



City of Tualatin

## CITY OF TUALATIN Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager  
Steve Koper, AICP, Assistant Community Development Director

**FROM:** Tabitha Boschetti, AICP, Assistant Planner  
Erin Engman, Associate Planner

**DATE:** April 12, 2021

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**SUBJECT:**  
Tualatin 2040 | Middle Housing Code Development Update

### **EXECUTIVE SUMMARY:**

Tualatin's analysis of available housing stock and demand has demonstrated a community need for additional housing development, including a wider range of housing types to address a more inclusive range of household compositions and budgets. Additionally, in 2019, the Oregon Legislature adopted HB 2001, which directs counties and municipalities to expand housing choice, creating opportunities for residential development beyond the more common categories of relatively expensive detached single-dwelling development and larger multi-family developments. This specifically includes finding additional opportunities to permit "middle housing" types including duplexes, triplexes, and quadplexes, townhouses, and "cottage cluster" developments.

City staff have been working with MIG, Inc. through a grant from the Department of Land Conservation and Development to analyze our existing code, explore trade-offs of different approaches for regulatory changes, and now to develop the first draft of amended code. In addition to previous engagement through the Tualatin 2040 project, we have held two meetings to discuss the project with the Tualatin Planning Commission, and a public webinar held on February 25<sup>th</sup> (viewable online at <https://www.tualatinoregon.gov/planning/middle-housing>).

In broad terms, draft changes to the Tualatin Development Code provide pathways for the development of these additional housing types that are easier for property owners, builders, and prospective homeowners to understand, provide shorter timelines for review, and that follow objective standards and criteria that allow greater predictability for builders and the broader community alike. The draft set of code changes would allow the construction of duplex, triplex, quadplex, and townhouse homes in a way that directly mirrors the processes and community design standards that are already applied to individual detached single family houses today. The draft changes would also create a process and clear design standards for a type of development new to our code, the "cottage cluster," which allows for a small cluster of homes under 900 square feet oriented around a common courtyard on a single lot. A summary of proposed changes by chapter is provided on the following pages.

## Summary of Draft Proposed Middle Housing Code Changes

TDC Chapter	Title	Draft Proposed Code
31	General Provisions <i>Definitions</i>	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 <i>Accessory Dwelling Units</i>	Updates Accessory Dwelling Unit (ADU) parking and siting standards for consistency with current state law and to coordinate with other code changes that allow for new units on a site.
35	Nonconforming Situations	Clarifies option to convert existing nonconforming housing types to middle housing.
36	Subdividing, Partitions, and Property Line Adjustments	Describes how small lot subdivision standards are applied for middle housing types based on development standards in other chapters.
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>• Moves middle housing types from “Conditional Use” to “Permitted”</li> <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> </ul>

TDC Chapter	Title	Draft Proposed Code
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> </ul>
58	Central Tualatin Overlay Zone	Adds middle housing types where detached single family dwellings allowed.
73A	Site Design Standards	<ul style="list-style-type: none"> <li>• Applies existing criteria such as minimum window coverage and the requirement for “architectural features” that currently apply to single-family homes to additional middle housing types;</li> <li>• Adds section for applicable design standards for cottage cluster housing focused on common courtyard and unit standards.</li> </ul>
73B	Landscaping Standards	Clarifies applicable standards for middle housing separate from larger multi-family developments.
73C	Parking Standards	Updates parking ratios to be consistent with middle housing legislation.
75	Access Management	Updates driveway width and spacing standards to reflect unique situations that can be presented with townhomes and attached dwellings.
<b>Additional Documents</b>		
	Public Works Construction Code	Ensure that clear and objective exceptions for single family dwellings are applicable to middle housing types.

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**ATTACHMENTS:**

- Attachment 1: Presentation to City Council
- Attachment 2: Draft Amendments to Tualatin Development Code