



Middle Housing Code Update

City Council Work Session

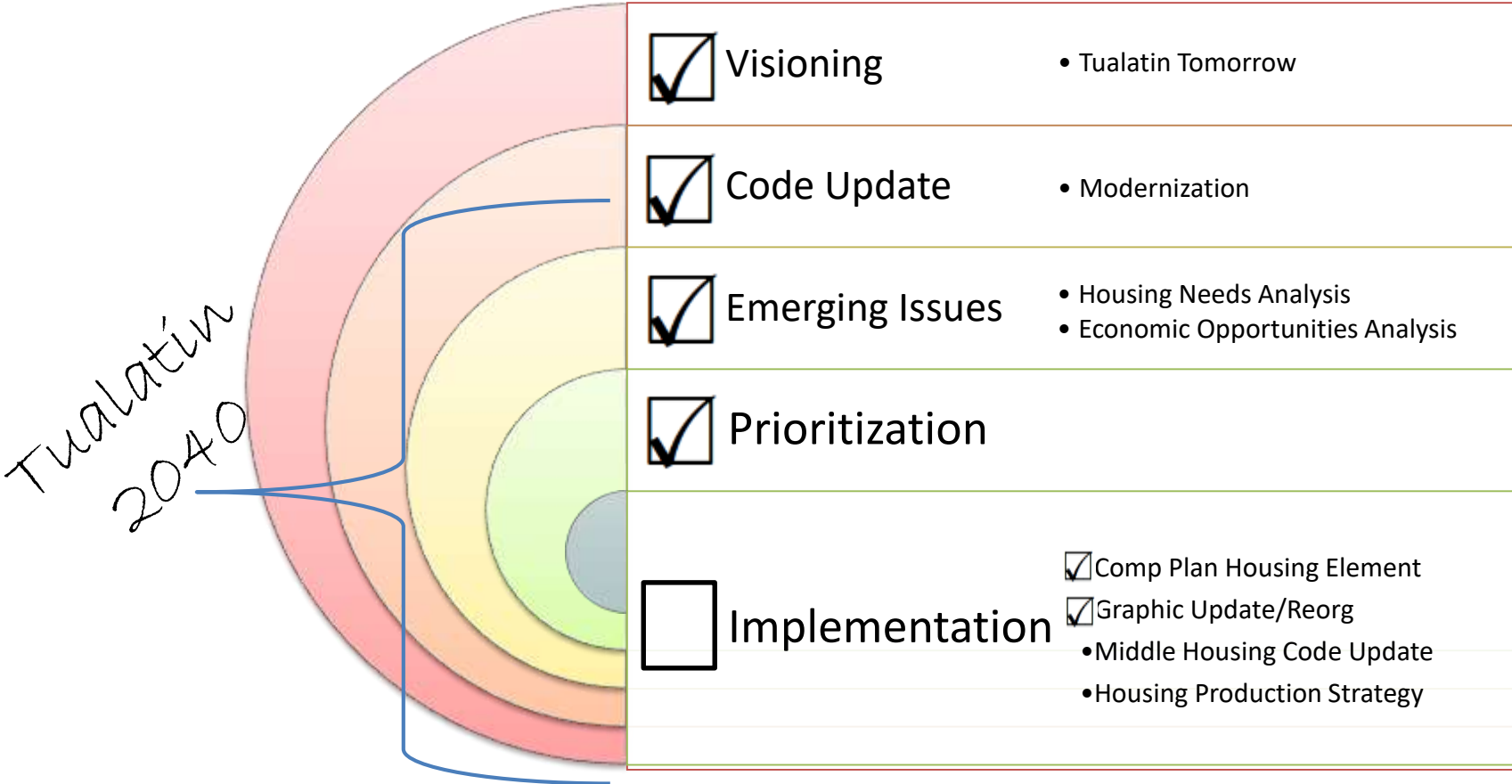
April 12, 2021

Overview

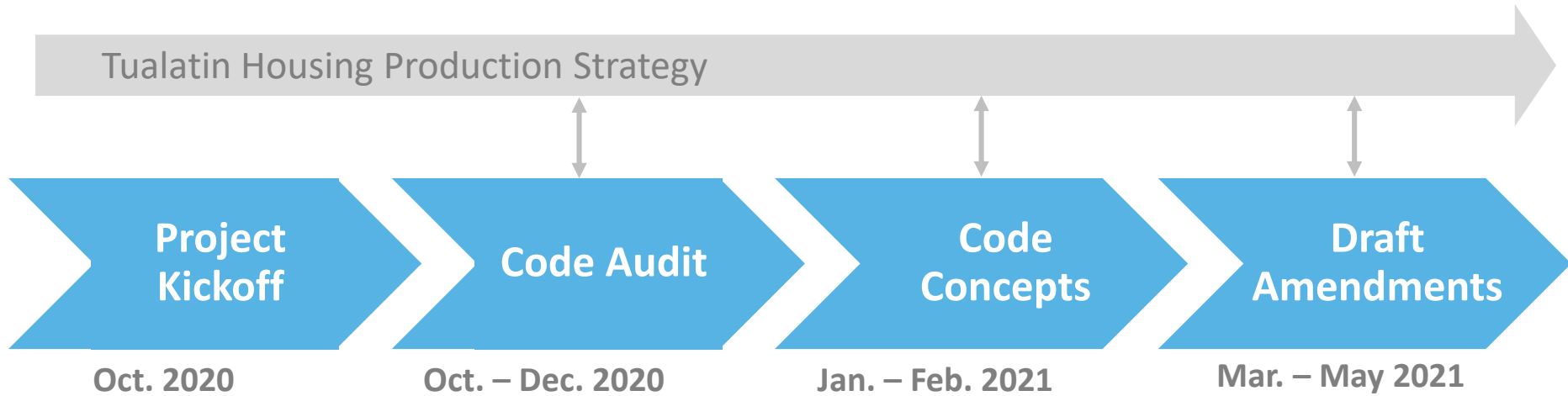
1. Project Background
2. Code Audit Findings
3. Code Changes
4. Next Steps
5. Questions and Discussion



Tualatin 2040



Project Schedule





Help achieve “*a greater diversity of housing types in Tualatin,*” which was broadly supported by stakeholders and the community in the Tualatin 2040 project.

Project Purpose

Objectives:

- Remove code barriers to different housing types.
- Remove any subjective development code requirements for middle housing.
- Coordinate with recent rules related to housing.

Statewide Housing Rules

House Bill 2001 (2019)

- 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*”





Code Audit Findings



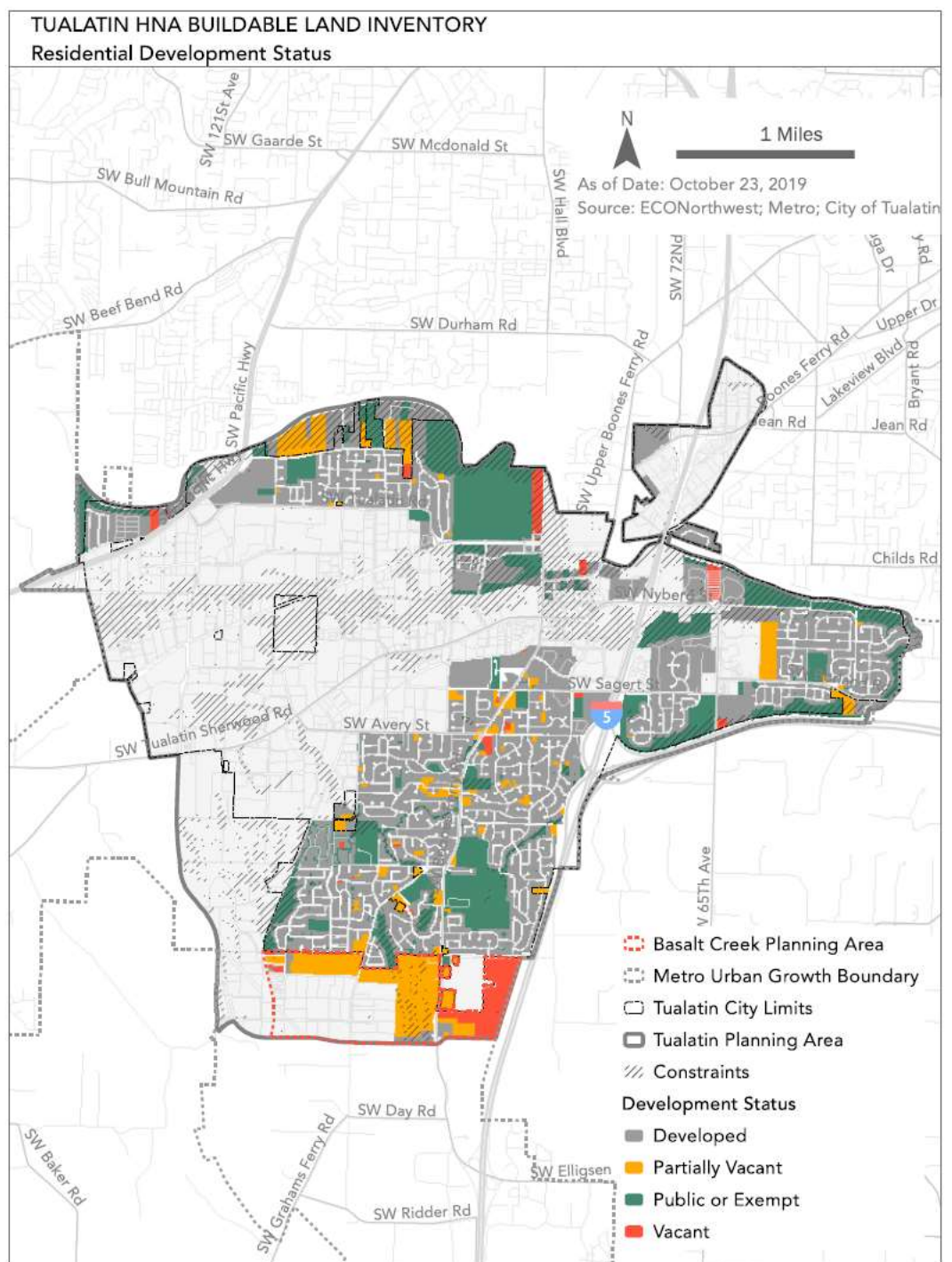
What's Needed For More Diversity of Housing Types?

- Allow “middle” housing types in low density residential zone (RL)
- Remove subjective standards to make review process simple and easy to work with
- Ensure code does not add “unreasonable cost”

Code Audit

Most residential zones allow middle housing types...but:

- Residential zones mostly developed
- Majority is RL Zone where middle housing is not permitted or is conditional



Code Audit: Key Findings

- Some existing development **standards for multi-family** structures 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.
- Some **development standards are subjective** for middle housing buildings.





Potential Code Changes

Applicable Development Code Chapters

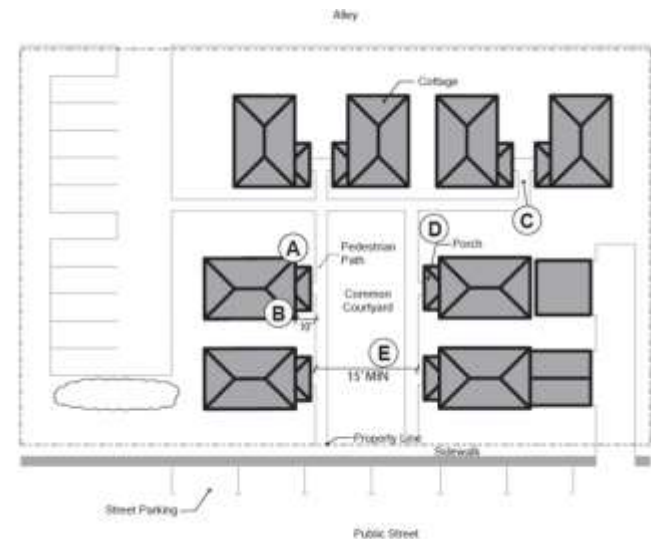
Admin./ Procedures	Zoning Districts	Siting/Design Standards	Other
31. Definitions	40. RL Zone	73A. Site Design	34. Special Regulations
32. Procedures	41. RML Zone	73B. Landscaping	35. Non- conforming Situations
33. Applications/ Approval Criteria	58. Central Tualatin Overlay Zone	73C. Parking	36. Subdivisions/ Partitions
39. Use Categories		75. Access Management	

Admin./Procedures

- Revises and adds definitions such as “cottage cluster;”
- Clarifies “residential living” use category;
- Defines “Type I” procedures for middle housing types for shorter and less subjective review, mirroring single-family development.

Zoning Districts

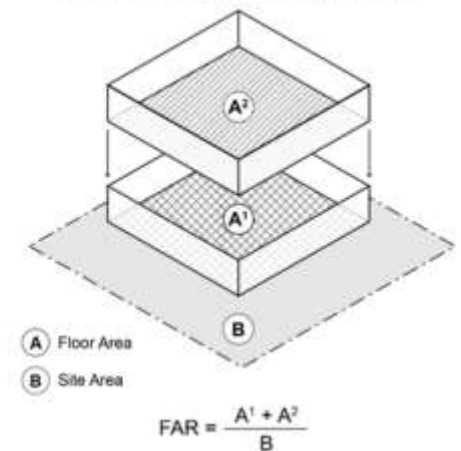
- Defines middle housing types as “Permitted” in RL zone;
- Adds cottage cluster housing type to RL and RML zones;



Zoning Districts Continued

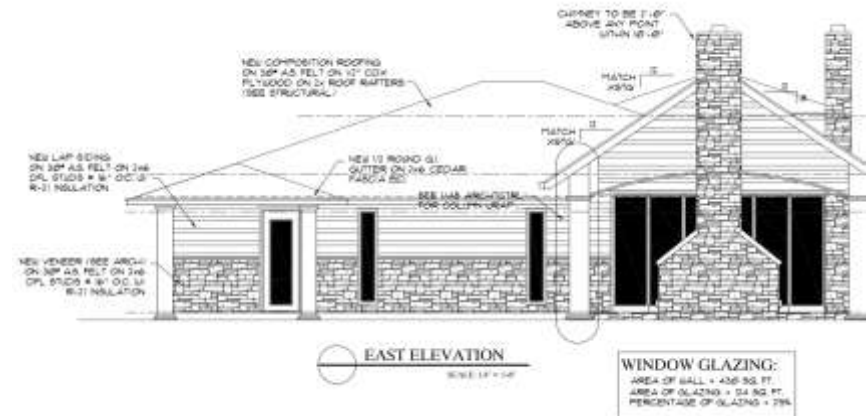
- Defines standards including lot sizes and lot coverage for middle housing;
- Introduces Floor-Area-Ratio (FAR) to manage building mass in relationship to lot size.

Figure 2. Floor Area Ratio (FAR) Calculation



Siting/Design Standards

- Applies community design criteria for single-family houses to most middle housing types;
- Defines design standards for cottage cluster developments such as courtyard design;



Siting/Design Standards Continued

- Clarifies dividing line between middle-housing and larger multi-family developments;
- Updates parking ratios;
- Updates standards to allow effective driveway design for townhomes.

Additional Updates

- Updates Accessory Dwelling Unit (ADU) standards to meet state requirements;
- Clarify opportunities for conversion of existing homes to middle housing;
- Address how housing changes intersect with subdivision standards, public works requirements.

Next Steps

May

- Community Feedback: Draft Code Review
- Second Council Work Session

May – June

- Review and Refinement

Summer 2021

- Final Code Amendments and Adoption





Questions and Discussion

1. Do you have any initial concerns or questions on the proposed changes?
2. Is there a specific topic you'd like to learn more about?