



# Middle Housing Code Update

Draft Code Concepts

February 2021



# Presentation Overview

1. Project Schedule Update
2. Middle Housing in Tualatin: Code Concepts
  - Test existing zoning
  - Address design issues
  - Discuss potential solutions
3. Next Steps

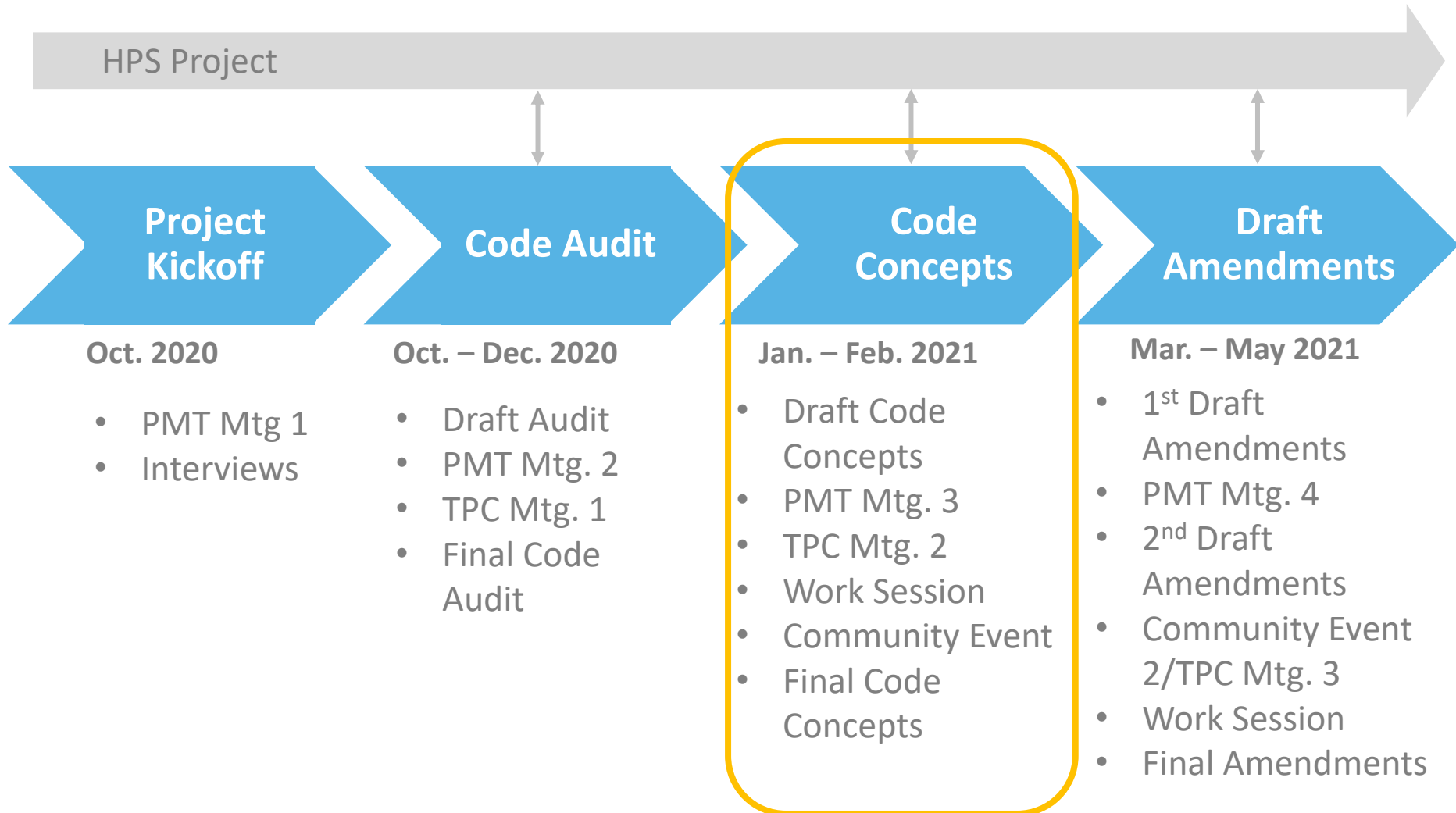
# Project Purpose

**Goal:** Meet the community's housing needs and support housing choice in Tualatin by removing land use regulatory barriers to Middle Housing.

**Objectives:**

- Implement House Bill 2001 in Tualatin (remove barriers to developing Duplexes).
- Remove regulatory barriers to upper-level middle housing (Triplexes, Quadplexes, Townhomes, and Cottage Clusters).
- Adopt appropriate, clear and objective siting and design standards for Middle Housing.

# Project Schedule



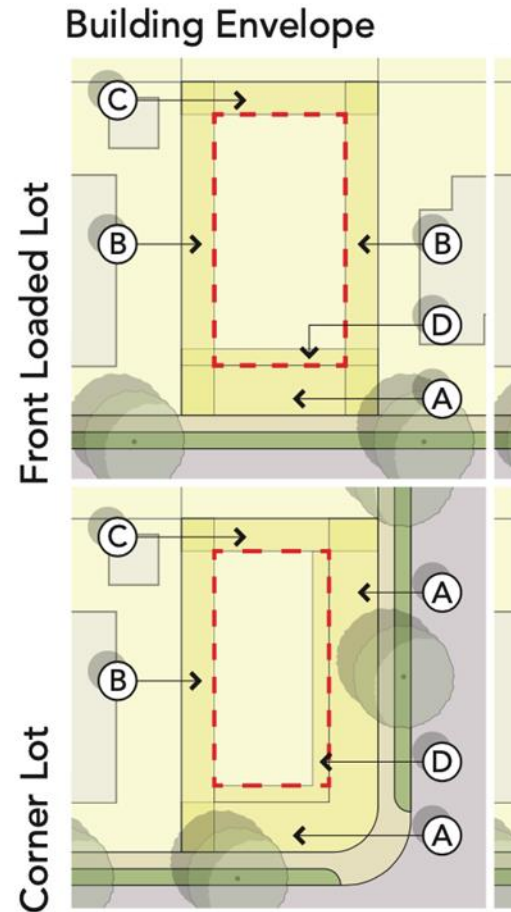
# Code Concepts

- Explore Middle Housing in Tualatin
  - Duplexes
  - Triplexes and Quadplexes
  - Townhomes
  - Cottage Clusters
- Test RML Zone Minimum Lot Size
  - Building envelopes
  - Entries
  - Parking
  - Massing
  - Form

# Site Parameters (6,000 s.f. lot)

Standards: RML Zone	
A. Front setback	30'
B. Side setback	10'
C. Rear setback	10'
D. Parking setback	10'
Lot coverage (max.)	45%
Height (max.)	35'
Parking	1/unit

Note: assumes 2-story structure



# Code Audit Findings: RML Zone

- Most Middle Housing types are Conditional Use
- Some Middle Housing types under Multi-Family requirements
  - Private outdoor areas
  - Balconies
  - Shared outdoor areas
  - Other discretionary standards
- Cottage Cluster not defined

# Duplex

Middle Housing Type



# Duplex

*Two attached dwelling units on a Lot or Parcel (may include detached dwelling)*

Figure 1. Stacked Duplex

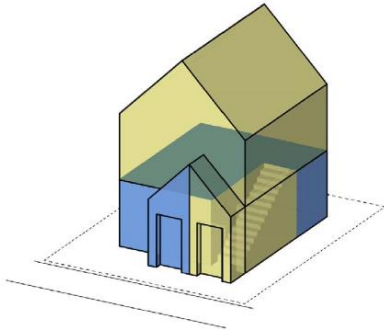


Figure 5. Detached Duplex Units Side-by-Side

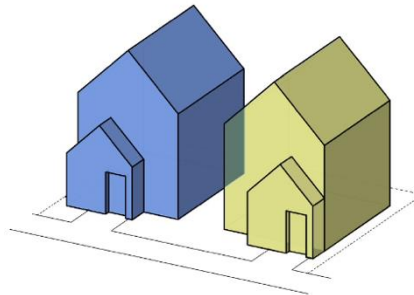


Figure 3. Duplex Attached by Garage Wall

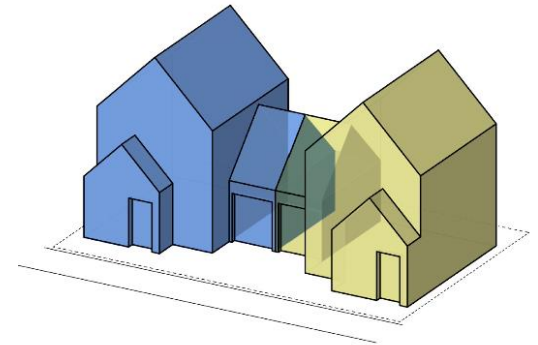


Figure 2. Side-by-Side Duplex

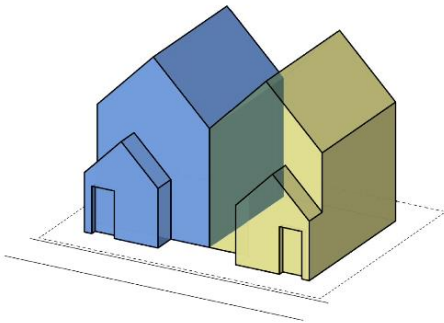


Figure 6. Detached Duplex Units Front and Back

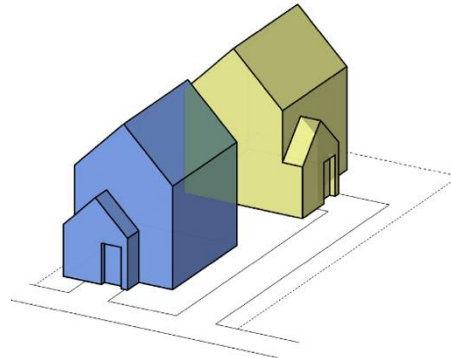
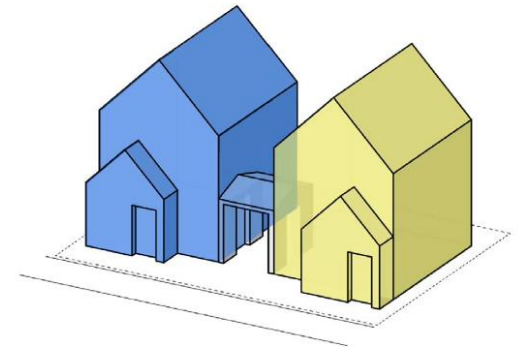


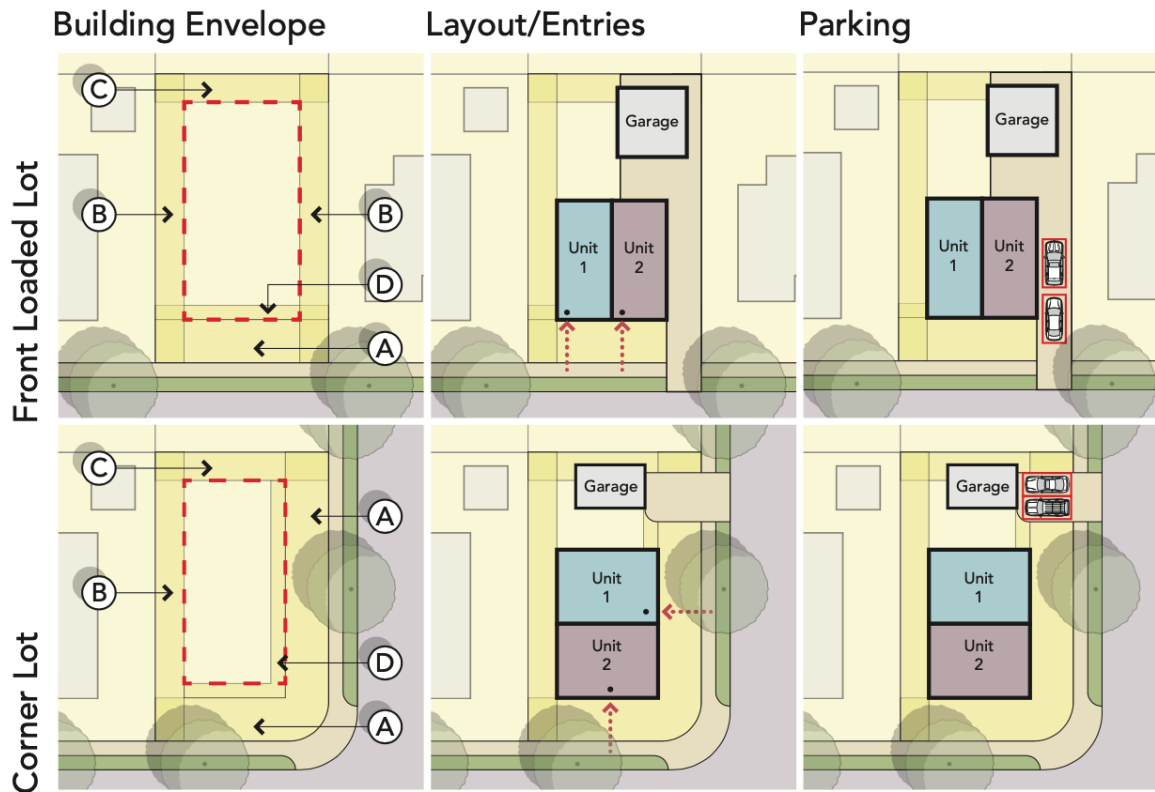
Figure 4. Duplex Attached by Breezeway





## Duplex Siting and Design Issues

- Parking (HB 2001): May require only 2 spaces
- Building envelope limits parking, which may dominate smaller lots
- Potential driveway conflicts with sidewalks and intersections
- 10,000 s.f. min. for duplexes on smaller lots



# Duplex Code Concepts

- Allow variety of layouts/configurations
- Allow tandem spaces when on-street parking exists
- Limit one driveway approach per lot, per street
- Provide lot coverage bonus for 1-1 ½ story duplex:
  - Recessed or detached garage, or
  - Not more than 1 street-facing entry per street

# Triplexes and Quadplexes

Middle Housing Type

# Triplex and Quadplex

*Three/four attached dwelling units on a Lot or Parcel (may include detached dwelling)*

Figure 9. Attached Triplex Front and Back



Figure 11. Detached Triplex Side-by-Side

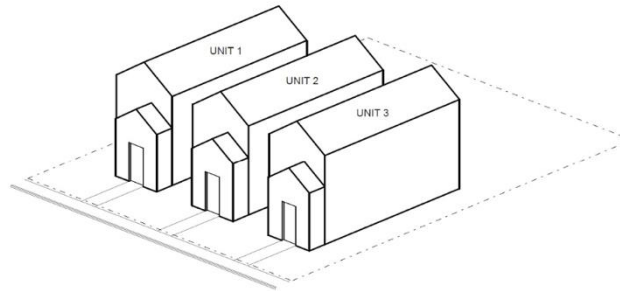


Figure 10. Attached Triplex Side-by-Side

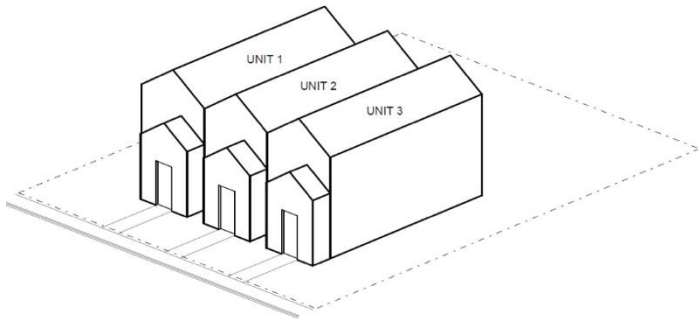


Figure 12. Stacked Quadplex

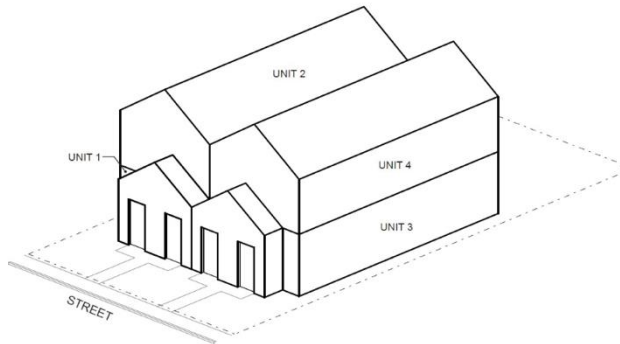
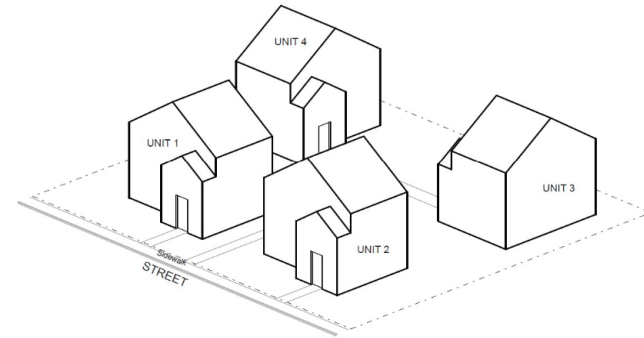


Figure 13. Detached Quadplex







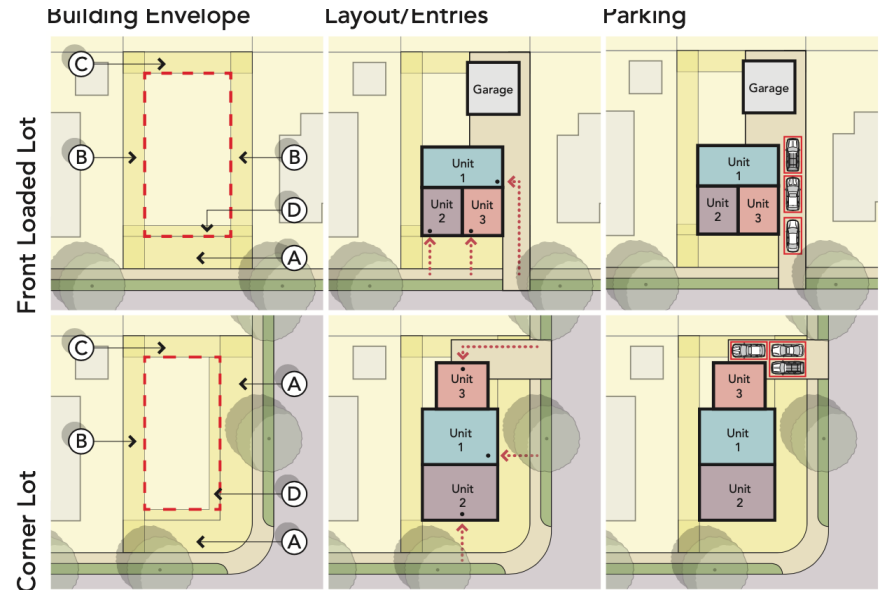
## Triplex & Quadplex Siting and Design Issues

- Same use, development and design standards as multi-family
- Parking at 1.5 spaces/unit can overwhelm smaller lots (safety, storm drainage, aesthetics)
- Overall form may be out of character with single-family residences
- CUP process not clear and objective (unpredictable)

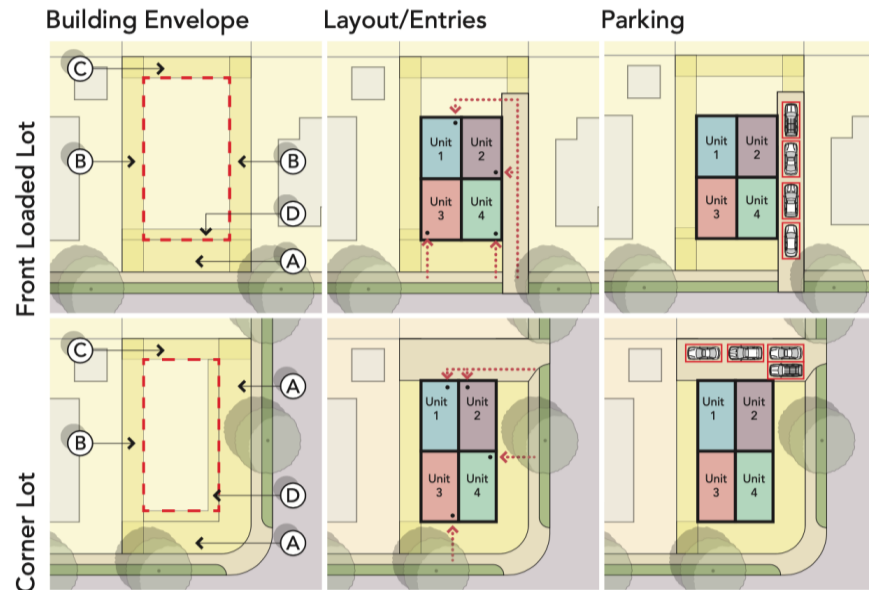
# Triplex & Quadplex Code Concepts

- Create a Clear and Objective (C&O) path for approval of multi-family
- Standards should address functionality, constructability, aesthetics, and legal sufficiency
- Applicant chooses between C&O path and discretionary path (existing CUP process)

## Triplex



## Quadplex



# Townhouses

Middle Housing Type



# Townhouses

*A 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.*





## Townhouse Design Issues

- Overall form may be out of character with single-family residences
- CUP process not clear and objective (unpredictable)
- Parking: 1 parking space/unit max. (exception for on-street parking credit)



# Small Lot Townhome Examples

## **LOCATION**

Fairview

## **ADDRESS**

1450 NE Park Lane  
Fairview, OR

## **LOT SIZE / DENSITY**

2,000 sf / 22 per acre

## **DWELLING SIZE**

1,580 sf

## **RENT VS. OWN**

Typically owned



**4.** Rowhouses attached in groups of four or five with alley-loaded parking. Internal courtyards are between the garages and dwelling space, creating a private outdoor space for each unit.

## **LOCATION**

Mosier Creek Place

## **ADDRESS**

19 Mosier Creek Pl.  
Mosier, OR

## **LOT SIZE / DENSITY**

990 sf / 44 per acre

## **DWELLING SIZE**

800 - 1,500 sf

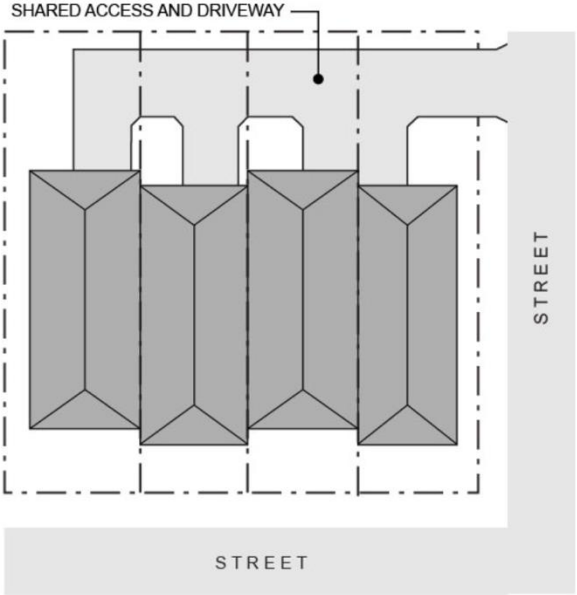
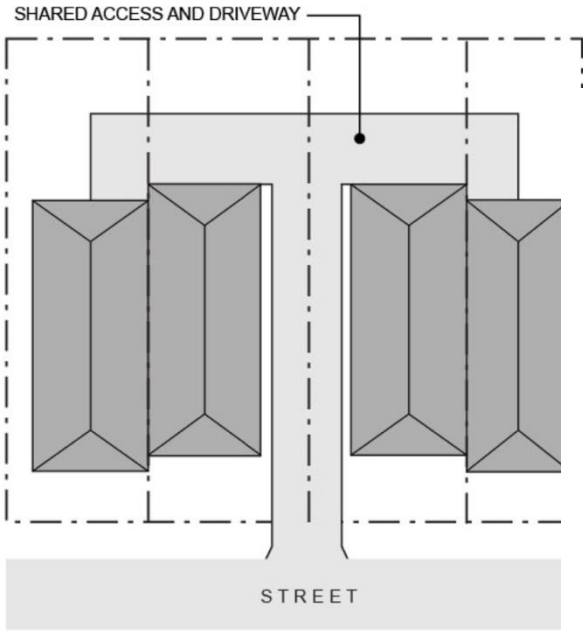
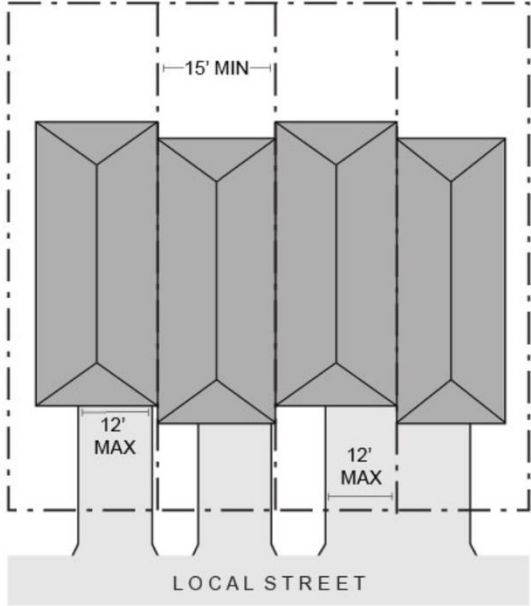
## **RENT VS. OWN**

Typically owned



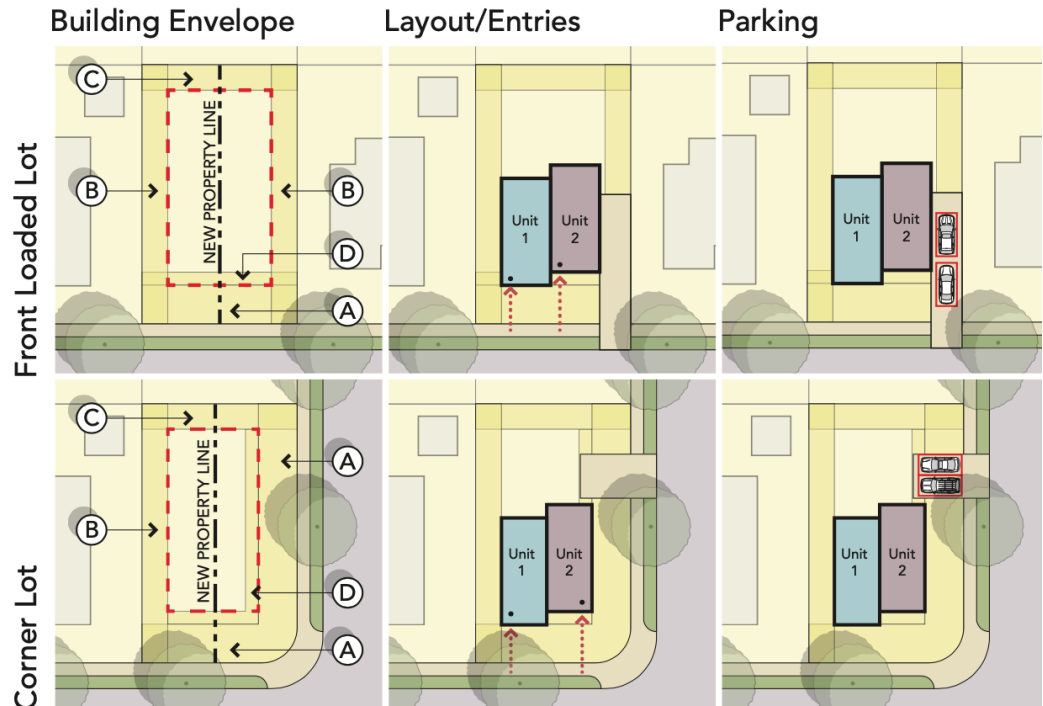
**7.** This development consists of twenty-two rowhouses and twelve flats. Units are attached in groups of three or four and share banks of covered parking across the access drive. Homes are perched on a hillside overlooking the Columbia River Gorge.

# Orientation and Parking Location



# Townhouse Concepts

- Create a Clear and Objective (C&O) path for approval of multi-family
- Standards should address functionality, constructability, aesthetics, and legal sufficiency
- Applicant chooses between C&O path and discretionary path (existing CUP process)

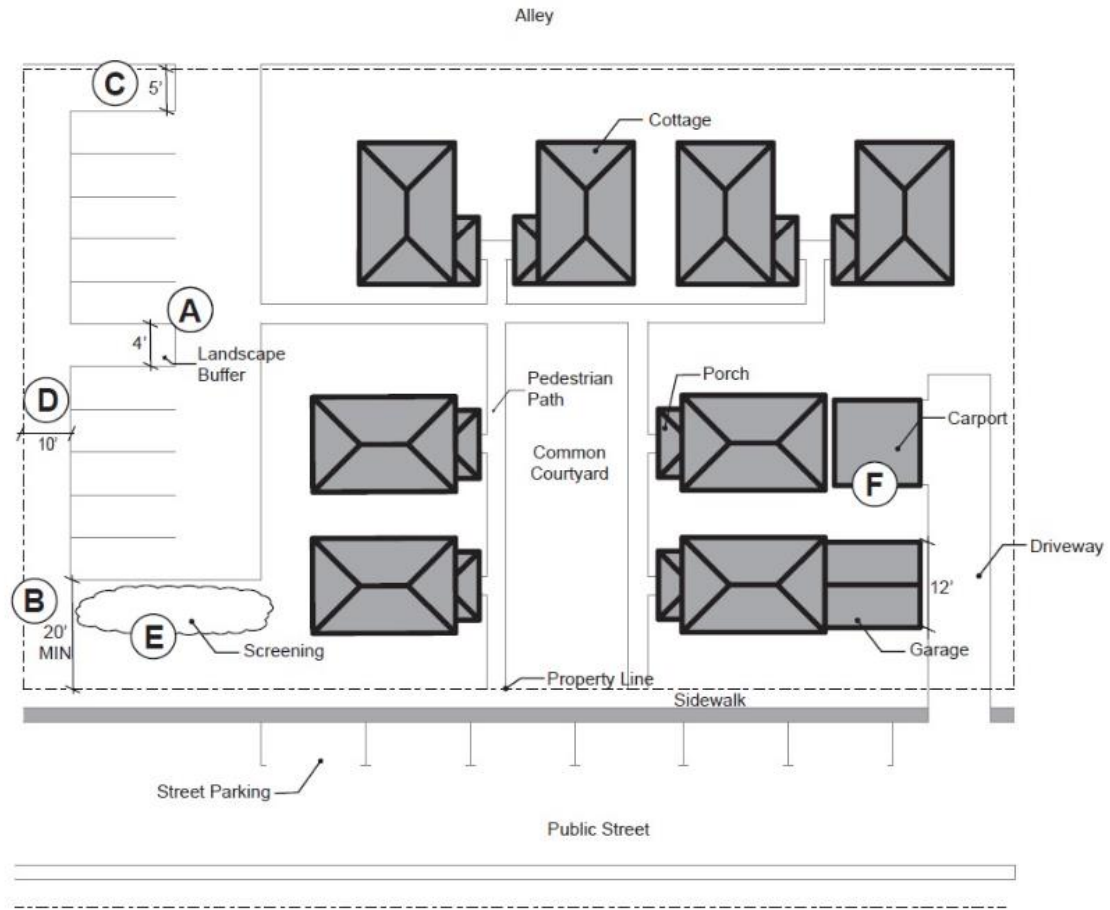


# Cottage Clusters

Middle Housing Type

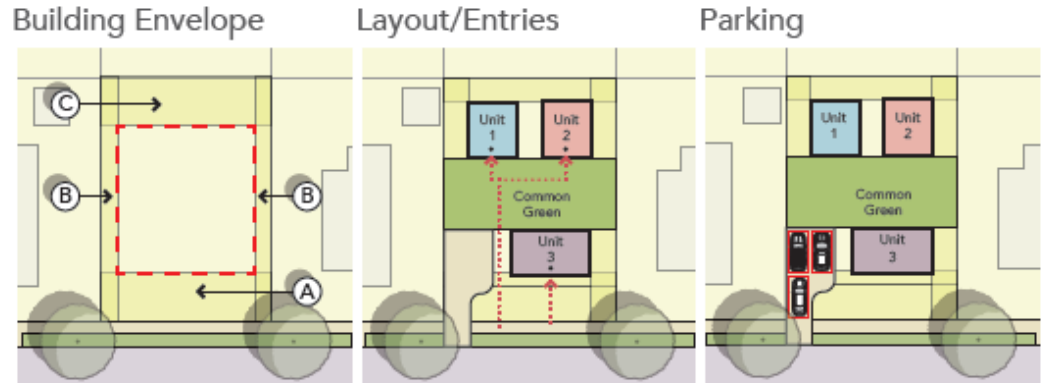
# Cottage Cluster

*A grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet that includes a common courtyard. Units may be located on a single Lot or Parcel, or on individual Lots or Parcels that include a common courtyard.*



# Cottage Cluster Concepts

- Create a Clear and Objective (C&O) path for approval of multi-family
- Parking: 1/unit (on-street parking can be credited)
- 900 s.f. max. size/unit





**LOCATION**

Points Beyond

**ADDRESS**

990 East Main Street  
Silverton, OR

**LOT SIZE / DENSITY**

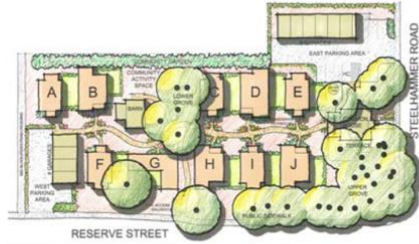
58,400 sf / 7 per acre

**DWELLING SIZE**

900 - 1,400 sf

**RENT VS. OWN**

Typically owned



**16.**

Points Beyond is a cohousing community of nine homes estimated to be completed by 2019. Homes will be clustered around shared open space and other shared amenities such as a common house, guest house, workshop, and community garden. Parking will be grouped in two separate areas on the site.

**LOCATION**

Green Grove  
Cohousing

**ADDRESS**

3351 NW Thatcher Rd.  
Forest Grove, OR

**LOT SIZE / DENSITY**

217,800 sf / 5 per acre

**DWELLING SIZE**

900 - 1,400 sf

**RENT VS. OWN**

Typically owned



**13.**

Two miles from downtown Forest Grove, is a development of nine units arranged around an historic farmhouse re-purposed as a common house. Other amenities include an art studio, orchard, garden, and wood shop. Construction is currently underway.

**LOCATION**

Salish Pond Cottages

**ADDRESS**

750 W. Pond Drive  
Fairview, OR

**LOT SIZE / DENSITY**

2,700 sf / 16 per acre

**DWELLING SIZE**

750 - 1200 sf

**RENT VS. OWN**

Typically owned



**12.**

Ten cottages on the edge of Salish pond in Fairview, Oregon. Cottages have detached parking and share one common house. Development designed by Ross Chapin Architects.



**LOCATION**

Wyer's End Cottages

**ADDRESS**

509 SE 5th Avenue  
White Salmon, WA

**LOT SIZE / DENSITY**

1,900 sf / 23 per acre

**DWELLING SIZE**

500 - 1,700 sf

**RENT VS. OWN**

Typically owned

**15.**

Eighteen clustered homes located three blocks from downtown White Salmon. The development features twelve different home designs in a variety of sizes. Parking is a combination of detached garages and surface parking. Pathways connect between the units. Designed by Ross Chapin Architects.

# Design Standards

## Middle Housing Type

# Options



One option is to only regulate lot size, coverage, setbacks, and height (current code)

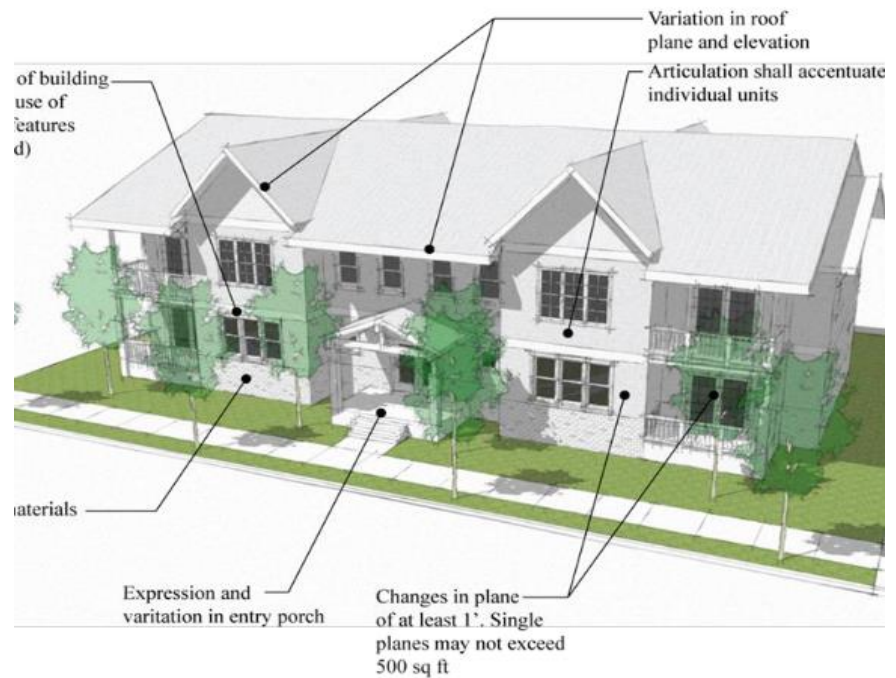


Or apply additional development and design standards only when an applicant requests code **exceptions or incentives** (e.g., increased lot coverage, height, density, etc.)

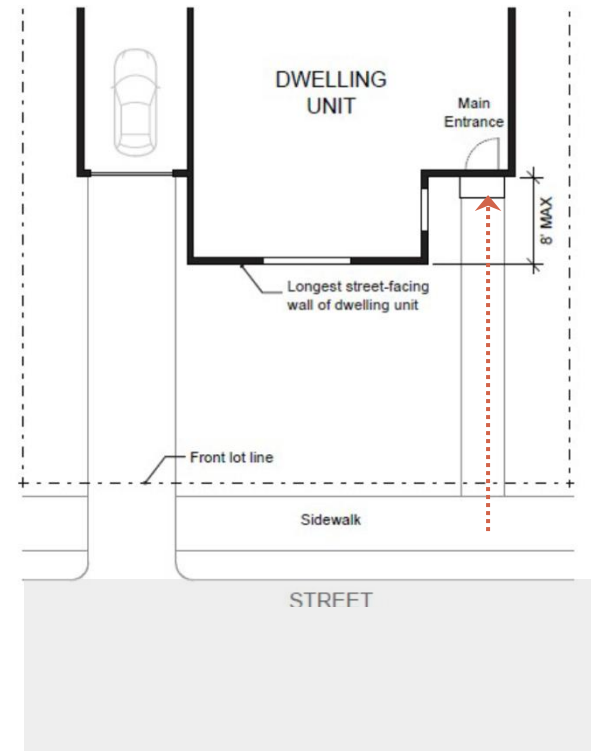
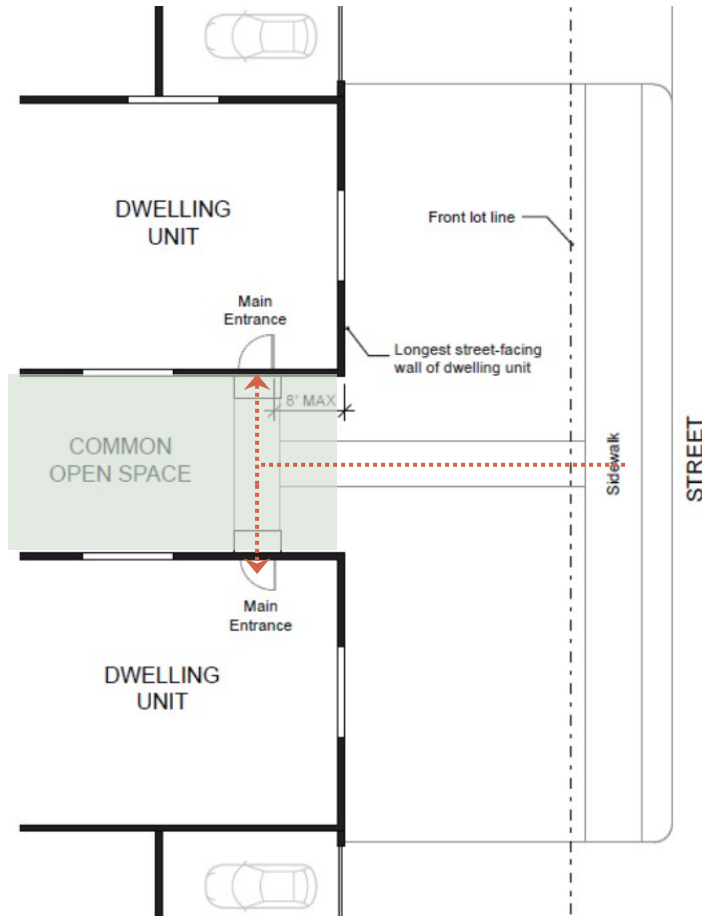
# Typical Clear and Objective Standards for Multifamily Housing

- Building Orientation
- Parking Location
- Open Space and Landscaping
- Building Design
  - Articulation
  - Roof Form
  - Materials and Detailing

May be minimum requirements, or apply only when code exemptions or incentives requested

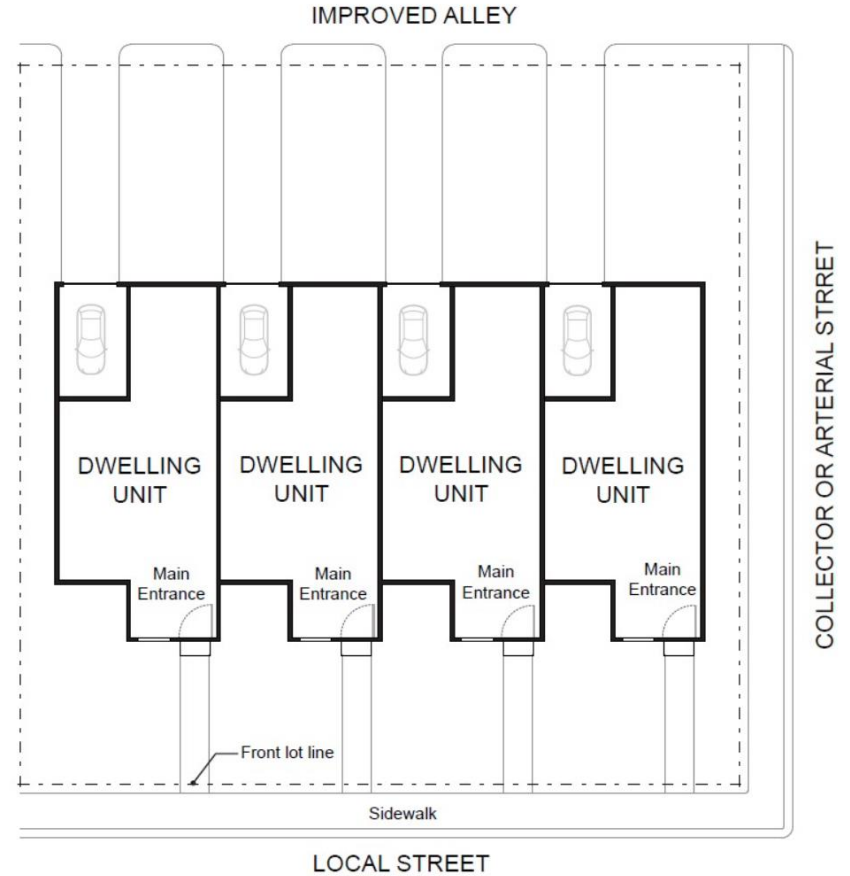
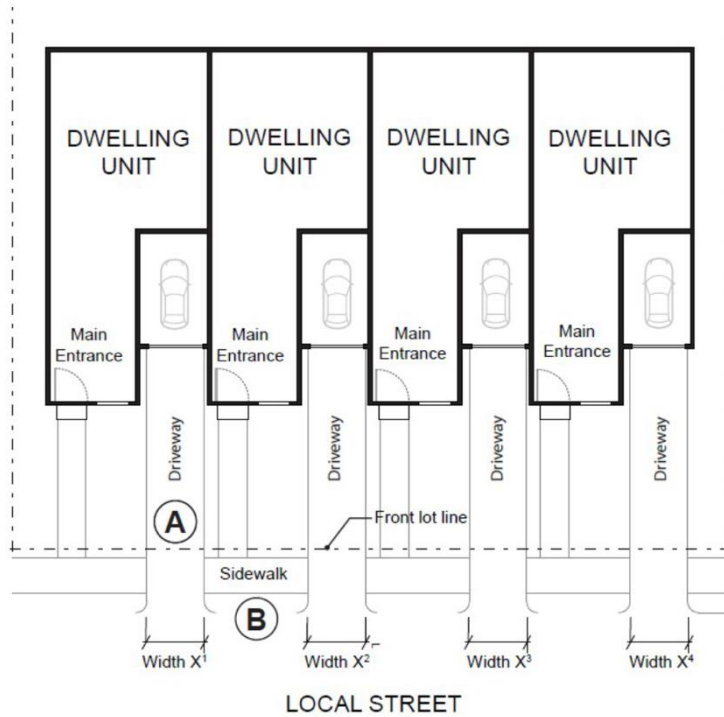


# Building Orientation



Apply clear and objective standard, or opt for CUP/discretionary path

# Parking Location



Apply clear and objective standard, or opt for CUP/discretionary path

# Detailing and Materials

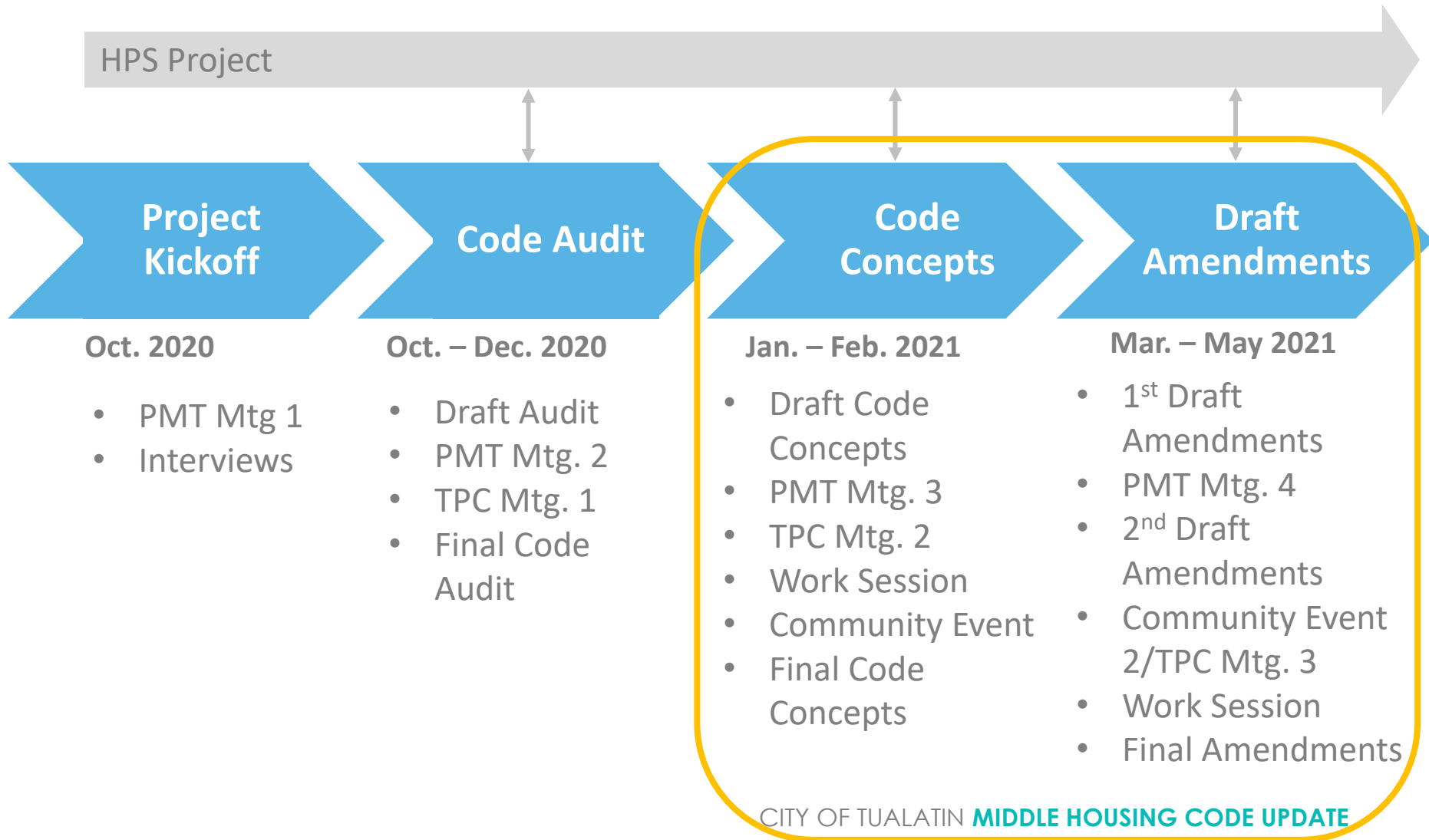


Apply clear and objective standard, or opt for CUP/discretionary path

# Questions and Discussion



# Next Steps





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