



West Linn Middle Housing: Code Concepts

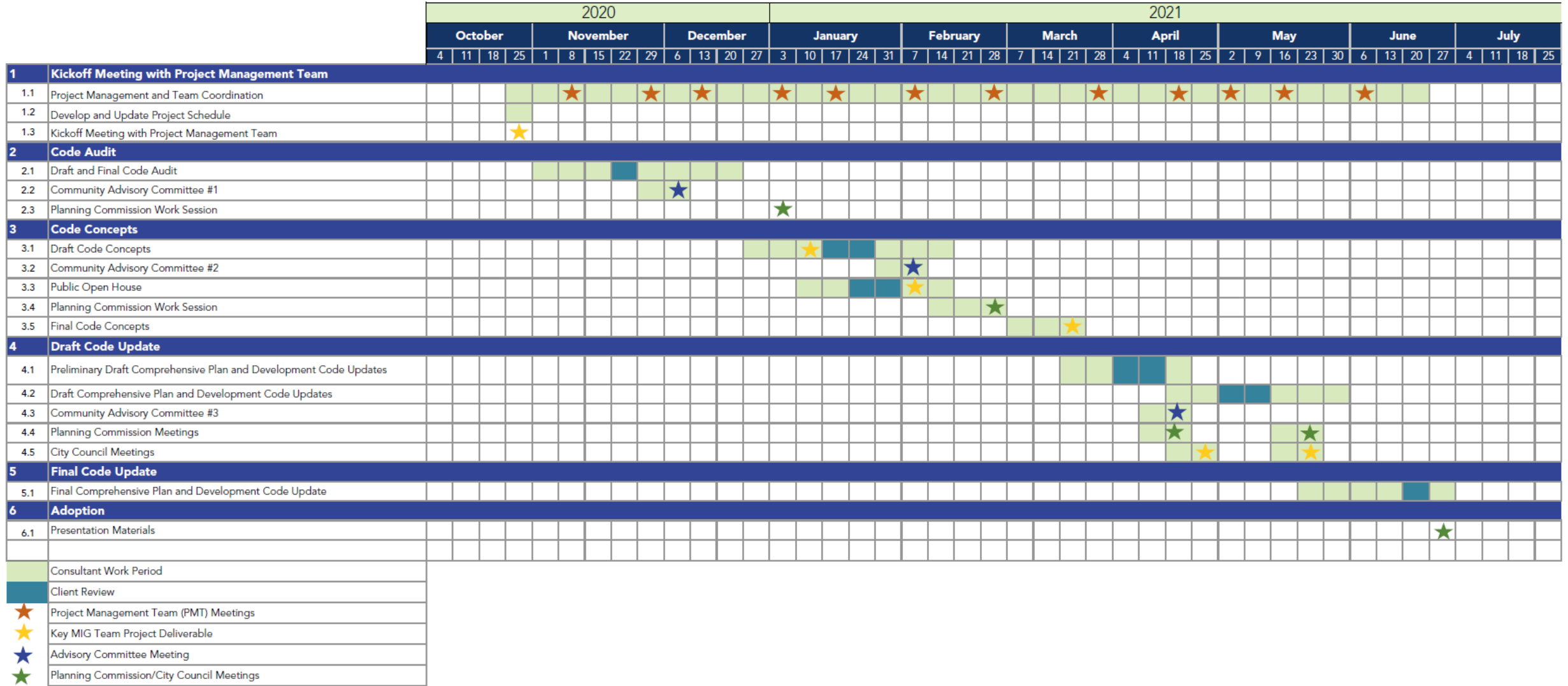
Project Advisory Committee Meeting
02/16/2021



AGENDA

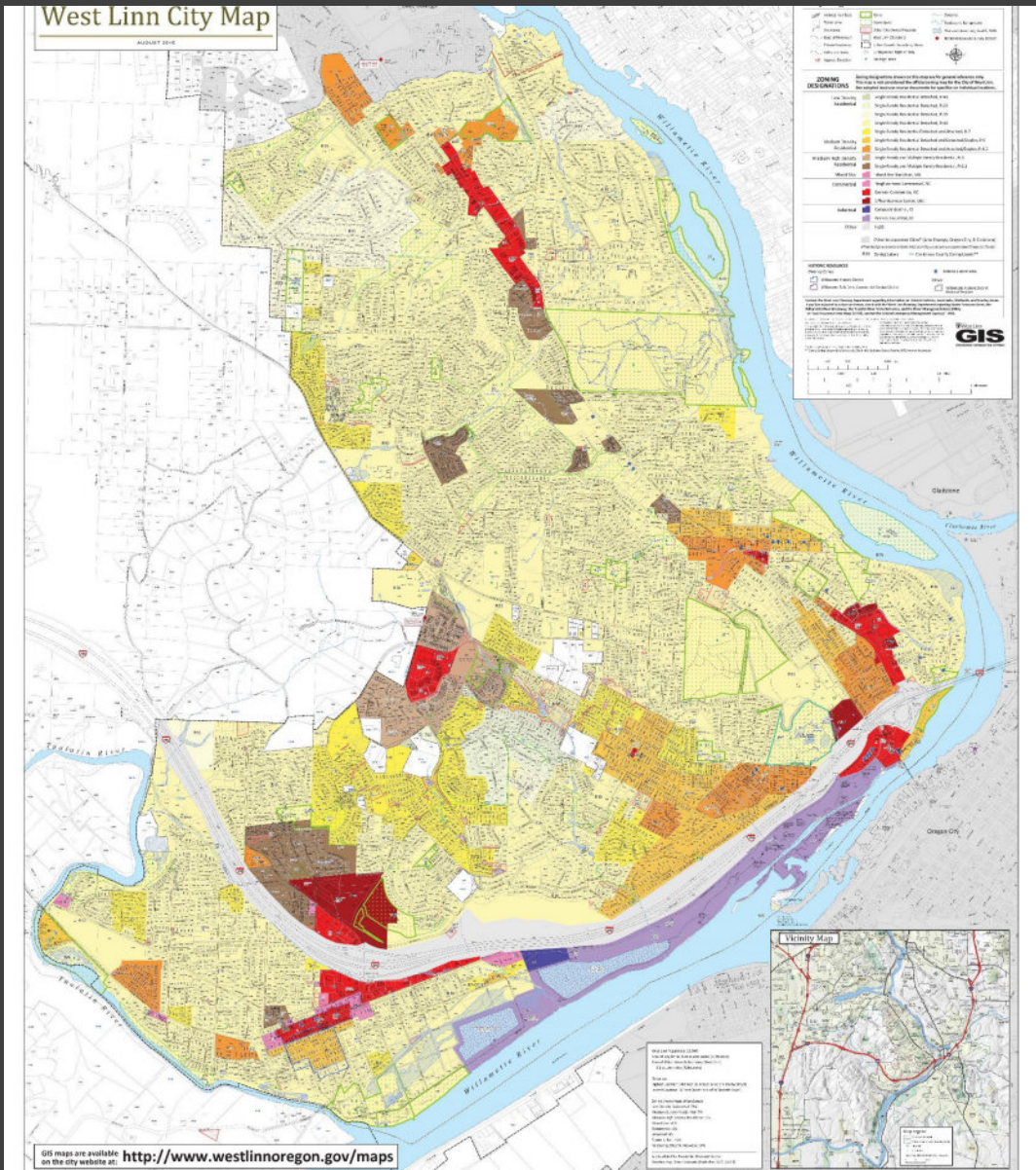
- Project Schedule Update
- Code Audit Findings
- Middle Housing in West Linn: Code Concepts
- Next Steps

SCHEDULE



CODE AUDIT FINDINGS

- Generally, there are no direct conflicts with the state requirements for middle housing.
- Areas that need to be clarified include:
 - Definitions of middle housing types need to be adopted into the CDC
 - Clear and objective siting and dimensional standards and conditions are not present for middle housing typologies in the CDC or the Comprehensive Plan
 - Multi-family developments are defined as 3 or more units (including single family dwelling units that are on separate lots) is subject to the Design Review Process, while SFH development is not
 - Stricter dimensional standards for multi-family and duplexes in the Medium and Medium-High Density zones
 - Parking for 3 units or more may need to be adjusted



WEST LINN APPLICABLE ZONES

- Low-Density Single-Family Zones
 - R-40, R-20, R-15, R-10 and R-7
- Medium-Density Single Family Zones
 - R-5 and R-4.5
- Medium – High-Density Single-Family Zones
 - R-3, R-2.1

HB2001 REQUIREMENTS

- What is required of West Linn to meet the State Requirements?
 - Development the middle housing types must be allowed in all residential use zones that allow for the development of detached SFH
 - Duplexes
 - Triplexes/Quadplexes
 - Townhomes
 - Cottage Clusters
 - May be regulated and limited on
 - *Goal-Protected Lands*
 - *Master Planned Communities*
 - *Lands impacted by State or Federal Law*



- What would the Middle Housing Types look like in West Linn?



DISCUSSION QUESTIONS

- What are the issues or possible constraints with the development of these middle housing types in West Linn?
- Are there any opportunities?
- What are things we should look at as we move forward from a design perspective?

DEFINITIONS

DUPLEX

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

Figure 1. Stacked Duplex

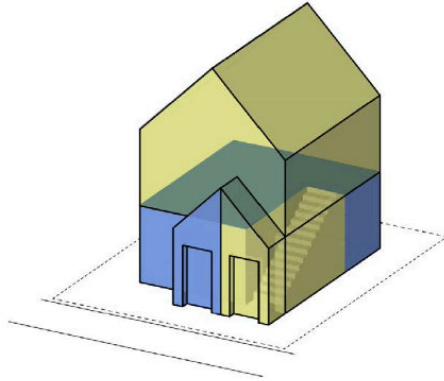


Figure 5. Detached Duplex Units Side-by-Side

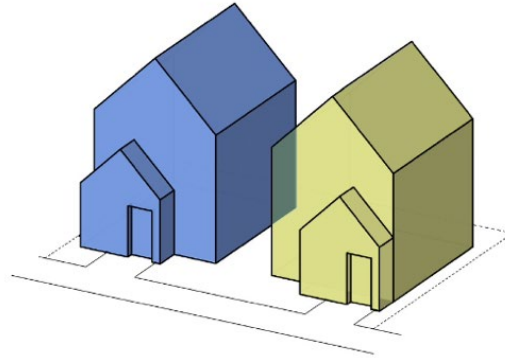


Figure 3. Duplex Attached by Garage Wall

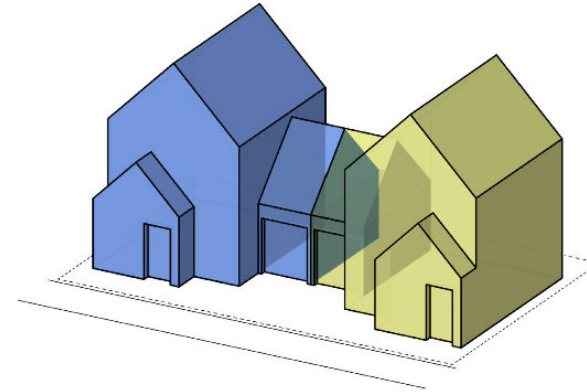


Figure 2. Side-by-Side Duplex

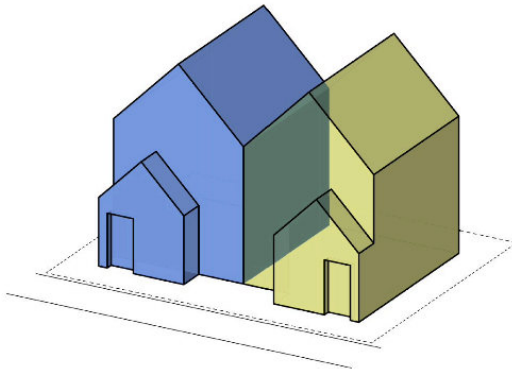


Figure 6. Detached Duplex Units Front and Back

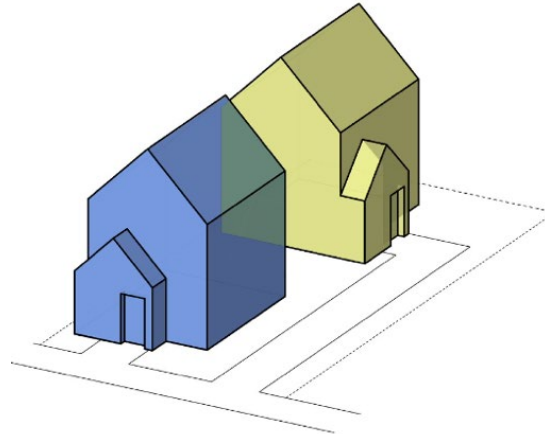
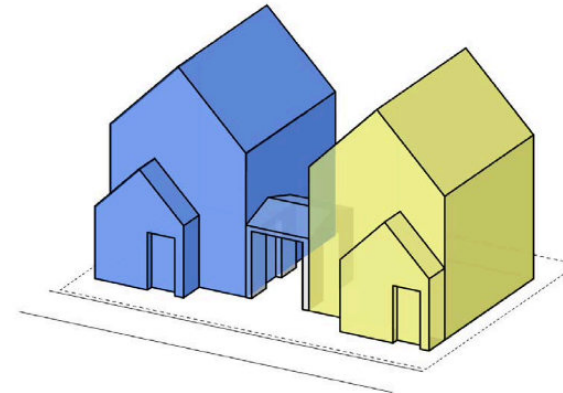


Figure 4. Duplex Attached by Breezeway



TRIPLEX AND QUADPLEX

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

Figure 9. Attached Triplex Front and Back



Figure 11. Detached Triplex Side-by-Side

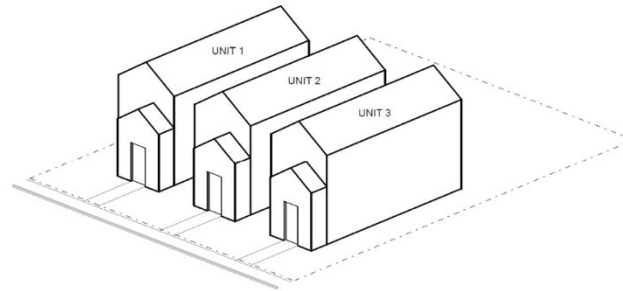


Figure 13. Detached Quadplex

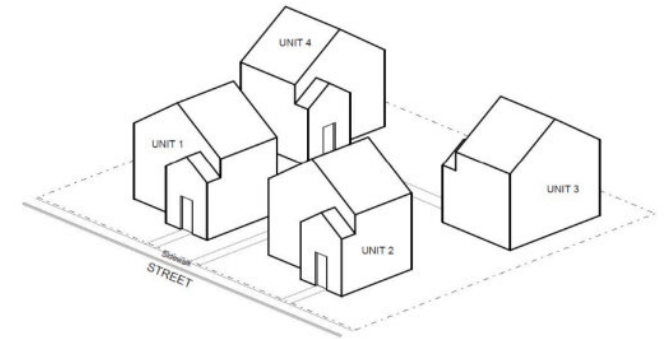


Figure 10. Attached Triplex Side-by-Side

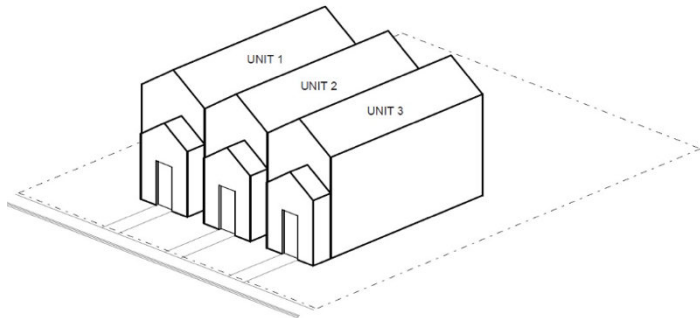
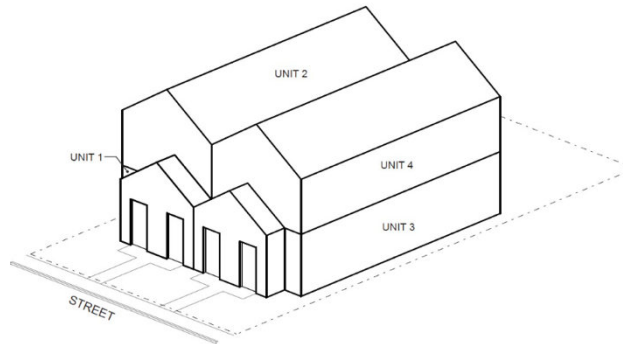


Figure 12. Stacked Quadplex



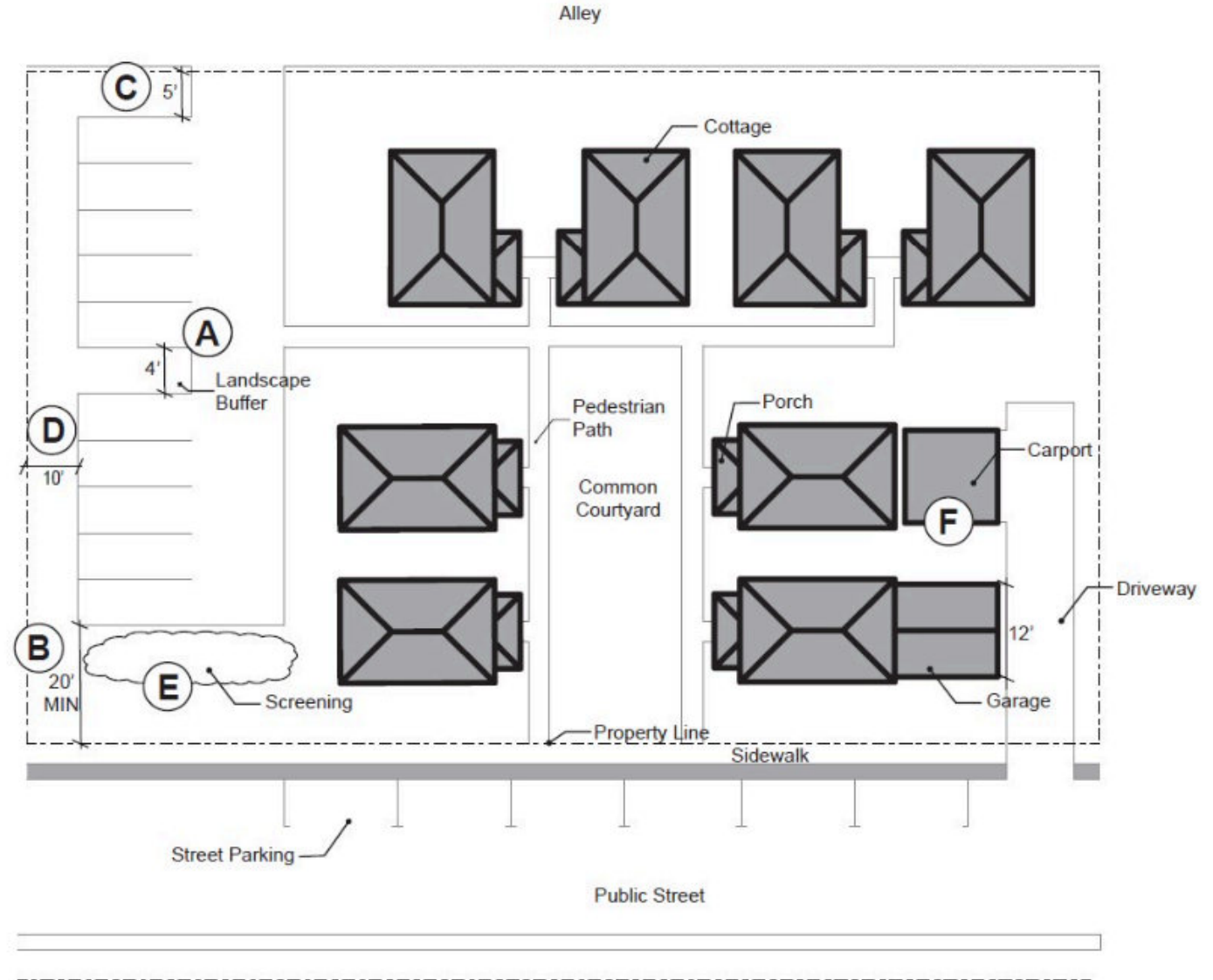
TOWNHOUSES

A dwelling unit that is part of a row of two or more attached units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent unit.



COTTAGE CLUSTERS

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



CODE CONCEPTS

SITE PARAMETERS

- Test the R-7 Zone Minimum Lot Size

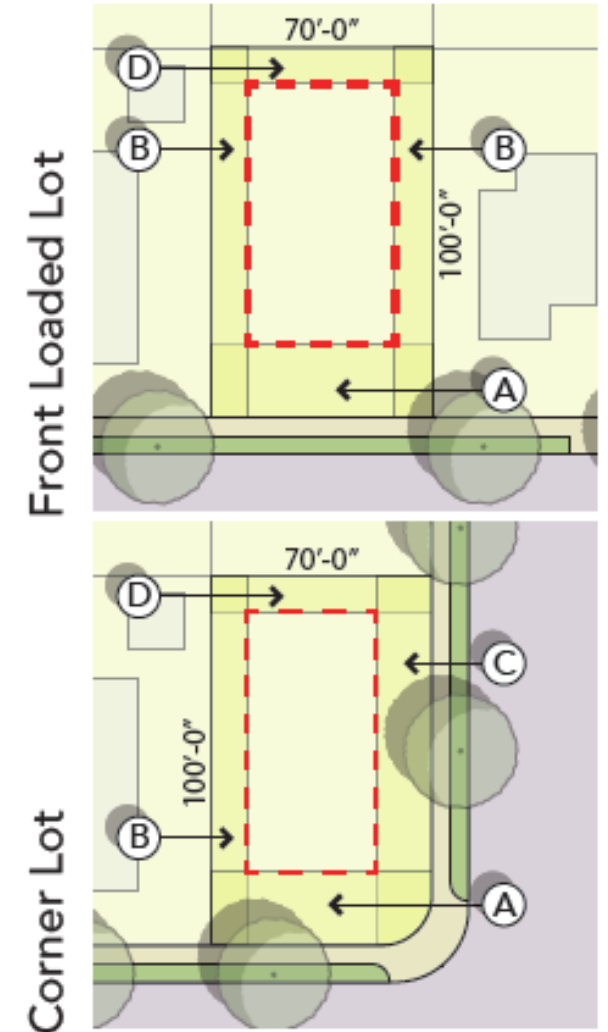
Standards: R-7 Zone

A. Front setback	20'
B. Interior Side setback	7.5'
C. Street Side setback	15'
D. Rear setback	20'
Min Front Line	35'
Avg. Min Lot Width	35'
Lot coverage (max.)	35%
Height (max.)	35'
Min accessway width or flag lot	15 ft

Parking:

• Unit	1
• Multifamily	
• 500 sf or less/unit	1
• 1 bdrm apt /unit	1.25
• 2 bdrm apt/unit	1.5
• 3+ bdrm apt/unit	1.75

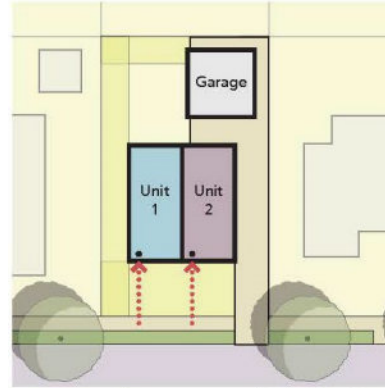
Building Envelope



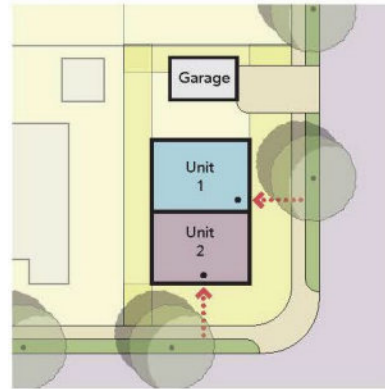
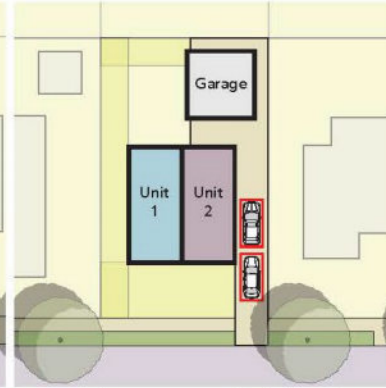
DUPLEX

- **Lot Size:** may not be more than detached SFH in the same zone
- **Density:** maximums cannot be applied
- **Setbacks:** cannot be greater than detached SFH
- **Height:** cannot be lower than detached SFH
- **Parking:** cannot require more than two off-street parking spaces/on-street parking can be credited to meet requirement
- **Lot Coverage/FAR:** not required to apply but if are, cumulative cannot be less than detached SFH
- **Utilities/Infrastructure:** the same clear and objective public works exceptions applied to detached SFH must be allowed for Duplexes

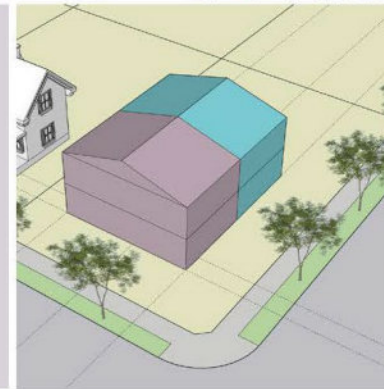
Layout/Entries



Parking



Massing/Layout



Form





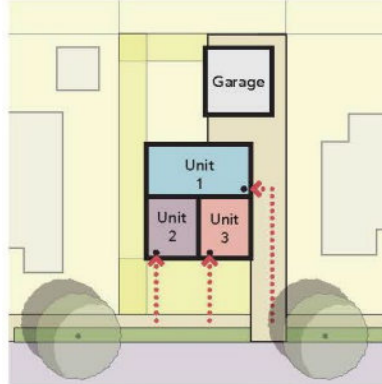
Duplex Code Concepts

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

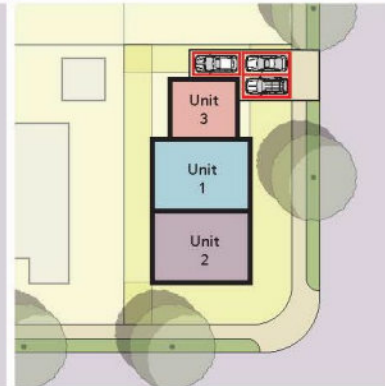
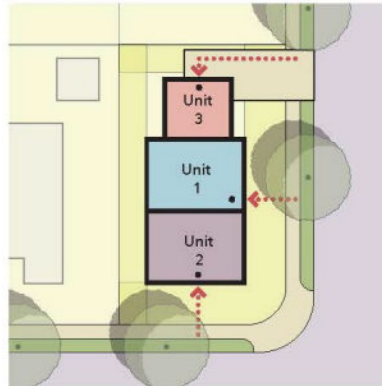
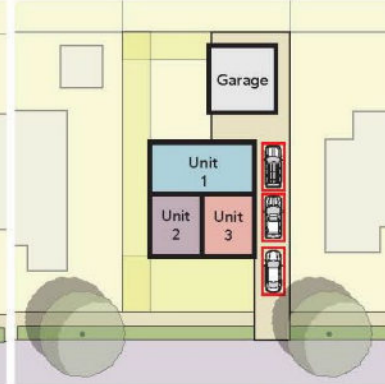
TRIPLEX

- **Triplex Min Lot Size:**
 - Min detached SFH lot size is $<5,000$ sf = $<5,000$ sf
 - Min detached SFH lot size is $>5,000$ = cannot be more than the min lot size for detached SFH
- **Density:** maximums cannot be applied
- **Setbacks:** cannot be greater than detached SFH
- **Height:** cannot be <25 ft or 2 stories
- **Triplex Parking:**
 - Lots $<3,000$ SF = 1 space total
 - Lots $\geq 3,000$ SF and $<5,000$ SF = 2 spaces total
 - Lots $\geq 5,000$ SF = 3 spaces total
 - ✓ on-street parking can be used to apply
 - ✓ may not be required to be in a garage/carport
 - ✓ parking standards must be the same as detached SFH
 - ✓ Minimum requirements cannot be applied
- **Lot Coverage/FAR:** if required cumulative cannot be $<$ detached SFH
- **Utilities/Infrastructure:** may require demonstration of sufficient infrastructure

Layout/Entries



Parking



Massing/Layout



Form



QUADPLEX

- **Min Lot Size:**

- Min detached SFH lot size is $<7,000$ sf = $<7,000$ sf
- Min detached SFH lot size is $>7,000$ = cannot be more than the min lot size for detached SFH

- **Density:** maximums cannot be applied

- **Setbacks:** cannot be greater than detached SFH

- **Height:** cannot be <25 ft or 2 stories

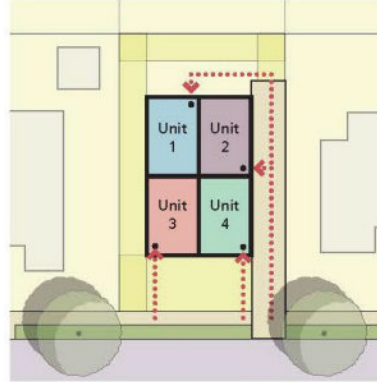
- **Parking:**

- Lots $<3,000$ SF = 1 space total
- Lots $\geq 3,000$ SF and $<5,000$ SF = 2 spaces total
- Lots $\geq 5,000$ SF and $<7,000$ SF = 3 spaces total
- Lots $\geq 7,000$ SF = 4 spaces total
- ✓ on-street parking can be used to apply
- ✓ may not be required to be in a garage/carport
- ✓ parking standards must be the same as detached SFH
- ✓ Minimum requirements cannot be applied

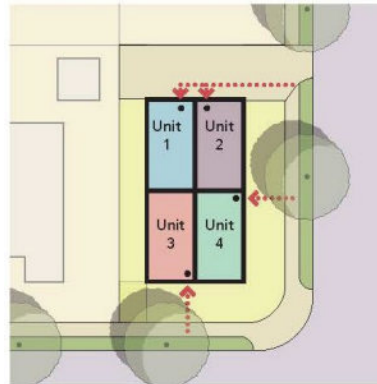
- **Lot Coverage/FAR:** if required cumulative cannot be $<$ detached SFH

- **Utilities/Infrastructure:** may require demonstration of sufficient infrastructure

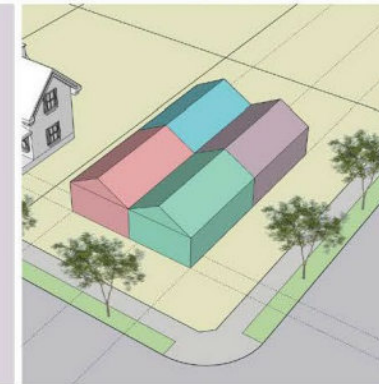
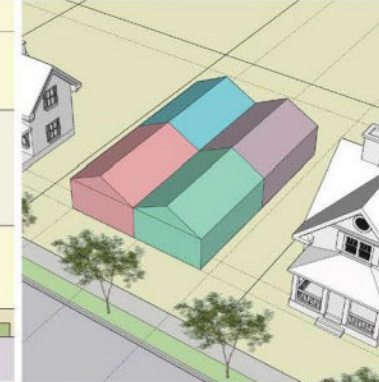
Layout/Entries



Parking



Massing/Layout



Form





Triplex & Quadplex Code Concepts

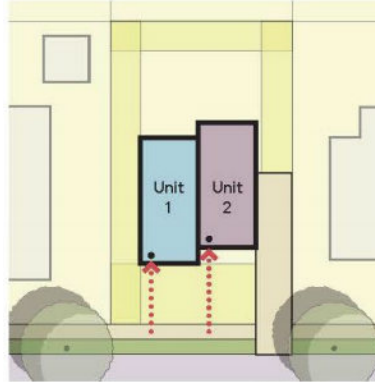
- Create a Clear and Objective (C&O) path for approval
- Standards should address functionality, constructability, aesthetics
- Parking would need to be consistent with state requirements
- Applicant chooses between C&O path and discretionary path (existing CUP process)



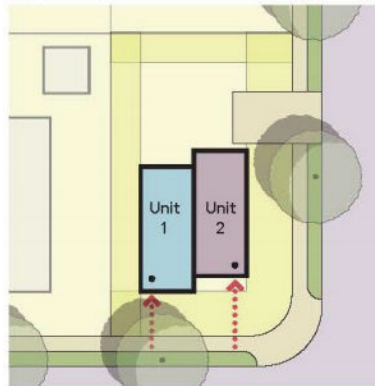
TOWNHOUSES

- **Lot Size:** not required to apply but if is, the average min. lot or parcel size in a Townhouse Project may not be greater than 1,500 SF
- **Min Street Frontage:** not required to apply but if is, must be <20 ft
- **Density:** if maximums are applied, must be 4 times the max density allowed for detached SFH or 25 dwelling units/acre, whichever is less.
- **Setbacks:** cannot be >detached SFH and must allow a zero-foot side setback for attached walls
- **Height:** cannot be lower than detached SFH, at least 2 stories
- **Parking:** one space per townhouse / on-street parking can be applied as credit to meet requirements / same standards as detached SFH
- **Bulk and Scale** (Lot Coverage/FAR/max unit size, etc): if required cannot cumulatively or individually limit the cumulative bulk and scale of the Townhouse Project greater than what is allowed for detached SFH
- **Utilities/Infrastructure:** may require demonstration of sufficient infrastructure

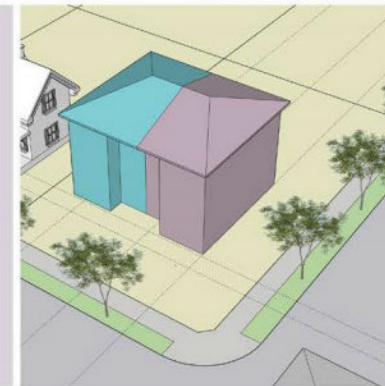
Layout/Entries



Parking



Massing/Layout



Form





Townhouse Code Concepts

- Overall form may be out of character with single-family residences
- Standards should address functionality, constructability, aesthetics
- Create a Clear and Objective (C&O) path for approval of multi-family
- Applicant chooses between C&O path and discretionary path (existing CUP process)
- Parking would need to be consistent with state requirements (1 parking space/unit max.) or allowed on-street parking credit



SMALL TOWNHOUSE EXAMPLES

LOCATION

Fairview

ADDRESS

1450 NE Park Lane
Fairview, OR

LOT SIZE / DENSITY

2,000 sf / 22 per acre

DWELLING SIZE

1,580 sf

RENT VS. OWN

Typically owned



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

LOCATION

Mosier Creek Place

ADDRESS

19 Mosier Creek Pl.
Mosier, OR

LOT SIZE / DENSITY

990 sf / 44 per acre

DWELLING SIZE

800 - 1,500 sf

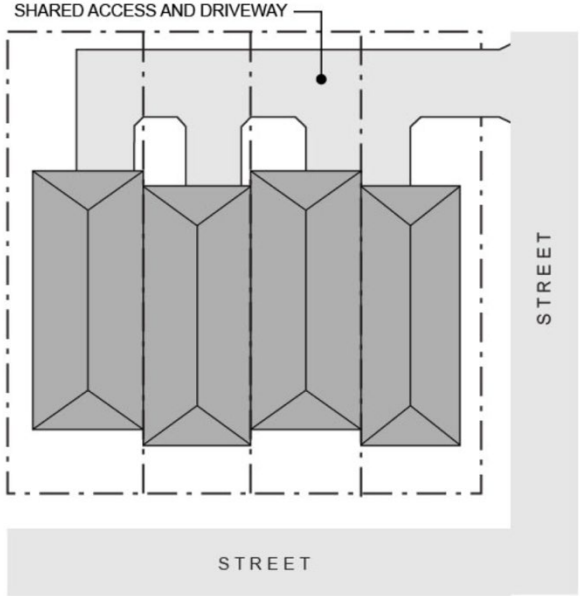
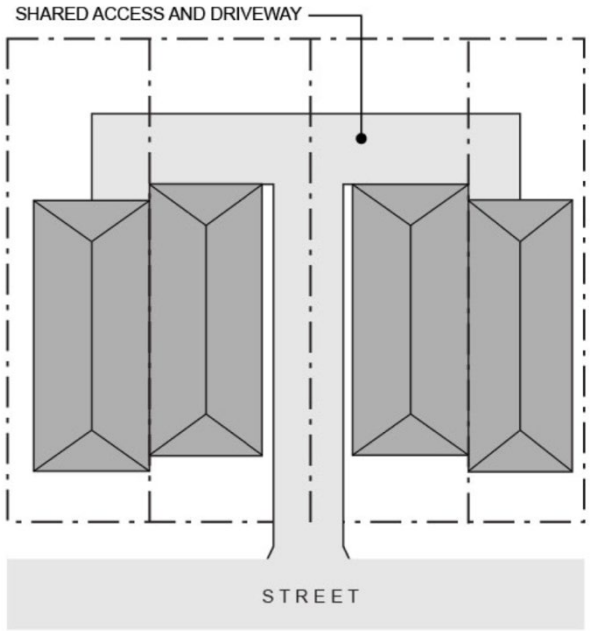
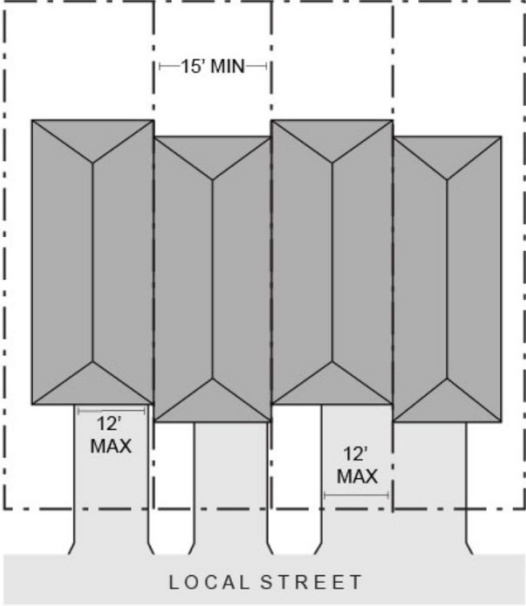
RENT VS. OWN

Typically owned



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

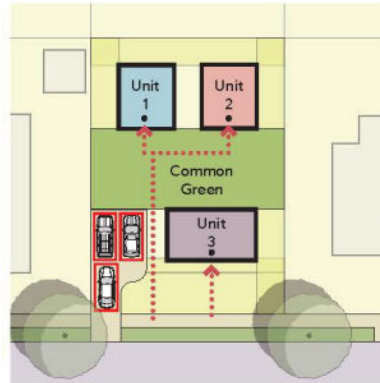
ORIENTATION AND PARKING LOCATION



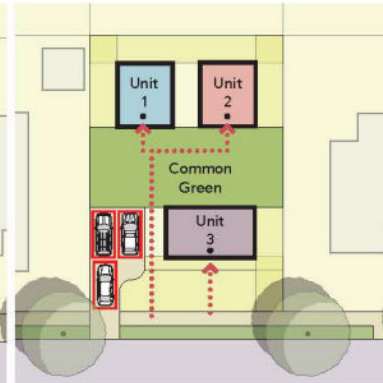
COTTAGE CLUSTER

- **Lot Size:** not required but if:
 - Min detached SFH lot size is $<7,000$ sf = $<7,000$ sf
 - Min detached SFH lot size is $>7,000$ = cannot be more than detached SFH
 - Min Lot Width: not required but if is, cannot be $>$ detached SFH
- **Density:** Max cannot be applied. Min of at least 4/acre
- **Setbacks:** Cannot be $>$ what is allowed for detached SFH or 10 ft. Min distance between structures cannot be $>$ what is required by building code or 10 ft
- **Dwelling Unit Size:** min and max of dwelling units may be limited but max building footprint of 900 sf/dwelling unit.
 - Up to 200 sf of attached garage and carport may be exempt but detached garages, carports, or accessory structures cannot be included in dwelling unit footprint
- **Parking:** one space per dwelling unit / parking to be in garage or carport is allowed but cannot be required / on-street parking credit can be applied
- **Lot Coverage/FAR:** cannot to meet requirements be applied
- Dwelling units can be allowed on 1 parcel or each dwelling unit on individual lots
- **Utilities/Infrastructure:** may require demonstration of sufficient infrastructure

Layout/Entries



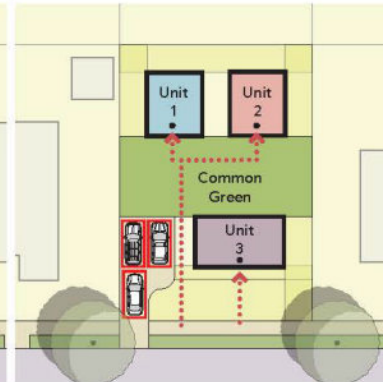
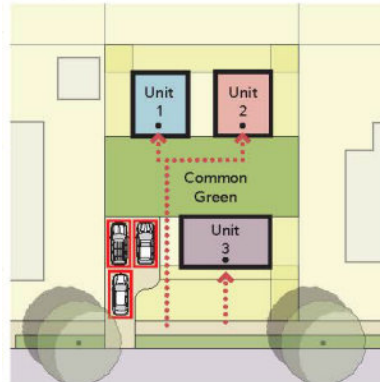
Parking



Massing/Layout



Form





Cottage Clusters Code Concepts

- Create a Clear and Objective (C&O) path for approval
- Standards should address functionality, constructability, aesthetics
- Parking would need to be consistent with state requirements: 1/unit (on-street parking can be credited)
- Applicant chooses between C&O path and discretionary path (existing CUP process)
- 900 s.f. max. size/unit



COTTAGE CLUSTER EXAMPLES

LOCATION

Points Beyond

ADDRESS

990 East Main Street
Silverton, OR

LOT SIZE / DENSITY

58,400 sf / 7 per acre

DWELLING SIZE

900 - 1,400 sf

RENT VS. OWN

Typically owned



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

LOCATION

Green Grove
Cohousing

ADDRESS

3351 NW Thatcher Rd.
Forest Grove, OR

LOT SIZE / DENSITY

217,800 sf / 5 per acre

DWELLING SIZE

900 - 1,400 sf

RENT VS. OWN

Typically owned



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

LOCATION

Salish Pond Cottages

ADDRESS

750 W. Pond Drive
Fairview, OR

LOT SIZE / DENSITY

2,700 sf / 16 per acre

DWELLING SIZE

750 - 1200 sf

RENT VS. OWN

Typically owned



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



LOCATION

Wyer's End Cottages

ADDRESS

509 SE 5th Avenue
White Salmon, WA

LOT SIZE / DENSITY

1,900 sf / 23 per acre

DWELLING SIZE

500 - 1,700 sf

RENT VS. OWN

Typically owned

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

Siting & Design Standards

COMPLIANCE OPTIONS



Blanket Coverage

Allow the development of middle housing on all lots that allow detached SFH using, applying the same siting and design standards for middle housing.



Performance Metric Approach

Apply separate min lot size and max density, as long as the lots are equitably distributed and are allowed the same administrative process as SFH development.

- Duplexes – allowed on all lots with SFH
- Triplexes –allowed on 80% of Lots and Parcels;
- Quadplexes - allowed on 70% of Lots and Parcels;
- Townhouses - allowed on 60% of Lots and Parcels; and
- Cottage Clusters – allowed on 70% of Lots and Parcels.



Incentivize Development

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

Example:

- “Min. lot coverage may be increased by 20% if...”
- “Min. front yard setback may be reduced up to 10 feet if...”

DESIGN STANDARDS

- Not required to apply design standards, but if is, can only be:
 - Design standards in the Model Code for Large Cities
 - Less restrictive than the Model Code for Large Cities
 - The same clear and objective design standards that is applied to detached single family structures
 - Alternative design standards that the City must demonstrate to DLCD that the standards will not cause unreasonable cost or delay to the development of Middle Housing.



DESIGN STANDARDS

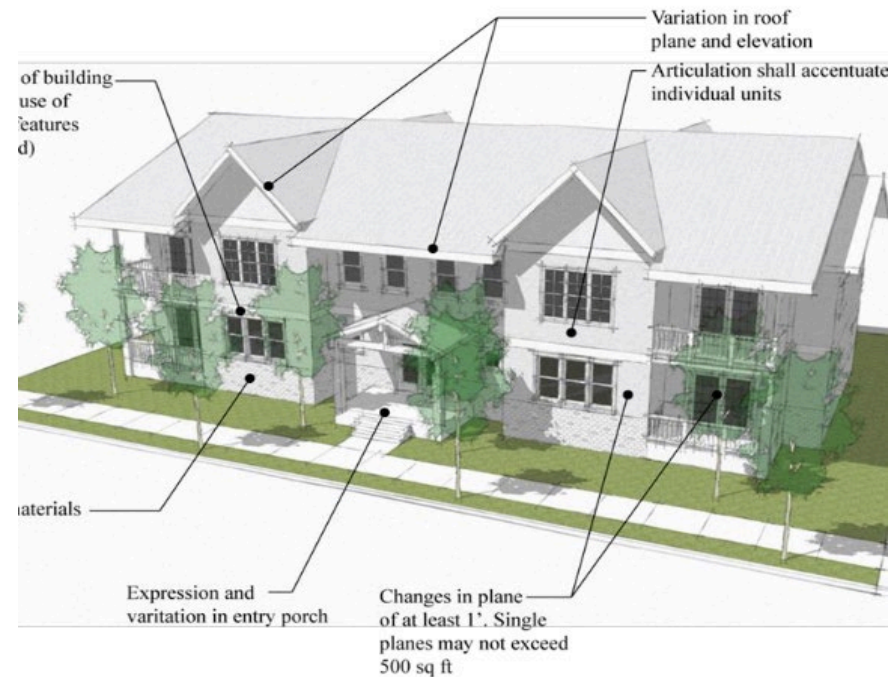
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 - Design standards in the Model Code
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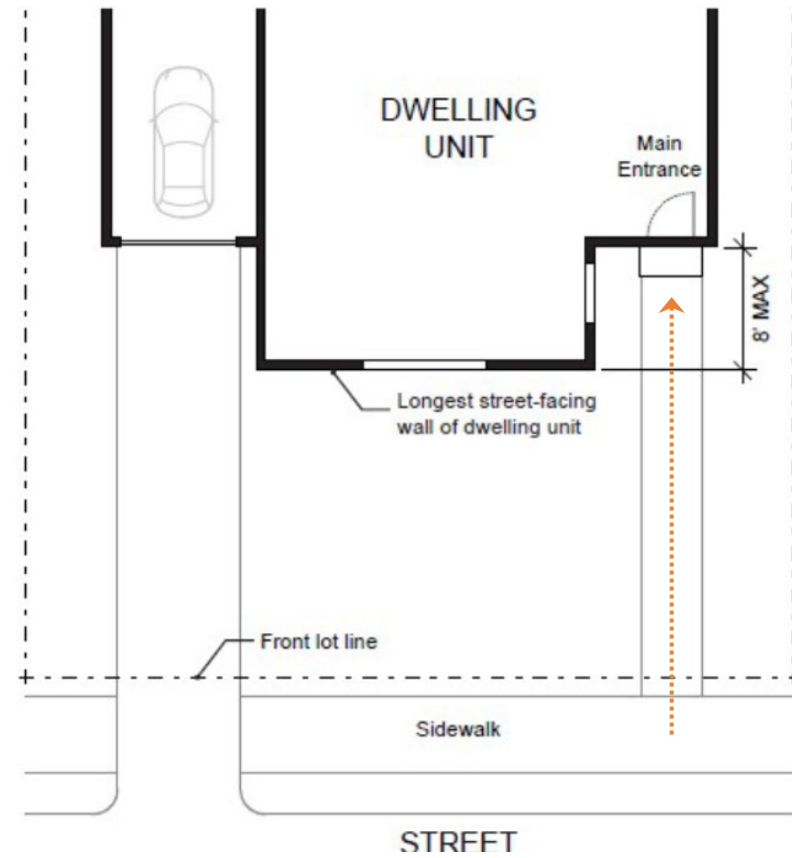
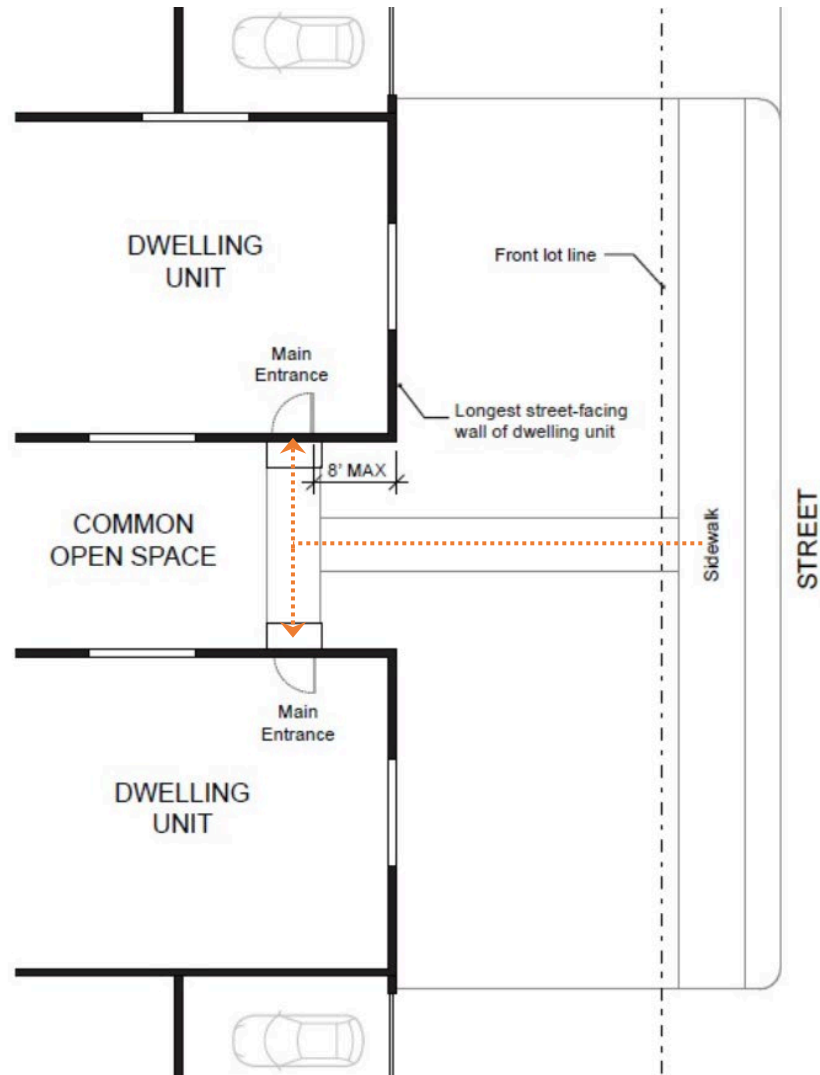
TYPICAL CLEAR AND OBJECTIVE STANDARDS FOR MULTI-FAMILY HOUSING

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

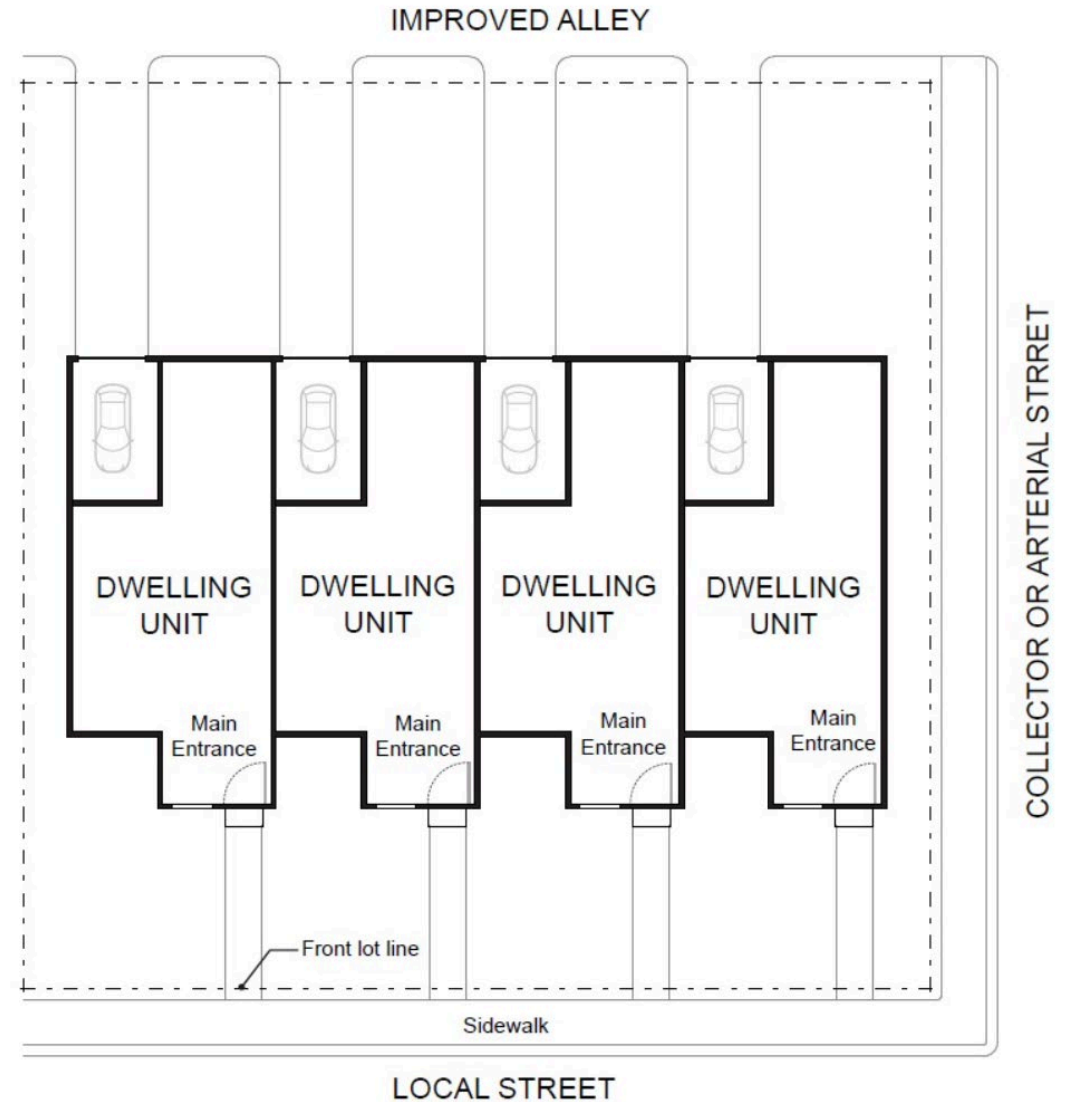
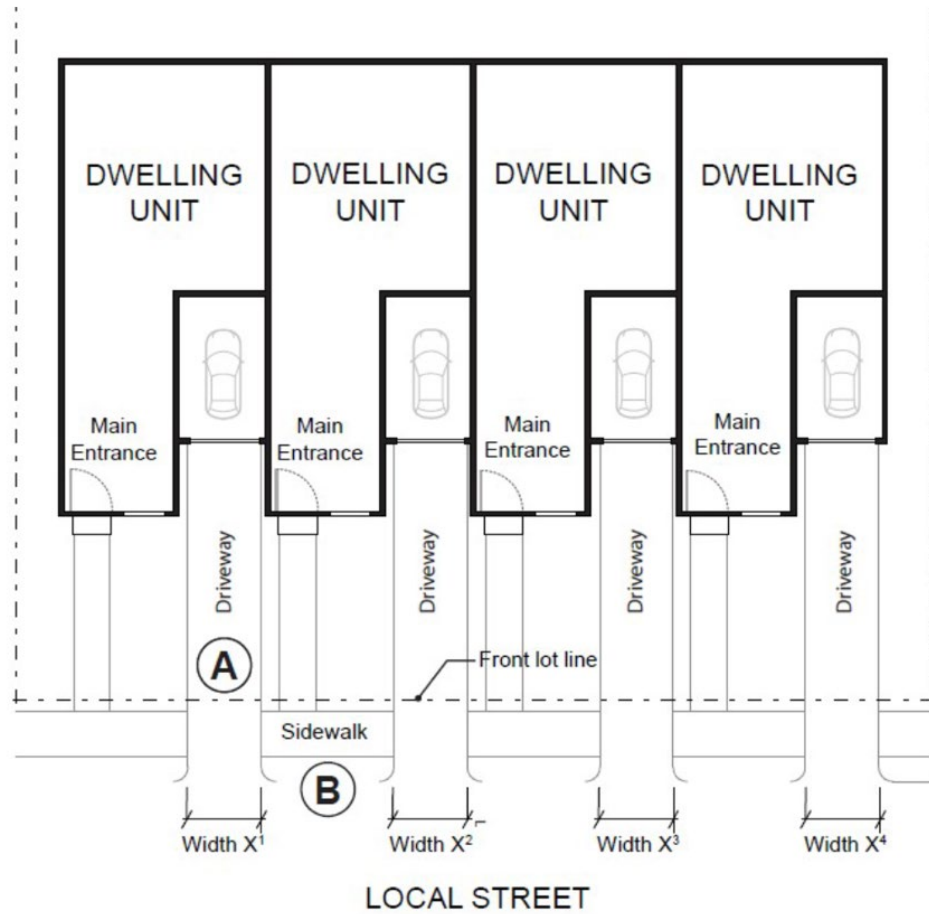
May be minimum requirements, or apply only when code exemptions or incentives requested



BUILDING ORIENTATION



PARKING LOCATION



DETAILING AND MATERIALS



STREET-FACING FACADE

- Area subject to 15% window & entrance door coverage requirement
- ▨ Qualifying window coverage
- ▩ Qualifying entrance door coverage

Detailing

Articulation

DISCUSSION QUESTIONS

- What are the issues or possible constraints with the development of these middle housing types in West Linn?
- Are there any opportunities?
- What are things we should look at as we move forward from a design perspective?

NEXT STEPS

- Code Concepts Memo
- HB 2001 Middle Housing Survey-March
- Draft Code Amendments (April – May)
- Community Advisory Committee Meeting #3 - April