
WEST LINN MIDDLE HOUSING: CODE AUDIT

Project Advisory Committee Meeting

12/8/2020



BACKGROUND

- 2019 House Bill 2001- the Middle Housing Bill
 - Administrative Rules Division 46 – Middle Housing
 - Model Codes for small, medium and large cities
 - 2020 MIG retained to assist West Linn with implementation by the required June 2021 deadline
 - Project funded by Oregon Department of Land Conservation and Development (DLCD) grant
 - Oct 2020 Kick-Off Meeting
 - Code Audit: Presented today
 - Code Concepts: Jan/Feb/Mar 2021
 - Code Update: Apr/May 2021
 - Adoption-Ready Code Amendments: June 2021
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SCHEDULE

[illegible]

MIDDLE HOUSING TYPES

- Duplex
 - 2 attached or detached dwelling units on a Lot or Parcel
 - May allow more than 2 dwelling units on a lot or parcel, including accessory dwelling units



Portland, Oregon



Salem, Oregon

MIDDLE HOUSING TYPES

- Triplex
 - 3 attached dwelling units on a Lot or Parcel.
 - Any configuration of detached or attached dwelling units on one lot or parcel
 - Allowed to permit more than four units on a lot, including accessory dwelling units.

Portland, Oregon



Salem, Oregon



MIDDLE HOUSING TYPES

- Quadplex

- 4 attached dwelling units on a Lot or Parcel
- Any configuration of four detached or attached dwelling units on one lot or parcel
- Local governments may allow more than four units on a lot, including any accessory dwelling units



Portland, Oregon



Historic District in Delaware



MIDDLE HOUSING TYPES

- Townhouse
 - Dwelling unit that is part of a row of two or more attached units, where each unit is on an individual Lot or Parcel and shares at least one common wall with an adjacent unit
 - Local governments must allow at least two attached Townhouse units and up to four attached Townhouse units and may allow five or more attached Townhouse units.

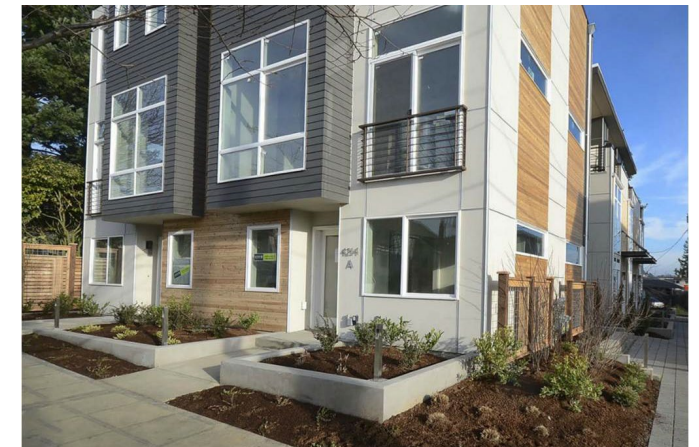
Historic District



Bellevue, Washington



Beaverton, Oregon



Portland, Oregon

MIDDLE HOUSING TYPES

- Cottage Cluster
 - grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet. Units may be located on a single Lot or Parcel, or on individual Lots or Parcels that include a common courtyard.
 - Local governments must allow at least 5 units and up to 8 cottages clustered around a common courtyard.
 - Nothing precludes a local government from permitting greater than eight units clustered around a common courtyard.

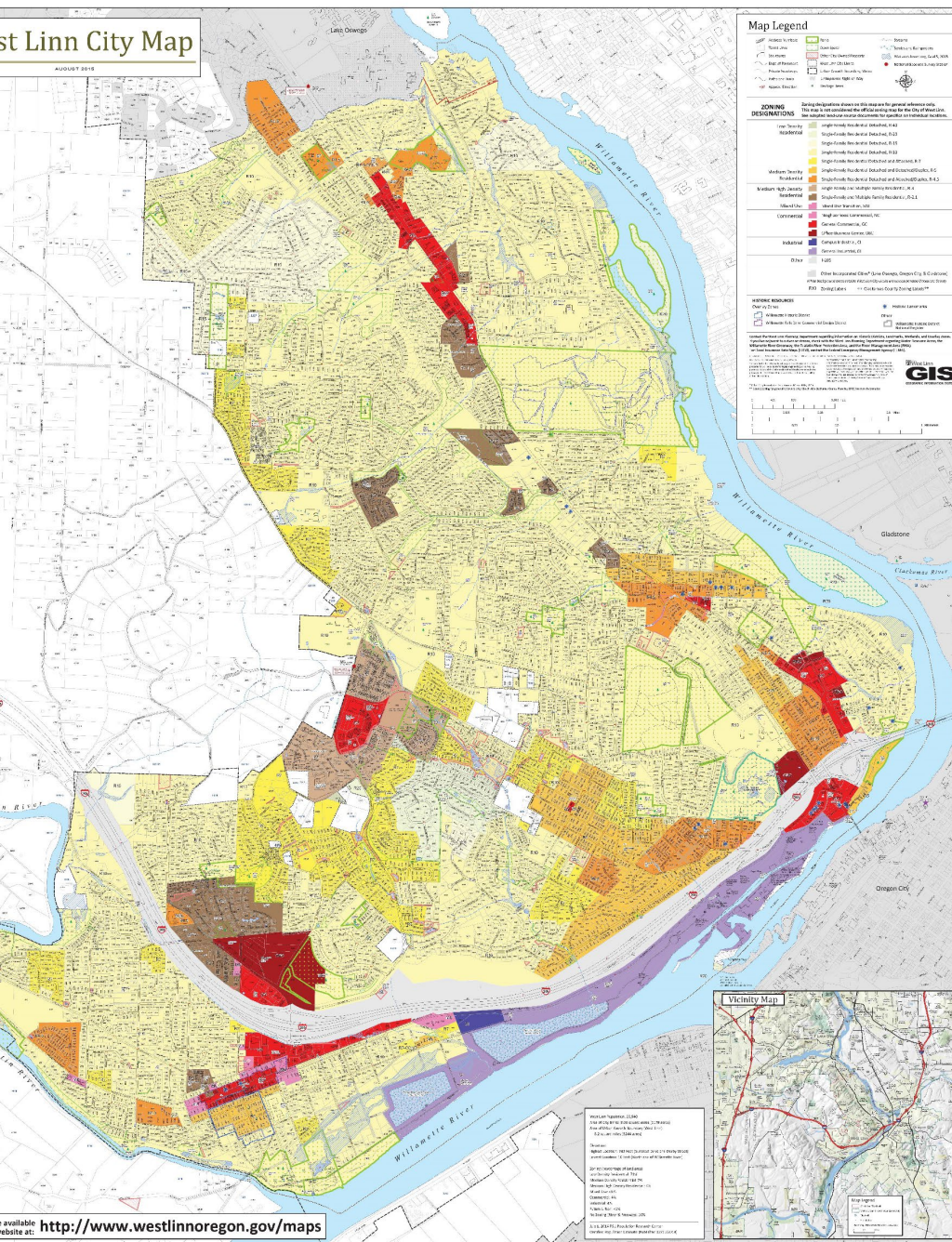


PROCESS

- West Linn Community Development Code and Comprehensive Plan reviewed against the standards permitting the development of middle housing
 - Administrative Rules (OAR-660-046)
 - West Linn is considered a “Large City”
 - Development and siting standards cannot be stricter than that allowed for Detached SFH
 - The same approval process must be applied to middle housing types as is applied for SFH developments in the same zone
 - Design standards are not required to be applied but if they are must be
 - from the Large Cities Model Code
 - less restrictive than the model code
 - the same clear and objective design standards for detached SFH in the same zone
 - or be the alternative design standards provide in the Admin Rules
 - Cannot be applied to the conversion of existing detached SFH
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WEST LINN EXISTING GUIDANCE

- Definitions
 - Dwelling Units
 - Duplex
 - Multi-family housing
 - Townhouse (Comprehensive Plan)
 - Garden Apartment (Comprehensive Plan)
 - Approval Process
 - Conditional Use
 - Design Review
 - Comprehensive Plan directs use of design standards to ensure neighborhood compatibility
 - Three defined groups of Residential Zones
 - Low Density
 - lands have limited infrastructure and are environmentally and naturally constrained.
 - Med Density
 - lands do not have environmental and natural constraints, existing services and infrastructure have the capacity for additional development and are within 0.5 miles of public transportation.
 - Med-High Density
 - lands have all the features of medium density residential lands, are within .25 miles of public transit, are not only reliant on local streets for access, are within short distances to general commercial shopping or office/business centers and are in close proximity to parks and schools.
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WEST LINN ZONING MAP

- Three defined groups of Residential Zones
 - Low Density
 - R-40, R-20, R-15, R-10, R-7
 - Med Density
 - R-5, R-4.5
 - Med-High Density
 - R-3, R-2.1

ZONING DESIGNATIONS		Zoning designations shown on this map are for general reference only. This map is not considered the official zoning map for the City of West Linn. See adopted land-use source documents for specifics on individual locations.	
Low Density Residential		Single-Family Residential Detached, R-40	
		Single-Family Residential Detached, R-20	
		Single-Family Residential Detached, R-15	
		Single-Family Residential Detached, R-10	
		Single-Family Residential Detached and Attached, R-7	
Medium Density Residential		Single-Family Residential Detached and Detached/Duplex, R-5	
		Single-Family Residential Detached and Attached/Duplex, R-4.5	
Medium High Density Residential		Single-Family and Multiple Family Residential, R-3	
		Single-Family and Multiple Family Residential, R-2.1	
Mixed Use		Mixed Use Transition, MU	
Commercial		Neighborhood Commercial, NC	
		General Commercial, GC	
		Office-Business Center, OBC	
Industrial		Campus Industrial, CI	
		General Industrial, GI	
Other		I-205	
		Other Incorporated Cities* (Lake Oswego, Oregon City, & Gladstone)	
		White background areas outside West Linn City Limits are unincorporated Clackamas County	
		R10 Zoning Labels	PUR0 Clackamas County Zoning Labels**

FINDINGS

- Definitions
 - Adopt the middle housing definitions and their numerical standards
 - Current Zoning Districts and Allowances
 - Requires clear and objective standards
 - Dimensional Standards
 - The majority of the City is zoned low density residential
 - Development standards could be adjusted within the context of the surrounding areas to allow for more middle housing types
 - Implementation Options
 - Middle housing allowed in all residential zones that allows detached SFH
 - Middle housing types that are allocated to hit target percentages, as defined by the Admin Rules
 - Design Review Requirement
 - Middle housing types should not be subjected to the design review process
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NEXT STEPS

- Code Audit will be finalized
- Code Concepts will be initiated
 - Design Guidelines
 - Dimensional and Development Standards will be looked at closely to see the types of middle housing allowed
- Next Project Advisory Committee Meeting
 - A separate meeting with MIG, City and DLCD for Code Concepts
 - An extended meeting with the Housing Needs Assessment
 - A couple of hours with breaks