style="list-style-type: none"> Duplex, townhouse, rowhouse, and multi-family structures permitted Single-family dwelling, ADUs, manufactured dwelling, manufactured dwelling park not permitted 	No conflict	
43.300	Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters must meet a minimum density of at least 4 units per acre At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> 25 units per acre maximum for residential uses 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Relatively low density maximum that could be a barrier to housing development; HNA recommends increasing to 60 Create minimum density requirements for cottage clusters Add minimum unit requirements for cottage clusters and townhouses 	
	Lot Size	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) Lot sizes for townhouses may not be greater than 1,500 sf 	<ul style="list-style-type: none"> 1,400 sf townhouse/rowhouse 10,000 sf for multi-family structures on less than 1 acre 1,742 sf per unit for multi-family structures on more than 1 acre 20,000 sf for multi-family structures under condominium ownership 	<ul style="list-style-type: none"> Remove increased condominium ownership lot size requirements Revise lot size requirements for Townhouses 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
			<ul style="list-style-type: none"> 10,000 sf all other permitted uses 		
	Lot Width	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 14 ft for townhouse/rowhouse 75 ft for multi-family structures 75 ft for multi-family structures under condominium ownership 75 ft for all other permitted uses 100 ft for conditional uses 	<ul style="list-style-type: none"> Remove separate requirements for multi-family structures under condominium ownership 	
	Setbacks	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> Tiered setbacks depending on height Conditional use setbacks determined through Architectural Review process 	<ul style="list-style-type: none"> Further consider if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 35 ft for all uses 	No conflict	
	Lot Coverage	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 90% max. for townhouse or rowhouse 45% max. for all other permitted or conditional uses 	<ul style="list-style-type: none"> Explore increasing lot coverage allowances for middle housing since low lot coverage restrictions present a barrier to their construction 	
Chapter 44	High Density High Rise Zone (RH-HR)				
44.220	Housing Types				
		<ul style="list-style-type: none"> Definitions of housing types in ORS 197.016 and ORS 197.758 	<ul style="list-style-type: none"> Duplex, townhouse, rowhouse, and multi-family structures permitted Single-family and accessory dwelling units not permitted 	<ul style="list-style-type: none"> Separate out multi-family housing into separate types and definitions 	
44.300	Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) 	<ul style="list-style-type: none"> 30 units per acre for allowed residential uses 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<ul style="list-style-type: none"> Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters must meet a minimum density of at least 4 units per acre At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 		<ul style="list-style-type: none"> Relatively low maximum density, HNA recommends increasing to 60 Create minimum density requirements for cottage clusters Add minimum unit requirements for cottage clusters and townhouses 	
	Lot Size	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) Lot sizes for townhouses may not be greater than 1,500 sf 	<ul style="list-style-type: none"> 10,000 sf for multi-family structures on less than 1 acre 1,452 sf per unit for multi-family structures on more than 1 acre 20,000 sf for structures under condominium ownership 10,000 sf all other permitted uses 20,000 sf for conditional uses 	<ul style="list-style-type: none"> Remove condominium ownership requirements Revise lot size requirements for Townhouses Consider smaller lot size requirements for middle housing (less than 10,000 sf) 	
	Lot Width	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 14 ft for townhouses/rowhouses 75 ft for multi-family structures 75 ft for all other permitted uses 100 ft for conditional uses 	No conflict	
	Setbacks	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> Tiered setbacks depending on height Conditional use setbacks determined through Architectural Review process 	<ul style="list-style-type: none"> Further consider if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 4 stories for multi-family and condominium developments 64 ft maximum height 	No conflict	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
	Lot Coverage	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 45% maximum for all uses 	<ul style="list-style-type: none"> Rather restrictive for a zone that is intended to be for high density residential uses, consider increasing lot coverage maximum and remove a potential barrier to the construction of middle housing 	
Chapter 57	Mixed Use Commercial				
57.220	Housing Types				
		<ul style="list-style-type: none"> Definitions of housing types in ORS 197.016 and ORS 197.758 	<ul style="list-style-type: none"> Duplexes, townhouse/rowhouses, multi-family structures permitted Single Family Dwellings, ADUs, manufactured dwellings not permitted 	<ul style="list-style-type: none"> Separate out multi-family housing into separate types and definitions 	
57.300	Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters must meet a minimum density of at least 4 units per acre At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> 25-50 units per acre for residential development 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Create minimum density requirements for cottage clusters Add in minimum unit requirements for cottage clusters and townhouses Consider increasing maximum density for other types of housing development 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
	Lot Size	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) Lot sizes for townhouses may not be greater than 1,500 sf 	<ul style="list-style-type: none"> None 	No conflict	
	Setbacks	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) Large cities must allow zero-foot side setbacks for lot or parcel lines where townhouse units are attached 	<ul style="list-style-type: none"> No front or corner setbacks 0-20 ft interior side and rear setbacks, 20 ft where abutting residential zone 	<ul style="list-style-type: none"> Create clear and objective setback standards for middle housing development Revise setbacks for townhouses consistent with state requirements 	
	Height	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 20 ft minimum for all uses 70 ft maximum for all uses 	No conflict	
	FAR	<ul style="list-style-type: none"> FAR is not required for development of Middle Housing, although if required cannot be more than what is required for single family dwellings 	<ul style="list-style-type: none"> 0.5 FAR for all uses; does not apply to residential-only projects 	No conflict	
	Lot Coverage	<ul style="list-style-type: none"> Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 90% maximum for all uses 	No conflict	
Chapter 58	Central Tualatin Overlay District				
	Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached 	<ul style="list-style-type: none"> Duplex, townhouses, and multi-family structures permitted in this overlay even if not permitted in base zone 	<ul style="list-style-type: none"> Separate out definitions of multi-family structures 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<p>single-family dwellings as an outright permitted use. (OAR 660-046-0205)</p> <ul style="list-style-type: none"> If permitted in the zone, siting and design standards for Middle Housing Types must meet State requirements in 660-046-0220. 			
58.200	Central Commercial Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters must meet a minimum density of at least 4 units per acre At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> 16-25 units per acre within residential sub-district 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Revise density requirements for townhouses and cottage clusters to match state requirements Add minimum unit requirements for townhouses and cottage clusters 	
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for middle housing cannot be any more than what is required for single family dwellings Lot sizes for townhouses may not be greater than 1,500 sf Standards may not individually or cumulatively discourage the 	<ul style="list-style-type: none"> 5,000 sf in core area parking district 25,000 sf outside core area parking district 	<ul style="list-style-type: none"> Revise lot size requirements for townhouses Consider reducing for other middle housing types 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		development of Middle Housing (OAR 660-046-0210)			
	Lot Width	<ul style="list-style-type: none"> Lot dimension requirements for middle housing cannot be any more than what is required for single family dwellings Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 40 ft minimum 35 ft minimum on a cul-de-sac 	No conflict	
58.200	Residential High Density (RH) Development Standards				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters must meet a minimum density of at least 4 units per acre At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> 16-25 units per acre 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Revise density requirements for townhouses and cottage clusters to match state requirements Add minimum unit requirements for townhouses and cottage clusters 	
	Minimum Lot Size (Block 25)	<ul style="list-style-type: none"> Lot size requirements for middle housing cannot be any more than what is required for single family dwellings Standards may not individually or cumulatively discourage the 	<ul style="list-style-type: none"> 40,000 sf 	No conflict	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		development of Middle Housing (OAR 660-046-0210)			
	Height	<ul style="list-style-type: none"> Height requirements for middle housing cannot be any more than what is required for single family dwellings Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 45 ft maximum for all uses 	No conflict	
58.200	Residential High Density High Rise (RH/HR)				
	Density	<ul style="list-style-type: none"> Density maximums may not be applied to duplexes, cottage clusters, triplexes, or quadplexes (OAR 660-046-0220) Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220) Cottage clusters must meet a minimum density of at least 4 units per acre At least two attached townhouses are required and large cities must allow up to four attached townhouse units Large cities must allow at least five units in a cottage cluster and up to eight cottages around a common courtyard 	<ul style="list-style-type: none"> 26-30 units per acre 	<ul style="list-style-type: none"> Remove maximum density requirements for duplexes, cottage clusters triplexes, and quadplexes Revise density requirements for townhouses and cottage clusters to match state requirements Add minimum unit requirements for townhouses and cottage clusters 	
	Lot Size (Blocks 31 and 33)	<ul style="list-style-type: none"> Lot size requirements for middle housing cannot be any more than what is required for single family dwellings Lot sizes for townhouses may not be greater than 1,500 sf Standards may not individually or cumulatively discourage the 	<ul style="list-style-type: none"> 40,000 sf 	<ul style="list-style-type: none"> Revise lot size requirements for townhouses No conflict but consider reducing for other middle housing types 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		development of Middle Housing (OAR 660-046-0210)			
	Lot Size (Block 26)	<ul style="list-style-type: none"> Lot size requirements for middle housing cannot be any more than what is required for single family dwellings Lot sizes for townhouses may not be greater than 1,500 sf Standards may not individually or cumulatively discourage the development of Middle Housing (OAR 660-046-0210) 	<ul style="list-style-type: none"> 25,000 sf 	<ul style="list-style-type: none"> Revise lot size requirements for townhouses No conflict for other middle housing types but consider reducing 	
Chapter 73A	Site Design Standards				
73A.200	Common Wall Design Standards				
	Applicability	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Applies to all duplex, townhouse, and multi-family developments in all zones Does not apply to development in the Central Design District or Mixed Use Commercial Zone 	<ul style="list-style-type: none"> Revise to include duplexes under single family design standards Revise standards for other middle housing types for consistency with standards included in Draft Model Code for Large Cities 	
	Private Outdoor Areas	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone 	<ul style="list-style-type: none"> A separate outdoor area of at least 80 sf must be attached to each ground level unit 	<ul style="list-style-type: none"> Revise outdoor area requirements for middle housing types to be the same or less than the Model Code design requirements 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<ul style="list-style-type: none"> Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 			
	Balconies	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> A minimum 48 sf balcony area must be attached to each unit above ground level This does not apply to duplexes and townhouses 	<ul style="list-style-type: none"> Revise balcony requirements for middle housing types to be the same or less than the Model Code design requirements 	
	Entry Areas	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Private main entry must be provided as an extension of each unit Area must be separated from parking areas, minimum of 24 sf in size, and may be combined to serve more than one unit as determined by staff Does not apply to duplexes and townhouses 	<ul style="list-style-type: none"> Revise entry requirements for middle housing types to be the same or less than the Model Code design requirements 	
	Shared Outdoor Areas	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective 	<ul style="list-style-type: none"> Minimum of 300 sf per unit or 400 sf per unit for 55+ communities 	<ul style="list-style-type: none"> Likely needs to be removed based on current draft model code OR 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<ul style="list-style-type: none"> Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Must be accessible, visible from at least two adjacent units, separated from all entryway and parking areas, controlled off-site access, provide sunny and shady areas Does not apply to developments of less than 12 units or duplexes and townhouses 	<p>revise outdoor area requirements for middle housing types to be the same or less than the Model Code design requirements</p>	
	Children's Play Areas	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Minimum of 150 sf per unit Must provide year-round recreation area, be accessible, visible from at least two adjacent units, separated from all entryway and parking areas, controlled off-site access, sunny and shady areas Requires surface of lawn, decks, wood chips, sand/hard surfacing materials Does not apply to duplexes and townhouses, 55+ communities, or developments of less than 12 units 	<ul style="list-style-type: none"> Likely needs to be removed based on current draft model code OR revise children's play area requirements for middle housing types to be the same or less than the Model Code design requirements 	
	Storage	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to 	<ul style="list-style-type: none"> Enclosed storage areas are required and must be attached to the exterior of each dwelling unit (garages do not count) Minimum height of 6 ft Minimum floor area of 24 sf for one bdr, 36 sf for two bdr, 48 sf for greater than 2 bdr 	<ul style="list-style-type: none"> Revise storage requirements for middle housing types to be the same or less than the Model Code design requirements, this most likely would result in their removal 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		detached single-family structures in the same zone			
	Walkways	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> 3 ft minimum for duplexes and townhouses All other multi-family developments require minimum of 6 ft Surfaced with asphalt, concrete, or pervious surface and must meet ADA standards 	<ul style="list-style-type: none"> Revise walkway requirements for middle housing types to be the same or less than the Model Code design requirements 	
	Accessways	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> 8 ft minimum, meet Public Works Code, made of asphalt, concrete, or a pervious surface, meet ADA standards, connect to walkway and bikeway circulation system, maintained by property owners 	<ul style="list-style-type: none"> Revise accessway requirements for middle housing types to be the same or less than the Model Code design requirements 	
	Carports and Garages	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code 	<ul style="list-style-type: none"> 1 garage space for each duplex and townhouse All garages must be compatible with the development they serve (materials, color, etc.) 	<ul style="list-style-type: none"> Revise carport and garage requirements for middle housing types to be the same or less than the Model Code design requirements 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone			
	Safety and Security	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Private outdoor areas must be separated from shared outdoor areas Windows must be located to watch over entry areas, shared outdoor areas, parking and walkway areas Outdoor lighting system must be provided that facilitates police and resident observation Identification system must orient visitors and emergency services to the locations of units None of these standards apply to duplexes and townhouses 	<ul style="list-style-type: none"> Revise safety and security requirements for middle housing types to be the same or less than the Model Code design requirements 	
	Service, Delivery, and Screening	<ul style="list-style-type: none"> Standards for siting and design must be clear and objective Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Postal delivery must be located and efficiently designs for residents and delivery personnel Safe pedestrian access from units to postal delivery areas Above grade and on-grade equipment such as transformers, heat pumps, or air conditions must be screen with sight obscuring fences, walls, or landscaping 	<ul style="list-style-type: none"> Revise requirements for middle housing types to be the same or less than the Model Code design requirements 	
Chapter 73B	Landscaping Standards				
73B.020	Landscape Area Standards Minimum Areas				

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
	by Use and Zone				
	Permitted uses in RL, RML, RMH, RH, and RH/HR Zones	<ul style="list-style-type: none"> • Cannot require minimum landscape area for middle housing types that aren't required for single family detached uses in the same zone • Standards for siting and design must be clear and objective and should not present a barrier to the construction of middle housing either cumulatively or individually 	<ul style="list-style-type: none"> • No minimum area requirements 	No conflict, although middle housing is required to be an outright permitted use in the RL zone since it permits single family dwellings outright.	
	Conditional Uses in RL, RML, RMH, RH and RH/HR zones except small lot subdivisions	<ul style="list-style-type: none"> • Cannot require minimum landscape area for middle housing types that aren't required for single family detached uses in the same zone • Standards for siting and design must be clear and objective and should not present a barrier to the construction of middle housing either cumulatively or individually 	<ul style="list-style-type: none"> • 25% of the total area to be developed • 20% of the total area to be developed shall be dedicated for a fish and wildlife habitat if within the Hedges Creek Wetland Protection District 	<ul style="list-style-type: none"> • Remove additional landscaping requirements for middle housing developments 	
	All uses in CO, CR, CC, CG, MUC, ML, and MG zones within Core Parking District	<ul style="list-style-type: none"> • Cannot require minimum landscape area for middle housing types that aren't required for single family detached uses • Standards for siting and design must be clear and objective 	<ul style="list-style-type: none"> • 10% of the total area to be developed • 7.5% of the total area to be developed shall be dedicated for a fish and wildlife habitat if within the Hedges Creek Wetland Protection District 	No conflict	
73B/030	Additional Minimum Landscaping Requirements for Common Wall Residential Uses				

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<ul style="list-style-type: none"> Cannot require minimum landscape area for middle housing types that aren't required for single family detached uses in the same zone Standards for siting and design must be clear and objective 	<ul style="list-style-type: none"> All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped Duplex and townhouses may include hard surfaces in outdoor areas such as patios and storage areas as determined in the Architectural Review process 	<ul style="list-style-type: none"> Revise to say that middle housing developments are not subject to these requirements in the RL zone Revise landscaping standards based on the Draft Model Code for Large Cities 	
Chapter 73C	Parking Standards				
73C.100	Off-Street Parking Minimum/Maximum Requirements				
	Single-family, townhouses, duplexes	<ul style="list-style-type: none"> Duplexes cannot require more parking than 2 off street spaces (OAR 660-046-0120) Large cities may not require more than 1 off-street parking space per townhouse or per unit in a cottage cluster 	<ul style="list-style-type: none"> 2 spaces per unit 	<ul style="list-style-type: none"> Revise townhouse and cottage cluster requirements 	
	Multi-family dwellings in subdivisions	<ul style="list-style-type: none"> Triplexes may require 1 space for lots 3,000 sf or less; 2 spaces for lots between 3,000 sf and 5,000 sf; or 3 spaces for lots greater than 5,000 sf Quadplexes may require 1 space for lots 3,000 sf or less; 2 spaces for lots between 3,000 sf and 5,000 sf; 3 spaces for lots between 5,000 sf and 7,000 sf; or 4 spaces for lots greater than 7,000 sf 	<ul style="list-style-type: none"> 1.5 spaces per unit 	<ul style="list-style-type: none"> Revise to match state requirements for off-street parking spaces 	

Chapter Section	Title	State Requirements	Summary of Standards	Potential Recommendations	Priority
		<ul style="list-style-type: none"> Large cities may not require more than one off-street parking space per unit in a cottage cluster A large city may not apply additional minimum parking requirements to Middle Housing (OAR 660-046-0220) 			
	Multi-family dwellings in complexes with private internal driveways	<ul style="list-style-type: none"> Triplexes may require 1 space for lots 3,000 sf or less; 2 spaces for lots between 3,000 sf and 5,000 sf; or 3 spaces for lots greater than 5,000 sf Quadplexes may require 1 space for lots 3,000 sf or less; 2 spaces for lots between 3,000 sf and 5,000 sf; 3 spaces for lots between 5,000 sf and 7,000 sf; or 4 spaces for lots greater than 7,000 sf Large cities may not require more than one off-street parking space per unit in a cottage cluster A large city may not apply additional minimum parking requirements to Middle Housing (OAR 660-046-0220) 	<ul style="list-style-type: none"> 1 space/studio 1.25 space/1 bedroom 1.50 space/2 bedroom 1.75 space/ 3 bedroom in addition to garage 	<ul style="list-style-type: none"> Revise to match state requirements for off-street parking spaces 	
73C.210	Common Wall Parking Lot Landscaping Requirements				
		<ul style="list-style-type: none"> A Large city must apply the same off-street parking surfacing, dimensional, landscaping, access, and circulation standards that apply to single-family detached dwellings in the same zone 	<ul style="list-style-type: none"> Additional landscaping requirements related to setbacks, buffers, landscaped islands, etc. 	<ul style="list-style-type: none"> Remove additional parking lot landscaping requirements for middle housing in the RL zone Revise landscaping standards based on the Draft Model Code for Large Cities 	

