



PLANNING COMMISSION

WEDNESDAY, DECEMBER 13, 2023

WORK SESSION

4. Frog Pond East and South Implementation-Development Code (Pauly)
(30 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: December 13, 2023		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 seek Planning Commission input on development standards controlling the bulk and placement of buildings in Frog Pond East and South, as well as an update to housing variety standards the Commission has

previously reviewed and provided comments on, language to clarify the boundaries between both subdistricts and different Urban Form Type Designations, and updated definitions to lot lines and yards.

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 seek Planning Commission input on specific draft Development Code standards as follows:

- Development standards that will control the size of buildings and their location on each lot or parcel. See Attachments 2-3.
- Updates to variety standards. Specifically, this work session will cover how the minimum and maximum variety standards are proposed to be presented and calculated. See Attachment 4.
- Detailed language directing how to determine the boundary of a subdistrict or Urban Form Type Designation. Previously the code relied primarily on maps, but review determined this left too much uncertainty. Text is now recommended to remove as much uncertainty as practicable while providing some flexibility to align with subdivision layouts. See Attachment 5.
- Edits to existing definitions in Section 4.001 of Wilsonville’s Development Code applying citywide to what constitutes a front, side, and rear lot line and subsequently yard, as the existing definitions have some unclear language. See Attachment 6.

Additional explanation around development standards and variety standards follows.

Development Standards

The standards further discussed below include: not having a minimum lot size; front setbacks; side yard maintenance and access; building width; and floor-to-area ratio (FAR). The standards relate to and help differentiate the different Urban Form Types as mapped and described in the Master Plan (see Attachment 1). Staff notes the specific numbers below and in Attachment 3 are draft. While the numbers reflect the precedents shown in Attachment 2 or reflect precedent standards for Villebois or Frog Pond West, ongoing analysis from the site plan testing and conversations with development partners may lead to refinements to these numbers.

No Minimum Lot Size

All of Wilsonville’s existing residential zones have a minimum lot size. Minimum lot size often corresponds to maximum density or establishes the default maximum density. Staff suggest dropping minimum lot size requirements to both simplify the standards as well as add flexibility

for smaller and lower-cost, for-sale homes. Standards including building width, setbacks, and FAR (see below) will be sufficient to guide the size and location of buildings without lot size standards. If lot size standards were included, staff has concerns about lot size requirements overlapping and causing conflict with the other standards relating both to building size and location, but also housing variety.

Briefly, how standards would likely function with and without a minimum lot size is as follows. With a minimum lot size developers must design a home or find a home design that efficiently fits the setbacks and allowances with the established lot size. The lot size and width are a major driver of home design. Without minimum lot size the lot size is instead driven by home design with the setbacks added around the home footprint to determine the lot size. Home design is driven by building code and market standards and preference such as garage width, hall width, and bathroom and kitchen size.

In addition, Wilsonville allows “Middle Housing Land Divisions” pursuant a new State law passed in 2019. This provision in the City’s code allow lots with middle housing to be further divided for the purpose of land sale, creating child lots or “quasi-lots” that, to a typical purchaser, are much like a typical lot, but smaller. For example, if a minimum lot size is 5,000 square feet, a developer can, under law, build two units on the property and then use the Middle Housing Land Division process to create two 2,500 square foot child lots or “quasi-lots”, to sell separately. These child or “quasi-lots” have more restrictions than a traditional lot. One noteworthy restriction is they would not allow an ADU. The Middle Housing Land Division process is being actively used in Frog Pond West to create multiple units on the lot with “quasi-lots” sold separately. Not having a minimum lot size would remove the incentive the use the “Middle Housing Land Division” provisions to create these small quasi-lots. Rather, the smaller homes would be traditional independent lots, which in turn give more flexibility to the homeowner to add on ADU or take other actions in the future. Middle Housing Land Divisions would be subsequently focused on creating ownership opportunities for what is more thought of as middle housing, like cottage clusters.

Lastly, minimum lot size has often been the subject of waiver requests and approvals over the years. This is primarily because the minimum lot sizes caused conflict with other “land consuming standards” like density and open spaces requirements. Removing the lot size would limit the need for this type of waiver to resolve conflicts and reduce time, cost, and uncertainty for housing approvals.

Front Setbacks based on Streets

Rather than designating front setbacks based on zoning or Urban Form Type, the project team recommends basing them on the street they face. This allows for consistency along street frontages and smooths transitions between areas with different Urban Form Type designations, which often have a street as a boundary.

Side Setbacks and Usable Side Yards

In other residential zones in Wilsonville, for medium to large buildings, side setbacks are often five feet or ten feet between buildings. For medium to large residential buildings, five feet is a standard side yard setback used throughout much of Wilsonville and generally functions well for maintenance and access. In order to support the efficient use of land and not create barriers to smaller, less-expensive detached homes through increased land costs, the draft standards propose allowing less than five-foot setbacks for smaller buildings, such as detached homes, similar to Villebois. City Council has previously raised concerns about functionality, maintenance, and access to small side yards. To address these concerns, the draft standards add additional requirements where separation between buildings is less than ten feet:

In a recent work session City staff received additional feedback from City Council on narrow side yards, and is taking the feedback to further refine these standards to determine if further restrictions are recommended around fencing, landscaping, and what is allowed in side-yards.

Maximum Building Widths

A proposed standard for Frog Pond East and South not found in other residential zones is maximum building width. Staff recommends adding this standard to help establish a clear differentiation, in terms of look and feel, between the different Urban Form Types. As can be found in Attachment 2, the project team reviewed precedents of different housing types throughout the City as a starting point with the objective of establishing reasonable standards that allow the housing types typical for the different Urban Form types and to create the desired meaningful differentiation between the Urban Form Types. Based on the precedents (Attachment 2), the standards may be something like the following:

Urban Form Type 1 - No maximum (precedent- block length townhouse, condo, or apartment building similar to that in the Villebois Village Center)

Urban Form Type 2 - Maximum of 120 feet (precedent - 7-unit townhouse building)

Urban Form Type 3 - Maximum of 90 feet (precedent – 5-unit townhouse building)

Floor-to-Area Ratio

Floor-to-Area Ratio (FAR) has been used for years in planning and urban design to regulate the bulk of buildings. However, to date it has not been used in Wilsonville. FAR is directly related to both lot coverage (the percent of a given lot that the building footprint can cover) and building height to create an allowed volume or bulk of a building. Wilsonville's other residential zones use lot coverage for similar regulation as the allowed and typical building height are fairly constant. Under State rules the City must allow three story buildings in all of Frog Pond East and South, including in Urban Form 3 where a three-story height is not consistent with most precedent buildings, such as those examined in Attachment 2. FAR allows the City to better encourage a height typical of the precedents. The encouragement occurs because developers will typically choose to maximize the allowed lot coverage before going higher. In other words, in order to build a three-story building in Urban Form Type 3, a developer would have to leave a substantial portion of the site unbuilt. This is unlikely with the high cost of land. Using FAR thus helps encourage the desired differentiation between Urban Form Types, as follows:

- Urban Form Type 1 – FAR of 3, allows 75% lot coverage at four stories, however most buildings will likely be two to three stories with a lot coverage of about 65%.
- Urban Form Type 2 – FAR of 1.8, allows 60% lot coverage at three stories, which likely provides a number of three-story townhouse and similarly scaled apartment buildings as well as detached homes, which will likely be primarily two-story.
- Urban Form Type 3 – FAR of 0.9, allows 45% lot coverage at two stories, and likely result in only one and two-story buildings. An example of the maximum would be a 4,800 square foot two-story house on a 6,000 square foot lot.

Variety Standards

Minimum Variety of Target Unit Types

This work session focuses on how the minimums and maximums requirements will be presented in the code. For minimums, the project team recommends presenting the number of different unit categories by Subdistrict and Tax Lot rather than “how to calculate” language and percentages. This simplifies the presentation in the code and removes uncertainty that come up through performing math using formulas prescribed in a code. However, an optional alternative calculation method is provided for instances where the Net Development Area is less than anticipated. See Attachment 4.

Overall, the draft standards present clear and understandable standards of how to meet the variety requirements prescribed in the Master Plan. Staff notes that the minimums no longer reference “housing type categories.” Not having the categories simplifies presentation of the minimum standards. The project team found having the defined categories was leading to additional confusing language about how product types from different categories could meet the same minimum requirements. The updated table directly describes the type of units required, “Middle Housing” and “Small Units,” which are units 1500 sf or less in habitable floor area.

Maximum of One Unit Type

For establishing a maximum, requirements will continue to be calculated as a percentage of the Net Development Area as previously discussed in October. After further evaluation the project team does recommend measuring based on unit type rather than a grouping of unit types termed a unit category. This approach 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. 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 is below. A few important notes 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; and a differentiation between larger multi-family buildings and small multi-family buildings that are similar in scale to smaller middle housing.

Draft Unit Type List (see also Attachment 4-Table 8C):

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
- Cottage cluster
- Other non-cottage cluster housing (excluding cottage cluster and cluster housing that are technically cluster housing but look and function much the same as detached single-family) 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 not having a minimum lot size in Frog Pond East and South?
- Does the Planning Commission support basing front setbacks on the street the property faces?
- What feedback does Planning Commission have on requirements for narrow side yards?
- Does the Planning Commission support the approach to building width standards?
- Does the Planning Commission support establishing floor-to-area ratios (FARs) rather than lot coverage standards for Frog Pond East and South?
- Does the Planning Commission support the approach to presenting and calculating minimum and maximum variety standards?
- Does the Planning Commission have additional input to guide refinement of variety standards?

- Does the Planning Commission support the new text to establish boundaries between Subdistricts and Urban Form Type Areas?
- Does the Planning Commission support the text updates for defining lot lines and yards?

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 first quarter 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, Urban Form Type descriptions and map
2. Precedent residential structures in Wilsonville for establishment of new standards
3. Draft Siting and Design Standards November 29, 2023
4. Updated draft Variety Standards November 29, 2023
5. Draft boundary descriptions for Subdistricts and Urban Form Type Designations November 29, 2023
6. Draft amendments to definitions of lot lines and yards November 29, 2023

FROG POND EAST & SOUTH MASTER PLAN



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

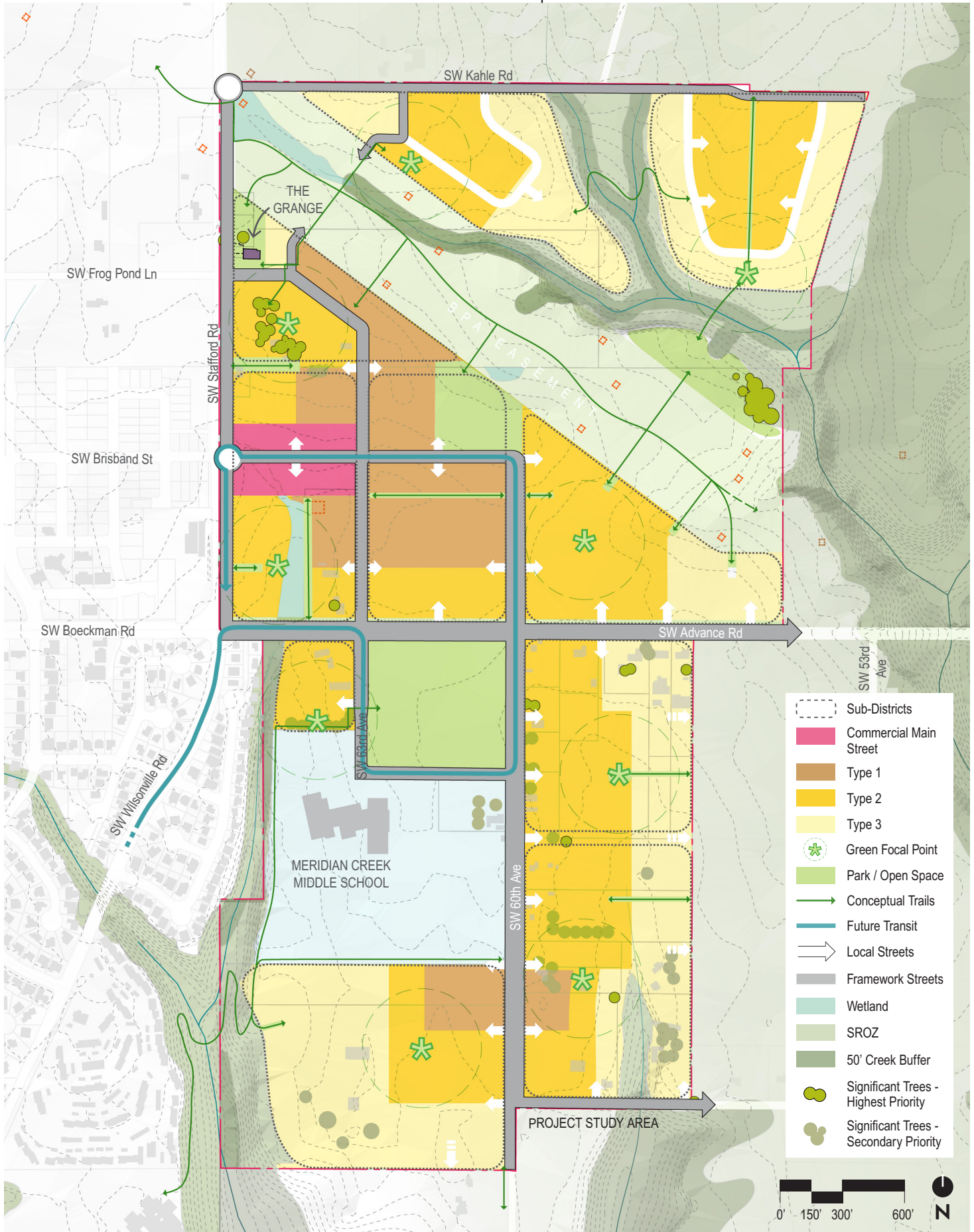


ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan

Attachment 1 Frog Pond East and South Work Session December 13, 2023
Master Plan Excerpts





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



Precedent Examples for Proposed Building Width and Other Standards

With Google Street View (where available) and Aerial Photo

Multi-family (Apartments and Condos)

Type 1 Urban Form Precedents

11395 SW Toulouse Street

Toulouse Street block-wide multi-family

Building Width 257 feet

Front Setback 5 feet



Type 2 Urban Form Precedents

11489 SW Toulouse Street

Toulouse Street small multi-family

Building Width 100 feet

Front Setback 6 feet



Type 2 Urban Form Precedents continued

28796 SW Ashland Loop

Traditional multi-family-Boulder Creek

Building Width 116 feet

Setback from Street 30 feet

Setback from Parking lot 20 feet



7114 SW McDonald Drive

Traditional multi-family-Berkshire Court

(Could be Type 3 Urban Form if buildings without single-level connection)

Building Width 125 feet

Setback from Street 35 feet

Setback from Parking lot 20 feet



Type 2 Urban Form Precedents continued

29530 SW Volley Street

Six-unit condo building

Building Width 120 feet

Setback from Circulation Drive 16 feet



Plexes and Townhouses

Type 1 Urban Form Precedents

28515 through 28535 SW Paris Ave

Villebois six-unit townhouse

(Could also be Type 2 Urban Form)

Building Width `92 feet

Front Setback 10 feet



29136 through 29152 SW Costa Circle E

Five-unit townhouse in Villebois next to detached single-family

(Could also be Type 2 Urban Form)

Building Width 88 feet

Front Setback 15 feet

Distance Between Buildings 8 feet



Type 2 Urban Form Precedent

29520 SW Brown Road
Older six-unit apartment building
Building Width 98 feet
Setback from Parking Lot 5 feet



Type 3 Urban Form Precedents

28760 and 27870 SW Painter Drive
Two-unit townhouse (aka attached single-family) Frog Pond West
Building Width 83 feet
Front Setback 15 feet



Type 3 Urban Form Precedents continued

29455 SW Serenity Way

Older triplex

Building Width 80 feet

Front Setback 20 feet



29670 SW Brown Road

Older four-plex, with stacked flats

Building Width 55 feet

Setback from Parking Lot 5 feet



Type 3 Urban Form Precedents continued

29631 SW Serenity Way

Older four-plex (side by side configuration)

Building Width 89 feet

Front Setback more than 20 feet



28741 through 28753 SW Costa Circle East

Four-unit townhouse on Costa Circle

Building Width 78 feet

Front Setback 15 feet

Distance Between Buildings 10 feet



Detached Single-Family

Type 1 Urban Form Precedent

11325 and 11331 SW Barber Street

Narrow detached homes
Building Width 20 feet, each
Distance between buildings 5 feet
Front Setback 5 feet



Type 2 Urban Form Precedent

7245 SW Chestnut Lane

Frog Pond West small-lot detached home
Building Width 38 feet
Front Setback 10 feet
Distance Between Homes 8 feet



Type 3 Urban Form Precedents

6761 SW Primrose Court

Street of Dreams single-family Frog Pond West
Building Width 90 feet
Front Setback 20 feet



30944 SW Kensington Drive

Detached single-family home from 1990's
Building Width 53 feet
Front Setback 25 feet
Distance Between Buildings 12 feet



Section 4.127. Residential Neighborhood (RN) Zone.

(.08) Development Standards:

- A. . . .
- B. . . .
- C. Unless superseded or supplemented by other provisions of the Development Code the lot and development standards for the Frog Pond West Neighborhood are established by Table 8A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.
- D. . . .

Land Use Map Designation	Min. lot width/street frontage per lot (ft.)	Max height (ft.)	Front Setbacks	Maximum Building Width Facing Street, or park when front of lot faces a park (ft)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.) ^C	Distance Between Buildings wider than 50 feet (feet) along street frontages and public viewsheds ^E	Max. Floor to Area Ratio (FAR) ^{GH}
Urban Form Type 1	10	35	See Table 8C.	None	10	^B	None ^{D, E}	10 ^F	3
Urban Form Type 2	15	35		120 except that buildings over 90 feet cannot occupy entire block face.	10	^B	3 ^{D, E}	10 ^F	1.8
Urban Form Type 3	15	35		90	15 ^A	^B	5	10	0.9

Notes:

- A. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.
- B. Setbacks for residential garages are as follows:
 - 1. Front (street loaded): minimum 20 feet.
 - 2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.
 - 3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.
- C. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.
- D. Setbacks may be required to be greater than the minimum to accommodate minimum distance between buildings.
- E. Setbacks resulting in less than 10 feet between buildings on separate lots is only allowed if all of the following conditions are met:
 - 1. The entire area between the buildings operates as a single yard area and has gate access, if fenced.

Attachment 3 Draft Siting and Design Standards November 29, 2023
Frog Pond East and South Planning Commission Work Session December 13, 2023

2. A recorded document will clearly identify use and access easements provide for continual maintenance for active yard space, maintenance of vegetation, prevention of weeds, and no storage visible off-site.
- E. Minimum building spacing for ADUs is as-required by Building Code.
- F. For Urban Form Type 1 and 2 distance between buildings may be reduced to less than 10 feet if all of the following criteria are met:
1. Both buildings have less than a 50-foot width facing the street
 2. The entire area between the buildings operates as a single yard area and has gate access, if fenced. If the area goes over a property line a recorded document must clearly identify use and access easements.
 3. Recorded documents provide for continual maintenance for active yard space, maintenance of vegetation, prevention of weeds, and no storage visible off-site.
- G. On lots where detached accessory buildings are built, maximum FAR may be increased by 0.1 as long the otherwise maximum FAR is still met by the primary dwelling structure(s). Cottage clusters and ADUs are exempt from maximum FAR standards.
- H. For townhouses maximum FAR is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.

Street ^A the lot faces	Front Min. (ft.)	Front Max. ^C (ft.)
<ul style="list-style-type: none"> • SW Brisband Street between SW 63rd Avenue and SW 60th Avenue • SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road • Other streets or street segments bounded on at least one side by Urban Form Type 1, but not Urban Form Types 2 or 3. 	6 ^B	10
<ul style="list-style-type: none"> • SW 60th Avenue • SW 63rd Avenue south of SW Advance Road • SW Stafford Road except the Brisband Main Street buildings • SW Advance Road • SW Kahle Road • Framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue • Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension • Other streets or street segments bounded on at least one side by Urban Form Type 2, but not Urban Form Types 3. 	10	25
<ul style="list-style-type: none"> • Other streets or street segments bounded on at least one side by Urban Form Type 3. 	10	No max

Notes:

- A. Where a lot fronts a platted private drives or open space/pathway tract that same setbacks standards apply as if the private drive or open space/pathway were a street.
- B. In Urban Form Type 1 the minimum front setback is 6 feet to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.
- C. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.

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 ^A	Minimum Number of Middle Housing Units ^{A B C}	Minimum Number of Small Units ^{A B D}	Mobility-Ready Units ^E	
				Minimum Total (Full plus Partial) Mobility-Ready Units	Minimum Full Mobility Ready Units
E1	92	28	7	14	5
E2	97	30	8	15	5
E3	120	36	9	18	6
E4^D	213				
E4 TL 1101 (portion) ^B	175	15 ^F	4 ^F	8 ^F	3 ^F
E4 TL 1200 ^B	35	11	3	6	2
E4 TL 1000	3	0	1	0	0
E5	214	65	17	33	11
E6	114	35	9	18	6
S1	31	10	9	5	2
S2^D	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	3	1	1	0
S2 TL 300 5738 SW Advance Rd	6	2	1	0	0

Attachment 4 Updated Draft Variety Standards November 29, 2023
Frog Pond East and South Planning Commission Work Session December 13, 2023

S2 TL 100 5696 SW Advance Rd	6	2	1	0	0
S2 TL 900	7	3	1	1	0
S2 TL 700	42	13	4	7	2
S2 TL 400	4	2	1	1	0
S2 TL 200	4	2	1	1	0
S2 TL 1100 28152 SW 60 th Ave	8	3	1	1	0
S2 TL 1200	7	3	1	1	0
S2 TL 1300 28300 SW 60 th Ave	11	5	1	1	0
S3^D	147				
S3 TL 1400 28424 SW 60 th Ave	31	10	3	5	2
S3 TL 1500 28500 SW 60 th Ave	31	10	3	5	2
S3 TL 1600	11	4	1	2	0
S3 TL 1800 28668 SW 60 th Ave	12	4	1	2	0
S3 TL 1700 28580 SW 60 th Ave	9	3	1	2	0
S3 TL 1900 5899 SW Kruse Rd	42	13	4	7	2
S3 TL 2000 5691 SW Kruse Rd	11	4	1	2	0
S4^D	178				
S4 TL 2600	56	17	5	9	3
S4 TL 2700 28901 SW 60 th Ave	122	37	10	19	6

Notes:

A 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.

B See Table 6C for which units qualify as Middle Housing Units and/or Small Units

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

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

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

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 (calculated pursuant to Subsection E. 3. Below) is less than 75% of the Gross Development Area, the applicant may adjust the minimum requirements in table 8B 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, round to the nearest 100th. This is the Reduction Ratio.

Step 2. Multiply each applicable minimum in Table 8B by the Reduction Ratio determined in Step 1. Round each result up to the nearest whole number. These are the new alternative minimum 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 Categories for Housing Variety Standards are in Table 6B.

Table 6C Housing Unit Types and Categories

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 at least 75% of units are 1500 sf or less ^B
Other attached multi-family (10 or more units per building)	No	If at least 75% of units are 1500 sf or less ^B
Other attached multi-family (5-9 units per building)	No	If at least 75% of units are 1500 sf or less ^B
Middle Housing		
Townhouses and side by side duplex, triplex, quadplex	Yes	If 1500 sf or less ^{B C}
Stacked duplex, triplex, quadplex	Yes	If majority of units are 1500 sf or less ^{B C}
Cluster housing ^A other than cottage cluster or mix of attached and detached middle housing	Yes, subject to qualifications in note ^A	If majority of units are 1500 sf or less ^{B C}
Cottage cluster	Yes	Yes ^C
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.

^C As applicable, the same unit can be double counted as both a Middle Housing Unit and Small Unit.

E. Unit Category Variety:

1. Required number of Unit Types in a Development. To ensure variety throughout the Master Plan area, while accommodating efficient site planning for smaller developments, the following is the number of Unit Types, as listed in Table 6B, 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. The number of units for each required category is shown in Table 6C.

2 Acres or less- 1 Unit Type Required

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

More than 5 acres- 3 Unit Types Required

2. Maximum Net Area for A Single Unit Type. These standards help ensure no single housing unit type dominates any Subdistrict or large portion thereof. Except for small development requiring only 1 unit type under E.1. above, no more than 60% of the Net Development Area of the smaller of Stage I Master Plan Area or Subdistrict shall be planned for the development a single-unit type, as listed in Table 6B.

a. Where a lot 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. For the purpose of these standards, the Net Development Area includes the Gross Development Area used for off-street parking, alleyways and off-street circulation areas, areas covered by primary and accessory structures, private and semi-private yard space and landscaping and hardscape not otherwise excluded as follows: areas excluded from net development area for the purpose of these standards are required open space in tracts, stormwater facilities in tracts, and public right-of-way. Where an alley or parking area is shared between two categories it shall be evenly divided between the categories. Any further minor determinations not explained above regarding net area shall be determined by the Planning Director based on the principles of exempting common use tracts and proportionate assignment of shared private and semi-private facilities. 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.

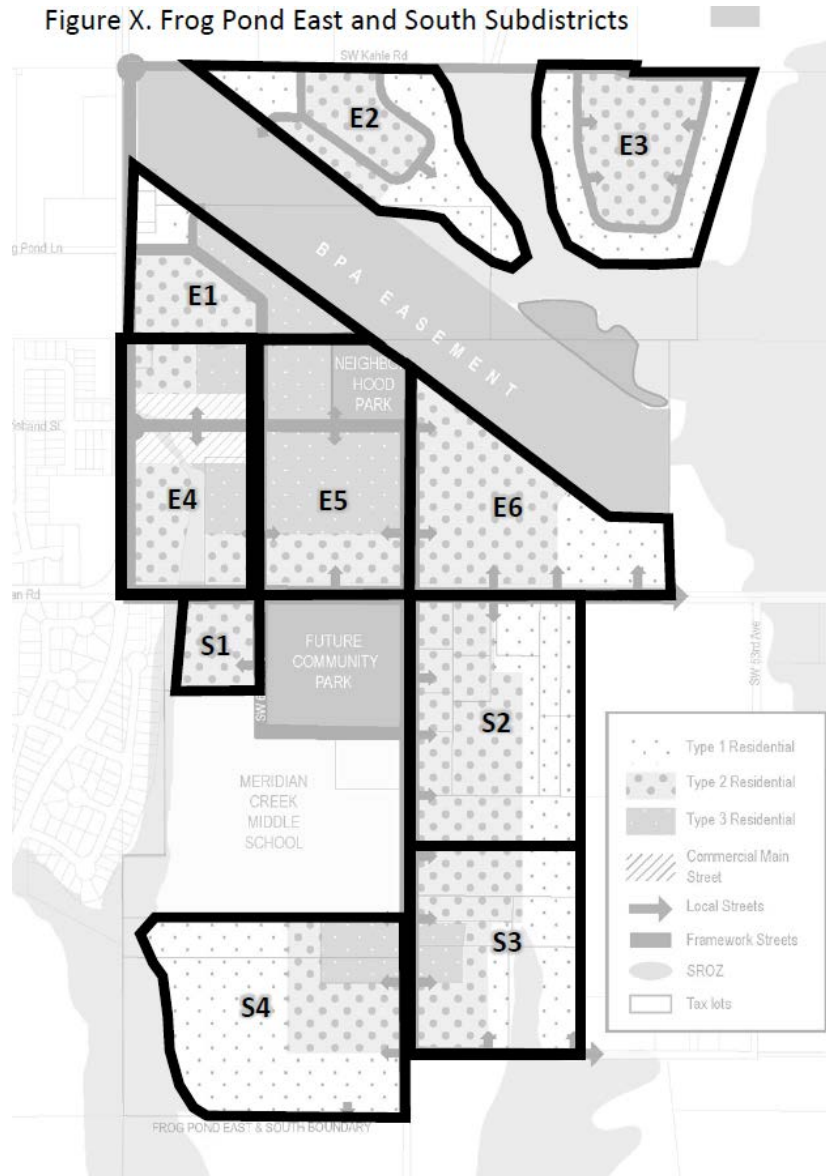
- F. Pursuant to ORS 197.758 and OAR 660-046-0205, any lot designated for single-family homes can also be developed or redeveloped as middle housing even if the maximum percentage of of a Middle Housing Unit Type, as listed in Table 6B, is exceeded. However, this does not allow the maximum for a Middle

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.

Section 4.127. Residential Neighborhood (RN) Zone.

(.05) *Residential Neighborhood Zone Sub-districts:*

- A. RN Zone sub-districts may be established to provide area-specific regulations that implement legislative master plans.
 1. . . .
 2. The area of the Frog Pond East and South Master Plan is divided into subdistricts described below, as shown for reference in Figure A-5:
 - a. Subdistrict E1. The area south of SW Kahle Road and the BPA Easement, east of SW Stafford Road, and north of an existing east-west property line approximately 1,232 feet north of SW Advance Road and 1,315 south of SW Kahle Road.
 - B. Subdistrict E2. The area outside the SROZ south of SW Kahle Road, north of the BPA Easement, and west of a creek intersecting SW Kahle Road approximately 1580 feet east of SW Stafford Road.
 - C. Subdistrict E3. The area outside the SROZ south of SW Kahle Road, east of Subdistrict E2, north of the BPA Easement, and west of the eastern edge of the Master Plan area.
 - D. Subdistrict E4. The area south of Subdistrict E1, east of SW Stafford Road, north of SW Advance Road, and west of the intersection of SW Advance Road and SW 63rd Avenue, north.
 - E. Subdistrict E5. The area south of Subdistrict E1 and the BPA Easement, east of Subdistrict E4, north of SW Advance Road, and west of the intersection of SW Advance Road and SW 60th Avenue.
 - F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of the eastern edge of the Master Plan area.
 - G. Subdistrict S1. The area south of SW Advance Road, east of the western edge of the Master Plan area, north of the Meridian Creek Middle School property, and west of SW 63rd Avenue.
 - H. Subdistrict S2. The area south of SW Advance Road, east of SW 60th Avenue, and north of an existing property line approximately 956 feet south of SW Advance Road, and west of the eastern edge of the Master Plan area.
 - I. Subdistrict S3. The area south of Subdistrict S2, east of SW 60th Avenue, north of SW Kruse Road and west of the eastern edge of the Master Plan area.
 - J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of the western edge of the Master Plan area, north of the southern edge of the Master Plan area, and west of SW 60th Avenue.



(.07) *Frog Pond East and South Urban Form Types:*

- A. The Frog Pond East and South Neighborhoods are divided into different urban form land use designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure 7-A. Applicability of development standards are based on these designations. The designations and their purpose are as follows:
1. Commercial Main Street: This urban form is for a limited area along Brisband Street between SW Stafford Road and the extension of SW 63rd Avenue. Its purpose is to create a pedestrian-oriented commercial street feel.
 2. Urban Form Type 1: The purpose of this Urban Form Type is to create the most compact and urban of the three residential forms. This is primarily represented by buildings being allowed to be larger, including full block width, with less setbacks than other residential urban forms.

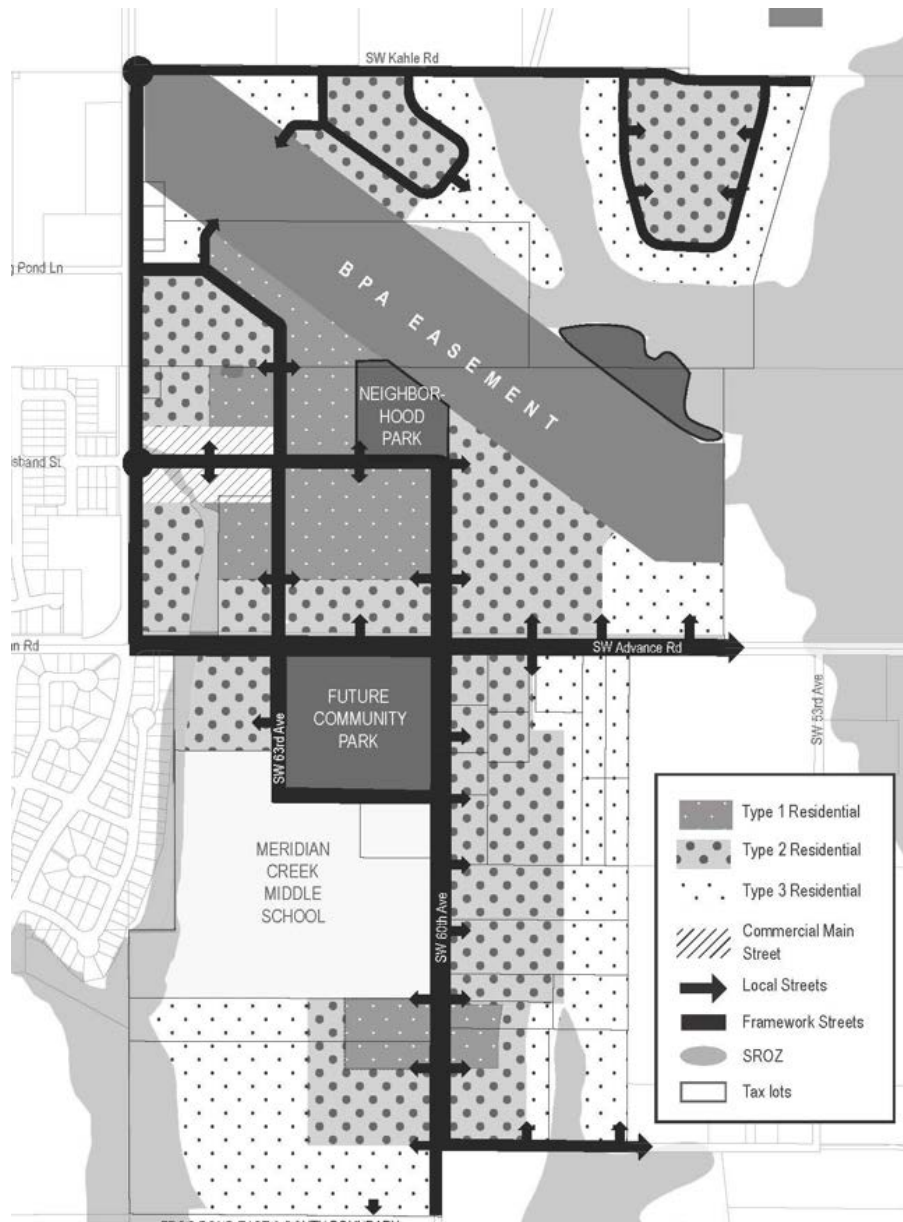
3. Urban Form Type 2: The purpose of this Urban Form Type is create a moderately compact and urban look and feel between Urban Form Type 1 and Type 3. This is primarily represented by allowing moderate building widths, including not allowing buildings to be block length as allowed in Urban Form Type 1, and requiring moderate setbacks.
 4. Urban Form Type 3: The purpose of this Urban Form is to create a less compact and urban look and feel. This is primarily represented by limiting the width of buildings, providing for larger setbacks, and limiting FAR to encourage no more than two-story buildings.
- B. Urban Form Area Boundary descriptions:
1. Subdistrict E1:
 - a. Urban Form Type 1: The area of the Subdistrict east of the framework street that is an extension of SW 63rd Avenue and west of the framework street connecting across the BPA easement.
 - b. Urban Form Type 2: The area of the Subdistrict west and south of the framework street(s) that are an extension of SW 63rd Avenue and SW Frog Pond Lane.
 - c. Urban Form Type 3: The area of the Subdistrict west of the of the framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane except for Frog Pond Grange area described in Subsection (.24) A. below.
 2. Subdistrict E2:
 - a. Urban Form Type 2: A contiguous area of between 6 and 6.5 acres, as proposed by the developer based on the location of non-framework local streets, extending the south to north extent of the Subdistrict from the BPA easement to SW Kahle Road, and located immediately to the east of and adjacent to the framework street connecting across the BPA easement.
 - b. Urban From Type 3: The area of the Subdistrict that is not Urban Form Type 2.
 3. Subdistrict E3:
 - a. Urban Form Type 2: A contiguous area of between 8 and 8.5 gross development acres, as proposed by the developer based on the location of non-framework local streets, centered in the subdistrict immediately south of and adjacent to SW Kahle Road, and not being within 125 feet of the eastern edge of the Subdistrict or the SROZ.
 - b. Urban From Type 3: The area of the Subdistrict that is not Urban Form Type 2.
 4. Subdistrict E4:
 - a. Commercial Main Street: The area of existing Tax Lot 1101 centered on SW Brisband Street extending east to west across the subdistrict and extending between 125 feet and 160 feet both north and south of Brisband Street. The exact boundary north and south of SW Brisband Street will be proposed by the developer.
 - b. Urban Form Type 1:
 - The eastern half of the Subdistrict area north of the Commercial Main Street area
 - The eastern half of the Subdistrict area south of the Commercial Main Street extending south to within approximately 250 feet of SW Advance Road. The exact southern limit will be proposed by the developer based on the location of any local streets, and if no local street, based on proposed property lines. The southern

limits must be between 235 feet and 265 feet north of SW Advance Road. If at time of development of this area a local street is established in Subdistrict E5 that serves as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, the boundary shall be the closest street or property line to the centerline of that street at the intersection of SW 63rd Avenue.

- c. Urban Form Type 2:
- The western half of the Subdistrict area north of the Commercial Main Street area
 - The western half of the Subdistrict area south of the Commercial Main Street area
 - The eastern half of the Subdistrict area south of the Commercial Main Street area and south of the Urban Form Type 1 area that is south of Commercial Main Street area.
5. Subdistrict E5:
- a. Urban Form Type 1: the northern portion of the Subdistrict extending south to approximately 250 feet of SW Advance Road and extending east to west across the entire subdistrict. The exact southern limit will be proposed by the developer based on the location of an east-west local street which would be the boundary between Urban Form Type Areas. The centerline of this boundary street must be between 230 feet and 270 feet north of SW Advance Road and is encouraged to be as close as possible to 250 feet north.
- b. Urban Form Type 2: The southern portion of the Subdistrict south of the Urban Form Type 1 area.
6. Subdistrict E6:
- a. Urban Form Type 2: the western portion of the Subdistrict extending east approximately 680 feet east from SW 60th Avenue. The exact eastern limit will be proposed by the developer based on the location of a local street or property lines which would be the boundary between Urban Form Type Areas. The boundary must be between 660 feet and 700 east of SW 60th Avenue and is encouraged to be as close as possible to 680 feet.
- b. Urban Form Type 3: The eastern portion of the Subdistrict east of the Urban Form Type 2 area.
7. Subdistrict S1:
- a. Urban Form Type 2: The entire Subdistrict is Urban Form Type 2.
8. Subdistrict S2:
- a. Urban Form Type 2: The western portion of the Subdistrict, extending east approximately 360 feet east of SW 60th Avenue between SW Advance Road and a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue south of that point. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet or between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.

- b. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.
9. Subdistrict S3:
- a. Urban Form Type 1: a west central portion of the Subdistrict extending approximately 220 feet east of SW 60th Avenue between a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and a point approximately 320 feet north of SW Kruse Road. The exact limits will be proposed by the developer based on the location of local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be between 200 feet and 240 east of SW 60th Avenue and is encouraged to be a close as possible to 220 feet. The north boundary must be within 20 feet of the northern boundary of Subdistrict S4 and is encourage to be as close as possible to that boundary. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be a close as possible to 320 feet.
 - b. Urban Form Type 2: The western portion of the Subdistrict, excluding the Urban For Type 1 area, extending east approximately 500 feet east of SW 60th Avenue between the northern boundary of the subdistrict and a point directly east of the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property) and approximately 340 feet east of SW 60th Avenue south the point directly east of the northern boundary of Subdistrict E4. The exact limits will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The east boundary must be, respectively, between 480 feet and 520 east of SW 60th Avenue and is encouraged to be a close as possible to 500 feet or between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet.
 - c. Urban Form Type 3: The eastern portion of the Subdistrict, east of the Urban Form Type 2 area.
10. Subdistrict S4:
- a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west approximately 380 feet west of SW 60th Avenue and south to approximately 320 feet north of SW Kruse Road. The exact western and southern limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 360 feet and 400 west of SW 60th Avenue and is encouraged to be a close as possible to 380 feet. The south boundary must be between 300 feet and 340 feet north of SW Kruse Road and is encouraged to be a close as possible to 320 feet.
 - b. Urban Form Type 2: The northeastern portion of the Subdistrict west and south of the Urban Form Type 1 area, extending west approximately 570 feet west of SW 60th Avenue and south to a future local street extension of SW Kruse Road. The exact western limit will be proposed by the developer based on the location of a local streets or property lines which would be the boundary between Urban Form Type areas. The west boundary must be between 550 feet and 590 west of SW 60th Avenue and is encouraged to be a close as possible to 570 feet.
 - c. Urban Form Type 3: The western and southern portions of the Subdistrict, west and south of the Urban Form Type 2 area.

Figure A-7 Urban Form Type Land Use Designation Boundaries



4.001 Definitions

- (.XXX) **Lot, Corner: A lot either (1) where two intersecting lot lines both abut a street or private drive or (2) where the shortest lot line abuts an alley or tract with a non-vehicular pathway and an intersecting lot line abuts a street or private drive. Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.**
- (.XXX) Lot, Through: **A lot where multiple non-intersecting lot lines abut a street, other than a freeway, or private drive.** Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway. Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.
- ~~(.XXX) Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.~~
- (.XXX) Lot Line, Front: Except for Corner Lots and Through Lots, ~~the~~ The boundary line of a lot abutting a street or private drive, other than a boundary line along a side or rear yard. **If no boundary lines of a lot abut a street or private drive, but do abut a tract with a non-vehicular pathway with vehicle access to the lot provided via an alley, the boundary line abutting the tract with a pathway.** the narrowest boundary line shall be considered to be the front. In the Village zone: the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley. in In the case of a corner lot **Corner Lot**, the shortest lot line along a public space **tract with a pathway,** street or private drive, other than an alley. **In the case of a Through Lot, the narrowest boundary line abutting a street or private drive, and if multiple boundary lines abutting a street or private drive are of the same length, the boundary line on the lower classification street, and if both equal length and same street classification, the boundary line indicated as the front on a final plat.** A private drive bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.
- (.XXX) Lot Line, Rear: Any boundary line opposite and most distant from a front line and not intersecting a front lot line, except in the case of a corner lot.
- (.XXX) Yard, Front: Any yard abutting a street or private drive **Front Lot Line**, unless one side is determined to meet the definition of a side yard, below. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a yard is a front yard.