



PLANNING COMMISSION

WEDNESDAY, JANUARY 10, 2024

WORK SESSION

3. Frog Pond East and South Implementation-Development Code (Pauly)
(60 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: January 10, 2024		Subject: Frog Pond East and South Development Code	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Provide input on draft Development Code amendments for Frog Pond East and South Implementation.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond East and South Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will focus on the proposed housing variety standards.

EXECUTIVE SUMMARY:

The Frog Pond East and South Master Plan, adopted by City Council in December 2022, provides clear policy direction and guidance for future development in Frog Pond East and South. However, an important implementation step is to develop a detailed set of Development Code standards consistent with the Master Plan. These standards will be relied on by developers to plan and design development. These standards will also be relied on by City reviewers to ensure development meets City expectations.

This work session will continue to seek Planning Commission input on specific draft Development Code regarding housing variety. Specifically, this work session will continue the discussion from December of how the minimum variety standards and maximum unit type percentages are proposed to be presented in the code and calculated. These minimum and maximum standards are driven by implementation language from the Master Plan (Attachment 1). In addition, staff will provide an overview of the process that has led to the current, proposed draft variety standards (Attachment 2).

Minimum Variety of Target Unit Types

The Frog Pond East and South Master Plan directs the establishment of minimum amounts of certain target housing types including: middle housing, small units, and units accessible for individuals with limited mobility. Table 6B in Attachment 2 provides these minimum numbers, as currently proposed, by subdistrict or by tax lot where multiple tax lots are within the same subdistrict. This allows the draft code to function both for developments covering a single large tax lot and for developments covering multiple small tax lots. The minimum target unit type numbers are calculated as a percent of units in a “middle of the road” development scenario, which is equal to 125% of the minimum unit count. Using the “middle of the road” scenario was chosen as it still is reasonably doable with developments near the minimum unit count, but does not overly reduce the requirement for development well in excess of the minimum. Based on previous discussion and direction from Council and Planning Commission, the percentages applied to the “middle of the road” scenario to produce the minimum of target unit types in Table 6B are as follows:

- Middle Housing: 20% (25% of minimum total unit count)
- Minimum Number of Small Units: 5% (6.5% of minimum total unit count)
- Minimum of Total Mobility-Ready Units: 10% (12.5% of minimum total unit count)
- Full Mobility-Ready Units: 33% of Total Mobility-Ready Units

The project team recommends presenting the required minimums as specific numbers in a table, as seen in Attachment 2, rather than as a percentage with “how to calculate” language. This simplifies the presentation in the code and provides the most clear and objective standard possible by removing math calculations and rounding that may create uncertainty or change unit count requirements as a site plan changes during the development review process.

In drafting the table, the project team developed Net Development Area assumptions, which should be accurate for a vast majority of, if not all, development. However, staff drafted an

optional alternative calculation method for potential instances where the Net Development Area is less than anticipated.

Staff also wants to highlight for the Commission that the minimums no longer reference “housing type categories” as earlier versions did. Not having the categories simplifies presentation of the minimum standards for the target housing types. The project team found having the defined categories was leading to additional confusing language about how product types from different categories could qualify as the same target housing types. The updated table directly describes the types of target units required, “Middle Housing” “Small Units,” and “Mobility-friendly Units.”

Another important note when reviewing the proposed table in Attachment 2 is that meeting the different target unit types are not exclusive. A small, mobility-friendly middle housing unit can thus be counted to meet each target. This multi-target counting encourages desired units, such as cottage clusters, that can meet all the targets.

Maximum of One Unit Type

An important concept from the Master Plan is for the variety of housing to be spread and integrated throughout the plan area rather than grouped and segregated. In addition, there was clear policy direction from the Planning Commission and City Council that no one housing type dominate the planning area. To this end, the Master Plan directs the establishment of a maximum percent of a single type of housing, and to do so at the subdistrict or tax lot level to ensure variety is integrated.

Similar to the minimum requirements above, the standards need to function both for a large development that covers multiple subdistricts as well as a smaller development that is one or two smaller tax lots that are a portion of a subdistrict. Maximum requirements are proposed to be calculated as a percentage of the Net Development Area. Where two or three unit types are required in a development, no more than 60% of the Net Development Area can be planned for a single unit type. For developments over five acres, three unit types are required. For developments two to five acres, two unit types are required. For developments less than two acres, only one unit type is required and thus there is no maximum for that unit type within that small of a development.

The project team recommends measuring the maximum based on unit type rather than a grouping of unit types, termed a unit category, as once contemplated. Basing the maximum on unit type rather than a grouping or category has a few benefits. First, it encourages more unit types than just the most common for a category. This encouragement occurs by allowing the same category to be built as long as the unit type is different (i.e. stacked duplex rather than side-by-side townhouse). Basing on a category would likely lead to less variety because developers will likely default to the most traditional unit type in each category (i.e. larger apartment buildings for multi-family and townhouses for middle housing). Second, it adds flexibility for developers while still ensuring a rich variety of unit types. Third, it allows

simplification of the development code by not having to expressly define a new terminology of housing category while still meeting the intent of why categorization was discussed in the Master Plan in support of realizing housing variety.

The draft of the unit types to be listed in the code in support of unit-type based standards is below as well as in Attachment 2.

- A few important notes are as follows:
- All detached units larger than 1500 square feet that look and feel of like a single-family home are a single unit type;
- A differentiation is established between “side-by-side” plexes that are substantially similar to townhouses and “stacked” or other configurations that are significantly different than townhouses;
- A differentiation is established between larger multi-family buildings and smaller multi-family buildings with 5-9 units that are similar in scale to a number of middle housing buildings;
- A differentiation is established between elevator-served attached multi-family (apartments/condos) and other attached multi-family in recognition that elevator-served are often a different market segment and provide a different level of access for those with limited mobility.

Draft Unit Type List (Table 6C, Attachment 2):

Multi-family Unit Types

- Elevator-served attached multi-family
- Other attached multi-family (10 or more units per building)
- Other attached multi-family (5-9 units per building)

Middle Housing Unit Types

- Townhouses and side-by-side duplex, triplex, quadplex
- Stacked duplex, triplex, quadplex or a mix of side-by-side and stacked on single lot
- Cottage cluster
- Other non-cottage cluster housing or mix of attached and detached middle housing

Accessory Dwelling Units (ADUs) Unit Type

- All ADUs

Other Detached Units Unit Type

- All other detached units including detached single-family homes, cluster housing that looks and functions similar to detached single-family, and detached multi-family (i.e. cottage clusters of 5+ units where units are too big to be defined as cottage clusters)

Discussion Questions

The following would be helpful feedback from the Planning Commission at this work session:

- Does the Planning Commission support the approach to presenting and calculating minimum variety and maximum unit type standards?
- Does the Planning Commission have additional input to guide refinement of variety standards?

EXPECTED RESULTS:

Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:

Following additional work sessions, a public hearing on the Code amendments are expected late in the spring of 2024.

CURRENT YEAR BUDGET IMPACTS:

The Development Code implementation work is funded by remaining funds from the \$350,000 Metro grant for the Frog Pond East and South Master Plan and matching City funds in the form of staff time.

COMMUNITY INVOLVEMENT PROCESS:

During this implementation phase the primary focus is on honoring past input. However, the project team continues to engage key stakeholders for input on draft Development Code amendments.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Realization of the policy objectives set out in the Frog Pond East and South Master Plan to create Wilsonville’s next great neighborhoods. This includes furthering of the City’s Equitable Housing Strategic Plan and Council’s goal of affordable home ownership.

ALTERNATIVES:

The project team is preparing draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

ATTACHMENTS:

1. Frog Pond East and South Master Plan Map excerpts
2. Updated draft Variety Standards (December 26, 2023)

FROG POND EAST & SOUTH MASTER PLAN



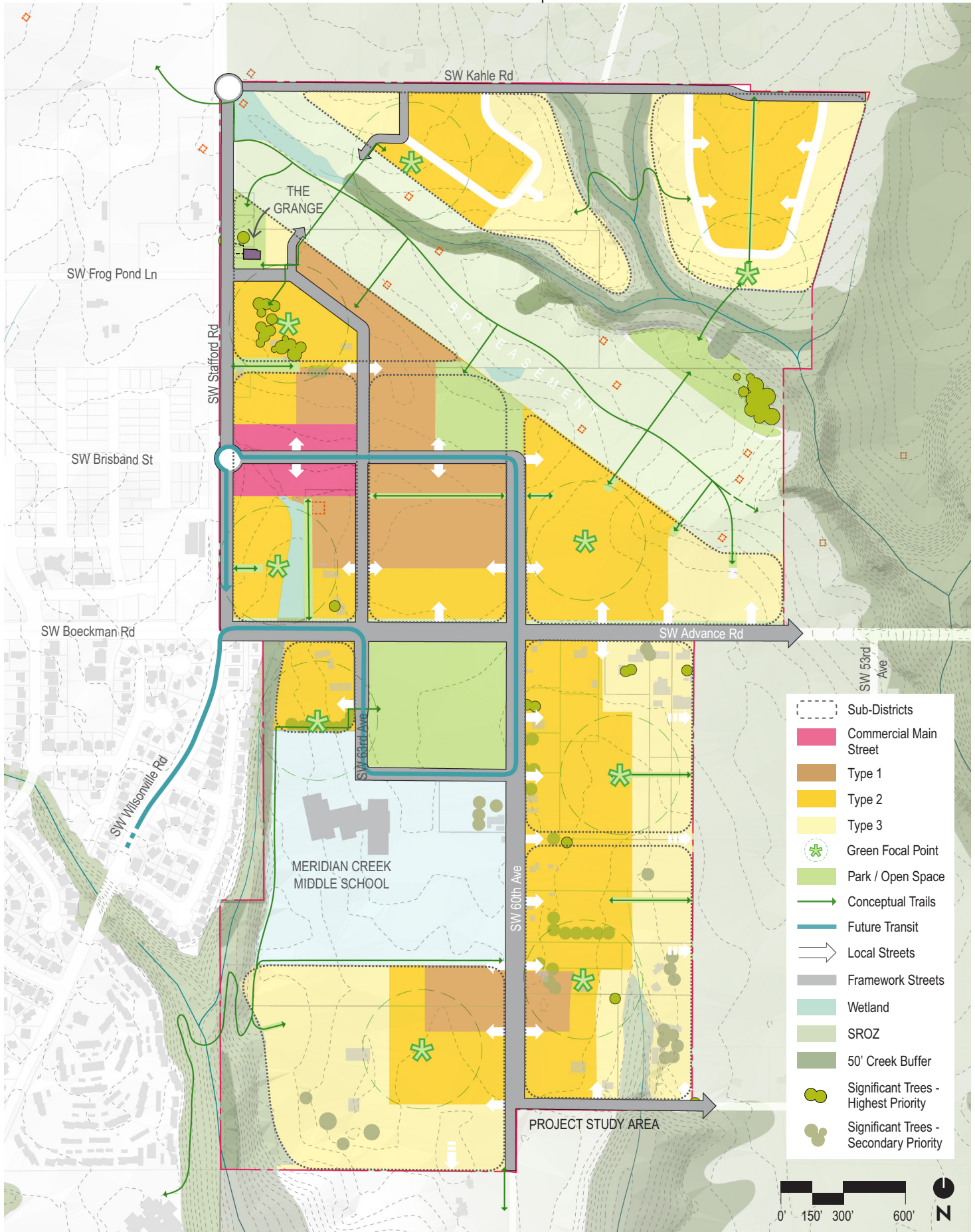
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW
NEIGHBORHOODS IN EAST WILSONVILLE



ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan





COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in “Type 1” urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form “feathers out” from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quadplexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)





LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **“transect”** of housing form in order to create a cohesive neighborhood that maximizes the amenities available to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.



LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built





LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.





LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built





IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
 - a. Set minimum number of units at the subdistrict or tax lot level.
 - b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
 - c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
 - d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
 - a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.



IMPLEMENTATION

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA³ accessibility.

The standards for Frog Pond’s housing variety will also recognize and accommodate several development realities:

3 Americans with Disabilities Act (1990).



IMPLEMENTATION

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code’s variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City’s future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units⁴
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings⁵
- Accessory Dwelling Units

Strategy 2: Define “categories” of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.



IMPLEMENTATION

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

Section 4.127. Residential Neighborhood (RN) Zone.

(.06) *Minimum and Maximum Residential Lots or Units and Housing Variety Standards:*

- A. . . .
- B. . . .
- C. The minimum unit count for the Frog Pond East and South neighborhoods, including those to ensure a variety of housing types throughout the neighborhoods consistent with the Frog Pond East and South Master Plan, are as shown in Table 6B. below:

Table 6B. Minimum Number of Units in Frog Pond East and South Sub-districts				
Sub-Districts	Minimum Total Number of Units	Minimum Number of Middle Housing Units ^{A B}	Minimum Number of Small Units ^{A C}	Minimum Number of Mobility-Ready Units ^D Total number required (partial or full)/ Number of full required
E1	92	23	6	12/4
E2	97	25	7	13/5
E3	120	30	8	15/5
E4 ^E	213			
E4 TL 1101 (portion)	175	13 ^F	4 ^F	7/3 ^F
E4 TL 1200	35	9	3	5/2
E4 TL 1000	3	0	1 ^B	0/0
E5	214	54	14	27/9
E6	114	29	8	15/5
S1	31	8	2	4/2
S2 ^E	119			
S2 TL 1000 28050 SW 60 th Ave	9	3	1	1/0
S2 TL 800 5890 SW Advance Rd	9	3	1	1/0
S2 TL 500 5780 SW Advance Rd	6	2	1	1/0
S2 TL 300 5738 SW Advance Rd	6	2	1	0/0
S2 TL 100 5696 SW	6	2	1	0/0

Attachment 2 Updated Draft Variety Standards December 26, 2023
Frog Pond East and South Planning Commission Work Session January 10, 2024

Advance Rd				
S2 TL 900	7	2	1	1/0
S2 TL 700	42	11	3	6/2
S2 TL 400	4	1	1	1/0
S2 TL 200	4	1	1	1/0
S2 TL 1100 28152 SW 60 th Ave	8	2	1	1/0
S2 TL 1200	7	2	1	1/0
S2 TL 1300 28300 SW 60 th Ave	11	3	1	1/0
S3^E	147			
S3 TL 1400 28424 SW 60 th Ave	31	8	2	4/2
S3 TL 1500 28500 SW 60 th Ave	31	8	2	4/2
S3 TL 1600	11	3	1	2/0
S3 TL 1800 28668 SW 60 th Ave	12	3	1	2/0
S3 TL 1700 28580 SW 60 th Ave	9	3	1	2/0
S3 TL 1900 5899 SW Kruse Rd	42	11	3	6/2
S3 TL 2000 5691 SW Kruse Rd	11	3	1	2/0
S4^E	178			
S4 TL 2600	56	14	4	7/3
S4 TL 2700 28901 SW 60 th Ave	122	31	8	16/6

Notes:

A See Table 6C for which units qualify

B Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres

C Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres

D. The mobility-friendly units can be any unit type and also count towards other minimums for different unit categories.

E Where an application includes two or more adjacent tax lots within the same subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the

included tax lots within the same subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

F. An assumed 125 mixed use apartments on the Brisband Main Street were not included in the base minimum to calculate other minimum requirements. Rather this calculation uses a minimum of 50 units that are not mixed-use apartments

1. As an alternative to Table 6B, when the Net Development Area is less than 75% of the Gross Development Area, the applicant may adjust the minimum requirements in table 6B using the following steps:

Step 1. Determine the Reduction Ratio. Divide the Net Development Area by a number equal to 75% of the Gross Development Area and round to the nearest one-hundredth of a percentage point. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 6B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum unit requirements.

D. Housing Unit Types for Frog Pond East and South Neighborhoods

1. Purpose: As further expressed in the Frog Pond East and South Master Plan, the variety requirements create opportunities for a variety of housing choices in each neighborhood and subdistrict focusing on mixing and integrating different housing choices throughout the Frog Pond East and South Neighborhoods rather than having separate areas for separate housing unit categories.
2. Unit Types for Housing Variety Standards are in Table 6C.

Table 6C Housing Unit Types

Housing Unit Type	Countable as Middle Housing Unit to Meet Minimum in Table 6B?	Countable as Small Unit ^B to Meet Minimum in Table 6B?
Multi-family		
Elevator-served attached multi-family	No	If 1500 sf or less ^B
Other attached multi-family (10 or more units per building)	No	If 1500 sf or less ^B
Other attached multi-family (5-9 units per building)	No	If 1500 sf or less ^B
Middle Housing		
Townhouses and side by side duplex, triplex, quadplex	Yes	If 1500 sf or less ^B
Stacked duplex, triplex, quadplex	Yes	If 1500 sf or less ^B
Cluster housing ^A , other than a cottage cluster, or a mix of attached and detached middle housing	Yes, subject to qualifications in note ^A	If 1500 sf or less ^B
Cottage cluster	Yes	Yes
Accessory Dwelling Units (ADUs)		
All ADUs	No	Yes
Other Detached Units		
All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family ^A , and detached multi-family	No	If 1500 sf or less ^B

Notes:

^A For the purpose of this table and related variety requirements, when a lot with cluster housing is divided using a Middle Housing Land Division and a land division unit has frontage on a street, tract with a private drive, or open space tract, the housing unit on the resulting land division unit shall be classified the same as other detached units on their own lot. To qualify as a Middle Housing Unit there must not be a Middle Housing Land Division or the resulting land division unit is a configuration dissimilar to a lot for detached single-family homes. Such dissimilarity is determined by the resulting land division unit not having frontage on a street, tract with a private drive, or open space tract. A future middle housing land division would not alter the unit type as long as such middle housing land division is applied for at least two years after occupancy is granted for the unit.

^B Qualification as a Small Unit is based on Habitable Floor Area as defined in Section 4.001.

E. Unit Category Variety:

1. Required number of Housing Unit Types in a Development. To ensure housing variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Housing Unit Types, as listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. Net Development Area is calculated as laid out in Subsection 3. below.

2 Acres or less- One Housing Unit Type Required

More than 2 acres up to 5 acre- Two Housing Unit Types Required

More than 5 acres- Three Housing Unit Types Required

2. Maximum Net Area for a Single Housing Unit Type. These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small developments requiring only one(1) unit type under E.1. above, no more than 60% of the Net Development Area of the smaller of the Stage I Master Plan Area or Subdistrict shall be planned for the development a single Housing Unit Type, as listed in Table 6C.
 - a. Where a single lot or parcel has multiple unit types (i.e. ADU on same lot as detached home), the Net Development Area shall be assigned by dividing the net area of the lot and adjacent area (i.e. alleys) proportionally based on number of each unit type. For example for an ADU on a detached home lot, 50% of the net area would be assigned to the ADU and 50% of the net area would be assigned to the detached home regardless of the relative percent of the lot they each occupy.
3. In Subdistrict E4, net development area (parking, etc) associated with the Commercial Main Street does not count towards net development area for the purpose of these standards, but the building footprint does.

- F. Pursuant to ORS 197.758 and OAR 660-046-0205, any lot designated for single-family homes can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Types exceeded. However, this does not allow the maximum for a Middle Housing Unit Type to be exceeded in initial planning or compliance verification. This would only apply at time of future building permit issuance or replat of individual lots.