



PLANNING COMMISSION

WEDNESDAY, MAY 8, 2024

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly) (90 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

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| Meeting Date: May 8, 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

This work session will (1) continue to answer Commissioners' questions raised in recent work sessions and (2) provide the Commission an opportunity to review the draft Development Code amendments in their entirety (Attachment 1) presented with explanatory information.

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. 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.

At this work session, staff will provide information to answer a couple of the Commission's questions raised in recent work sessions and receive feedback on the complete package of development code amendments.

Additional Information in Response to Questions

In addition to reviewing the draft Development Code amendments, staff wants to use time in this work session to respond to outstanding questions from the Commission related to the draft amendments, particularly regarding the appropriate percentage of mobility-ready units to require and the threshold for defining "small unit" for the variety standards.

What additional information is available to guide the determination of the percentage of mobility-friendly units to require?

In the previous work session, staff shared that the data on the percent of the population "with an ambulatory difficulty" nationwide varies, depending on the source, between 7 percent and 13 percent. According to among the most reliable sources with local data, the American Community Survey from the US Census Bureau, Wilsonville's estimated percentage is 5.8 percent with a margin of error of 1.3 percent. Applying the maximum margin of error puts it at 7.1 percent. Wilsonville's estimate compares to the Portland-Vancouver Metro Area with an estimate of 5.7% with a margin or error of 0.2 percent and the State of Oregon with an estimate of 7.1 percent with a margin of error of 0.1 percent.

A previous discussion point with Planning Commission was the understanding that mobility-ready units are not always matched to those that need them. Considering a good portion of mobility-ready units may be occupied by residents without mobility limitations, increasing the requirement to 10 percent could create a higher likelihood that a unit would be available to the residents that do have mobility limitations.

Under discussion in the last work session, for comparison, was the fact that Villebois has upwards of 16 percent mobility-ready units. However, most of that is met by elevator-served stacked apartments or condos and ground floor apartments, which are not likely to be as prevalent in Frog Pond East and South.

Staff's understanding of the status of the decision-making conversation is deciding between a 10 percent requirement or a larger number. In response to this conversation, staff stated in the prior work session a couple points. First, the requirement needs to be at a level that does not inadvertently drive unit type choice beyond the intent of the variety standards. If the

requirement is too high, it will drive developers to choose development types, especially multi-family, that otherwise is not the intent of the Master Plan. While multi-family is allowed, the intent of the Master Plan is to require and encourage production of other types of target units, including middle housing and other smaller units that create more first-time ownership opportunities as well ownership opportunities for smaller households and individuals with limited mobility. Second, the requirement needs to not only be considered as it relates to the entire Master Plan area, but also for a variety of development project sizes and housing type mixes, many of which will not likely include multi-family.

Staff has done additional analysis of the minimum standard as shown in Table 6B “Minimum Number of Units in the Frog Pond East and South Sub-districts” in Subsection 4.127 (.06) of the draft Development Code Amendments. One finding to note is that the elevator-served multi-family, planned as part of the mixed-use development in the Commercial Main Street area, will provide a large number of mobility-ready units, at least 125. Because minimums in Table 6B are based on tax lots and subdistricts with limited ability to blend or average across these geographies to encourage variety throughout the plan area, only up to 39 of these 125 elevator-served units could be counted against the minimum mobility-ready unit requirement in Table 6B, leaving an “overage” of 86 units. These 86 “overage units” are equal to approximately 50 percent of the 160 total mobility-ready units required by Table 6B. As such, the actual minimum number of mobility-ready units, 246 units, is about 15 percent of an assumed moderate build out rather than the 10 percent used to establish the minimums in Table 6B. While the proposed 10 percent-based requirement assures a reasonable level of mobility-ready units throughout the plan area, the actual amount provided will be at least 50 percent higher with the “overage” concentrated in multi-family development.

Research and analysis continues regarding mobility-ready units, and any additional available information will be presented at the work session.

What additional information is available to guide the determination of definition of “small-unit” at 1200 or 1500 square feet?

As discussed during the last work session, Villebois is a good comparison for housing variety as it has overall a similar mix of units as proposed in Frog Pond East and South and a similar planning area as the full Frog Pond Area. Since the last work session, Staff reviewed building permit data of unit size from 2017 to 2020. This is a period with significant permitting for Villebois. During this time there were no units less than 1200 square feet permitted while 20% of the permitted units were between 1200 and 1500 square feet. What this analysis reinforced is the missing target unit type is really the *less than 1200 square feet units*. Based on this analysis, along with prior analysis and discussion, staff recommends the small unit requirements moves forward with 1200 square feet as the threshold. The 1200 to 1500 square foot units are likely to be produced without any code requirement, especially as town houses, as seen in Villebois where no small unit requirement existed. The intent of the “small unit” requirement, which is fairly minimal at five percent, was to target producing smaller units that otherwise may not be delivered by the market, but help meet specific affordability and

demographic needs that were identified in the affordable housing analysis component of the Master Plan and other housing plan documents, including the Equitable Housing Strategic Plan.

Review of Proposed Development Code Amendments

Attachment 1 contains the current draft of all proposed Development Code, Chapter 4 of the City Code, amendments. Attachment 2 contains an amendment to the City’s Nuisance Code, Chapter 6 of the City Code, regarding maintenance of side yards. Staff has included the information boxes for each amendment or group of amendments to help the Commission and interested parties navigate the amendment package. The example below includes an explanation of what each field in the box is intended to portray. In this work session, staff seeks additional feedback or concerns about specific Development Code amendments. Staff would also appreciate feedback on what additional detail the Commission would find helpful in the information boxes, particularly for content contained in the “Relationship to Frog Pond East and South Master Plan” and “Rationale for Amendment Text” fields, to ensure understanding of the amendments, clear communication for the public, and delineate findings for the record.

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| Amendment Description: | A short description of the proposed amendment for reference and orientation of the reader |
| Applicability: | Provides clarity to whether the proposed amendment applies to citywide residential development, Frog Pond West, and/or Frog Pond East and South. |
| Impacted Code Section(s): | Provides a reference to the code section, and any applicable subsection, in which the amendment is proposed. Where the section or subsection is new, “(new)” is added after the reference. |
| Relationship to Frog Pond East and South Master Plan: | Explains how the proposed amendment relates to implementation of the Frog Pond East and South Master Plan. The vast majority relate, with a couple unrelated minor amendments being done because it is more efficient than going through a separate code amendment process. |
| Rationale for Amendment Text: | Provides a summary of the why and how of the chosen code text. |
| Recent Edits: | As applicable, calls attention to edits to the amendments since the last time they were seen by the Commission. Where there have not been edits, the field states “None”. |

Discussion Questions:

- What, if any, additional questions does the Planning Commission have about the threshold size for “small unit” and the required percentage of “mobility-ready” units?
- What, if any, additional feedback does the Planning Commission have on specific Development Code and Nuisance Code Amendments?
- What, if any, additional explanation would the Planning Commission like to see in any of the individual “Relationship to the Frog Pond East and South Master Plan” or “Rationale for How Amendment Drafted” fields?

EXPECTED RESULTS:

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

TIMELINE:

This is planned as the penultimate work session on the Development Code amendments to implement the Frog Pond East and South Master Plan. A final work session is planned for June, for the Commission’s final review. A Planning Commission public hearing is subsequently planned for July, with a Council public hearing to follow.

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, and have been, considered to meet the same intent.

ATTACHMENTS:

1. Frog Pond East and South Draft Development Code Amendments (May 1, 2024)
2. Draft Nuisance Code Amendment Related to Side Yard Maintenance (April 29, 2024)

Frog Pond East and South Development Code Amendments

- Text proposed for deletion is ~~struckthrough~~
- Text proposed for addition is **bolded and underlined**
- Figures proposed for deletion have a red "X" over them
- Existing text not proposed for amendments is in plain text
- Staff notes to reviewers for navigation or clarification is *(italicized text is in parathesis)*
- Any other italics is existing or proposed formatting and is not an indicator of amendments

Section 4.001 Definitions

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| Amendment Description: | Define Net Development Area. Applies Citywide. |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.001 Definitions |
| Relationship to Frog Pond East and South Master Plan: | Net area is a component for implementation of variety standards called for in the Master Plan. |
| Rationale for Amendment Text: | The language builds on the existing definition of Gross Development Area, and identifies what specifically is excluded from the Gross Development Area to calculate the Net Development Area. |
| Recent Edits: | No substantive changes, but recently revised and reworded for additional clarity. |

(.XXX) Development Area, Net: The portion of Gross Development Area that is not required open space in tracts, stormwater facilities in tracts, other similar common-use tracts, or public right-of-way. Net Development Area includes areas 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 by this definition.

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| Amendment Description: | Clean up and clarify definitions regarding lots, lot lines, and yards |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.001 Definitions |
| Relationship to Frog Pond East and South Master Plan: | Ensures development standards such as setbacks function as intended in all development scenarios contemplated. |
| Rationale for Amendment Text: | To clean up and clarify certain definitions around lots, lot lines, and yards based on questions that have arisen in implementation of the current code. No policy change intended. |
| Recent Edits: | None |

- (.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 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.

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| Amendment Description: | Define live-work |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.001 Definitions |
| Relationship to Frog Pond East and South Master Plan: | Clarifies allowance of live-work units as it relates to implementation of the Commercial Main Street. |
| Rationale for Amendment Text: | Establishes a clear definition for this type of use allowed in the Frog Pond East Commercial Main Street and elsewhere in the City. The definition is adapted from one from Oregon City with feedback from City staff that have worked with approval of other live-work units in Villebois and Town Center. |
| Recent Edits: | Entire definition recently added. |

(.XXX) Live-Work: (this definition is still under refinement and will be shared either at the work session or in a subsequent work session).

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| Amendment Description: | Mobility-ready Definition |
| Applicability: | Citywide, but primarily Frog Pond East and South at this time |
| Impacted Code Section(s): | 4.001 Definitions |
| Relationship to Frog Pond East and South Master Plan: | Mobility-ready units is one of the “target” unit types identified to require a minimum of to help ensure accessible housing is available within the planned variety in Frog Pond East and South. |
| Rationale for Amendment Text: | The definition seeks to define a unit that can be adaptable for use of individuals with limited mobility without getting into details that would be under the jurisdiction of the building code like counter heights, doorway widths, and bathroom grab bars. |
| Recent Edits: | Refined to simplify reference to enabling ramp. |

(.XXX) Mobility-Ready Unit: A dwelling unit with a kitchen, full bathroom, and bedroom on a single-level and that level is accessible from a parking space or public sidewalk without the use of stairs or with minimal stairs with space to add a wheelchair accessible ramp.

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| Amendment Description: | Urban Form Type definitions |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.001 Definitions |
| Relationship to Frog Pond East and South Master Plan: | Key definitions to implement the different residential urban forms identified in the Master Plan. |
| Rationale for Amendment Text: | Detailed definitions consistent with the language and intent in the Master Plan. |
| Recent Edits: | None |

(.XXX) Urban Form: The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

(.XXX) Urban Form Type: In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

(.XXX) Urban Form Type Designation: A designation applied to land within the Residential Neighborhood (RN) Zone that determines Urban Form Type and what lot and structure standards apply to guide Urban Form.

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| Amendment Description: | Administrative review of multi-family structures |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.030 |
| Relationship to Frog Pond East and South Master Plan: | Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area. |
| Rationale for Amendment Text: | <p>The language intends to provide clarity that all residential buildings are subject to administrative review. The primary policy change is making multi-family housing (apartments) throughout the City subject to administrative review consistent with other residential structures subject to clear and objective standards, rather than subject to Site Design Review like commercial and industrial buildings. Multi-family buildings with seven or more units will require Class II Administrative Review, which requires public notice.</p> <p>The new process for multi-family applies only to the building and the immediately surrounding site improvements like landscaping. Site design and layout for apartment complexes remains subject to Development Review Board review.</p> |
| Recent Edits: | None |

Section 4.030 Jurisdiction and Powers of Planning Director and Community Development Director

- (.01) *Authority of Planning Director.* The Planning Director shall have authority over the daily administration and enforcement of the provisions of this Chapter, including dealing with non-discretionary matters, and shall have specific authority as follows:
- A. A Class I application shall be processed as a ministerial action without public hearing, shall not require public notice, and shall not be subject to appeal or call-up, except as noted below. Pursuant to Class I procedures set forth in Section 4.035, and upon finding that a proposal is consistent with the provisions of this Code and any applicable Conditions of Approval, shall approve the following, with or without conditions:
 - 4. Building permits for **residential structures in residential zones not subject to Site Design Review, except for multi-family structures with seven or more units**, ~~single family dwellings, middle housing, and in the Village zone, row houses or apartments,~~ meeting clear and objective zoning, siting, and design requirements standards and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.
 - B. A Class II application shall be processed as an administrative action, with or without a public hearing, shall require public notice, and shall be subject to appeal or call-up, as noted below. Pursuant to Class II procedures set forth in Section 4.035, the Director shall approve, approve with conditions, deny, or refer the application to the Development Review Board for a hearing:
 - 12. **Architectural and site plans, including modifications and remodels, for multi-family residential structures in residential zones with seven or more units not subject to Site**

Design Review and meeting clear and objective zoning, siting, and design standards and located on lots that have been legally created. This does not include review of Stage I and Stage II Planned Development Master Plans and Site Design Review of open space and other common improvements, which is subject to review by the Development Review Board.

Section 4.113. Standards Applying to Residential Developments in any Zone.

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| Amendment Description: | Clarify exceptions to open space requirements for multi-family development |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.01) |
| Relationship to Frog Pond East and South Master Plan: | Supports the broader code amendments allowing multi-family development to be reviewed similar to middle housing and detached single-family homes, which in turn supports the variety of housing throughout Frog Pond East and South called for in the Master Plan. |
| Rationale for Amendment Text: | These code edits avoid applying open space requirements to multi-family development twice, once when a subdivision or complex is approved, and once when a building permit is applied for. The new Subsection 2.c. makes clear that no additional open space requirements are applicable when a multi-family building is proposed in a previously approved subdivision or complex. |
| Recent Edits: | None |

(.01) *Open Space:*

- A. *Purpose.* The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.
- B. *Applicability.*
 - 1. The open space standards of this subsection shall apply to the following:
 - a. Subdivisions.
 - b. Planned Developments.
 - c. Multi-family Development, **except as noted in 2. c. below.**
 - 2. These standards do not apply to the following:
 - a. Partitions for non-Multi-family development. However, serial or adjacent partitions shall not be used to avoid the requirements.
 - b. Middle Housing Land Divisions.
 - c. **Development of a multi-family building(s) on a lot within a subdivision where the open space requirements are otherwise met in the subdivision, as acknowledged in a prior land use approval.**

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D. *Required Open Space Characteristics:*

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2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

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| Amendment Description: | Clarify stormwater facilities in the right-of-way do not count as required open space |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.01) |
| Relationship to Frog Pond East and South Master Plan: | None, except that it will ensure required open space planned is provided consistent with this citywide update. |
| Rationale for Amendment Text: | Minor edit to be clear that stormwater facilities in the right-of-way do not count as required open space, which is the same approach to other landscaped areas within the public right-of-way. |
| Recent Edits: | None |

- c. Non-fenced vegetated stormwater features outside the public right-of-way.

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| Amendment Description: | Consistent setback allowance for ADUs |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.02) |
| Relationship to Frog Pond East and South Master Plan: | Supports the Master Plan direction of removing barriers to development of ADUs. |
| Rationale for Amendment Text: | Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for purposes of constructing an ADU. The language also applies to other setbacks, including front and side. However, side setbacks are generally already 10-feet or less, and ADUs have historically not been built frequently in front yards. |
| Recent Edits: | None |

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

A. *For lots over 10,000 square feet:*

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7. Cottage Cluster **and ADU** Setbacks: Setbacks in 1.—3. and 6. above do not apply to cottage clusters **and ADUs**. For cottage clusters **and ADUs**, minimum front, rear, and side setbacks are ten (10) feet.

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B. *For lots not exceeding 10,000 square feet:*

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7. Cottage Cluster **and ADU** Setbacks: Any minimum setback in 1.—3. or 6. above that would exceed ten feet for a cottage cluster **or ADU** shall be ten feet.

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| Amendment Description: | Remove redundant parking standards reference |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.05) existing parking language removed and replaced with stormwater standards. |
| Relationship to Frog Pond East and South Master Plan: | None |
| Rationale for Amendment Text: | The language is redundant. |
| Recent Edits: | None |

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| Amendment Description: | Establish residential stormwater design standards |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.05) existing language replaced in its entirety. |
| Relationship to Frog Pond East and South Master Plan: | Consistent with the stormwater component of the Master Plan and the assumption of land area dedicated to stormwater in the calculations for minimum unit and variety requirements (in 4.127 (.06) Table 6B). |
| Rationale for Amendment Text: | The language aims to clearly express the City’s stormwater design requirements within the Development Code to provide greater clarity to the development community on City’s stormwater policy and how it interacts with residential development. This does not represent a change to the City’s current policies as implemented through the Public Works standards. |
| Recent Edits: | Minor edits for readability and correcting references. |

(.05) ~~Off Street Parking.~~ Off street parking shall be provided as specified in Section 4.155 **Residential Stormwater Design Standards:**

- A. Purpose.** The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City’s NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.
- B. Low Impact Development.** All stormwater management facilities for treatment and flow control shall follow low impact development design standards.
- C. Sizing.** Stormwater management facility sizing requirements shall be determined in accordance with the City’s Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.

D. Locating. Stormwater management facilities are required to be integrated with development.

Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard E. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-f.) being the highest priority, and 2. (a.-b.) being the lowest priority. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. High Priority:

- a. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;
- b. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;
- c. Unpaved areas within five feet of an alley curb;
- d. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;
- e. Edges and buffers around parks and open space; and
- f. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).

2. Lower priority:

- a. Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and
- b. Separate landscape tracts for stormwater facilities.

E. Conflicting Uses Prioritized Over Stormwater Management Facilities. The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under D. if a feasible alternative location for the conflicting use is not available.

1. Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;
2. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;
3. Fire hydrants and FDCs;
4. Manholes, clean outs, pedestals, and vaults for public and franchise utilities;
5. Pedestrian walkways and bicycle paths;
6. Public Utility Easements for gas, electricity, and communication; and
7. Minimum area of usable open space required under Subsection (.01) above. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).

F. Typically Prohibited Design Elements. The following design elements are prohibited as part of stormwater facilities as barrier to integrated design unless their inclusion is approved by the City Engineer, or their authorized representative, as part of a waiver request;

1. Fences.

2. Retaining walls over two feet in height.

G. Standards for Waivers to the Standards of this Subsection. The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above subject to substantial evidence being provided in the record to support the following findings:

1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.
2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).
3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.

(.07) Fences:

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| Amendment Description: | Special requirements for narrow fenced areas. |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.07) |
| Relationship to Frog Pond East and South Master Plan: | Accommodates a variety of housing configurations as called for in the Master Plan. |
| Rationale for Amendment Text: | This language, together with new language in Chapter 6, nuisances, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance. |
| Recent Edits: | Recently added based on discussion with and feedback from the City Council. |

E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

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| Amendment Description: | Removing additional barriers to ADU development |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.10) |
| Relationship to Frog Pond East and South Master Plan: | Frog Pond East and South included ADU-focused work to better facilitate construction of these units that can provide a lower cost housing alternative throughout the city. The Master Plan work included identification of specific code edits that can further remove barriers to ADU development. Removing these barriers, together with variety requirements in Frog Pond East and South, will very likely result in ADU development at a higher level than elsewhere in the City. |
| Rationale for Amendment Text: | The specific changes to remove barriers to ADU development identified as part of the Frog Pond East and South Master Plan include: allowing ADUs for all townhouses, not just those on larger lots; exempting ADUs from minimum lot coverage requirements, which is a common regulatory barrier; and removing any special review process, making their review the same as detached homes or middle housing. |
| Recent Edits: | None |

(.10) *Accessory Dwelling Units:*

- A. Accessory Dwelling Units, are permitted subject to standards and requirements of this Subsection.
- B. *Standards:*
 - 1. Number Allowed.
 - a. For detached single-family dwelling units and for townhouses ~~on lots meeting the minimum lot size for detached single-family in the zone:~~ One per dwelling unit.
 - b. For all other dwelling units: None.
 - 2. Maximum Floor Area: per definition in Section 4.001, 800 square feet of habitable floor area. Per Subsection 4.138(.04)C.1., in the Old Town Overlay Zone the maximum is 600 square feet of habitable floor area. Larger units shall be subject to standards applied to duplex housing.
 - 3. Accessory dwelling units shall be on the same lot as the dwelling unit to which they are subordinate.
 - 4. Accessory Dwelling Units may be either attached or detached, but are subject to ~~all zone~~ standards for **the underlying zone except that ADUs are exempt from lot coverage maximum setbacks, height, and lot coverage, unless those requirements are specifically waived through the Planned Development waiver or Variance approval processes.**
 - 5. *Design Standards:*
 - a. Roof pitch shall be 4:12 to 12:12. No flat roofs allowed.
 - i. Where the primary dwelling unit has a roof pitch of less than 4:12 the minimum roof pitch does not apply.

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- b. Roof and siding materials shall match the respective material of one or more of the following: (1) the primary dwelling unit on the same lot, (2) a primary dwelling unit on an immediately adjacent lot, or (3) a primary dwelling unit within the same subdivision.
 - i. For the purpose of the requirement to match material, fiber cement siding made to appear like wood, stucco, or masonry may be used to match wood, stucco, or masonry respectively.
 - c. Where design standards established for a zone or overlay zone are more restrictive and/or extensive than a. and b. above the more restrictive and/or extensive design standards shall apply. This includes design standards for the Village (V) Zone, the Residential Neighborhood (RN) Zone, and the Old Town Overlay Zone.
6. ~~Where an Accessory Dwelling Unit is proposed to be added to an existing residence and no discretionary land use approval is being sought (e.g., Planned Development approval, Conditional Use Permit approval, etc.) the application shall require the approval of a Class I Administrative Review permit. **ADU review process is the same as for single-family units and middle housing.**~~
7. Authorization to develop Accessory Dwelling Units does not waive Building Code requirements. Increased firewalls or building separation may be required as a means of assuring adequate fire separation from one unit to the next. Applicants are encouraged to contact, and work closely with, the Building Division of the City's Community Development Department to assure that Building Code requirements are adequately addressed.
8. Each accessory dwelling unit shall provide complete, independent permanent facilities for living, sleeping, eating, cooking, bathing and sanitation purposes, and shall have its own separate secure entrance.
9. Reserved.
10. Accessory dwelling units may be short-term rentals, but the owner/local operator must maintain an active business license with the City of Wilsonville for a short-term rental business and pay all applicable lodging and other taxes.

(.14) Design Standards for Detached Single-family and Middle Housing.

| | |
|--|---|
| Amendment Description: | Clarify applicability of certain residential design standards by zone |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.14) A. |
| Relationship to Frog Pond East and South Master Plan: | Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan. |
| Rationale for Amendment Text: | The minor edits provide more clarity to where alternative design standards are provided and thus the citywide standards do not apply. This includes being clear of all the standards that do apply in Frog Pond East and South. |
| Recent Edits: | Minor edits for readability and clarity. |

- A. The standards in this subsection apply in all zones, except as indicated in 1.—~~2~~ **3**. below:
1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the Residential Neighborhood Zone**, as these zones/**areas** have their own variety standards, except that the standards do apply to middle housing development with multiple detached units on a single lot for which the standards of these zones do not address.
 2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1-2. and E. 2-3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.
 - 3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.**

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D. Standards applicable to Triplexes and Quadplexes except as noted in I. below.

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| Amendment Description: | Clarify measurement of garage doors |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.14) |
| Relationship to Frog Pond East and South Master Plan: | None, but ensures consistency in implementing similar standards throughout the City, including Frog Pond East and South. |
| Rationale for Amendment Text: | These minor edits provides consistency with similar proposed amendments in the RN Zone (Section 4.127) text. |
| Recent Edits: | Recently edited to ensure consistency throughout the code |

3. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley) (see Figure 6. Width of Garages and Parking Areas).

...

F. Standards applicable to Cottage Clusters.

...

12. *Parking Design (see Figure 15. Cottage Cluster Parking Design Standards).*

...

- d. *Garages and carports.*

...

- iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width **as measured from the interior of the garage door frame.**

G. Standards applicable to Cluster Housing besides Cottage Clusters.

...

4. *Garages and Off-Street Parking Areas.* The combined width of all garages **(measured from the interior of the garage door frame)** and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of any street frontage (other than an alley). Garages and off-street parking areas that are separated from the street property line by a dwelling are not subject to this standard. (See Figure 6. Width of Garages and Parking Areas).

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| Amendment Description: | Clarify process for alternative discretionary review of residential design standards |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.14) J. |
| Relationship to Frog Pond East and South Master Plan: | Consistent with language in the RN Zone (4.127) related to the Master Plan language regarding alternative discretionary review. |
| Rationale for Amendment Text: | Minor edits provide clarity for process to require alternative discretionary review of residential design standards. |
| Recent Edits: | None |

- J. Alternative Discretionary Review: As an alternative to meeting one or more design standards of this subsection an applicant may request **a waiver as part of** Site Design Review by the Development Review Board of a proposed design. In addition to the **waiver criteria in Sections 4.118 and 4.140 and applicable** Site Design Review Standards, affirmative findings shall be made that the following standards are met:
1. The request is compatible with existing surrounding development in terms of placement of buildings, scale of buildings, and architectural design;
 2. The request is due to special conditions or circumstances that make it difficult to comply with the applicable Design Standards, or the request would achieve a design that is superior to the design that could be achieved by complying with the applicable Design Standards; ~~and~~
 3. The request continues to comply with and be consistent with State statute and rules related to Middle Housing, including being consistent with State definitions of different Middle Housing types; **and**
 4. **The request remains substantially consistent with any legislative master plan the property is included within.**

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| Amendment Description: | Design standards for multi-family housing |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.113 (.15) (new) |
| Relationship to Frog Pond East and South Master Plan: | Relates to the applicability of design standards for the variety of housing types called for in Frog Pond East and South in the Master Plan. |
| Rationale for Amendment Text: | The detailed design standards allow for the administrative review of multi-family development consistent with how other residential development is reviewed. The standards below were adapted by expert consultants from the design standards for buildings of similar bulk in the City’s existing design standards, particularly townhouses. In addition, consideration was given for typical larger parking areas for multi-family development. |
| Recent Edits: | Clarification of applicability, particularly related to mixed-use buildings and the Village and Town Center zones. |

(.15) Design Standards for Multi-Family Housing:

- A. Purpose and Intent.** The purpose of the multi-family design standards is to create and maintain street frontages that are varied and attractive, create an environment that is conducive to walking, and provide natural surveillance of public spaces. The standards will also promote building details in multi-family development that provide visual interest, contribute to a high-quality living environment for residents, give a sense of quality and permanence, and enhance compatibility with the surrounding community. The design standards also aim to create consistency with design standards for other residential unit types that multi-family housing may be built adjacent to.
- B. Applicability.** These standards apply to all multi-family development except for the following:
 - 1. Mixed-use buildings that include both commercial and multi-family residential components.**
 - 2. Multi-family buildings in the Village and Town Center Zones which are subject to zone-specific standards in either Section 4.125 or 4.132.**
- C. Entrance Orientation.**
 - 1. At least one main entrance for each multi-family structure must either meet the standards in subsections a. and b. below, or must meet the alternative standard in subsection B.2.**
 - a. The entrance must be within eight feet of the longest street-facing exterior wall of the structure; and**
 - b. The entrance must either:**
 - i. Face the street;**
 - ii. Be at an angle of up to 45 degrees from the street; or**
 - iii. Open onto a porch. The porch must:**
 - a. Be at least 25 square feet in area; and**
 - b. Have at least one entrance facing the street or have a roof.**

G. Off-Street Parking Location and Design. The following standards are intended to support a pedestrian-friendly street environment and to minimize the visual impacts of parking areas and garages.

- 1. Off-street parking spaces and vehicle maneuvering areas shall not be located between the front building plane of the building closest to the street and a street property line (except alleys).**
- 2. Off-street parking areas shall not occupy more than 50% of the total length of each street frontage as measured 20 feet from the street property line. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.**
- 3. Off-street parking spaces shall not be located within ten feet of any property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of property lines.**
- 4. Landscaping, fencing, or walls at least three feet tall shall separate parking areas from useable open space, green focal points, and public streets (except alleys).**
- 5. If garages are attached to a street-facing facade, they may not be located closer to the street property line than the building facade.**
- 6. Driveways associated with attached garages that take direct individual access from a public or private street must meet the townhouse driveway and access standards in Subsection 4.113 (.14) 5. For the purpose of those standards, each individual multi-family garage shall meet the standards applicable to a townhouse or townhouse lot.**

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| Amendment Description: | Clarify that residential design standards are among the standards subject to waivers |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.118 |
| Relationship to Frog Pond East and South Master Plan: | Supports the allowance for alternative discretionary review called for in the Master Plan. |
| Rationale for Amendment Text: | Residential design standards did not exist in the way they do now when this code language in Section 4.118 was created. This provides clarity that an applicant can apply for a waiver for residential design standards. |
| Recent Edits: | None |

4.118 Standards Applying to all Planned Development Zones

- (.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:
 - A. Waive the following typical development standards:
 - ...
 - 13. Architectural design standards, **including residential design standards;**

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| Amendment Description: | Consistent setback allowance for ADUs |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.120 and 4.123 |
| Relationship to Frog Pond East and South Master Plan: | Supports the Master Plan direction of removing barriers to development of ADUs. |
| Rationale for Amendment Text: | Ensures larger rear yard setbacks are not a barrier to ADU development everywhere they are permitted by establishing that a 10-foot rear setback is allowed in zones otherwise requiring a larger rear yard setback for the purposes of constructing an ADU. |
| Recent Edits: | None |

Section 4.120 (.05) FDA-H Dimensional Standards

- E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three feet. **Minimum front and rear setback for ADUs is 10 feet.**

Old Town Residential Design Standards footnote (noted by *) on page 19

For cottage clusters **and ADUs**, minimum front and rear setbacks are 10’.

Section 4.127. Residential Neighborhood (RN) Zone.

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(.02) *Permitted uses:*

A. Open Space.

| | |
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| Amendment Description: | Updated residential permitted uses for RN Zone |
| Applicability: | The entirety of Frog Pond, however there is no change to permitted uses in Frog Pond West |
| Impacted Code Section(s): | 4.127 (.02) |
| Relationship to Frog Pond East and South Master Plan: | Reflects the variety of residential unit types encouraged in the Master Plan |
| Rationale for Amendment Text: | Rather than the prior allowed unit types one by one, this revised language reflects that the entire array of unit type are allowed, and then addresses certain limitations including: existing restrictions in Frog Pond West from the Frog Pond West Master Plan, the variety standards for Frog Pond East, and the commercial nature of the Commercial Main Street area. |
| Recent Edits: | The entire list was recently changed significantly to switch from the list of individual unit type to the focus on the limitations. |

B. **Residential dwelling units with the following limitations:**

1. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.

2. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.

3. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.

4. Multi-family dwelling units are not permitted within the Frog Pond West Neighborhood, consistent with the Frog Pond West Master Plan.

5. Cluster Housing (Frog Pond West Master Plan) is limited to the Frog Pond West Neighborhood.

6. In the Frog Pond East and South Neighborhoods, the extent and mix of different types of dwelling units is limited and controlled by the variety standards in Subsection (.06) C. – E. and related standards.

7. Only multi-family dwelling units in a mixed-use building are allowed in the Commercial Main Street area as described in Subsection (.07) A. 1. and shown in Figure A-7. Ground-floor units are required to be live-work and are limited to a maximum of 50% of the building frontage along SW Brisband Street, and shall be prioritized for placement adjacent to the green focal point required in Subsection (.09) C. 1. a. (exact green focal point reference language may be modified).

C. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.

| | |
|--|---|
| Amendment Description: | Define permitted uses for the Commercial Main Street in Frog Pond East |
| Applicability: | Commercial Main Street area of Frog Pond East |
| Impacted Code Section(s): | 4.127 (.02) |
| Relationship to Frog Pond East and South Master Plan: | Implements the Commercial Main Street requirement from the Master Plan |
| Rationale for Amendment Text: | The language intends to clearly layout the amount of the ground floor space for the Commercial Main Street that must be commercial and what is a permitted commercial use that counts toward that minimum amount requirement. |
| Recent Edits: | Updated references to description of Commercial Main Street area and inserted the 50% Brisband frontage requirement and that the remainder of the frontage can be live-work residential dwelling units. |

D. For the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7, the ground floor allows commercial uses listed under 1.-7. below. Drive-through commercial uses are prohibited. A minimum of 50% of the building frontage along SW Brisband Street must be occupied by these uses with the remainder of the frontage allowed to be live-work multi-family dwelling units consistent with B. 7. above.

- 1. Retail sales and service of retail products, under a footprint of 30,000 square feet per tenant.**
- 2. Office, including medical facilities.**
- 3. Personal and professional services.**
- 4. Child and/or day care.**
- 5. Food service (e.g., restaurants, food carts, food cart pods).**
- 6. Beverage service (e.g., cafes, brewpubs, bars).**
- 7. Community services and community centers.**

...

(.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. For the Frog Pond West Neighborhood, the sub-districts are listed in Table 1 of this Code and mapped on Figure 6 of the Frog Pond West Master Plan. The Frog Pond West Master Plan Sub-District Map serves as the official sub-district map for the Frog Pond West Neighborhood.

| | |
|--|--|
| Amendment Description: | Clear and Objective Identification of the Subdistrict Boundaries |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.05) |
| Relationship to Frog Pond East and South Master Plan: | Subdistricts are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the subdistricts, which in turn is the basis for housing variety requirements and other standards. |
| Rationale for Amendment Text: | Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the subdistricts. |
| Recent Edits: | A cleaner and more formatted map was inserted for the former placeholder map. |

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. Sudistrict 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, north of the BPA Easement, east of Subdistrict E2, and west of and abutting 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 future 63rd Avenue extension from the intersection of SW Advance Road and SW 63rd Avenue north to Subdistrict 1.**
- 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 future 60th Avenue extension from the intersection of SW Advance Road and SW 60th Avenue north to the BPA Easement.**
- F. Subdistrict E6. The area south of the BPA Easement, east of Subdistrict E5, north of SW Advance Road, and west of and abutting the eastern edge of the Master Plan area.**

G. Subdistrict S1. The area south of SW Advance Road, east of and abutting 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 and abutting 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 and abutting the eastern edge of the Master Plan area.

J. Subdistrict S4. The area south of the Meridian Creek Middle School property, east of and abutting the western edge of the Master Plan area, north of and abutting the southern edge of the Master Plan area, and west of SW 60th Avenue.

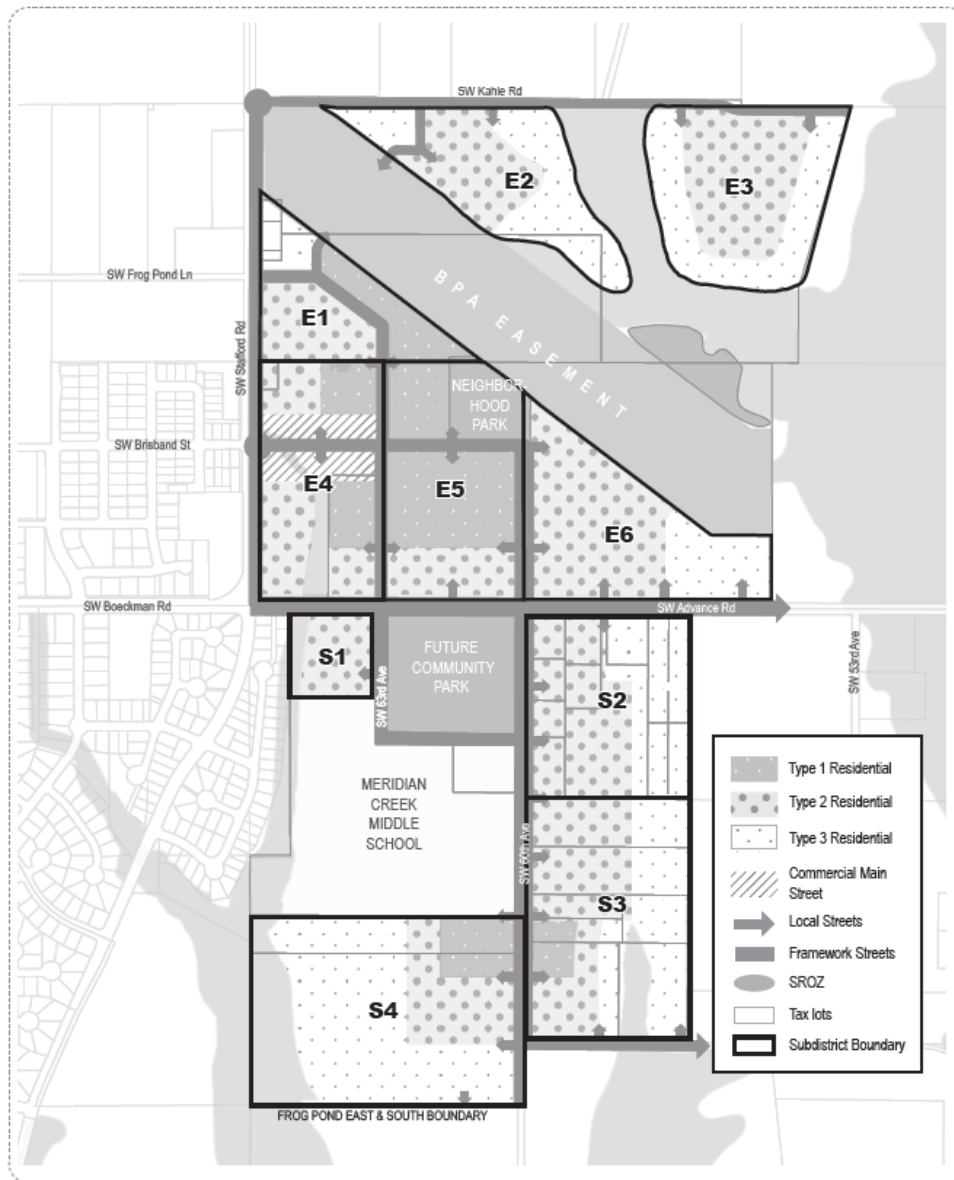


Figure A-5. Frog Pond East and South Land Uses and Subdistrict Boundaries

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| | |
|--|---|
| Amendment Description: | Clarification that certain existing code language relates only to Frog Pond West. |
| Applicability: | Frog Pond West |
| Impacted Code Section(s): | 4.127 (.06) A. |
| Relationship to Frog Pond East and South Master Plan: | Ensures existing language applicable to Frog Pond West is clearly separate from new language for Frog Pond East and South implementing the Master Plan. |
| Rationale for Amendment Text: | Insert the necessary references clarifying what language only applies to the Frog Pond West neighborhood. |
| Recent Edits: | None |

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

- A. The minimum and maximum number of residential lots approved shall be consistent with this Code and applicable provisions of an approved legislative master plan.
 - 1. For initial development of **the Frog Pond West Neighborhood, Table 6A** in this Code and Frog Pond West Master Plan Table 1 establish the minimum and maximum number of residential lots for the sub-districts.
 - 2. For areas that are a portion of a sub-district **in the Frog Pond West Neighborhood**, the minimum and maximum number of residential lots are established by determining the proportional gross acreage and applying that proportion to the minimums and maximums listed in Table 1. The maximum density of the area may be increased, up to a maximum of ten percent of what would otherwise be permitted, based on an adjustment to an SROZ boundary that is consistent with 4.139.06.
- B. The City may allow a reduction in the minimum density for a sub-district **in the Frog Pond West Neighborhood** when it is demonstrated that the reduction is necessary due to topography, protection of trees, wetlands and other natural resources, constraints posed by existing development, infrastructure needs, provision of non-residential uses and similar physical conditions.

| Area Plan Designation | Frog Pond West Sub-district | Minimum Lots in Sub-district ^{a,b} | Maximum Lots in Sub-district ^{a,b} |
|------------------------|-----------------------------|---|---|
| R-10 Large Lot | 3 | 26 | 32 |
| | 7 | 24 | 30 |
| | 8 | 43 | 53 |
| R-7 Medium Lot | 2 | 20 | 25 |
| | 4 | 86 | 107 |
| | 5 | 27 | 33 |
| | 9 | 10 | 13 |
| | 11 | 46 | 58 |
| R-5 Small Lot | 1 | 66 | 82 |
| | 6 | 74 | 93 |
| | 10 | 30 | 38 |
| Civic | 12 | 0 | 7 ^a |
| Public Facilities (PF) | 13 | 0 | 0 |

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- a. Each lot must contain at least one dwelling unit but may contain additional units consistent with the allowance for ADUs and middle housing.
- b. For townhouses, the combined lots of the townhouse project shall be considered a single lot for the purposes of the minimum and maximum of this table. In no case shall the density of a townhouse project exceed 25 dwelling units per net acre.
- c. These metrics apply to infill housing within the Community of Hope Church property, should they choose to develop housing on the site. Housing in the Civic sub-district is subject to the R-7 Medium Lot Single Family regulations.

| | |
|--|---|
| Amendment Description: | Minimum Unit Table |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. |
| Relationship to Frog Pond East and South Master Plan: | Ensures minimum of 1325 units are built consistent with a Metro Condition of Approval. Establishes minimum amounts of certain target unit types consistent with Implementation Measure 4.1.7.D 2. c. and d. to require minimum amounts of target unit types and middle housing. The table sets the minimums at the subdistrict and tax lot level consistent with Implementation Measure 4.1.7.D. 2. a, which ensures this variety is achieved throughout the planning area. |
| Rationale for Amendment Text: | <p>Table 6B incorporates a number of requirements into a single table for ease of reference of different requirements, with minimums listed by the smaller of subdistrict or tax lot as directed in the Master Plan.</p> <p>The minimum unit count of 1325 is proportioned to each subdistrict or tax lot based on the amount of assumed net area in each Urban Form Type, with subdistricts or tax lots with Urban Form Type 1 receiving proportionally the most and Urban Form Type 3 receiving proportionally the least.</p> <p>Rather than establish formulas that could cause future uncertainty, the table does the math and just states the answer of the formula. The minimum required of middle housing, small units, and mobility-ready units are listed as numbers, calculated from an assumed moderate buildout, and rounded up to the next whole number. Moderate buildout represents 125% of the minimum buildout. The set percentage for middle housing is 20%, small units is 5%, and mobility-ready units is 10%. These percentages are as recommended by the project team and reviewed the Planning Commission and City Council in work sessions.</p> |
| Recent Edits: | Slight rewording of introductory code text to increase clarity, updated calculations based on an updated assumption that net area will be 70% of gross area rather than 75% due to a higher assumption of land to be used for stormwater facilities. |

- C. Table 6B establishes the minimum number of housing units that must be developed within each subdistrict and tax lot in the Frog Pond East and South neighborhoods. This includes the minimum number of units of various housing types needed to ensure a variety of housing options throughout the neighborhoods consistent with the Frog Pond East and South Master Plan. Housing unit types are defined in Section 4.001 and the footnotes to Table 6B.**

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| 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, G} | Minimum Number of Small Units ^{B, C, D, G} | Minimum Number of Mobility-Ready Units ^{B, C, E, F, H} |
| E1 | 107 | 27 | 7 | 14 |
| E2 | 97 | 25 | 7 | 13 |
| E3 | 120 | 30 | 8 | 15 |
| E4 ^H | 213 | | | |
| E4 TL 1101 (portion) ^I | 186 | 16 | 4 | 8 |
| E4 TL 1200 | 26 | 7 | 2 | 4 |
| E4 TL 1000 | 2 | 1 | 1 ^J | 0 |
| E5 | 244 | 61 | 16 | 31 |
| E6 | 136 | 34 | 9 | 17 |
| S1 | 26 | 7 | 2 | 4 |
| S2 ^E | 93 | | | |
| S2 TL 1000 28050 SW 60 th Ave | 6 | 2 | 1 | 1 |
| S2 TL 800 5890 SW Advance Rd | 6 | 2 | 1 | 1 |
| S2 TL 500 5780 SW Advance Rd | 5 | 2 | 1 | 1 ^J |
| S2 TL 300 5738 SW Advance Rd | 5 | 2 | 1 | 1 ^J |
| S2 TL 100 5696 SW Advance Rd | 5 | 2 | 1 ^J | 1 ^J |
| S2 TL 900 | 6 | 2 | 1 | 1 |
| S2 TL 700 | 32 | 8 | 2 | 4 |
| S2 TL 400 | 4 | 1 | 1 | 0 |
| S2 TL 200 | 4 | 1 | 1 | 0 |
| S2 TL 1100 28152 SW 60 th Ave | 6 | 2 | 1 | 1 |
| S2 TL 1200 | 5 | 2 | 1 | 1 ^J |

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| | | | | |
|--|------------|----|---|----|
| S2 TL 1300 28300 SW 60 th Ave | 9 | 3 | 1 | 2 |
| S3^E | 121 | | | |
| S3 TL 1400 28424 SW 60 th Ave | 24 | 6 | 2 | 3 |
| S3 TL 1500 28500 SW 60 th Ave | 24 | 6 | 2 | 3 |
| S3 TL 1600 | 8 | 2 | 1 | 1 |
| S3 TL 1800 28668 SW 60 th Ave | 9 | 3 | 1 | 2 |
| S3 TL 1700 28580 SW 60 th Ave | 9 | 3 | 1 | 2 |
| S3 TL 1900 5899 SW Kruse Rd | 33 | 9 | 3 | 5 |
| S3 TL 2000 5691 SW Kruse Rd | 14 | 4 | 1 | 2 |
| S4^D | 167 | | | |
| S4 TL 2600 | 58 | 15 | 4 | 8 |
| S4 TL 2700 28901 SW 60 th Ave | 109 | 28 | 7 | 14 |

Notes: (see following pages with explanatory information)

| | |
|--|--|
| Amendment Description: | Table 6B Note Re: Clarification that certain middle housing that is substantially the same a detached single-family homes does not count as middle housing for the purpose of Table 6B. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Note A. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. d. to require middle housing. Without the clarification, a loophole would exist to allow units that are substantially the same as detached single-family homes to be counted toward the middle housing requirement. |
| Rationale for Amendment Text: | The language is drafted to clarify that a certain type of middle housing called cluster housing can be substantially similar to detached single-family home and, while technically middle housing by definition, should not be counted for middle housing for the purpose of the middle housing requirement in Table 6B due to its similarity to detached single-family units. |
| Recent Edits: | None |

A _____ While all types of Cluster Housing, as defined in 4.001, are Middle Housing, certain Cluster Housing is not considered Middle Housing for the purpose of meeting the minimum variety standards in this table due to its similarity to traditionally-platted single-family homes. Cluster Housing is not considered Middle Housing for the purpose of meeting variety standards 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. 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 a detached single-family home 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.

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| Amendment Description: | Table 6B Note Re: Counting a single unit to meet multiple requirements in Table 6B. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Note B. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. Also, encourages certain desired housing types such as ADUs and cottages because they can be counted in multiple categories. |
| Rationale for Amendment Text: | The language is drafted to clarify that when a unit happens to meet the definition of multiple of the target unit types it can be counted towards meeting each one for which it qualifies. For example, a single-level 900 square foot cottage in a cottage cluster would qualify to be counted as a middle housing unit, a small unit, and a mobility-ready unit. The language intends to incentivize units that represent a small portion of the existing housing supply, are much needed, and can meet multiple categories, such as ADUs. |
| Recent Edits: | None |

B. A single unit may be counted to meet the minimum requirement in multiple categories. For example, a 900 square foot cottage in a cottage cluster could be counted as a middle housing unit, a small unit, and a mobility-ready unit.

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| Amendment Description: | Table 6B Note Re: Defining Small Unit. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Note C. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types |
| Rationale for Amendment Text: | “Small unit” is not defined elsewhere in the Code, while both middle housing and mobility-ready are. Rather than clutter the Table 6B heading with specifics about what qualifies as a “small unit” the definition is added as a footnote. The 1200 square feet was found to be a threshold at which there has been a notable historic under production. |
| Recent Edits: | Revised the threshold to 1200 square feet from 1500 feet based on Planning Commission feedback and additional research on unit sizes produced in Wilsonville, primarily in Villebois and Frog Pond West. |

C. Small units must be 1,200 square feet or less of Habitable Floor Area as defined in Section 4.001.

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| Amendment Description: | Table 6B Note Re: Certain minimum requirements are only required for larger lots and when there is lot consolidation during development |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Notes D. E. and J. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. |
| Rationale for Amendment Text: | The notes clarifies and acknowledges that for certain small lots or developments minimum targets would be difficult to meet, but are less difficult when the lot area is combined with a larger development area. |
| Recent Edits: | None |

- D. Only required if the Net Development Area for the Stage I Master Plan area is greater than 2 acres
- E. Only required if the Net Development Area for the Stage I Master Plan area is greater than 5 acres
- J. Only required if tax lot is combined with another tax lot in a Stage I Master Plan. Multiple Stage I Master Plans for adjacent tax lots with the same owner or related owners (i.e. LLCs with the same ownership interest) shall be allowed concurrently or within 12 months.

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| Amendment Description: | Table 6B Note Re: Flexibility to have an upstairs portion for a certain percentage of required mobility-ready units. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Note F. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types |
| Rationale for Amendment Text: | Note added to give flexibility for developers to have units with an upstairs count as mobility-ready as long as the portion of the unit not accessed by stairs has everything to qualify as an independent mobility-ready unit. The allowance is limited to one third of mobility-ready units to ensure there is a healthy amount of smaller and fully mobility-ready units. |
| Recent Edits: | None |

- F. Up to 33% of the minimum number of mobility-ready units, or up to 1 unit where only 1 or 2 units are required, may have portions of the habitable floor area accessible by stairs so long as the unit would still meet the definition of mobility-ready unit without the habitable floor area accessed by stairs.

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| Amendment Description: | Table 6B Note Re: Flexibility to blend certain minimum requirements over subdistrict boundaries |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Note G. and H. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types. |
| Rationale for Amendment Text: | Note added to give flexibility for developers to blend requirements along subdistrict lines when the development includes all or portions of multiple subdistricts while not allowing a level of flexibility that would substantially decrease the variety throughout, including block-level type variety, called for in the Master Plan. |
| Recent Edits: | Added the limited ability to blend either middle housing or small units in Note G with the provision that minimum number of unit types still needs to be met in each subdistrict. |

G. Where a Stage I Master Plan area covers portions of multiple subdistricts, one of either the middle housing OR small unit requirement for a subdistrict may be partially or fully met by receiving a credit from the neighboring subdistrict within the same Stage I Master Plan so long as the following credit eligibility requirements are met:

1. the unit category variety in Subsection (.06) E. will continue to be met for each Subdistrict or portion thereof.

2. the minimum for the requirement in the crediting subdistrict is exceeded by at least the same amount as is being credited so as to ensure no unit is counted towards the minimum in both subdistricts.

3. the units subject to the credit are adjacent to the receiving subdistrict portion determined by being across a proposed shared property line at a subdistrict boundary or across the street where a street forms the subdistrict boundary.

H. Where a Stage I Master Plan area covers portions of multiple subdistricts, the mobility-ready requirement for a subdistrict may be partially or fully met by receiving a credit from a neighboring subdistrict within the same Stage I Master Plan so long as the following credit eligibility requirements are met:

1. the minimum for the requirement in the crediting subdistrict is exceeded by at least the same amount as is being credited so as to ensure no unit is counted towards the minimum in both subdistricts.

2. the units subject to the credit are adjacent to the receiving subdistrict portion determined by being across a proposed shared property line at a subdistrict boundary or across the street where a street forms the subdistrict boundary.

**Attachment 1 Planning Commission Work Session May 8, 2024
Frog Pond East and South Draft Development Code Amendments (May 1, 2024)**

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| Amendment Description: | Table 6B Note Re: Clarification concerning geography in which minimums must be met |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. Table 6B Note I. |
| Relationship to Frog Pond East and South Master Plan: | Relates to Implementation Measure 4.1.7.D 2. c. to require a minimum amount of certain housing types. The variety throughout the Master Plan and block-level variety called for in Strategy 6 under Coding for Variety and Priority Housing Types. |
| Rationale for Amendment Text: | This footnote is drafted to clarify that the minimum standards of multiple tax lots can be combined together as long as they are within the same subdistrict. This adds necessary flexibility and clarifies the intent is for the minimums to be focused on the subdistrict geography and are only provided for tax lot level out of necessity as some tax lots may develop independently. |
| Recent Edits: | None |

I. 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.

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| Amendment Description: | Adjusting Table 6B minimums when the development does not include as much net area as assumed. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) C. |
| Relationship to Frog Pond East and South Master Plan: | Supports housing variety implementation in Table 6B |
| Rationale for Amendment Text: | In order to establish the clear and objective numerical requirements in Table 6B some assumptions had to be made. This included an assumption that the Net Development Area of each subdistrict and tax lot is equal to 70% of the Gross Development Area. The 30% non-net area includes 20% for public right-of-way and 10% for stormwater facilities. For most development the net area is expected to be 70% or more of gross. However, there may be unanticipated situations where the net is less than 70%, especially for smaller developments. This language is drafted to provide a clear calculation of what to do when the net is less than anticipated, thus providing less land for residential development making it difficult to meet the minimums. The simple calculation provided should be abundantly clear and prevent any uncertainty. |
| Recent Edits: | None |

1. As an alternative to Table 6B when the Net Development Area is less than 70% 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 70% of the Gross Development Area, round to the nearest 100th. 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 requirements.

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| Amendment Description: | Establishing housing unit categories and types for Frog Pond East and South |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) D. (new) |
| Relationship to Frog Pond East and South Master Plan: | Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 1 to permit a wide variety of housing types and Strategy 2 to categorize types of housing. |
| Rationale for Amendment Text: | The new subsection establishes the purpose of the housing variety standards and creates a table that clearly establishes the different categories and types of housing to be used in the variety standards |
| Recent Edits: | Reformatted to be clearer what is a category and what is a unit type. |

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. Housing Unit Types and Categories for Housing Variety Standards are in Table 6C.**

Table 6C Housing Unit Categories and Types

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| <u>Multi-family Category</u> |
| <p><u>Multi-family Types:</u></p> <ul style="list-style-type: none"> • <u>Elevator-served attached multi-family</u> • <u>Other attached multi-family (10 or more units per building)</u> • <u>Other attached multi-family (5-9 units per building)</u> |
| <u>Middle Housing Category</u> |
| <p><u>Middle Housing Types:</u></p> <ul style="list-style-type: none"> • <u>Townhouses and side by side duplex, triplex, quadplex</u> • <u>Stacked duplex, triplex, quadplex</u> • <u>Cluster housing, including cottage cluster, or mix of attached and detached middle housing. Does not include Cluster Housing classified as Other Detached Units^A.</u> • <u>Cottage cluster</u> |
| <u>Accessory Dwelling Units (ADUs) Category</u> |
| <p><u>ADU Types:</u></p> <ul style="list-style-type: none"> • <u>All ADUs</u> |
| <u>Other Detached Units Category</u> |
| <p><u>Other Detached Units Types:</u></p> <ul style="list-style-type: none"> • <u>All other detached units including detached single-family homes, cluster housing that looks and functions similar to single-family detached units^A, and detached multi-family</u> |

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 a detached unit on its 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 a detached single-family homes 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 24 months after occupancy is granted for the unit.

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| Amendment Description: | Establishing housing variety standards for Frog Pond East and South, including required number of unit types and maximum for any single unit type. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) E. (new) |
| Relationship to Frog Pond East and South Master Plan: | Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, particularly Strategy 5 regarding minimum housing variety that includes the concept of a minimum number of unit types and a maximum of a single unit type. Also specific language relates to incentivizing ADUs. |
| Rationale for Amendment Text: | <p>The new subsection clearly defines the number of unit types required, generally three, with practical flexibility added for smaller development were it may be infeasible to have the three unit types. The 60% maximum of net area is anticipated to enable about half of the units to be a single unit type and prevent any one unit type to dominate any area, consistent with the Master Plan.</p> <p>The language relating to how net area is calculated with two unit types on a lot intends to incentivize ADUs by allowing them to count as half the net area of the lot..</p> |
| Recent Edits: | None |

E. Unit Type Variety for East and South Neighborhoods:

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, listed in Table 6C, required based on the Net Development Area in the smaller of a Stage I Master Plan Area or Subdistrict. To be counted towards the minimum Unit Type requirement, the applicable units must represent, at a minimum, either 5% of the Net Development Area or 10% of the planned units within the development.

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 developments requiring only 1 Unit Type under E.1. above, no more than 60% of the Net Development Area of the smaller of a Stage I Master Plan Area or Subdistrict shall be planned for the development a single Unit Type listed in Table 6C.

a. Where an individual lot in a development has multiple unit types (e.g. ADU on same lot as Detached Unit Type), 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, drive aisles, landscaping) associated with the Commercial Main Street does not count towards Net Development Area for the purpose of these standards, but the building footprint of the mixed-use buildings does.

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| Amendment Description: | Ensuring Variety Standards Comply with State Middle Housing Law |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.06) F. (new) |
| Relationship to Frog Pond East and South Master Plan: | Relates to the State requirement to include middle housing. |
| Rationale for Amendment Text: | The language directly clarifies and reflects the State statute and rules that any land zoned or designated for detached single-family homes must also allow middle housing. If the Master Plan allowed designation of land for detached single-family homes without this clarification the code would be out of compliance with State law. |
| Recent Edits: | None |

F. Pursuant to ORS 197A.420 and OAR 660-046-0205, any lot identified for single-family development in the Stage I or II Master Plan can also be developed or redeveloped as middle housing even if the maximum percentage of a Middle Housing Unit Type, as listed in Table 6C, is exceeded. However, this does not allow the maximum for a single 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.

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| Amendment Description: | Clear and Objective Identification of the Urban Form Type Boundaries |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.07) all text is new, this Subsection was previously “Development Standards Generally” which language has now been consolidated into Subsection (.08) |
| Relationship to Frog Pond East and South Master Plan: | Urban Form Type Designations are a key regulatory and design component identified in the Master Plan. This language provides the necessary detail to ensure there is clarity in the boundaries of the different Urban Forms, which in turn is the basis for a number of development standards. |
| Rationale for Amendment Text: | Initially, only a map was planned. However, feedback received indicated that only a map is likely to still leave too much unclarity for specific boundaries. Text was added to supplement the map to clearly define the boundaries for the Urban Form Type Designations. Language is also added to state the purpose of Urban Form Types overall and the purpose of each different Urban Form Type. |
| Recent Edits: | A cleaner and more formatted map was inserted for the former placeholder map. |

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

A. The Frog Pond East and South Neighborhoods are divided into different Urban Form Type designations whose boundaries are described by Subdistrict in B. below and illustrated for reference in Figure A-7 below. 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, mixed-use 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 Form Types.**
- 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, encouraging shorter building height, and providing for larger setbacks.**

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 connecting to the framework street crossing 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 framework street connecting across the BPA easement and north of the framework street that is an extension of SW Frog Pond Lane, except for the 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 Form Type 3: The far west and east 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 Form Type 3: The surrounding 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 (east of the SROZ) south of the Commercial Main Street area 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 serving as a boundary between Urban Form Type 1 and Urban Form Type 2 in that Subdistrict, then the boundary for this area shall be the closest street or property line to the centerline of that street measured 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 and west of the SROZ.
 - The eastern half of the Subdistrict area south of the Commercial Main Street area, east of the SROZ, and south of the Urban Form Type 1 area that is south of the Commercial Main Street area.

5. Subdistrict E5:

- a. Urban Form Type 1: the northern portion of the Subdistrict extending south to within 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 and north of SW Advance Road.**

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, north of SW Advance Road and south of the BPA Easement.**

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 of SW 60th Avenue approximately 360 feet east from the northern boundary of SW Advance Road to a point 340 feet south of SW Advance Road and approximately 500 feet east of SW 60th Avenue from that point to the southern boundary of the Subdistrict. 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 feet east of SW 60th Avenue and is encouraged to be as close as possible to 500 feet in the southern portion, and between 320 and 360 feet east of SW 60th Avenue and is encouraged to be as close as possible to 340 feet in the northern portion of the Subdistrict.**
- 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 feet east of SW 60th Avenue and is encouraged to be as 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 as close as possible to 320 feet.**

b. Urban Form Type 2: The description is broken into a northern and southern area, with the boundary between northern and southern area being a line extending east from the northern boundary of Subdistrict S4 (the southern property line of the Meridian Creek Middle School property).

i. For the northern area of the Subdistrict: the western portion of the Subdistrict extending from SW 60th Avenue to the east approximately 500 feet. 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

ii. For the southern area of the Subdistrict: the western portion of the Subdistrict, excluding the Urban Form Type 1 area, extending from SW 60th Avenue to the east approximately 340 feet 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 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 areas.

10. Subdistrict S4:

a. Urban Form Type 1: The northeastern portion of the Subdistrict extending west of SW 60th Avenue approximately 380 feet 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 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 feet west of SW 60th Avenue and is encouraged to be as 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 as 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 from the Urban Form Type 1 boundary to 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 feet west of SW 60th Avenue and is encouraged to be as 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.

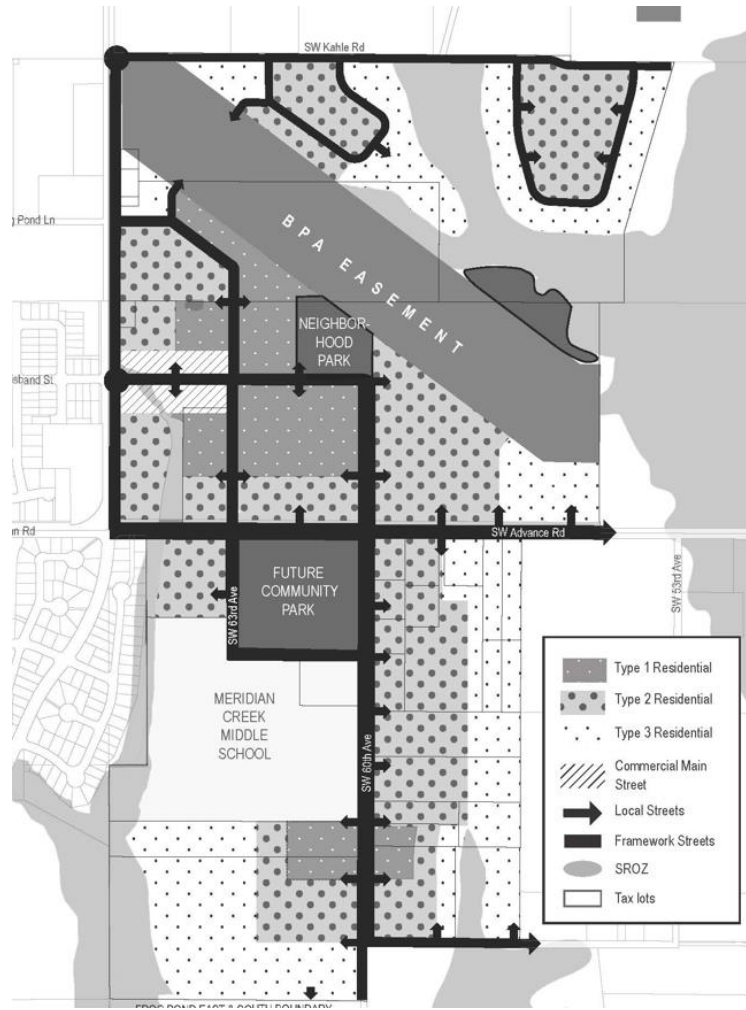


Figure A-7 Urban Form Type Land Use Designation Boundaries

(.08) *Development Standards:*

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| Amendment Description: | Clarifications of existing Development Standards Language |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.08) |
| Relationship to Frog Pond East and South Master Plan: | Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, including Strategy 4 to development standards based on the Urban Form Type designations. |
| Rationale for Amendment Text: | <p>This language includes technical edits to:</p> <ul style="list-style-type: none"> • Consolidate existing language in Subsection (.07) into this subsection • Provide for differentiation between development standards for Frog Pond West and Frog Pond East and South • Make language generally more clear and concise |
| Recent Edits: | None |

A. Unless otherwise specified by the regulations in this Residential Neighborhood (RN) Zone chapter, all development must comply with Section 4.113, Standards Applying to Residential Development in Any Zone.

B. ~~Lot and~~ Development shall be consistent with this Code and applicable provisions of an approved legislative master plan.

C. ~~Lot Standards Generally. For the Frog Pond West Neighborhood, Table 2 establishes the lot development standards.~~ **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 28A and lot and development standards for the Frog Pond East and South Neighborhoods are established by Table 8B.**

C. Lot Standards for Small Lot Sub-districts **in the Frog Pond West Neighborhood**. The purpose of these standards is to ensure that development in the Small Lot Sub-districts includes varied design that avoids homogenous street frontages, creates active pedestrian street frontages and has open space that is integrated into the development pattern.

Standards. Planned developments in the Small Lot Sub-districts shall include one or more of the following elements on each block:

1. Alleys.
2. Residential main entries grouped around a common green or entry courtyard (e.g. cluster housing).
3. Four or more residential main entries facing a pedestrian connection allowed by an applicable legislative master plan.
4. Garages recessed at least four feet from the front façade or six feet from the front of a front porch.

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| Table 8A: Frog Pond West Neighborhood Zone Lot Development Standards | | | | | | | | | | |
|---|---|-------------------------------|-----------------------------|--|---|-----------------------------|-----------------------|------------------------|--|--|
| Neighborhood Zone Sub- District | Min. Lot Size (sq. ft.) ^{A,B} | Min. Lot Depth (ft.) | Max. Lot Coverage (%) | Min. Lot Width ^{I, J, N} (ft.) | Max. Bldg. Height ^H (ft.) | Setbacks ^{K, L, M} | | | | |
| | | | | | | Front Min. (ft.) | Rear Min. (ft.) | Side Min. (note) | Garage Min Setback from Alley (ft.) | Garage Min Setback from Street ^{O,P} (ft.) |
| R-10 Large Lot | 8,000 | 60' | 40% ^E | 40 | 35 | 20 ^F | 20 | ^M | 18 ^G | 20 |
| R-7 Medium Lot | 6,000 ^C | 60' | 45% ^E | 35 | 35 | 15 ^F | 15 | ^M | 18 ^G | 20 |
| R-5 Small Lot | 4,000 ^{C,D} | 60' | 60% ^E | 35 | 35 | 12 ^F | 15 | ^M | 18 ^G | 20 |

Notes:

- A. Minimum lot size may be reduced to 80% of minimum lot size for any of the following three reasons: (1) where necessary to preserve natural resources (e.g. trees, wetlands) and/or provide active open space, (2) lots designated for cluster housing (Frog Pond West Master Plan), (3) to increase the number of lots up to the maximum number allowed so long as for each lot reduced in size a lot meeting the minimum lot size is designated for development of a duplex or triplex.
- B. For townhouses the minimum lot size in all sub-districts is 1,500 square feet.
- C. In R-5 and R-7 sub-districts the minimum lot size for quadplexes and cottage clusters is 7,000 square feet.
- D. In R-5 sub-districts the minimum lot size for triplexes is 5,000 square feet.

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| Amendment Description: | Clarifications of bonus lot coverage for Frog Pond West and larger Frog Pond East and South detached home lots where multiple buildings are proposed. |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.08) |
| Relationship to Frog Pond East and South Master Plan: | Relates generally to the acknowledgement of variety of housing allowed. |
| Rationale for Amendment Text: | Change mirrors similar language in PDR zone that states bonus is when multiple buildings are on a lot rather than just when one is accessory to another. This comes into play on larger lots with lower lot coverage when multiple units of a similar size are proposed. |
| Recent Edits: | This is a new amendments recently added |

- E. On lots where ~~detached accessory~~ **multiple** buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters are exempt from maximum lot coverage standards.
- F. Front porches may extend 5 feet into the front setback.
- G. The garage setback from alley shall be minimum of 18 feet to a garage door facing the alley in order to provide a parking apron. Otherwise, the rear or side setback shall be between 3 and 5 feet.
- H. Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
- I. For townhouses in all sub-districts minimum lot width is 20 feet.

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- J. May be reduced to 24' when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive or a public pedestrian access in a cluster housing (Frog Pond West Master Plan) development.
- K. Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.

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| Amendment Description: | Limit of setbacks required for ADUs |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.08) |
| Relationship to Frog Pond East and South Master Plan: | Relates to removing barriers to ADUs and encouraging them as a desired unit type. |
| Rationale for Amendment Text: | Where a larger lot has a setback, especially rear setback, greater than 10 feet, it allows ADUs to have a reduced setback of 10 feet. This removes a barrier to potentially locating an ADU. It makes the requirement the same as the existing allowed setback for cottage clusters which are a similar size. |
| Recent Edits: | None |

- L. For cottage clusters and ADUs all setbacks otherwise greater than 10 feet for other housing types are reduced to 10 feet
- M. On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet.
- N. For cluster housing (Frog Pond West Master Plan) with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right-of-way or a public pedestrian access easement linking the courtyard with the Public Way.
- O. All lots with front-loaded garages are limited to one shared standard-sized driveway/apron per street regardless of the number of units on the lot.
- P. The garage shall be setback a minimum of 18 feet from any sidewalk easements that parallels the street.

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| Amendment Description: | Tables 8B and 8C Development Standards for Frog Pond East and South |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.08) |
| Relationship to Frog Pond East and South Master Plan: | Relates to strategies for Coding for Variety and Priority Housing Types in Chapter 8, Implementation, Strategy 4 create development standards based on the Urban Form Type designations. |
| Rationale for Amendment Text: | <p>Wherever appropriate, and where not otherwise noted, the standards are mirrored after similar standards in other residential zones in Wilsonville or Frog Pond West and precedent unit examples shared during the Master Planning and Code development process. Special attention was paid to ensure standards create meaningful differentiation between the different residential Urban Form Type Designations. In addition, consideration was given to the wide array of housing types allowed throughout Frog Pond East and South and the desired variety. Notable unique standards include:</p> <ul style="list-style-type: none"> • An independent numerical lot size requirement is not established, rather lot size must be of sufficient size to meet other applicable development standards. This simplifies the code, removes barriers to proposed housing variety, and prevents complexities and likely contradictions in the standards. • Front setbacks that are uniform on any given street to create a more consistent streetscape. See Table 8C. • Creating a maximum building width that because a key standard controlling building bulk and differentiating between different Urban Form Types. • Creating a minimum distance between buildings when multiple buildings are on a lot that mirror required setbacks to create consistency in built form regardless of lotting patterns. |
| Recent Edits: | <p>In Urban Form Type 3, when buildings are three stories require additional side yard setbacks in addition to previously drafted required additional front setbacks. The additional setbacks intend to help buffer taller buildings in an area designed to be primarily one and two story buildings and ensure adequate permeation of light and air. Added the requirement that for detached home lots 4000 square feet in size or more, the setbacks should be consistent with same sized lots in Frog Pond West.</p> |

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| Table 8B. Frog Pond East and South Neighborhoods Development Standards | | | | | | | | | | |
|---|---|--|-------------------------|-----------------------|---|------------------------|-----------------------|--|--|--|
| <u>Land Use Map Urban Form Type Designation</u> | <u>Lot size requirements</u> | <u>Min. lot width/ street frontage per lot (ft.)</u> | <u>Max height (ft.)</u> | <u>Front Setbacks</u> | <u>Maximum Building Width Facing Street, or park when front of lot faces a park (ft)</u> | <u>Rear Min. (ft.)</u> | <u>Garages (note)</u> | <u>Side Min. (ft.)^{A B}</u> | <u>Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds</u> | <u>Max. Lot Coverage (percent)^{C D}</u> |
| <u>Urban Form Type 1</u> | <u>Lots sized to accommodate at least a one-unit residential building meeting building code requirements as well as setbacks and lot coverage requirements.</u> | <u>10</u> | <u>50-4 story</u> | <u>See Table 8C.</u> | <u>None</u> | <u>10</u> | <u>E</u> | <u>5^F</u> | <u>Double the min. side yard setback that would be required for the larger of the two building on its own lot.</u> | <u>80 except for detached homes on lots with an area 4,000 square feet or greater.^J</u> |
| <u>Urban Form Type 2</u> | | <u>15</u> | <u>40, 3-story</u> | | <u>125 except that buildings over 100 feet cannot occupy entire block face.^G</u> | <u>10</u> | | <u>5^F</u> | | |
| <u>Urban Form Type 3</u> | | <u>15</u> | | | <u>100</u> | <u>15^I</u> | | <u>5 for structures up to 25 feet in height, 10 for structures over 25 feet in height.</u> | | |

Notes:

- A. 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.**
- B. Side setbacks do not apply to shared walls at property lines between townhouse units.**
- C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.**

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- D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.**
- E. 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.**
- F. For Urban Form Type 1 and 2, side setbacks may be reduced to either: (1) down to 3.5 feet for residential structures less than 70 feet wide, or (2) down to five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.**
- G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary façade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth, width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.**
- I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.**
- J. For lots 4,000 square feet in area or more with only units classified as “Other Detached Units” in Table 6C, the following lot coverage standards from Table 8A shall apply: 4,000 square feet or more but less than 6,000 square feet: standards of R-5 Small Lot, 6,000 square feet or more but less than 8,000 square feet: standards for R-7 Medium Lot, 8,000 square feet or more, standards for R-10 Large Lot.**

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| Table 8C. Frog Pond East and South Neighborhoods Development Standards - Front Setbacks including Special Front Setbacks For Uniformity on Framework Streets | | |
|--|-------------------------------------|-------------------------------------|
| | Front Min. (ft.)^A | Front Max.^C (ft.) |
| <ul style="list-style-type: none"> • <u>Lot frontages along east-west oriented portion of SW Brisband Street between SW 63rd Avenue and its eastern most point</u> <u>Setbacks for SW Brisband Street between SW Stafford Road and SW 63rd Avenue can be found in Table 23A.</u> • <u>Lot frontages along SW 63rd Avenue from southern edge of Subdistrict E1 to SW Advance Road</u> • <u>Lot frontages on lots with Urban Form Type 1 Designation not fronting a framework street listed in this table</u> | 6^B | 10^D |
| <ul style="list-style-type: none"> • <u>Lot frontages along SW 60th Avenue</u> • <u>Lot frontages along SW 63rd Avenue south of SW Advance Road</u> • <u>Lot frontages along SW Stafford Road except the Brisband Main Street buildings</u> • <u>Lot frontages along SW Advance Road</u> • <u>Lot frontages along SW Kahle Road</u> • <u>Lot frontages along framework street in Subdistrict E1 extending SW Frog Pond Lane and SW 63rd Avenue</u> • <u>Lot frontages along Framework Street connecting across the BPA easement area from SW Kahle Road to SW Frog Pond Lane extension</u> • <u>Lot frontages on lots with Urban Form Type 2 Designation not fronting a framework street listed in this table</u> | 10 | 25^E |
| <ul style="list-style-type: none"> • <u>Lot frontages on lots with Urban Form Type 3 Designation not fronting a framework street listed in this table</u> | 10^E | No max |

Notes:

- A. Where a front (street) loaded garage exists, the minimum garage setback in Table 8B takes precedence of the minimums in this table.
- B. Where the minimum front setback is 6 feet it is intended 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.
- D. This maximum assumes no front (street loaded) garage, which is anticipated to be the typical condition in Urban Form Type 1. However, if a front facing garage is proposed, the front maximum may be exceeded to accommodate the minimum garage setback of 20 feet from Table 8B.
- E. In Urban Form 3, buildings or portions thereof greater than either two-stories or twenty-five feet in height shall have a minimum front setback of 20 feet.

E. Development Standards Specific to Relationships with Collectors and Arterial Streets.

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| Amendment Description: | Clarification that existing language applies to Frog Pond West |
| Applicability: | Frog Pond West |
| Impacted Code Section(s): | 4.127 (.08) E. |
| Relationship to Frog Pond East and South Master Plan: | None |
| Rationale for Amendment Text: | Direct language to differentiate between Frog Pond West and the subsequent new language regarding Frog Pond East and South. |
| Recent Edits: | None |

1. Frog Pond West Neighborhood:

- a. Lots adjacent to Boeckman Road and Stafford Road shall meet the following standards:
 - i. Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.
- b. Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access. Lots in Large Lot Sub-districts are exempt from this standard.

| | |
|--|---|
| Amendment Description: | Fence treatments along Stafford and Advance Roads |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.08) E. |
| Relationship to Frog Pond East and South Master Plan: | The Master Plan calls for treatments consistent with the walls used in Frog Pond West but adapted for units primarily facing the streets. It also has specific requirements regarding building orientation towards the subject roads. |
| Rationale for Amendment Text: | For Stafford Road the wall is half the height and same materials as Frog Pond West, as directed in the Master Plan. For Advance a similar style is continued, but it is more open with metal to create semi-private front yards consistent with Advance being a collector rather than an arterial like Stafford Road and Boeckman Road. This also creates an enhanced interface with the community park across SW Advance Road. |
| Recent Edits: | The drawing for Stafford Road was revised to be more consistent with the specific “half the height of Frog Pond West” language in the Master Plan. The new treatment is half the height of both the brick and metal portion. An actual drawing with dimensions was added for Advance Road rather than the previous placeholder photo. |

2. Frog Pond East and South Neighborhoods:

a. Special Design Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

i. Courtyard Walls and Pedestrian Access Points:

- **Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a wall/fence matching Figure A-8. below.**

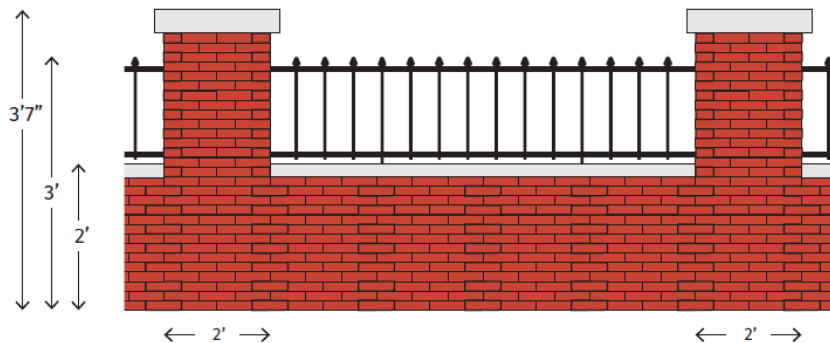


Figure A-8. 3 Foot Wall/Fence Along Stafford Road

- Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the lot to the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access points shall have a black “iron style” gate matching the style shown in Figure B-8. below.



Figure B-8. Gate for Pedestrian Access Points along SW Stafford Road

- ii. Structure and Entry Orientation: Except for corner lots at the intersection of SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.
- b. Special Design Standards for SW Advance Road, except for the portion on the north side included in the Stafford Road special design standards in a. above:**
- i. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.
 - ii. Lots shall have courtyard fencing matching Figure C-8. including any side yards for lots oriented on intersecting streets.

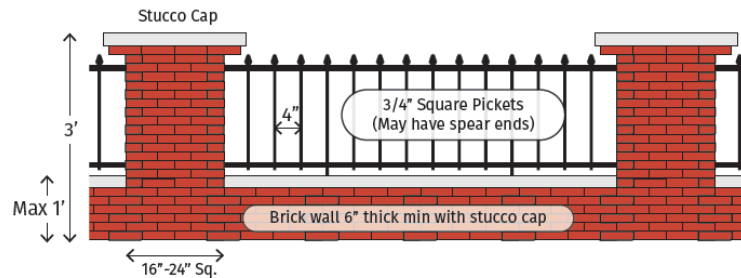


Figure C-8.

iii. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.

iv. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.

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| Amendment Description: | Public Realm Elements |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.08) F. (new) |
| Relationship to Frog Pond East and South Master Plan: | Chapter 7 Public Realm |
| Rationale for Amendment Text: | The Master Plan provides clear and detailed language regarding the public realm. The language intends to direct the reader back to these specifics in the Master Plan. |
| Recent Edits: | This entire subsection was recently added to incorporate the public realm requirements established in the Master Plan. |

F. Public Realm Requirements for Frog Pond East and South Master Plan area

- 1. Development in Frog Pond East and South shall conform with the public realm element in Chapter 7 of the Frog Pond East and South Master Plan in the following ways with the referenced figures, tables, and text from the Frog Pond East and South Master Plan incorporated into this Subsection by reference as if fully stated herein:**
 - a. Active transportation connections shall be provided as shown in Figure 20.**
 - b. Street trees shall be provided consistent with Figure 26 and the text on pages 91 through 94.**
 - c. Public lighting shall be provided consistent with Figure 27 and the text on pages 95 through 99.**
 - d. Gateway treatment and monument signs shall be provided consistent with and limited to what is shown and described in Figure 28, Table 6, and the text on page 102.**
 - e. Sign toppers or “sign caps” shall be provided on street signs as described on page 102 and shown in Figure D-8 below consistent with the City’s Public Works Standards.**



Figure D-8. Frog Pond Street Sign Topper

(.09) *Open Space:*

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| Amendment Description: | Frog Pond East and South open space requirements, including green focal points. |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.09) |
| Relationship to Frog Pond East and South Master Plan: | Implements the green focal points identified in the Master Plan including in Chapter 9, Public Realm, Parks and Open Space and Figure 18. |
| Rationale for Amendment Text: | Generally the standard open space requirements that apply to most residential development in Wilsonville. Beyond the general open space requirements specific green focal point requirements reflecting the Master Plan language is added. |
| Recent Edits: | None |

C. Within the Frog Pond East and South Master Plans open space shall be provided consistent with the requirements in Subsection 4.113 (.01) C. - F., and designed and located according to the following criteria:

1. Green Focal Points. For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments. As part of meeting the open space requirements in Subsection 4.113 (.01) C. – F. for a Stage I Master Plan Area, each Subdistrict in Frog Pond East and South shall have at least one Green Focal Point meeting the 2,000 square foot size requirement in Subsection 4.113 (.01) D. 1. Even if the required usable open space requirement is otherwise met, each subdistrict shall still have the minimum 2,000 square foot Green Focal Point. In addition to the standards in Subsection 4.113 (.01) C.-F., the following requirements apply:

a. Location requirements by Subdistrict, if Subdistrict not listed, a Green Focal Point is still required, but there is no special locational requirements:

- Subdistrict E1: Green Focal Point to be located north of the Frog Pond Grange building or in the tree grove near the existing home at 27480 SW Stafford Road.
- Subdistrict E3: A Green Focal Point to be located at trailhead adjacent to SROZ leading to the south.
- Subdistrict E4: A plaza space is to be integrated with the Brisband Street Main Street mixed-use development.
- Subdistrict S2: A Green Focal Point to be located and aligned with terminus of future extension of SW Hazel Street.
- Subdistrict S3: A Green Focal Point to be located near northern end of Kruse Creek.

b. Direct access to one or more Green Focal Points shall be provided from each residential lot in the neighborhood. Direct access, for the purpose of this requirement, means: a pedestrian would need to travel on no more than two different streets to reach a green focal point from the lot frontage of the home to an open space frontage.

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(.10) *Block, access and connectivity standards:*

- A. *Purpose.* These standards are intended to regulate and guide development to create: a cohesive and connected pattern of streets, pedestrian connections and bicycle routes; safe, direct and convenient routes to schools and other community destinations; and, neighborhoods that support active transportation and Safe Routes to Schools.
- B. *Blocks, access and connectivity shall comply with adopted legislative master plans:*

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| Amendment Description: | Block and access standards for Frog Pond East and South |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.10) B. |
| Relationship to Frog Pond East and South Master Plan: | Reflects no specific block and access standards in the Master Plan beyond identifying framework streets. |
| Rationale for Amendment Text: | Provides reference to general citywide block and access standards for applicability to Frog Pond East and South. |
| Recent Edits: | None |

- 2. In the Frog Pond East and South Neighborhoods, or if a legislative master plan does not provide sufficient guidance for a specific development or situation, ~~the Development Review Board shall use the block and access standards in Section 4.124(.06.09) as the applicable standards~~ apply.

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(.14) *Main Entrance Standards:*

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| Amendment Description: | Removal of little utilized entrance distance from grade requirement |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.14) C. |
| Relationship to Frog Pond East and South Master Plan: | Generally to housing variety. |
| Rationale for Amendment Text: | Removal prevents a barrier to second floor entries which may be used for unit configurations like townhouses on top of an ADU. |
| Recent Edits: | None |

- C. ~~Distance from grade.~~ Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.

(.15) *Garage Standards:*

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B. *Street-Facing Garage Walls:*

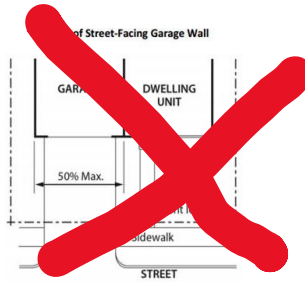
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3. *Standards:*

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| Amendment Description: | Simplification of garage standards |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.15) B. |
| Relationship to Frog Pond East and South Master Plan: | None |
| Rationale for Amendment Text: | The proposal simplifies the language used for garage frontages in Frog Pond West to apply throughout Frog Pond. It also addresses a frequent issue encountered in Frog Pond West development were the existing standards required non-standard width garage doors which unnecessarily increased expenses and created more lead-time for custom fabrication. |
| Recent Edits: | None |

- ~~a. The length of the garage wall facing the street may be up to 50 percent of the length of the street facing building façade. For middle housing, this standard applies to the total length of the street facing façades. For detached single family and accessory structures, the standards apply to the street facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less than 50 feet wide at the front lot line, the standard in (b) below applies.~~
- ~~b. For lots less than 50 wide at the front lot line, the following standards apply:~~
 - a. The width of the garage door may be up to 50 percent of the length of the street-facing façade **as measured from the interior of the frame surrounding the garage door.**
 - b. The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.
 - c. The maximum driveway width is 18 feet.
 - d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.
 - e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.
 - f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

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(.16) *Residential Design Standards:*

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| Amendment Description: | Applicability of existing residential design standards for RN zone |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.16) |
| Relationship to Frog Pond East and South Master Plan: | Generally to housing variety as current RN residential design standards do not address all of the allowed residential unit types in Frog Pond East and South. |
| Rationale for Amendment Text: | When the RN zone residential design standards were adopted, there were no residential design standards in the City except for ones specific to Villebois. Since that time, as part of the Middle Housing in Wilsonville project, citywide design standards were established for various unit types. These standards can be found in Subsection 4.113 (.14). In addition, this current package of code amendments includes new design standards for multi-family development. The decision was made to allow the citywide design standards covering all unit types be applied in Frog Pond East and South rather than the Frog Pond West standards geared towards single-family detached homes. |
| Recent Edits: | None |

- B. *Applicability.* ~~These~~ **In Frog Pond West these standards C. through G.** apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In Frog Pond East and South the standards in C. through G. do not apply. Rather, design standards in 4.113 (.14) apply to all public-facing facades in Frog Pond East and South.**

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(.17) *Fences:*

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|--|--|
| Amendment Description: | Applicability of existing fence requirements |
| Applicability: | Frog Pond West and Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.17) |
| Relationship to Frog Pond East and South Master Plan: | Consistent with specific fencing standards for Stafford Road and Advance Road. |
| Rationale for Amendment Text: | This existing language regarding fencing for Frog Pond West makes sense to be applicable to Frog Pond East and South as well. The proposed strikeout allows these standards to apply to all Frog Pond neighborhoods. |
| Recent Edits: | None |

- A. ~~Within Frog Pond West,~~ fences shall comply with standards in 4.113 (.07) except as follows:
1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.
 2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.
 3. Height transitions for fences shall occur at fence posts.

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| Amendment Description: | Waivers for Frog Pond East and South |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.22) (new) |
| Relationship to Frog Pond East and South Master Plan: | Directly implements Implementation Measure 4.1.7.D. 3. regarding an alternative discretionary path for approval. |
| Rationale for Amendment Text: | Maintains the City’s existing discretionary waiver path but adds specific waiver criteria related to consistency with designated Urban Form Types and housing variety. |
| Recent Edits: | None |

(.22) Consideration of Waivers in the Frog Pond East and South Neighborhoods.

- A. Applicants for development in the Frog Pond East and South neighborhoods may request waivers to applicable development and design standards in Section 4.127, provided the criteria in subsection B. are met.**
- B. In addition to the waiver criteria in Sections 4.118 and 4.140 and applicable Site Design Review standards, when reviewing a waiver for development within the Frog Pond East and South Neighborhoods the Development Review Board’s decision shall be based on the following criteria, which reflects guidance in the Frog Pond East and South Master Plan:**
 - 1. The development enabled by the waiver is complementary and compatible with development that would typically be built within the subject Urban Form Type as described in Chapter 6 of the Frog Pond East and South Master Plan.**
 - 2. The waiver continues to support a wide variety of housing throughout the Frog Pond East and South neighborhoods including not reducing the Minimum Number of Units of any requirement in Table 6B by the greater of 5 units or 20%.**

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| Amendment Description: | Development Standards for the Commercial Main Street |
| Applicability: | Commercial Main Street Area of Frog Pond East |
| Impacted Code Section(s): | 4.127 (.23) (new) |
| Relationship to Frog Pond East and South Master Plan: | Directly implements the portion of Chapter 9, Implementation, relating to Coding for Main Street |
| Rationale for Amendment Text: | The standards are a simplified adaptation of Town Center Zone development standards to support the development of similar types of mixed-use buildings along SW Brisband Street. |
| Recent Edits: | <ul style="list-style-type: none"> • Refined references to allowed uses in Subsection (.02). • Removed frontage requirement for Stafford Road due to impact of round-a-bout placement at intersection with Brisband Street. • Removed ability of parking to be to the side of a building. • Increased the allowed distance between pedestrian connections from 250 to 300 feet to allow additional flexibility of building width based on actual block length between Stafford Road and SW 63rd Avenue. • Reduced the length of the building that must have weather coverage from 75% to 50% based on developer feedback. |

(.23) Residential Neighborhood Zone - Commercial Main Street Development

A. Applicability. These standards apply to the Commercial Main Street area described in Subsection (.07) A. 1. and shown in Figure A-7.

B. Allowed Uses. See Subsection (.02) above.

C. Development Standards. The following development standards apply to all development within the Commercial Main Street area of Frog Pond East.

| Table 23A. Commercial Main Street Development Standards | |
|--|---------------|
| STANDARD | |
| Front setback | |
| <u>Minimum</u> | 0 ft. |
| <u>Maximum</u> | 20 ft. |
| Side facing street on corner | |
| <u>Minimum</u> | 0 ft. |
| <u>Maximum</u> | 10 ft. |
| Side yard | |
| <u>Minimum</u> | 0 ft. |
| <u>Maximum</u> | 10 ft. |
| Rear setback | |
| <u>Minimum</u> | 0 ft. |
| Building height (stories) ^A | |
| <u>Minimum</u> | two |
| <u>Maximum</u> | four |

| | |
|--|---------------|
| <u>Ground floor height minimum</u> | <u>12 ft.</u> |
| <u>Building site coverage maximum</u> | <u>90%</u> |
| <u>Minimum landscaping</u> | <u>10%</u> |
| <u>Minimum building frontage^B</u> | |
| <u>On SW Brisband Street</u> | <u>70%</u> |
| <u>On SW Stafford Road</u> | <u>None</u> |
| <u>On other streets</u> | <u>None</u> |

^A Second stories or higher in buildings must be useable. No false front buildings are permitted.

^B To meet the minimum building frontage requirement, the ground level street-facing façade must meet the maximum setback standard for a minimum of 70% of the lot length on SW Brisband Street.

D Design Standards:

- 1. Purpose and Intent.** The purpose of the design standards is to provide high quality design within the Commercial Main Street area that creates a place of distinct character. The design of buildings and other site features shall functionally relate to adjacent streets and open spaces; shall include architectural diversity and variety in their built form; shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk; and shall minimize the visual impact of off-street parking from streets.
- 2. Building and Entry Placement.** Buildings shall meet the following standards:
 - a.** Development shall meet the minimum building frontage standards in Table 23A.
 - b.** At least one entrance door is required for each business, including live-work units, with a ground floor frontage.
 - c.** All primary ground-floor common entrances shall be oriented to the street or a public space directly facing the street, or placed at an angle up to 45 degrees from an adjacent street. Primary ground-floor common entrances shall not be oriented to the interior or to a parking lot.
 - d.** If a parcel has frontage on more than one street, the primary building entrance is encouraged to orient to the street intersection. If the parcel has frontage on Brisband Street, the primary entrance shall orient to Brisband Street or to the intersection.
 - e.** Courtyards, plazas and similar entrance features may be utilized to satisfy the building entrance requirement when these features are designed to connect the adjacent street edge to the primary building entrance. A direct pedestrian walkway not exceeding 20 feet in length shall be provided between the building entrance and the street property line.
 - f.** Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
- 3. Building Setbacks.** Development shall meet the minimum and maximum setback standards in subsection Table 8C. No off-street vehicle parking or loading is permitted within the setback. Bicycle parking is permitted within the setback.
- 4. Front Yard Setback Design.** If front yard setbacks are provided, they shall be designed to encourage pedestrian activity and active ground floor uses. Landscaping, water quality treatment, seating areas, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and a public street or accessway. If a

building abuts more than one street, the required improvements shall be provided on all streets. Hard-surfaced areas shall be constructed with scored concrete or modular paving materials. Benches and other street furnishings are encouraged.

5. Walkway Connection to Building Entrances. A walkway connection is required between a building's primary entrance and a public street or accessway. This walkway must be at least six feet wide and be paved with concrete or modular paving materials.

6. Parking Location and Landscape Design:

- a. Parking for buildings adjacent to public street rights-of-way must be located to the rear of buildings.
- b. Within off-street parking lots for the commercial uses, time limitations may be placed on parking spaces to encourage parking turnover. This includes time limitations to pick up and drop off of goods from area businesses (e.g. drycleaner, bank ATM etc.).

7. Building Design Standards:

a. General Provisions:

- i. The first-floor façade of all buildings shall be designed to encourage and complement pedestrian-scale interest and activity through the use of elements such as windows, awnings, and other similar features.
- ii. Building entrances shall be clearly marked, provide weather covering, and incorporate architectural features of the building.
- iii. Architectural features and treatments shall not be limited to a single façade. All public-facing facades shall display a similar level of quality and architectural interest, with elements such as windows, awnings, murals, a variety of exterior materials, reveals, and other similar features.

b. Design Standards. All buildings shall comply with the following design standards:

i. Windows:

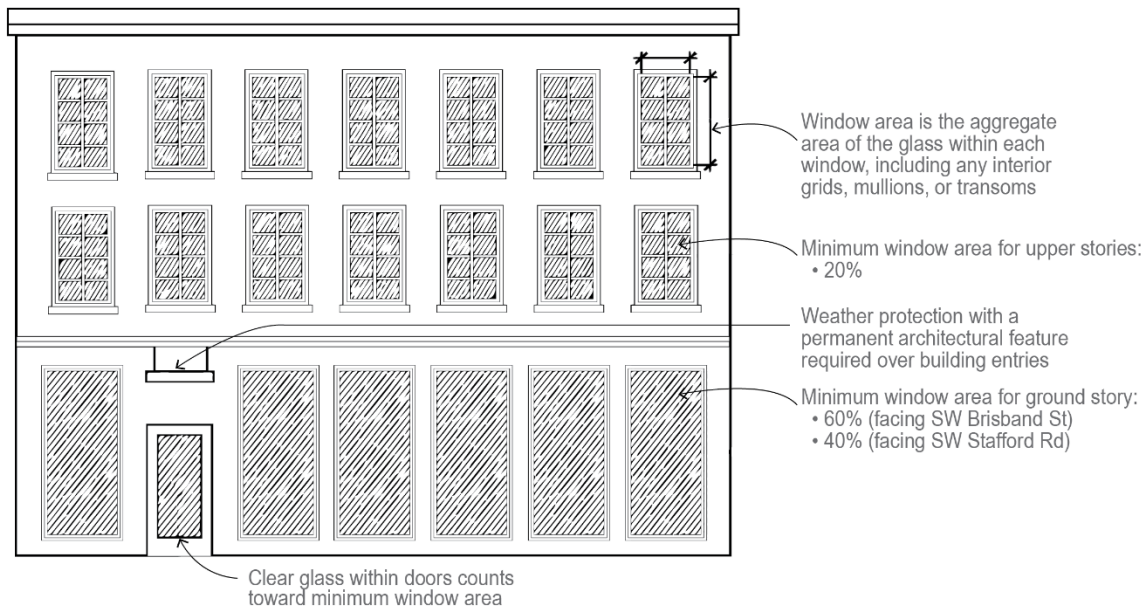
- Building facade windows are required on all facades facing SW Brisband Street or SW Stafford Road (see Figure A-23), as follows:

| | |
|--|--------------------------------------|
| <u>Ground Story facing SW Brisband Street</u> | <u>60% of ground floor wall area</u> |
| <u>Ground Story facing SW Stafford Road or SW 63rd Avenue</u> | <u>40% of ground floor wall area</u> |
| <u>Upper Stories facing SW Brisband Street, SW Stafford Road, or SW 63rd Avenue</u> | <u>20% of facade</u> |
| <u>Other facades</u> | <u>No minimum</u> |

- Window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms. Facade area is the aggregate area of each street-facing vertical wall plane.

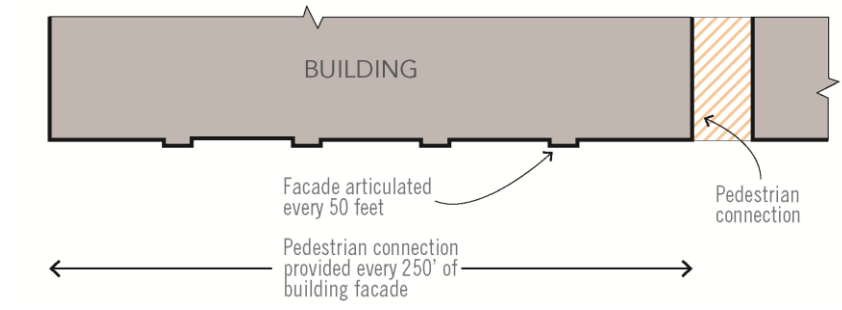
- **Required windows shall be clear glass and not mirrored or frosted, except for bathrooms. Clear glass within doors may be counted toward meeting the window coverage standard.**
- **Ground floor windows. For facades facing SW Brisband Street, SW Stafford Road, and SW 63rd Avenue elevations within the building setback shall include a minimum percentage of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area shall be measured from two feet above grade to ten feet above grade for the entire width of the street-facing elevation. The ground floor window requirement shall be met within the ground floor wall area; glass doorway openings to ground level may be counted toward meeting the requirement.**

Figure A-23. Window Placement and Percentage of Facade



- ii. **Building Facades:** Public-facing facades shall extend no more than 50 feet without providing at least one of the following features: (a) a variation in building materials; (b) a building off-set of at least one foot; (c) a wall area that is entirely separated from other wall areas by a projection, such as an arcade; or (d) by other design features that reflect the building's structural system (See Figure B-23). No building façade shall extend for more than 300 feet without a pedestrian connection between or through the building.

Figure B-23. Building Facade Articulation



- iii. **Weather Protection:** Building facades facing SW Brisband Street shall provide weather protection as follows:

- **A projecting facade element (awning, canopy, arcade, or marquee) must be provided along at least 50 percent of the façade.**
- **All weather protection must comply with the Oregon Structural Specialty Code in effect at the time of application for projections or encroachments into the public right-of-way.**
- **Weather protection shall be maintained and in good condition.**
- **Weather protection features shall project at least five feet from the building façade.**
- **Marquees shall have a minimum ten-foot clearance from the bottom of the marquee to the sidewalk. Canopies and awnings shall have a minimum eight-foot clearance from the bottom of the awning or canopy to the sidewalk.**
- **The projecting façade element shall not conflict with street lights. If the projecting façade element blocks light shed from adjacent street lights, exterior lighting shall be located on the building.**
- **Awnings shall match the width of storefronts or window openings.**
- **Internally lit awnings are not permitted.**
- **Awnings shall be made of glass, metal, or a combination of these materials. Fabric awnings are not permitted.**

- iv. **Building Materials.** Plain concrete block, plain concrete, T-111 or similar sheet materials, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block

where the foundation material is not revealed for more than two feet. Use of brick and natural materials (wood) is encouraged.

v. Roofs and roof lines. Except in the case of a building entrance feature, roofs shall be designed as an extension of the primary materials used for the building and should respect the building's structural system and architectural style. False fronts and false roofs are not permitted.

vi. Rooftop features/equipment screening:

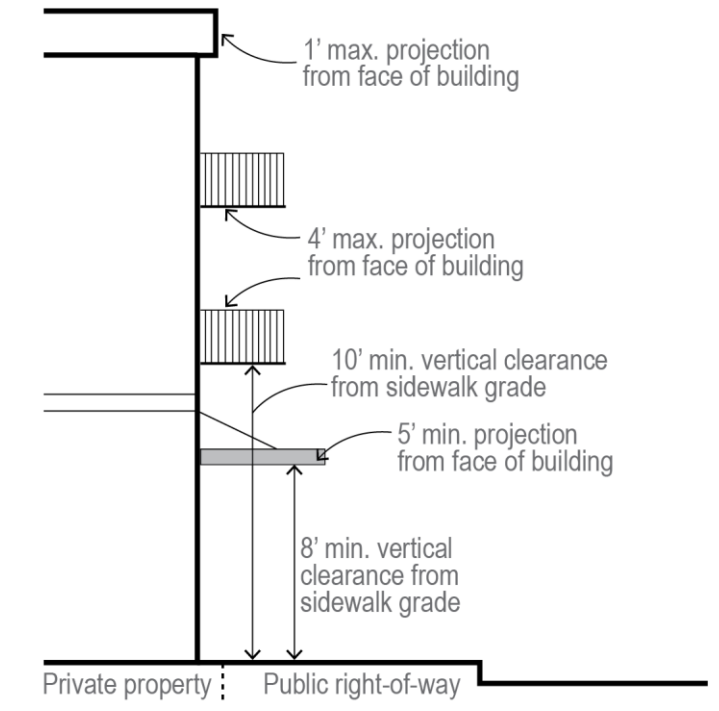
- The following rooftop equipment does not require screening:
 - Solar panels, wind generators, and green roof features;
 - Equipment under two feet in height.
- Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
- Satellite dishes and other communications equipment shall be limited to ten feet in height from the roof, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
- All other roof-mounted mechanical equipment shall be limited to ten feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings.
- On all structures exceeding 35 feet in height, roofs shall have drainage systems that are architecturally integrated into the building design.
- Any external stairwells, corridors and circulation components of a building shall be architecturally compatible with the overall structure, through the use of similar materials, colors, and other building elements.
- Required screening shall not be included in the building's maximum height calculation.

vii. General Screening. Utility meters shall be located on the back or side of a building, screened from view from a public street to the greatest extent possible, and shall be painted a color to blend with the building façade.

viii. Building projections. Building projections are allowed as follows (see Figure C-23):

- Architectural elements such as eaves and cornices may project up to one foot from the face of the building.
- Bay windows and balconies may project up to four feet from the face of the building. Balconies that project into the right-of-way shall have a minimum vertical clearance of 10 feet from sidewalk grade or be mounted at the floor elevation, whichever is greater.

Figure C-23. Building Projections



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| Amendment Description: | Specific Land Use Considerations for Frog Pond East and South |
| Applicability: | Frog Pond East and South |
| Impacted Code Section(s): | 4.127 (.24) (new) |
| Relationship to Frog Pond East and South Master Plan: | Directly implements Implementation Measure 4.1.7.D. 5. And 10. regarding treatment of these specific areas. |
| Rationale for Amendment Text: | Directly reflects the direction given in the Master Plan with identifying location description and map. |
| Recent Edits: | None |

(.24) Special, Specific Land Use Considerations

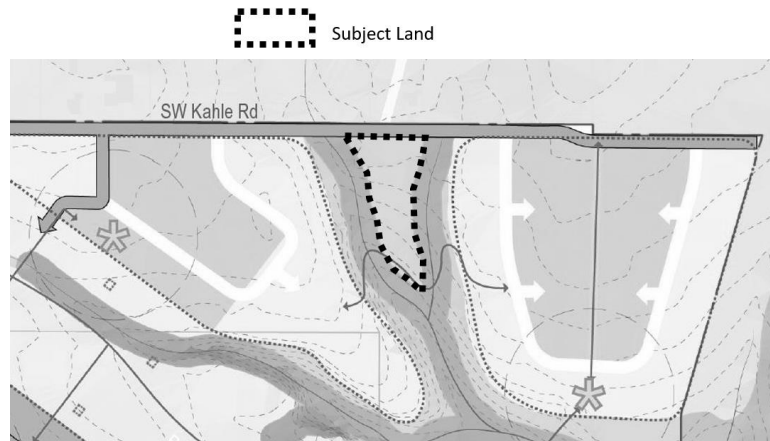
A. Frog Pond Grange Property. This special consideration pertains to an areas described as: **the western half of the area of Subdistrict E1 north of the framework street that is an extension of SW Frog Pond Lane and west of the framework street extending across the BPA easement. See Figure A-24 for locational reference. The community supports preservation, reuse, and adjacent uses supportive of the current Frog Pond Grange building. the Frog Pond East and South Master Plan identifies the long-term use of the subject area as maintaining the existing civic/meeting/event space use or substantially similar use with surrounding open. Any substantial change of use shall require an amendment to the Frog Pond East and South Master Plan. Preservation of the existing building, substantially similar in design to that existing as of the 2022 adoption of the Frog Pond East and South Master Plan, is required on the site unless approved by the Development Review Board with findings providing substantial evidence that preservation is not feasible due to structural issues with the building that are not feasible, either economically or technically, to repair.**

Figure A-24



B. Treed area on south side of SW Kahle Road. This special consideration pertains to an area described as a treed area south of SW Kahle Road between Subdistricts E2 and E3 and bounded on both side by creeks. See Figure B-24 for locational reference. An applicant may request the subject area not be included in the SROZ based on findings made, as part of a SROZ Map Verification, that the area does not meet the standard to be included in the SROZ. If it is found the area is not to be in the SROZ the Urban Form Type 3 shall apply. There is no minimum unit count and the area would not be considered part of a subdistrict. There would be no housing variety requirement applied.

Figure B-24



**Attachment 1 Planning Commission Work Session May 8, 2024
Frog Pond East and South Draft Development Code Amendments (May 1, 2024)**

| | |
|--|---|
| Amendment Description: | Remove buffering language for multi-family development |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.176 (.04) |
| Relationship to Frog Pond East and South Master Plan: | Supports the mix of residential types called for in the Master Plan, including multi-family, throughout the Master Plan, by not requiring screening between different unit types. |
| Rationale for Amendment Text: | Frog Pond East and South focuses on a mix of residential types throughout, rather than segregation of residential types. This legacy language being deleted reflects a development era dominated by separated single-family and multi-family areas without middle housing. Removing this language better reflects the current approach of integration of housing types. |
| Recent Edits: | None |

Subsection 4.176 (.04) Buffering and Screening

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. ~~Multi-family developments shall be screened and buffered from single-family areas.~~

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| Amendment Description: | Deed restriction cannot restrict housing types allowed by zoning |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.210 and 4.220 |
| Relationship to Frog Pond East and South Master Plan: | Supports the mix of residential types called for in the Master Plan, but not allowing any to be disallowed by private covenant or deed restriction. |
| Rationale for Amendment Text: | House Bill 2001 (2019) established that from January 1, 2020 private deed restrictions and covenants, including CC&Rs, could not be written to exclude middle housing. These edits reflects this law and further clarifies that any housing type allowed under City zoning cannot be limited by private deed restrictions and covenants. |
| Recent Edits: | None |

Section 4.210 Application Procedure (Tentative Plat)

(.01) C. 4.

Limitations on Deed Restrictions. ~~Board~~ **The City** may limit content of deed restrictions in order to promote local, regional and state interests in affordable housing **and/or comply with applicable statute, rules, and policies**; the Board may limit the content that will be accepted within proposed deed restrictions or covenants. In adopting conditions of approval for a residential ~~subdivision or condominium development~~ **land division**, the Board **or Planning Director may** prohibit such things as mandatory minimum construction costs, minimum unit sizes, prohibitions of manufactured housing, etc. **The City shall in all cases ensure no deed restrictions or covenants limit construction of any housing allowed by City zoning for the subject land.**

Section 4.220. Final Plat Review

(.02) C.

Deed restrictions. A copy of all protective deed restrictions proposed for the area shall accompany the final Plat and specifications of all easements and dedications as required by the Development Review Board. The Planning Director shall not sign the final plat if the proposed deed restrictions fail to provide for the on-going maintenance of common areas ~~or~~ **violate established conditions of approval for the development, or violate other statutes, rules, or standards the City has responsibility to enforce, including those related to not allowing deeds or covenants to limit housing types allowed by the City's zoning for a given property(s).**

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|--|---|
| Amendment Description: | Clarify applicability of DRB Site Design Review for housing |
| Applicability: | Citywide |
| Impacted Code Section(s): | 4.420 |
| Relationship to Frog Pond East and South Master Plan: | Reflects the allowance of a wide variety of housing types, including various types of multi-family, throughout the Master Plan area. Supports the allowance for alternative discretionary review called for in the Master Plan. |
| Rationale for Amendment Text: | The amendments to this section clarify that residential structures reviewed under clear and objective residential design standards are not subject to Site Design Review by the Development Review Board. Besides providing additional clarity for single-family and middle housing, this proposed change supports the change allowing administrative review of multi-family buildings (apartments). Site Design Review will continue to apply to commercial and industrial buildings, mixed-use residential buildings, and required open space landscaping. The language also allows the option for residential developers to seek Site Design Review as an alternative to following the clear and objective residential design standards. |
| Recent Edits: | None |

Section 4.420. ~~Jurisdiction and Powers of the Board~~ **Review Authority for Site Design Review**

- (.01) ~~Application of Section. Except for single-family and middle housing dwellings in any residential zoning district, and apartments in the Village zone,~~
- A. **Unless exempt as noted in 1.-2. below, no building permit shall be issued for a new building or major exterior remodeling of an existing building unless the building architecture and siting is approved by the Development Review Board (Board) through Site Design Review.**
 - 1. **Residential structures in residential zones are exempt from Site Design Review as long as they meet established clear and objective design and siting standards or any allowed adjustments. This exemption does not apply to mixed-use residential structures. However, an applicant may elect to have residential structures approved by the Board through Site Design Review in association with waivers from specific standards.**
 - 2. **Minor building modifications to non-residential structures are reviewed under the authority of the Planning Director as established is Section 4.030.**

 - B. **Unless exempt as noted in 1.-2. below, no building permit within an area covered by a Stage II Planned Development, or PDP in the Village Zone, shall be granted unless landscaping plans are reviewed and approved by the Board through Site Design review, or FDP in the Village Zone.**
 - 1. **Landscaping on residential lots in residential zones is exempt from Site Design Review unless it is part of the open space required under Subsection 4.113 (.01).**

2. **Minor modifications to landscape plans subject to Site Design Review can be reviewed by the Planning Director as established in Section 4.030.**
- C. No Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board.

Note: The following Development Code language is included for context and reflects what is included in the Development Code amendment package.

4.113 Residential Development in Any Zone

(.07) Fences:

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E. When fences create an enclosed side yard area five feet or less in width, gates or other openings shall be provided creating a through connection to either a rear yard or alley.

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| Amendment Description: | Special nuisance regulations for narrow side yards |
| Applicability: | Citywide, including existing development |
| Impacted Code Section(s): | 6.221 (new) |
| Relationship to Frog Pond East and South Master Plan: | Accommodates a variety of housing configurations as called for in the Master Plan and associated side yard configurations. |
| Rationale for Amendment Text: | This language, together with new language in Chapter 4, Subsection 4.113 (.07), above, provides a simple means to ensure narrow fenced areas are maintained and do not become nuisance areas. The concept is that ensuring access will increase use and with increased use there is a greater propensity for maintenance, and if maintenance does not have happen there is a specific code provision to address the issue. |
| Recent Edits: | Recently added based on discussion with and feedback from the City Council. |

6.221. Maintenance of Side Yards in Residential Areas

(1) In addition to nuisances applicable generally to vegetation, junk, and rubbish in residential areas in Sections 6.208, 6.210, 6.216 and 6.220, side yards in residential areas shall be kept clear of vegetation, rubbish, junk, and any other material that would prevent the pedestrian passage through the side yard to a rear yard or alley, where such passage is required or otherwise enabled by lack of fencing or provision of gates.