

memo portland

to Darren Wyss, Acting Planning Manager, West Linn
from Sou Garner, Planner, MIG
Alex Dupey, Director of Planning Services, MIG
re West Linn Middle Housing Code Audit
date 12/03/2020

WEST LINN MIDDLE HOUSING CODE AUDIT: SUMMARY OF FINDINGS

In 2019, the Oregon Legislature adopted House Bill 2001, also known as the Middle Housing Bill. The purpose of the legislation was to expand housing options in Oregon communities in response to a deepening housing crisis across the state. Unlike conventional multi-family apartments, middle housing, defined as duplexes, triplexes, fourplexes townhomes, and cottage cluster housing can provide opportunities for both homeownership and rental housing.

This memorandum and attachments identify the level of consistency of the adopted West Linn Comprehensive Plan and Community Development Code (CDC) with the Oregon Administrative Rules and Model Code for the development of middle housing.

This project is funded by a grant from the Oregon Department of Land Conservation and Development (DLCD). The opinions in this report are those of the consultant only and do not necessarily reflect the opinion of the State of Oregon.

SUMMARY OF FINDINGS

Definitions

- The Community Development Code and the Comprehensive Plan need to incorporate the definition of middle housing and all the middle housing types under Single-Family Residential uses.
 - Definitions in the Comprehensive Plan includes:
 - Townhouse. An attached, single-family dwelling, usually with two or more stories and often with the living and dining areas on the first floor and bedrooms on the upper floors (also referred to as Row House)
 - Housing Type. The categorization of residential units as they are configured in the built environment. Examples include single-family detached, single-family attached (duplex, rowhouse, condominium), and apartments.
 - Garden Apartment. An apartment typically located within a relatively small group of one- to three-story structures that surround an internal courtyard or garden.
 - Townhouse and Garden Apartment definitions are not listed in the Community Development Code

West Linn's Community Development Code does not create direct conflict to state regulations. However, the single-family residential uses are limited to detached and attached dwelling units and duplexes. The code does not explicitly provide definitions and standards for the middle housing types. Attached single-family dwelling units can be assumed to include triplexes, quadplexes, townhomes and cottage clusters but the absence of clear definitions leaves the interpretation to future decision-makers with varied perspectives and development of middle housing types to the developer, who may or may not be concerned with providing middle housing. The definitions should align with state requirements and clearly state the number of units for each middle housing type as they are stated in the State Requirements. Additionally, specific middle housing definitions would clarify the approval process for new multi-family developments (defined as 3 or more attached units).

Current Zoning District and Allowances

- Most of West Linn is zoned for low density residential
 - R-7 to R-40 zoning districts
 - Medium Density Residential
 - R-5 and R-4.5
 - Medium High Density Residential
 - R-3 and R-2.1
 - R-10, R-7 is the most prominent zoning district within the city
 - There are smaller swaths of Medium Density Residential (R-5 and R-4.5) zoning mainly located adjacent to 205
 - R-15 lots are mostly concentrated in north West Linn
- Comprehensive plan does not define density and relies on the CDC to define and regulate.

OAR 660-046-0215 states that large cities must adopt and apply only clear and objective standards, conditions, and procedures regulating the development of Middle Housing consistent with the requirements of ORS197.307(4). Those clear and objective standards and conditions are not present for middle housing typologies in the CDC or the Comprehensive Plan. The CDC, as written, provides for interpretation and flexibility. However, those can work against the construction of middle housing, if not explicitly stated. As the comprehensive plan is the long-term planning guidance, the benefits and allowance of intentionally providing middle housing to the existing housing stock should be included in the residential development chapter.

Adjusting Dimensional Standards

Triplexes, quadplexes, and cottage clusters can be compatible in an area with large lots provided dimensional standards are identified. Transitional areas between existing commercial centers and residential zones may need to be reevaluated to establish setbacks, FAR, and lot coverage to allow for more residential units while also retaining both the commercial and neighborhood characteristics.

Standards for low density residential development could be reevaluated to be more reflective of middle housing types and encourage more efficient development. For example, R-10, which most of the City is zoned, has a minimum lot size of 10,000 sf and a lot coverage of 45%. The maximum size of a dwelling unit then can be 4,500 sf, which could accommodate four dwelling units in a quadplex with each unit being 1,125 sf. However, depending on the proximity of the lot to any one of the four commercial centers or public transportation or facilities and infrastructure allows, additional units could be permitted with smaller setbacks and a higher FAR.

A provision that allows on-street parking credit for off-street parking requirements would further incentivize development in these transitional areas.

Middle Housing Percentage Allocations

OAR 660-046-0205 allows large cities to either allow the development for middle housing in areas zoned for residential use that allow for the development of detached single-family dwelling units or apply separate minimum lot size and maximum density standards, provided the following percentage of lots and parcels:

- Triplexes – Must be allowed on 80% of Lots and Parcels;
- Quadplexes - Must be allowed on 70% of Lots and Parcels;
- Townhouses - Must be allowed on 60% of Lots and Parcels;
- Cottage Clusters – Must be allowed on 50% of Lots and Parcels.

Considering the nine residential zoning districts and the varied composition of development in neighborhoods, West Linn could consider implementing the middle housing requirements meeting the percentages above. The Comprehensive Plan repeatedly states the importance of compatible design and development to the existing surrounding areas. Without placing more restrictive design and dimensional standards on middle housing types, the configuration of common typologies could be used to develop individual parcels to its highest and best use while being consistent with the surround parcels.

Approval Processes for middle housing

According to Chapter 55 of the Community Development Code, 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. However, detached single-family dwelling units and one or two duplexes or attached single family dwelling units are exempt from this requirement. This is in direct conflict with state requirement, OAR 660-046-0215, which states that the approval process for middle housing types cannot be stricter than those for detached single-family dwelling units in the same zone.

Additional Key Findings

- The Planned Unit Development overlay zone allows flexibility in both design and dimensional standards for development on at least three acres of land.
- The Willamette Neighborhood Mixed-Use Transitional Zone could be an example for other commercial transitional areas, when detached and attached middle housing typologies are included as a permitted use.
- Medium and Medium-High Density uses have different minimum lot sizes for multi-family and duplexes, as currently defined by the Community Development Code. For residential zones, R-4.5 and R-2.1 the minimum lot size for attached single family dwelling units are less than a detached single-family dwelling unit. However, the minimum requirement for a duplex is greater than a detached single-family dwelling unit. This is in direct conflict with state requirements and should be modified so as not to be greater than allowed.

WEST LINN MIDDLE HOUSING CODE AUDIT: COMMUNITY DEVELOPMENT CODE

Using the current draft of the HB2001 requirements, dated August 4, 2020, the West Linn Community Development Code was assessed. The following matrix identifies chapters, sections or standards that may be in conflict, present potential conflict or is generally consistent with HB 2001. The state requirements are stated against the code allowance. Finally, recommendations or issues are presented.

Key

 = Mostly Consistent  = potentially inconsistent  = inconsistent

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
Chapter 2	Definitions				
02.030	Specific Words and Terms				
	Definitions	<ul style="list-style-type: none"> Definitions of housing types are in ORS 197.016 and ORS 197.758 	<ul style="list-style-type: none"> "Multiple family residential units" definition incomplete for middle housing types. Characterized as a structure containing three or more attached dwelling units in any vertical or horizontal arrangement. This includes attached SFH on individual lots. Triplexes, Quadplexes, Cottage Clusters and Townhouses, are not defined individually "Duplex Residential Units" defined as "Two dwelling units placed so that some structural parts are in common and are located on a single lot, parcel or tract." 	<ul style="list-style-type: none"> Definitions of types of housing should be consistent with ORS 197.016 and ORS 197.758 <ul style="list-style-type: none"> Design standards offer the flexibility of attached or <i>detached</i> middle housing types. No definition for "attached" 	
Chapter 08	Single Family Residential Detached (R-40)				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
08.030	Permitted Uses				
	Permitted Housing Types	<ul style="list-style-type: none"> A large city must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Du- Tri- and Quadplex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. Single Family Detached DU are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> Triplexes, Quadplexes, and Cottage Clusters as an outright permitted use. Develop design standards that are consistent with the design and style of SFH on the large lots within this zone. 	
08.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 	<ul style="list-style-type: none"> Lot size for single family dwellings is 40,000 sf 	<ul style="list-style-type: none"> Potential conflict with state requirements for duplexes and attached dwelling units. State requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. Lot sizes per state 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet.</p>		<p>requirements should be added for other middle housing typologies.</p>	
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 150 ft (front lot line and minimum lot width at the front line) 150 ft average minimum lot width 	<ul style="list-style-type: none"> Reconsider lot width minimums with the allowance of middle housing types 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 30 ft (Garages on steeped slopes: 3 ft) Interior side: 10 ft Side abutting street: 30 ft Rear: 30 ft 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. 	<ul style="list-style-type: none"> Maximum height is 40 ft for all uses. May be increased to 50 ft on steep slopes 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include allowance of at least 3 stories for Townhomes, if off-street parking limitations are required. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> Cottage Clusters are allowed to have a height of at least one story. 			
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for Du- Tri- and Quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 25% 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. Consider increasing maximum lot coverage for the most efficient use of middle housing types on large lots. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and Quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 9	Single Family Residential Detached (R-20)				
09.030	Permitted Uses				
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those 	<ul style="list-style-type: none"> Du- Tri-and Quad-plex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205)</p>	<ul style="list-style-type: none"> • Single Family Detached DU are permitted outright. • ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> • Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. • Develop design standards that are consistent with the design and style of SFH on the large lots within this zone. 	
09.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> • Lot size requirements for duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. • Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> • Lot size for single family dwellings is 20,000 sf 	<ul style="list-style-type: none"> • Potential conflict with state requirements for duplexes and attached dwelling units. State requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. Lot sizes per state requirements should be added for other middle housing typologies. 	
	Lot Width	<ul style="list-style-type: none"> • Requirements for duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> • 150 ft (front lot line and minimum lot width at the front line) • 150 ft average minimum lot width 	<ul style="list-style-type: none"> • Lot width minimums should be reconsidered with the allowance of middle housing types 	
	Setbacks	<ul style="list-style-type: none"> • Setbacks may not be greater than those applicable to detached single-family uses in the same zone. • Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. 	<ul style="list-style-type: none"> • Front: 20 ft (Garages on steeped slopes: 3 ft) • Interior side: 7.5 ft • Side abutting street: 15 ft • Rear: 20 ft 	<ul style="list-style-type: none"> • Possibly no conflict for Du- Tri- and Quadplexes and Cottage Clusters, if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 		<ul style="list-style-type: none"> Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 40 ft for all uses. May be increased to 50 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include allowance of at least 3 stories for Townhomes if off-street parking limitations are required. 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for Du- Tri- and Quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 25% 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. Consider increasing maximum lot coverage for the most efficient use of middle housing types on large lots. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and Quadplexes cannot be less than the established for 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>detached single-family dwelling in the same zone, if the city chooses to apply standards.</p> <ul style="list-style-type: none"> FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 		<ul style="list-style-type: none"> Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 10	Single-Family Residential Detached (R-15)				
10.030	Permitted Uses				
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Du- Tri-and Quadplex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. Single Family Detached DU are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. Develop design standards that are consistent with the design and style of SFH on the large lots within this zone. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
10.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for Duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family dwellings is 15,000 sf 	<ul style="list-style-type: none"> Potential conflict with state requirements for duplexes and attached dwelling units. State requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. Lot sizes per state requirements should be added for other middle housing typologies. 	
	Lot Width	<ul style="list-style-type: none"> Requirements for Duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 45 ft (front lot line and minimum lot width at the front line) 80 ft average minimum lot width 	<ul style="list-style-type: none"> Lot width minimums should be reconsidered with the allowance of middle housing types 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 20 ft (Garages on steeped slopes: 3 ft) Interior side: 7.5 ft Side abutting street: 15 ft Rear: 20 ft 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 40 ft for all uses. May be increased to 50 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include allowance of at least 3 stories for Townhomes if off-street parking limitations are required. 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 30% 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. Consider increasing maximum lot coverage for the most efficient use of middle housing types on large lots. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		of a single family detached DU, if the city chooses to apply standards.			
Chapter 11	Single-Family Residential Detached (R-10)				
11.030	Housing Types				
	Permitted Housing Types	<ul style="list-style-type: none"> A large city must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Du- Tri- and Quadplex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. Single Family Detached DU are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. Develop design standards that are consistent with the design and style of SFH on the large lots within this zone. 	
11.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family dwellings is 10,000 sf 	<ul style="list-style-type: none"> Potential conflict with state requirements for duplexes and attached dwelling units. State requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. Lot sizes per state requirements should be added for other middle housing typologies. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 50 ft average minimum lot width 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 20 ft (Garages on steeped slopes: 3 ft) Interior side: 7.5 ft Side abutting street: 15 ft Rear: 20 ft See Chapter 25 below for standards in the Willamette Historic District 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 35 ft for all uses. May be increased to 45 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 35% 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. Consider increasing maximum lot coverage for the most efficient use of middle housing types on large lots. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 12	Single-Family Residential Detached and Attached (R-7)				
12.030	Housing Types				
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of 	<ul style="list-style-type: none"> Du- Tri-and Quadplex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205)	<ul style="list-style-type: none"> • Single Family Detached and Attached DU are permitted outright. • ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> • Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. 	
12.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> • Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. • Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> • Lot size for single family detached dwellings is 7,000 sf • Lot size for single family attached dwelling unit is 5,500 sf <ul style="list-style-type: none"> • No yard is required between units 	<ul style="list-style-type: none"> • Potential conflict with state requirements for duplexes and attached dwelling units. State requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. Lot sizes per state requirements should be added for other middle housing typologies. 	
	Lot Width	<ul style="list-style-type: none"> • Requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> • 35 ft (front lot line and minimum lot width at the front line) • 35 ft average minimum lot width 	<ul style="list-style-type: none"> • No conflict 	
	Setbacks	<ul style="list-style-type: none"> • Setbacks may not be greater than those applicable to detached single-family uses in the same zone. • Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. 	<ul style="list-style-type: none"> • Front: 20 ft (Garages on steeped slopes: 3 ft) • Interior side: 7.5 ft • Side abutting street: 15 ft • Rear: 20 ft 	<ul style="list-style-type: none"> • No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 		<ul style="list-style-type: none"> Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 35 ft for all uses. May be increased to 45 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 35% 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. Consider increasing maximum lot coverage for the most efficient use of middle housing types on large lots. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 13	Single-Family Residential Detached and Attached/Duplex (R-5)				
13.030	Permitted Uses				
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Tri-and Quadplex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. Single Family Detached and Attached DU are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. 	
13.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than 	<ul style="list-style-type: none"> Lot size for single family detached dwellings is 5,000 sf 	<ul style="list-style-type: none"> Potential conflict with state requirements for duplexes and attached dwelling units. State 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>what is required for single-family detached uses.</p> <ul style="list-style-type: none"> Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family attached dwelling unit is 4,500 sf <ul style="list-style-type: none"> No yard is required between units 	<p>requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. Lot sizes per state requirements should be added for other middle housing typologies.</p>	
	Lot Width	<ul style="list-style-type: none"> Requirements for Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 50 ft average minimum lot width 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 20 ft (Garages on steeped slopes: 3 ft) Interior side: 5 ft Side abutting street: 15 ft Rear: 20 ft 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. 	<ul style="list-style-type: none"> Maximum height is 35 ft for all uses. May be increased to 45 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 			
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 40% 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 14	Single-Family Residential Attached and Detached/Duplex (R-4.5)				
14.030	Permitted Uses				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Tri-and Quadplex, townhouses, Cottage Clusters and multi-family structures are not listed as permitted uses. Single Family Detached and Attached DUs and duplexes are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. 	
14.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family detached dwellings is 4,500 sf Lot size for single family attached dwelling unit is 4,000 sf Lot size for a duplex is 8,000 sf or 4,000 sf for each unit 	<ul style="list-style-type: none"> Add lot size requirements for townhouses to match state requirements Conflict with state requirements for duplexes and attached dwelling units. State requires that the minimum lot size cannot be greater than the minimum lot size required for a detached SFH in the same zone. 	
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, triplexes, or quadplexes 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 	No conflict	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		cannot be more than what is required for single-family detached uses.	<ul style="list-style-type: none"> 35 ft average minimum lot width 		
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 20 ft (Garages on steeped slopes: 3 ft) Interior side: 5 ft Side abutting street: 15 ft Rear: 20 ft 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 35 ft for all uses. May be increased to 45 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or 	<ul style="list-style-type: none"> Maximum lot coverage 40% 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency	
		individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards.				
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 		
Chapter 15	Single-Family and Multiple-Family Residential (R-3)					
15.030	Permitted Uses					
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Multi-family structures are allowed outright. Single Family Detached and Attached DUs are allowed outright. Duplexes are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. Code defines 'Multi-Family Residential Uses' as <i>attached</i> dwelling units. By separating out the middle housing definitions, developers would have more flexibility to implement. 		

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
15.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family detached dwellings is 3,000 sf Lot size for single family attached dwelling unit is 3,000 sf Lot size for each multiple-family dwelling unit is 3,000sf 	<ul style="list-style-type: none"> Add lot size requirements for townhouses to match state requirements No direct conflict for other middle housing types 	
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 15 ft and 20 feet for garages (Garages on steeped slopes: 3 ft) Interior side: 5 ft Side abutting street: 15 ft Rear: 15 ft 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 35 ft for all uses. May be increased to 45 ft on steeped slopes. 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for Du- Tri- and Quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 50% 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		of a single family detached DU, if the city chooses to apply standards.			
Chapter 16	Single-Family and Multiple-Family Residential (R-2.1)				
16.030	Permitted Uses				
	Permitted Housing Types	<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> Multi-family structures are allowed outright. Single Family attached DUs are allowed outright. Duplexes are permitted outright. ADUs are permitted outright, so long as specific conditions are met, such as but not limited to, public services can serve both dwelling units and the occupants are limited to no more than one family as defined in Section 02.030 (see Chapter 34 below). 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include <i>attached</i> and <i>detached</i> triplexes, quadplexes, and Cottage Clusters as an outright permitted use. Code defines 'Multi-Family Residential Uses' as <i>attached</i> dwelling units. By separating out the middle housing definitions, developers would have more flexibility to implement. 	
16.070	Dimensional Requirements				
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Lot size for single family detached dwellings is 4,000 sf Lot size for single family attached dwelling unit is 2,700 sf Lot size for a duplex, 7,000 sf or 3,500 sf for each unit For each multiple-family dwelling unit is 2,100 sf (limited to 3.5 stories in height) 	<ul style="list-style-type: none"> Add lot size requirements for townhouses to match state requirements Conflict with state requirements for duplexes. State requires that the minimum lot size for a duplex cannot be greater than the minimum lot size required for a detached SFH in the same zone. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 35 ft average minimum lot width 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 20 feet for garages (Garages on steeped slopes: 3 ft) Interior side: 5 ft Side abutting street: 15 ft Rear: 20 ft 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Maximum height is 35 ft for all uses. May be increased to 45 ft on steeped slopes. 3.5 stories or 45 ft for a garden apartment medium rise unit 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for Du- Tri- and Quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum lot coverage 50% 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 		<ul style="list-style-type: none"> Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and Quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.45 (no less than 0.30) 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 18	Neighborhood Commercial (NC)				
18.030	Permitted Uses				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) Large cities are to allowed additions to the conversion of existing detached SFH into middle housing (OAR 660-046-0230) 	<ul style="list-style-type: none"> Single Family Residential units are allowed outright above a permitted use. 	<ul style="list-style-type: none"> Separate out other middle housing types. 	
18.070	Dimensional Requirements				
	Front Yard	<ul style="list-style-type: none"> Requirements for middle housing cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 35 ft average minimum lot width 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 25 feet Interior side: 7.5 ft Side abutting street: 15 ft Rear: 25 ft 	<ul style="list-style-type: none"> No conflict as residential development is subject to commercial permitted uses below. Permitted definitions should outright state allowances for attached residential units. Cottage Clusters are not recommended within this zoning district. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri-quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> 50% Can be modified if development is part of a Planned Unit Development 	<ul style="list-style-type: none"> No conflict as residential development is subject to commercial permitted uses below. 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. 	<ul style="list-style-type: none"> 2.5 stories or 35 ft 	<ul style="list-style-type: none"> No conflict as residential development is subject to commercial permitted uses below. 	
Chapter 19	General Commercial (GC)				
19.030	Permitted Uses				
		<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the 	<ul style="list-style-type: none"> Non-Conforming and previously damaged single family residential units are allowed as a conditional use permit. 	<ul style="list-style-type: none"> No conflict 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		development of detached single-family dwellings. (OAR 660-046-0205) <ul style="list-style-type: none"> Large cities are to allowed additions to the conversion of existing detached SFH into middle housing (OAR 660-046-0230) 			
18.070	Dimensional Requirements				
		<ul style="list-style-type: none"> Siting standards for Middle Housing cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> Dimensional requirements for conditional uses are determined by the approval authority. 	<ul style="list-style-type: none"> No conflict 	
Chapter 21	Office Business Center (OBC)				
19.030	Permitted Uses				
		<ul style="list-style-type: none"> A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) Large cities are to allowed additions to the conversion of existing detached SFH into middle housing (OAR 660-046-0230) 	<ul style="list-style-type: none"> Multiple family units are allowed above the first floor of the building as a mixed-use structure. Non-Conforming and previously damaged single-family residential units are allowed as a conditional use permit. 	<ul style="list-style-type: none"> No conflict 	
18.070	Dimensional Requirements				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Front Yard	<ul style="list-style-type: none"> Requirements for middle housing cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 35 ft average minimum lot width 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: No Min / 20 ft Max Interior side: 7.5 ft Side abutting street: None Rear: 25 ft 	<ul style="list-style-type: none"> No conflict as residential development is subject to commercial permitted uses below. 	
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri-quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> 50% 	<ul style="list-style-type: none"> No conflict as residential development is subject to commercial permitted uses below. 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for 	<ul style="list-style-type: none"> 2.5 stories or 35 ft 	<ul style="list-style-type: none"> No conflict as residential development is subject to commercial permitted uses below. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency	
		Townhouses must allow construction of at least three stories.				
	Planned Unit Development					
		<ul style="list-style-type: none"> Middle housing other than duplexes can be regulated or limited in PUDs. If adopted before Jan 1, 2021, the city cannot limit any middle housing types where SFH are allowed but can limit overall net residential density of at least 15 dwelling units per acre. If adopted before Jan 1, 2021, the city can limit middle housing types (except for duplexes) but maintain a net residential density of at least 8 dwelling units per acre and allows for detached SFH or duplexes. 	<ul style="list-style-type: none"> Any of the dimensional requirements can be modified if part of a PUD. 	<ul style="list-style-type: none"> No conflict 		
Chapter 24	Planned Unit Development					
24.090	Applicability and Allowed Uses					
		<ul style="list-style-type: none"> Middle housing other than duplexes can be regulated or limited in PUDs. If adopted before Jan 1, 2021, the city cannot limit any middle housing types where SFH are allowed but can limit overall net residential density of at least 15 dwelling units per acre. If adopted before Jan 1, 2021, the city can limit middle housing types (except for duplexes) but maintain a net residential density of at least 8 	<ul style="list-style-type: none"> Single-family, duplex, and attached housing and multiple-family housing is permitted outright within a PUD. 	<ul style="list-style-type: none"> No conflict 		

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		dwelling units per acre and allows for detached SFH or duplexes.			
24.110 – 24.160	Density Calculations, Transfer and Bonuses				
	Density	<ul style="list-style-type: none"> • Density maximums may not be applied to duplexes, Cottage Clusters, triplexes, or quadplexes (OAR 660-046-0220) • Townhouses must be allowed four times the maximum density allowed for single family dwellings in the same zone or 25 units per acre, whichever is less (OAR 660-046-0220). • At least two attached townhouses are required, and large cities must allow up to four attached townhouse units • Large cities must allow at least five units in a Cottage Cluster and up to eight cottages around a common courtyard 	Section 24.110 – 24.160 outlines the required density transferred allowed for development on Type I and Type II lands and types of density bonuses offered such as low cost housing, design excellence and plans for at least 20% of common wall units.	<ul style="list-style-type: none"> • Consider allowing middle housing development as categories for additional density bonuses • Add density requirements for duplexes, Cottage Clusters, triplexes, and quadplexes • Add townhouse density standards to match state requirements • Add in minimum unit requirements for townhouses and Cottage Clusters 	
24.180	Applicability of Base Zone Provisions				
	Lot Dimensions	<ul style="list-style-type: none"> • Lot size requirements for duplexes, Cottage Clusters, triplexes, or quadplexes cannot be more than what is required for single-family detached uses. • Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may 	<ul style="list-style-type: none"> • Lot size, depth and width do not apply except as they relate to density calculations 	<ul style="list-style-type: none"> • No direct conflict for other middle housing types 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet.</p>			
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Base zone setbacks apply to contiguous to the perimeter of the project Detached structures are required to be 5 ft or meet the Uniform Building code, otherwise do not apply in PUDs Side street: 10 ft Front and Rear: 15 ft Front yard garages: 20 ft (with exceptions from CDC 41.010, if applicable) Alternative setbacks may be proposed as part of the application All other provisions of the base zone apply. 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Base zone height standards apply 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Lot Coverage	<ul style="list-style-type: none"> Lot coverage standards for du- tri-quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Base zone lot coverage standards apply for detached SFH Attached SFH must comply with the below: <ul style="list-style-type: none"> R-40 / R-20: 35% R-15: 40% R-10 / R-7: 45% R-5 / R-4.5: 50% R-3 / R-2.1: 60% 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
Chapter 25	Historic District Overlay Zone				
25.030	Permitted Uses				
		<ul style="list-style-type: none"> The city can apply the same regulations to Middle housing on historic properties or districts that apply to detached SFH. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH. 	<ul style="list-style-type: none"> Uses permitted by the base zoning district are permitted. 	<ul style="list-style-type: none"> No conflict, if the addition of clearly defined middle housing typologies as recommended for residential dwelling types and residential land uses. 	
25.040	Design Review				
	Process	Large cities must apply the same approval process for middle housing types as is applied for SFH developments in the same zone.	<ul style="list-style-type: none"> New construction, alterations or additions are subject to historic design review process. 	<ul style="list-style-type: none"> No Conflict 	
	Design Standards	<ul style="list-style-type: none"> Design standards for duplexes cannot be more restrictive than those 	<ul style="list-style-type: none"> Design of new construction, alternations and additions are to preserve the historic 	<ul style="list-style-type: none"> No conflict 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>applicable to detached single-family dwellings in the same zone</p> <ul style="list-style-type: none"> Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<p>features of the original structure and the adjacent buildings.</p> <ul style="list-style-type: none"> The standards do not prevent middle housing types. 		
25.070.C	Willamette Historic District				
	Design Standards	<ul style="list-style-type: none"> Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Design standards centers on compatibility with the adjacent properties within the historic district. 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: Average of front setbacks of adjacent homes on the block face. Front Corner: average between adjacent houses and 20ft. Side: 5 ft Side street: 10 ft Rear: 20 ft 	<ul style="list-style-type: none"> Possible conflicts with Townhome and Cottage Cluster housing. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. 	<ul style="list-style-type: none"> 28 ft 	<ul style="list-style-type: none"> No conflict May consider the types of middle housing allowed in the Willamette Historic District is limited to Du- Tri- and Quadplexes 	
	Building Width	<ul style="list-style-type: none"> Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone. Design Standards cannot limit the number of dwelling units but can with form-based standards such as bulk and scale. Large cities cannot limit the bulk and scale of Townhouses that cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> 35 ft max 	<ul style="list-style-type: none"> May consider the types of middle housing allowed in the Willamette Historic District is limited to Du- Tri- and Quadplexes 	
Chapter 28	Willamette and Tualatin River Protection				
28.030	Applicability				
		<ul style="list-style-type: none"> Large cities can apply the same regulations to Middle housing development to protect natural 	<ul style="list-style-type: none"> Single family housing as defined in the base zone and within the Willamette and 	<ul style="list-style-type: none"> No conflict 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		resources protected under the land use goals. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH.	Tualatin River Protection Area Zone are allowed.		
28.040	Exemptions/ Use Permitted Outright				
		<ul style="list-style-type: none"> Large cities can apply the same regulations to Middle housing development to protect natural resources protected under the land use goals. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH. Large cities are to allowed additions to the conversion of existing detached SFH into middle housing (OAR 660-046-0230) Large cities must apply the same approval process for middle housing types as is applied for SFH developments in the same zone (OAR 660-046-0115 and 660-046-0215). 	<ul style="list-style-type: none"> A change of use or other structure that does not substantially alter or affect the land or water. Construction, remodeling or additions of homes taking place wholly within the "Habitat and Impact Areas Not Designated as HCAs" are exempt from the chapter permit. The maintenance, alteration, expansion, repair and replacement of an existing home where impervious surfaces do not exceed 5,000 sf. This also includes vertical alteration and expansions. 	<ul style="list-style-type: none"> No conflict 	
		<ul style="list-style-type: none"> Large cities can apply the same regulations to Middle housing development to protect natural resources protected under the land use goals. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH. 	<ul style="list-style-type: none"> When the "Habitat and Impact Areas Not Designated as HCAs" goes to the top of bank, setbacks are required to be at least 15 ft from the top of bank. 	<ul style="list-style-type: none"> Possible conflict with the Cottage Clusters setbacks and Townhomes. May want to limit SFH and Middle housing to SFH, Duplex, Triplex, and Quadplex. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
28.110.B	Approval Criteria				
	Bulk and Siting	<ul style="list-style-type: none"> • Large cities can apply the same regulations to Middle housing development to protect natural resources protected under the land use goals. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH. • Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone. • Design Standards cannot limit the number of dwelling units but can with form-based standards such as bulk and scale. • Large cities cannot limit the bulk and scale of Townhouses that cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> • Single-family and attached residential development within designated levels of Habitat Conservation Areas (HCAs) are limited to a max. of 5,000 sf with the base zone FAR and allowable lot coverage additionally applying. 	<ul style="list-style-type: none"> • Possible conflict with the Cottage Clusters setbacks and Townhomes. May want to limit SFH and Middle housing to SFH, Duplex, Triplex, and Quadplex. • Further consider if prototype middle housing can meet these setbacks with lot size requirements 	
Chapter 34	Accessory Structures, Accessory Dwelling Units, and Accessory Uses				
34.030	Accessory Dwelling Units (ADUs)				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> Definitions of housing types in ORS 197.016 and ORS 197.758 A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> ADUs are permitted in all single-family zoning districts when the following can be met: <ul style="list-style-type: none"> One off street parking space Public Services are provided for each unit Limited to one family defined by the Code Does not exceed one bedroom between 250-1,000 sf Complies with the base zone setbacks and lot coverage 	<ul style="list-style-type: none"> No conflicts as long as middle housing types are added to the types of single family residential uses allowed. 	
Chapter 38	Additional Yard Area Required, Exceptions to Yard Requirements; Storage in Yards; Projections into Yards				
38.030	Setback from Street Centerline Required	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Additional setback requirements may be required if the abutting street has an inadequate right-of-way. In no cases will the wall of the structure to the centerline of the abutting street be less than 25 ft Exceptions are allowed to the front setback if either of the adjoining lots have depths that are less than required. 	<ul style="list-style-type: none"> Setback requirements for middle housing cannot be any more than what is required for single family dwellings Large cities must allow zero-foot side setbacks for lot or parcel lines where townhouse units are attached 	
Chapter 41	Building Height, Structures on Steep Lots, Exceptions				
41.010	Front Yard Setback Exception				
		<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. 	<ul style="list-style-type: none"> On slopes that are 25% or greater, minimum front yard setbacks for garages: 3 ft 	<ul style="list-style-type: none"> No conflict 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 			
	Siting	<ul style="list-style-type: none"> Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone. Large cities cannot limit the bulk and scale of Townhouses that cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. Duplexes cannot require more parking than 2 off street spaces (OAR 660-046-0120) Large cities may not require more than 1 off-street parking space per townhouse or per unit in a Cottage Cluster Tri- and Quadplexes may not be required to provide garages or carports or additional minimum parking requirements. A large city must provide the same parking surfacing, dimensional, landscaping, access and circulation standards that apply to SFH 	<ul style="list-style-type: none"> For garages that are less than 20 ft from the front property line or less than 15 ft from the side property line the garage should be parallel to the street when lot width allows or the garage is sited perpendicular to the street and 2 additional off-street parking spaces are provided 	<ul style="list-style-type: none"> Setback requirements for middle housing cannot be any more than what is required for single family dwellings. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Height	<ul style="list-style-type: none"> • Height limit may not be lower than what is required for single-family detached uses. • In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. • If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. 	<ul style="list-style-type: none"> • SFH on steeped slopes that fronts the downslope or upslope of the street is greater than 10 ft above lowest grade, maximum total building height is 45 ft. May be increased to 50 ft in R-15, R-20 and R-40 zones. 	<ul style="list-style-type: none"> • No conflict 	
Chapter 43	Single-Family and Duplex Residential Side-Yard Transitions				
43.040	General Provisions				
	Site Design	<ul style="list-style-type: none"> • Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone • Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> • Side elevations of homes that are more than 700 sf must be divided into distinct planes with projections or recessions that are at least 2 ft in depth and for a length of 6 ft, unless found exempt. 	<ul style="list-style-type: none"> • No conflict 	
Chapter 46	Off-Street Parking, Loading and Reservoir Areas				
46.070	Maximum Distance Allowed Between Parking Area and Use				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> Large cities can allow on-street parking credits to meet off-street parking requirements for middle housing. Siting and Design cannot individually or cumulatively discourage the development of middle housing through unreasonable costs or delays. 	<ul style="list-style-type: none"> Off-street parking spaces for SFH and Duplexes must be located on the same lot with the dwelling unit. 	<ul style="list-style-type: none"> Allow a provision for on-street parking credits that can meet the off-street parking requirements. 	
46.090	Minimum Off-Street Parking Space Requirements				
		<ul style="list-style-type: none"> Large cities cannot require more than a total of 2 off-street parking spaces for a Duplex. Duplexes cannot require more parking than 2 off street spaces (OAR 660-046-0120) Large cities may not require more than 1 off-street parking space per townhouse or per unit in a Cottage Cluster Tri- and Quadplexes may not be required to provide garages or carports or additional minimum parking requirements. A large city must provide the same parking surfacing, dimensional, landscaping, access and circulation standards that apply to SFH Triplexes may require 1 space for lots 3,000 sf or less; 2 spaces for lots 	<ul style="list-style-type: none"> Attached or Detached Single Family Residences: 1 space per DU may or may not be located in a garage or carport Two-Family Residences and Duplexes: 1 space per DU may or may not be located in a garage or carport <p>Multi-Family Residences:</p> <ul style="list-style-type: none"> 500 sf or less: 1 space for each unit 1 bdrm: 1.25 spaces for each unit with stacking permitted if clearly demarcated 2 bdrm: 1.5 spaces for each unit with stacking permitted if clearly demarcated 3 or more bdrm: 1.75 spaces for each unit with stacking permitted if clearly demarcated Visitor parking: 1 space for every 3 units evenly located throughout the complex. May be reduced by 1 for every 18 ft of complex abutting street frontage with on-street parking permitted. 	<ul style="list-style-type: none"> Revise parking requirements to include standards for middle housing types Allow a provision for on-street parking credits that can meet the off-street parking requirements. 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>between 3,000 sf and 5,000 sf; or 3 spaces for lots greater than 5,000 sf</p> <ul style="list-style-type: none"> • Quadplexes may require 1 space for lots 3,000 sf or less; 2 spaces for lots between 3,000 sf and 5,000 sf; 3 spaces for lots between 5,000 sf and 7,000 sf; or 4 spaces for lots greater than 7,000 sf • No more than one off-street parking space per unit can be required for a Cottage Cluster and cannot require off-street parking to be provided as a garage or carport 			
46.150	Design and Standards				
		<ul style="list-style-type: none"> • Siting and Design cannot individually or cumulatively discourage the development of middle housing through unreasonable costs or delays. • Large Cities may adopt and apply only clear and objective standards, conditions, and procedures regulating the development of Duplexes and Middle Housing consistent with the requirements of ORS 197.307(4). 	<ul style="list-style-type: none"> • Multi-family parking stalls must be 9 ft by 20 ft on concrete or asphalt. • Off-street parking must be improved with asphalt or concrete surface, or permeable to reduce surface runoff to specs as approved by the Building Official. • Other parking does not need to be paved. • Driveways must be at least 20 ft from the back of sidewalk to garage or end of the parking pad to maintain sidewalk clearance. • Maximum driveway grades for SFH must be 15%. 	<ul style="list-style-type: none"> • Allow provisions for on-street parking credit to meet off-site parking requirements. 	
48.030	Minimum Vehicular Requirements				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	for Residential Uses				
		<ul style="list-style-type: none"> Large cities must apply the same off-street parking surfacing, dimensional, landscaping, access, and circulation standards that apply to single-family detached dwellings in the same zone. 	<ul style="list-style-type: none"> Section establishes dimensional, access and circulation minimums for new single-family residential development. 	<ul style="list-style-type: none"> Clear and objective standards should be updated to reflect characteristics and design of Du- Tri- and Quadplexes, Townhomes, and Cottage Clusters additional circulation and access 	
Chapter 54	Landscaping				
54.020	Approval Criteria				
		Cannot require minimum landscape area for middle housing types that aren't required for single family detached uses	<ul style="list-style-type: none"> Chapter 54 does not have landscaping standards for SFH Multi-family residential uses are required to have 25% of the gross area landscaped (incl. parking, loading and unloading, service areas and may include open space and recreation area requirements. 	<ul style="list-style-type: none"> No conflict 	
Chapter 55	Design Review				
55.010	Purpose and Intent				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> Large cities must apply the same approval process for middle housing types as is applied for SFH developments in the same zone (OAR 660-046-0115 and 660-046-0215). A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single-family dwellings. (OAR 660-046-0205) 	<ul style="list-style-type: none"> This chapter establishes a process and standard for review of development applications to ensure that the appearance of the City is conserved and enhanced. Multi-family developments of 3 or more attached units (including attached single-family development) are subject to the Design Review process. Detached SFH and one to two duplex or two attached SFH are exempt from the Design Review Process. 	<ul style="list-style-type: none"> Direct conflict with state regulations. Per OAR 660-046-0215, large cities have to apply the same approval process to middle housing typologies as detached SFH in the same zone. 	
Chapter 58	Willamette Falls Drive Commercial Design District				
58.050	Permitted Uses				
		<ul style="list-style-type: none"> Large cities can apply the same regulations to Middle housing on historic properties or districts that apply to detached SFH. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH. 	<ul style="list-style-type: none"> All uses permitted in the GC zone is allowed Residential uses of the second floor and rear portion only of the ground floor, with no access onto Willamette Falls Drive, is permitted by application through the chapter. Residential uses can only be 50% or less of the total sf of the building combined. 	<ul style="list-style-type: none"> Potential conflict with the residential uses. Consider increasing the residential sf to reflect more efficient middle housing type designs, especially if multiple housing types are proposed. 	
58.090	Standards				
	Dimensional Standards	<ul style="list-style-type: none"> Large cities are required to apply clear and objective design standards to middle housing as detached 	<ul style="list-style-type: none"> Front: 0 ft 	<ul style="list-style-type: none"> No conflict 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>single-family structures in the same zone. Dwelling units or features reliant on the number of dwelling units may not be used to scale the housing type. Large cities must use form-based attributes such as floor area, street-facing façade, height, and bulk</p> <ul style="list-style-type: none"> Lot coverage standards for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Side and side street: 0 ft unless providing a max of 6 ft for passageway, accessway or stairways Rear: 20 ft; allowance for 0-20 ft setback is provided 		
	Lot Coverage	<ul style="list-style-type: none"> Cannot have more stringent requirements for middle housing than for single family dwellings permitted in the same zone 	<ul style="list-style-type: none"> Up to 100% 	<ul style="list-style-type: none"> No conflict 	
	Landscaping	<ul style="list-style-type: none"> Cannot require minimum landscape area for middle housing types that aren't required for single family detached uses 	<ul style="list-style-type: none"> Exempt 	<ul style="list-style-type: none"> No conflict 	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. 	<ul style="list-style-type: none"> 35 ft and two stories 10 ft (first story minimum height or external ground level) 	<ul style="list-style-type: none"> No conflict 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<ul style="list-style-type: none"> Cottage Clusters are allowed to have a height of at least one story. 			
	Design	<ul style="list-style-type: none"> Design standards for duplexes cannot be more restrictive than those applicable to detached single-family dwellings in the same zone Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> Emphasize the vertical with a height-to-width ratio of 1.5:1. Standards further define spacing, facades, cornices, awnings and building materials and orientation, second floor windows, and lighting. 	<ul style="list-style-type: none"> Potential conflict with design standards Middle housing design standards cannot be more restrictive than SFH. However, the characteristics of the district may present challenges. Further consideration will be needed to assess if prototype middle housing can meet these setbacks with lot size requirements 	
Chapter 59	Willamette Neighborhood Mixed Use Transitional Zone				
59.030	Permitted Uses				
		<ul style="list-style-type: none"> Large cities can apply the same regulations to Middle housing on historic properties or districts that apply to detached SFH. Use, density, occupancy and siting standards cannot prohibit the development of middle housing that is otherwise allowed for SFH. 	<ul style="list-style-type: none"> Single Family detached dwelling and multi-family dwellings are permitted. 	<ul style="list-style-type: none"> Other types of middle housing should be permitted outright along with Detached SFH. Include attached and detached Triplexes, Quadplexes, and Cottage Clusters as an outright permitted use. Code defines 'Multi-Family Residential Uses' as attached dwelling units. By separating out the middle housing definitions, developers would have more flexibility to implement. 	
59.070	Dimensional Requirements				

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
	Lot Size	<ul style="list-style-type: none"> Lot size requirements for duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. Lot size requirements for townhomes may not be more than 1,500 sf (OAR 660-046-0220.3) A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet. 	<ul style="list-style-type: none"> Min: 4,500 sf Max: 10,000 sf 	<ul style="list-style-type: none"> Add lot size requirements for townhouses to match state requirements No direct conflict for other middle housing types 	
	Lot Width	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 35 ft (front lot line and minimum lot width at the front line) 50 ft average minimum lot width 	<ul style="list-style-type: none"> Lot width minimums should be reconsidered with the allowance of middle housing types 	
	Lot Depth	<ul style="list-style-type: none"> Requirements for duplexes, Cottage Clusters, Triplexes, or Quadplexes cannot be more than what is required for single-family detached uses. 	<ul style="list-style-type: none"> 90 ft (average) 	<ul style="list-style-type: none"> No conflict 	
	Setbacks	<ul style="list-style-type: none"> Setbacks may not be greater than those applicable to detached single-family uses in the same zone. Large cities must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached. For Cottage Clusters, perimeter setbacks cannot be more than 10 feet. 	<ul style="list-style-type: none"> Front: 12 ft (min) and 20 ft max to the structure (porch, patio and pedestrian amenities may be 6 ft from the front property line) Interior side: 7.5 ft Street side: 12 ft Rear: 20 ft (when abutting a residential district, the rear setback will apply. Within the setback at least 10 ft and fence are required) 	<ul style="list-style-type: none"> No conflict for Du- Tri-and Quadplexes and Cottage Clusters if added to permitted uses. Setback standards for middle housing to be the same or less as setbacks for single-family detached uses. Include side setbacks for Townhouses Possible conflict with perimeter setback for Cottage Clusters. Further consideration will be needed to assess if prototype middle housing 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
				can meet these setbacks with lot size requirements	
	Height	<ul style="list-style-type: none"> Height limit may not be lower than what is required for single-family detached uses. In no cases can height limitation on Tri- and Quadplexes be less than 25 feet or two stories. If the city mandates off-street parking, height limitations for Townhouses must allow construction of at least three stories. Cottage Clusters are allowed to have a height of at least one story. 	<ul style="list-style-type: none"> Two stories or 35 ft (whichever is less) 	<ul style="list-style-type: none"> No conflict for Du-, Tri-, and Quadplexes and Cottage Clusters if added to permitted uses. Include provisions if off-street parking limitations are required for Townhouses 	
	Building size	<ul style="list-style-type: none"> Siting and Design standards for Du- Tri- and Quadplexes cannot be more than what is required for single-family detached uses, if the city chooses to apply standards. 	<ul style="list-style-type: none"> Maximum of 6,000 sf for all floors above grade excluding porches 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Cluster if added to permitted uses 	
	Floor Area Ratio	<ul style="list-style-type: none"> The cumulative floor area ratio for a Du-, Tri- and quadplexes cannot be less than the established for detached single-family dwelling in the same zone, if the city chooses to apply standards. FAR for Townhouses cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single family detached DU, if the city chooses to apply standards. 	<ul style="list-style-type: none"> FAR: 0.40 (no less than 0.30) and ground floor of building cannot exceed 5,000 sf 	<ul style="list-style-type: none"> No conflict for Du- Tri- and Quadplexes and Cottage Clusters if added to permitted uses Include lot coverage for Townhouses to be the same as for single-family detached uses. 	
	Design	<ul style="list-style-type: none"> Design standards for duplexes cannot be more restrictive than those 	<ul style="list-style-type: none"> All applications are subjected to Class II Design Review Process and 	<ul style="list-style-type: none"> Consider allowing middle housing types in this zone which may better facilitate the intention of the section 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		<p>applicable to detached single-family dwellings in the same zone</p> <ul style="list-style-type: none"> Large cities may only implement the design standards in the Model Code for Large Cities, standards that are less restrictive than the Model Code, or the same standards applied to detached single-family structures in the same zone 	<ul style="list-style-type: none"> SFH and Duplexes are subject additionally to Class I Design Review Residential-style buildings with single story porch on the front and on the side where it abuts a street 	<p>to provide for a transition between commercial and residential zones</p>	
Chapter 60	Conditional Uses				
60.010	Purpose	<ul style="list-style-type: none"> Large cities must apply the same approval process for middle housing types as is applied for SFH developments in the same zone (OAR 660-046-0115 and 660-046-0215). 	<ul style="list-style-type: none"> SFH are conditional uses within the GC and OBC zone. This chapter outlines the standards and procedures where conditional uses can be permitted, enlarged or altered. 	<ul style="list-style-type: none"> No conflict if middle housing types are included as SFHs 	
Chapter 65	Non-Conforming Uses Involving a Structure				
65.010	Purpose	<ul style="list-style-type: none"> Large cities must apply the same approval process for middle housing types as is applied for SFH developments in the same zone (OAR 660-046-0115 and 660-046-0215). A Large City must allow for the development of Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters, including those created through conversion of existing detached single-family dwellings, in areas zoned for residential use that allow for the development of detached single- 	<ul style="list-style-type: none"> Non-conforming SFH are conditional uses within the GC and OBC zone. This chapter allows non-conforming uses to be continued and provide a process to enlarge a non-conforming use or alter the non-conforming structure 	<ul style="list-style-type: none"> No conflict if middle housing types are included as SFHs 	

Chapter Section	Title	State Requirements	Code Allowances	Potential Recommendations / Issues	Consistency
		family dwellings. (OAR 660-046-0205)			

WEST LINN MIDDLE HOUSING CODE AUDIT: COMPREHENSIVE PLAN

Below are the policies present in West Linn’s Comprehensive Plan that relate to the HB 2001 state requirements. The current draft of the HB 2001 requirements (8/4/20) was used and is subject to any refinements of the final version.

Chapter Section	Title	Policy	Potential Recommendations / Issues
	Introduction		
	Glossary		
		<p>The West Linn Comprehensive Plan provides definitions for:</p> <ul style="list-style-type: none"> • Density as the number of families, individuals, dwelling units, households, or housing structures per unity of land. • Garden Apartment as an apartment typically located within a relatively small group of one- to three-story structures that surround an internal courtyard or garden. • Housing Type as the categorization of residential units as they are configured in the built environment. Examples include single-family detached, single-family attached (duplex, rowhouse, condominium), and apartments. <p>Town House (Row house). An attached, single-family dwelling, usually with two or more stories and often with the living and dining areas on the first floor and bedrooms on the upper floors</p>	<p>Definitions of types of housing should be consistent with ORS 197.016 and ORS 197.758</p>
Section 1	Residential Development		
	Background and Findings		
		<p>The Residential Development section of the West Linn Comprehensive Plan defines goals,</p>	<p>Modify language to include the state requirements that cities similar in size to West Linn must allow for the</p>

Chapter Section	Title	Policy	Potential Recommendations / Issues
		<p>policies and recommended action measures to be consistent with the Statewide Planning Goals and ensure there is a variety of densities and types of residences available to residents. The report states that approximately 77% of homes in 1998 in West Linn are single family detached homes. The Plan reported that West Linn has sufficient vacant, infill and redevelopable land, at the time of plan adoption, within city boundaries at current density zoning to meet or exceed the Metro 2020 targets.</p>	<p>development of triplexes, quadplexes, townhomes, and cottage clusters in addition to detached single family dwelling uses and duplexes. The standards imposed on these middle housing types cannot be more restrictive than standards for detached single family dwelling units</p>
	Goals		
		<p>(1.) Maintain land use and zoning policies that continue to provide for a variety of living environments and densities within the city limits.</p>	<ul style="list-style-type: none"> Clearly state the role that middle housing typologies will play in the implementation of this goal.
		<p>(2.) Allow a mix of residential and commercial uses in Commercial Districts and ensure compatibility of these districts with the residential character of existing neighborhoods and adopted neighborhood plans.</p>	<ul style="list-style-type: none"> Clearly state that middle housing typologies are included in the mix of residential uses. Modify statement on compatibility after implementation of design standards for middle housing. Explain that implementation of the design standards can assist in ensuring compatibility with the existing residential characteristics of the neighborhoods. Include middle housing provisions in adopted neighborhood plans that include commercial districts.
	Policies		
		<p>(1.) All residential uses with the exception of single-family detached dwellings are subject to the design review process.</p>	<ul style="list-style-type: none"> Development of middle housing types should not follow the design review process as it is not required for the development of detached single-family housing.
		<p>(5.) Design and scale of new construction and remodeling needs to be compatible with the existing neighborhood.</p>	<ul style="list-style-type: none"> Modify statement after implementing design standards for middle housing.
		<p>(7.) Low density residential, medium density residential and medium-high density lands were</p>	<ul style="list-style-type: none"> Refine language to ensure criteria is clear and objective for middle housing development, consistent

Chapter Section	Title	Policy	Potential Recommendations / Issues
		<p>classified with specific criteria to be used to assist in the determination of what type of residential densities are appropriate when designating residential uses.</p> <ul style="list-style-type: none"> • Low Density Residential lands have limited infrastructure and are environmentally and naturally constrained. • Medium Density Residential 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 Residential 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. 	<p>with state regulations, and to allow middle housing in areas that detached single family dwelling units are allowed.</p> <ul style="list-style-type: none"> • Revise language to state that protection goal standards apply to middle housing types but cannot be more restrictive to detached single family residences and cannot be more • Potentially revise “Low Density Residential lands” “Medium Density Residential lands” and “Medium High Density Residential lands” to be in compliance with HB 2001 for large cities which are required to provide duplexes, triplexes, quadplexes, cottage clusters, etc. where detached single-family dwellings are permitted.
	Recommended Action Measures		
		(2.) Establish design standards that encourage attractive, pedestrian friendly, and compatible structures.	<ul style="list-style-type: none"> • Modify statement after implementing design standards for middle housing.
		(4.) Establish minimum and maximum regulations on the number of housing units allowed in each residential district. Regulations shall be established that encourages appropriate use of land and accommodate new residents and respect existing neighborhood design.	<ul style="list-style-type: none"> • Add language to clarify that middle housing developments are exempt from maximum density requirements or incorporate language that defines the differences in middle housing uses and traditional detached single-family uses.

Chapter Section	Title	Policy	Potential Recommendations / Issues
Section 3	Mixed-Use/Commercial Development		
	Goals		
		(1.) Develop/redevelop commercial areas as mixed use/commercial districts that blend housing and commercial uses to: enhance the community's identity; encourage strong neighborhoods; increase housing choices; promote socioeconomic diversity; promote alternative modes of transportation; promote civic uses; and improve community interaction and involvement	<ul style="list-style-type: none"> • Explicitly state the allowance and encouragement of middle housing types to meet this goal and as an intentional transitional development and design strategy between commercial areas and existing residential uses.
	Recommended Action Measures		
		(4.) Continue to enforce the special standards that apply to the Willamette Historic District, and continually improve code language to meet the needs of the District.	<ul style="list-style-type: none"> • Clearly state the allowance of middle housing types to meet the goal.