



Middle Housing Code Update

Citizens Advisory Committee Meeting #1

November 4, 2020

Welcome and Introductions

AGENDA

- Project overview
- Draft housing code audit and code concepts
- Discussion
- Next steps
- Public comments

Project Objectives

- Build on the momentum of the HNA
- Expand opportunities for middle housing options
- Comply with House Bill 2001

Project Schedule

Middle Housing Code Update September 2020 – June 2021

Newberg Middle Housing Code Assistance Project Schedule	2020					2021					
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Task 1. Project Kick-Off	●										
Task 2. Code Assessment and Code Concepts				★ ★	■						
Task 3. Draft Code Update						★	★ ■				
Task 4. Final Code Update								★ ◆			◆
Task 5. Adoption - Duplexes									◇	◇	
Task 6. Adoption - Other Middle Housing (Optional)*											

Project Kick-off ●

CAC Meeting (5) ★

Public Workshop (2) ■

Joint Work Sessions (2) ◆

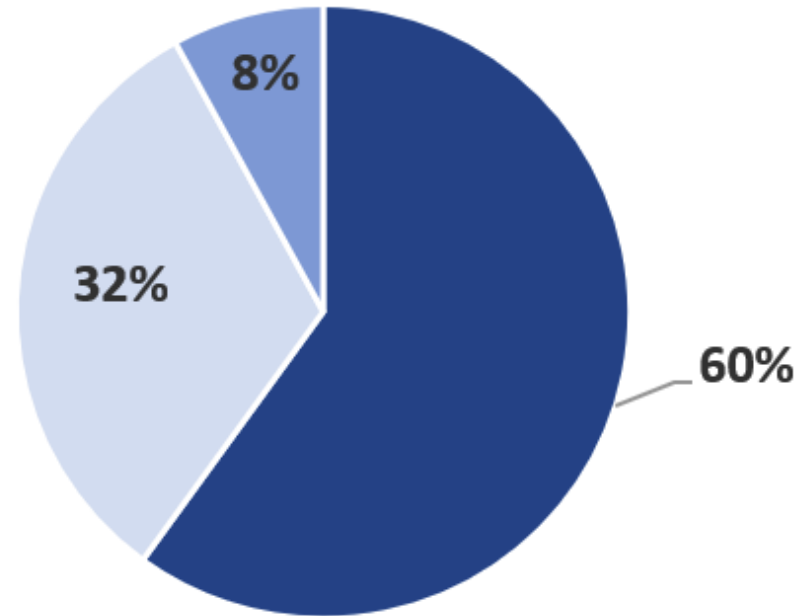
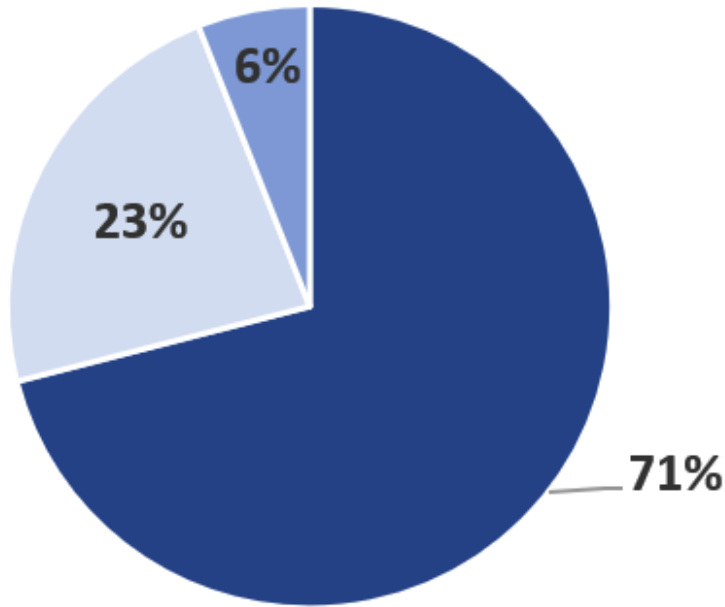
Planning Commission/City Council Business Sessions ◇

*TBD

Housing Mix

New Housing Forecast

Current



■ Single-Family Detached ■ Single-Family Attached ■ Multifamily

Housing Need (2020-2040)

Exhibit 49. Forecast of Demand for New Dwelling Units by type, Newberg UGB, 2020 to 2040

Variable	Needed Mix
Needed new dwelling units (2020-2040)	4,035
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
equals Total new single-family detached DU	2,421
Single-family attached	
Percent single-family attached DU	8%
equals Total new single-family attached DU	323
Multifamily	
Percent multifamily	32%
Total new multifamily	1,291
equals Total new dwelling units (2020-2040)	4,035

Source: Calculations by ECONorthwest.

Housing Needs Analysis

“The most substantial ways the City can encourage development of housing is through ensuring enough land is zoned for residential development, eliminating barriers to residential development where possible and providing infrastructure in a cost-effective way.”

House Bill 2001

- Duplexes on all lots where SFDDs are allowed
 - Cities with a population over 10,000
- Triplexes, quadplexes, townhouses and cottage clusters in areas where SFDDs are allowed
 - Cities with a population over 25,000

How Does this Apply?

- Newberg 2019 population: 24,045 and climbing...
- Thus, two-part scope:
 1. *Adopt duplex rules by June 2021*
 2. *Develop draft middle housing rules and adopt after June 2021*

HB 2001: Exceptions

- Resource areas: Historic Landmarks, Stream Corridor, Floodplains, Willamette River Greenway
- High-density residential and non-residential zones (even if residential permitted)
- Infrastructure-constrained areas
- Master planned communities

Paths to Compliance

- Model Code

Window of opportunity in between

- Minimum Compliance

Newberg Project Focus

- Residential zones with single-family detached dwellings (SFDDs)
 - Low Density R-1
 - Medium Density R-2
 - High Density R-3
 - Residential Professional RP
- Duplexes, triplexes, quadplexes, townhouses, cottage clusters
- Clear & objective standards, processes

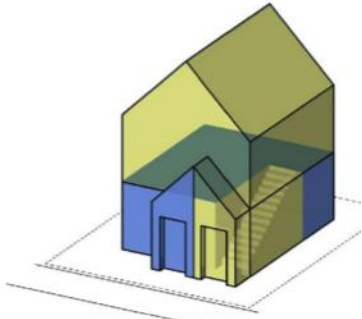
Duplex Analysis

- Permitted in R-1, R-2, R-3 and RP, same as SFDD
- Minimum lot size based on *unit count*
- Other dimensional standards identical
- No density standards
- Minimal design standards
- Minimum of 2 parking spaces per unit, total of 4 spaces per duplex

Duplex Concepts

- Essentially, regulate as SFDDs:
 - Permitted use
 - Minimum lot sizes
 - Dimensional standards
 - Design standards
- Can require 1 parking space per unit, total of 2 spaces per duplex
- Permit conversion of SFDD
- Clarify relationship to ADUs

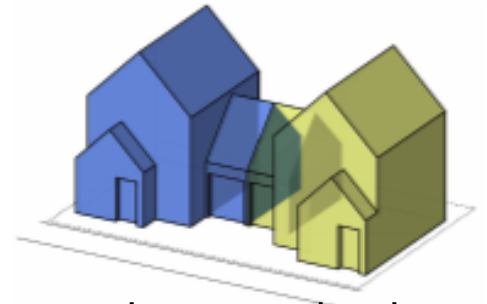
Duplex Concepts



Stacked Duplex



Side-by-Side Duplex



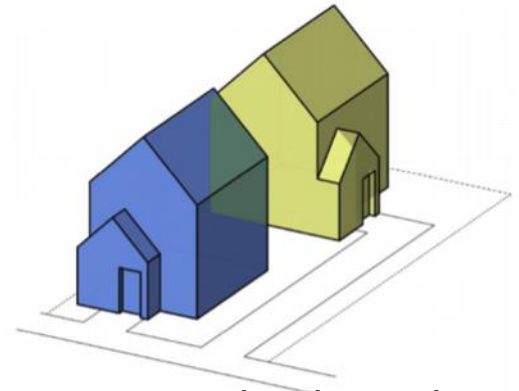
Duplex Attached
by Garage Wall



Duplex Attached
by Breezeway



Detached Duplex
Units Side-by-Side



Detached Duplex
Units Front and Back

DISCUSSION

- Attached or detached duplexes?
- Parking standards: number and arrangement?
- Minimum lot size reductions for SFDDs **and** duplexes?

Triplex and Quadplex Analysis

- Regulated as multifamily dwellings
- Conditional in R-1 zone
- Permitted in R-2, R-3 and RP zones,
- Minimum lot sizes based on number of residential units
- Other dimensional standards identical
- MF design and open space standards
- Minimum 1 to 2 parking spaces/unit, parking lot design standards

Triplex and Quadplex Concepts

- Create new use categories, definitions
- Allow in R and MR zones
- Minimum lot size same as SFDDs
 - 5,000 SF triplex, 7,000 SF quadplex min
- Clear & objective design standards
 - *Entryway, window coverage, garage location, driveway approaches*
- Can require max 1 parking space/unit
- Permit conversion of SFDDs

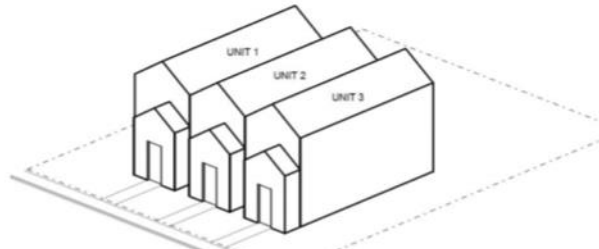
Design Standards

- Entryway orientation
- 15% minimum window coverage
- Garage and off-street parking location
- Driveway approach

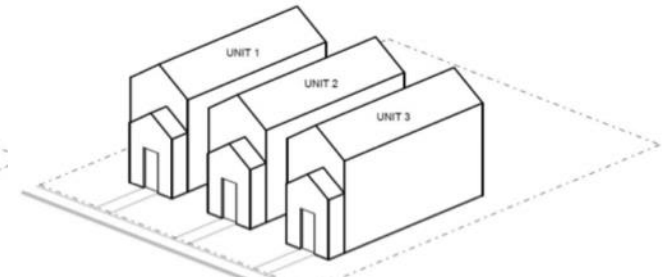
Triplex and Quadplex Concepts



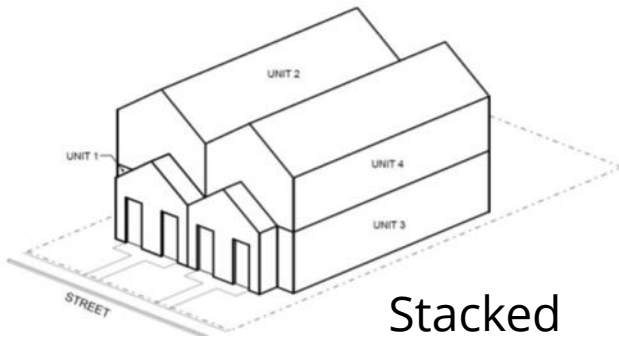
Attached Triplex
Front and Back



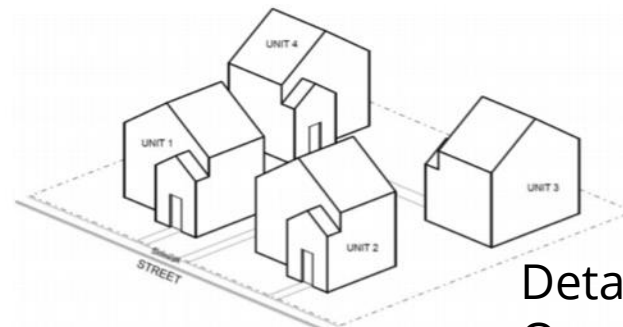
Attached Triplex
Side-by-Side



Detached Triplex
Side-by-Side



Stacked
Quadplex



Detached
Quadplex

DISCUSSION

- Attached or detached configurations?
- Parking standards: number and arrangement?
- Adjustments to dimensional standards?
- Desired design standards?

Townhouse Analysis

- Called “Single-Family Attached Dwelling”
- Special Use Permit in R-1, R-2, R-3 and RP
- Reviewed as a Type II (SFDDs are Type I)
- Minimum lot sizes same as SFDDs
- Minimum of 2 parking spaces/unit, on-street parking credits not available

Townhouse Concepts

- Permit outright in R-1, R-2, R-3 and RP
- Minimum lot size of 1,500 SF
- Minimum front setbacks of 10 feet
- Maximum building height of 35 feet
- Minimum of 1 parking spaces/unit
- Consider design standards

Design Standards

- Entryway orientation
- Unit definition
- 15% minimum window coverage
- Driveway access and parking

DISCUSSION

- How many attached units?
- Keep or modify design standards?
- Parking standards: number and arrangement?
 - Including driveway spacing

Cottage Cluster Analysis

- No existing standards

Cottage Cluster Concepts

- Define and permit in R-1, R-2, R-3 and RP
- 900 SF footprint and 900-1,800 SF area
- Clusters of 5-8 units, or greater
- Minimum lot size of 7,000 SF
- Common open space
- Minimum 1 parking space/unit

Cottage Cluster Concepts

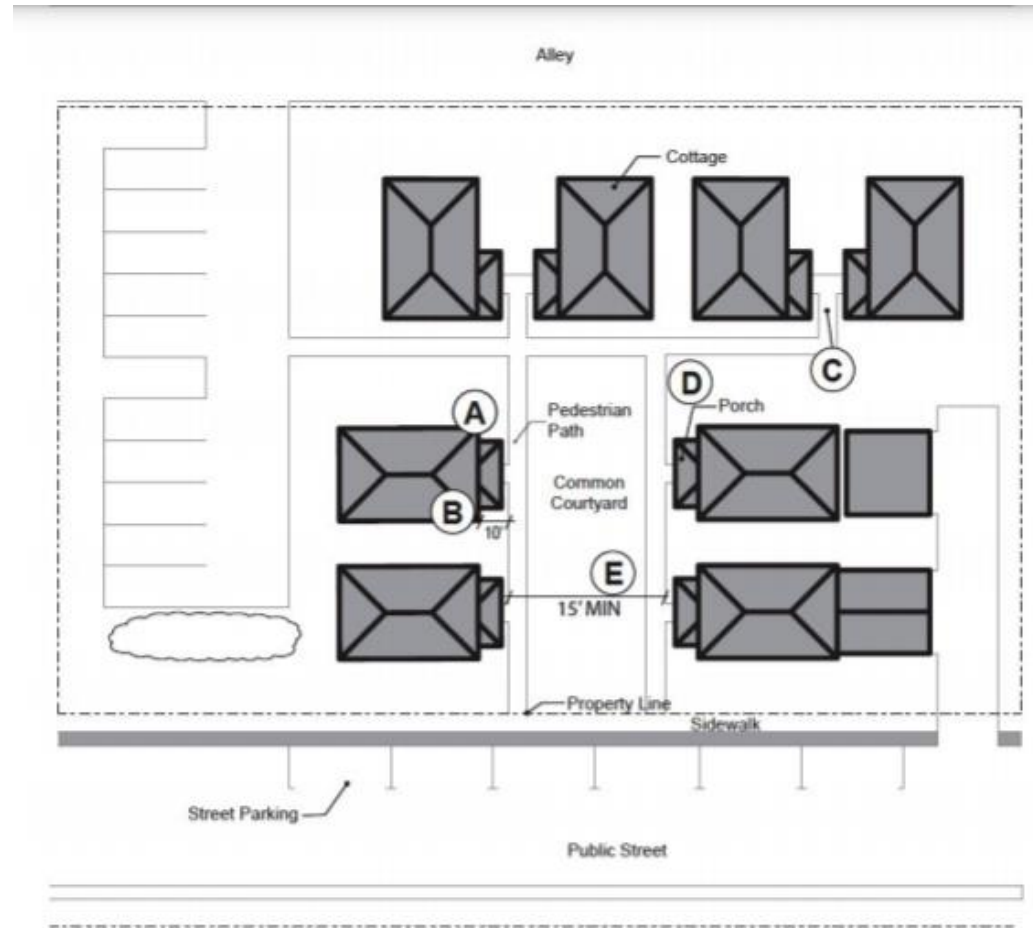
A. A minimum of 50% of cottages must be oriented to the common courtyard.

B. Cottages oriented to the common courtyard must be w/in 10' of the courtyard.

C. Cottages must be connected to the common courtyard by a pedestrian path.

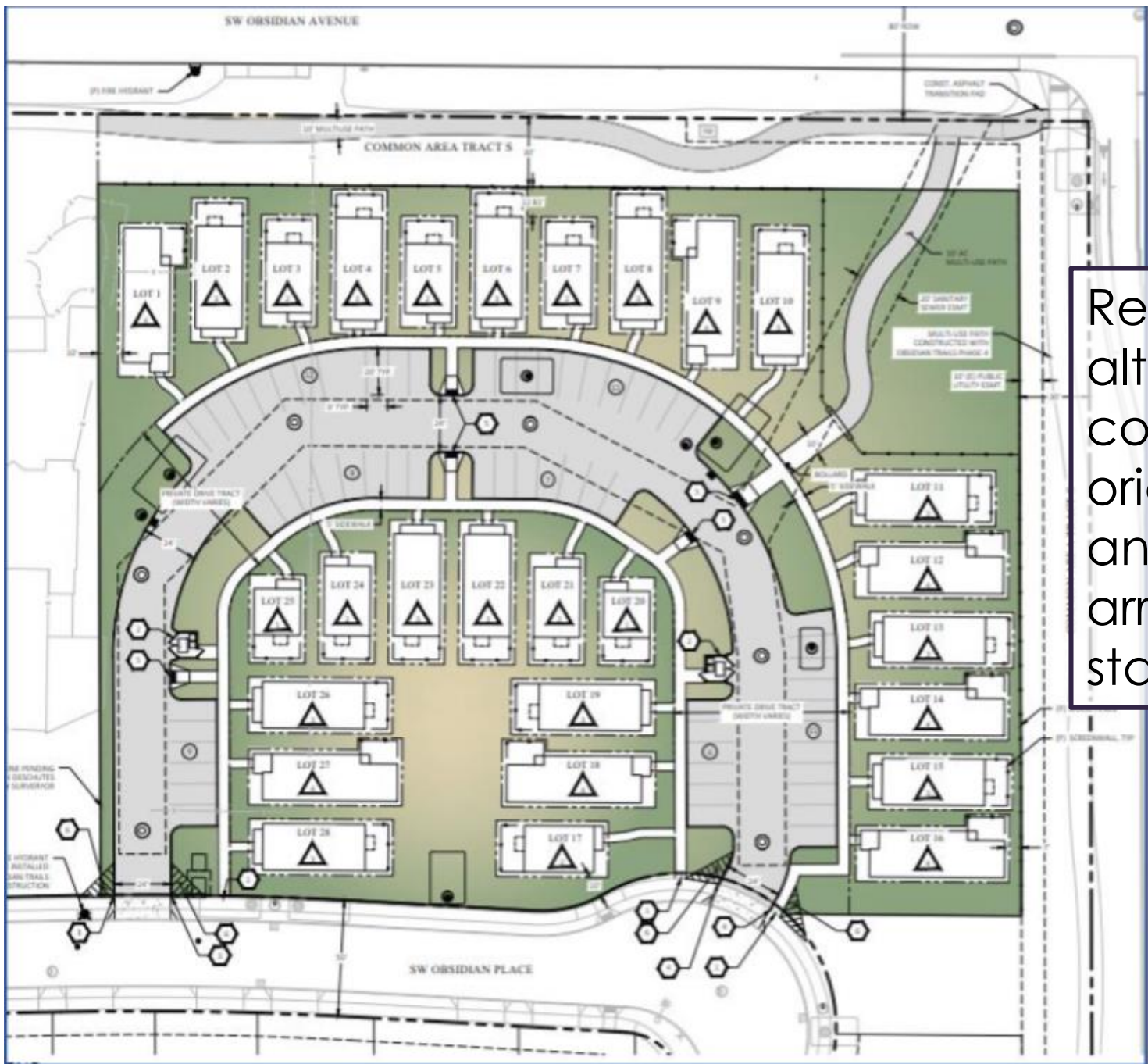
D. Cottages must abut the courtyard on at least 2 sides of the courtyard.

E. the Common courtyard must be at least 15' wide at its narrowest width



**Tough nut to
crack!**





Requires alternative courtyard orientation and parking arrangement standards

Requires individual garage allowances, changes to courtyard orientation



DISCUSSION

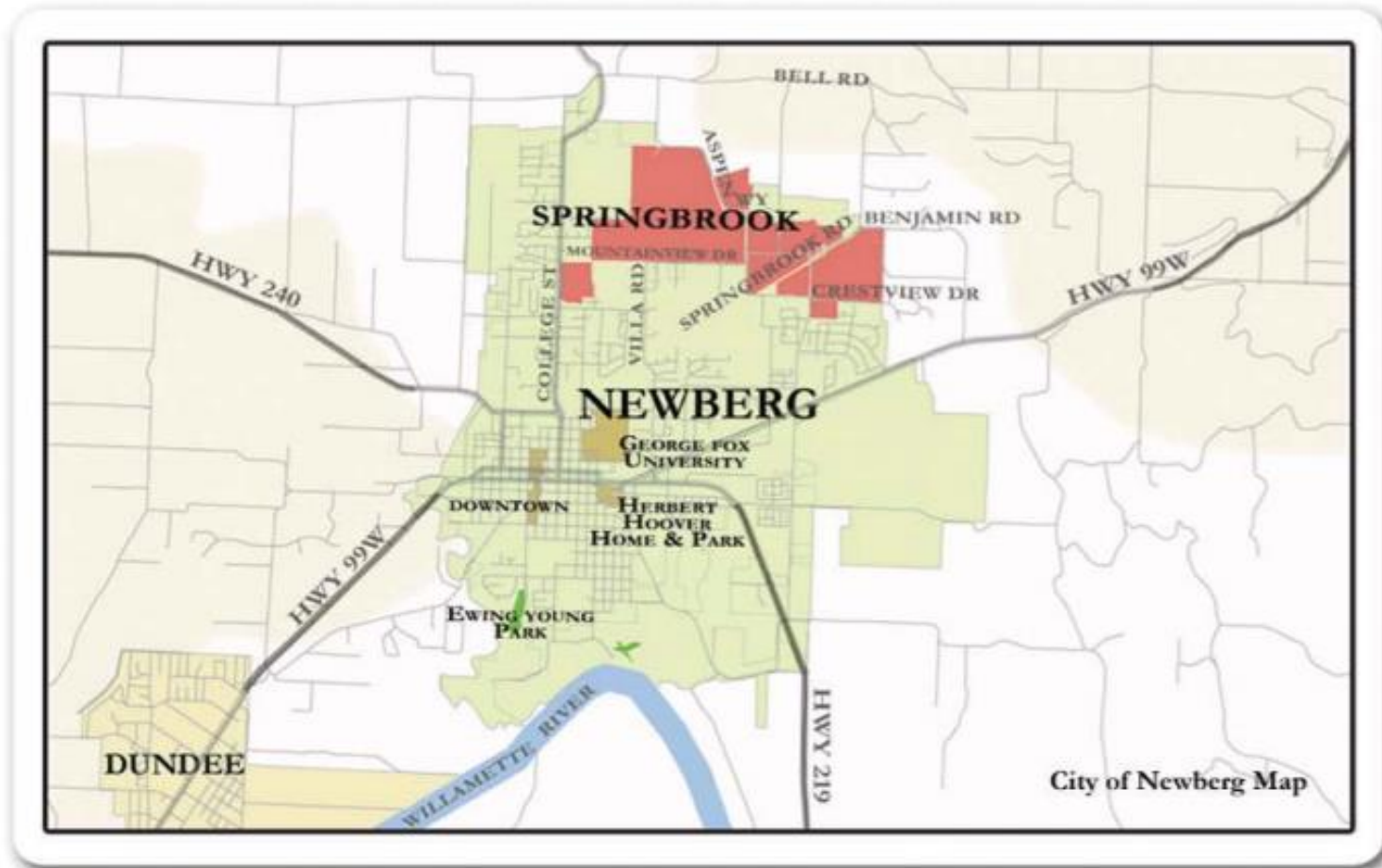
- Attached or detached units? Units per cluster?
- Subdivision option?
- Orientation requirements?
- Parking: number and arrangement—garages?

Master Planned Communities

- Springbrook (SD) Subdistrict
- Airport Residential District
- Northwest Newberg Specific Plan
- Springbrook Oaks Specific Plan
- Riverfront (RD) Subdistrict

*Together total 58% of buildable land and
nearly all vacant buildable land*

Springbrook Subdistrict



Airport Residential District

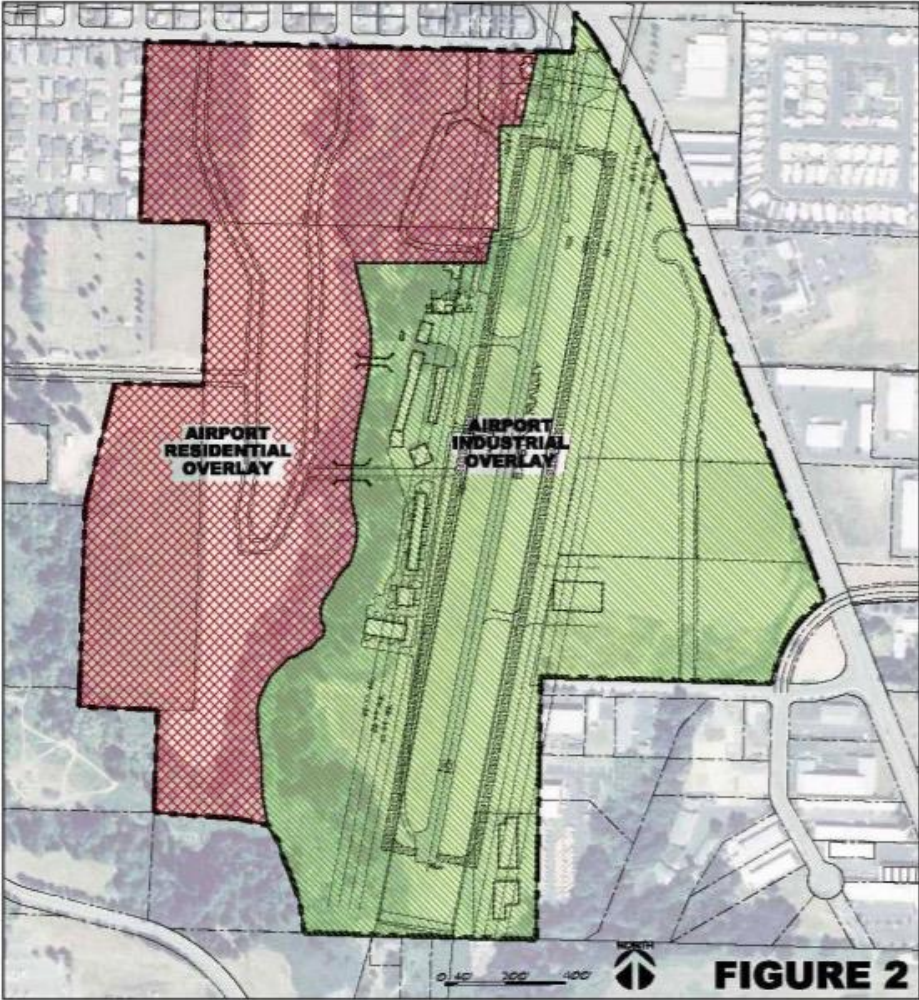


FIGURE 2

KEY:
— PROPOSED AIRPORT DISTRICT AREA
AIO - AIRPORT INDUSTRIAL OVERLAY
ARD - AIRPORT RESIDENTIAL OVERLAY

SUB-DISTRICT PLAN



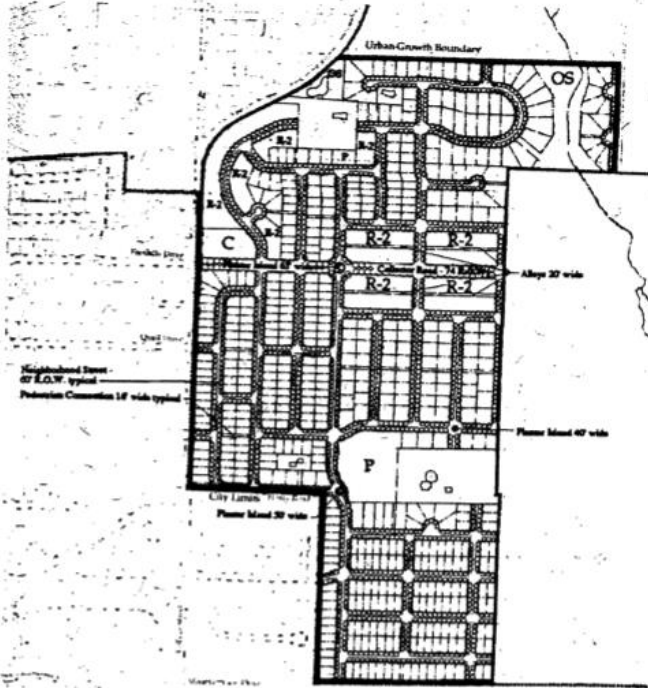
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SCALE: 1" = 400'-0"

SPORTSMAN AIRPARK
CITY OF NEWBERG — OREGON

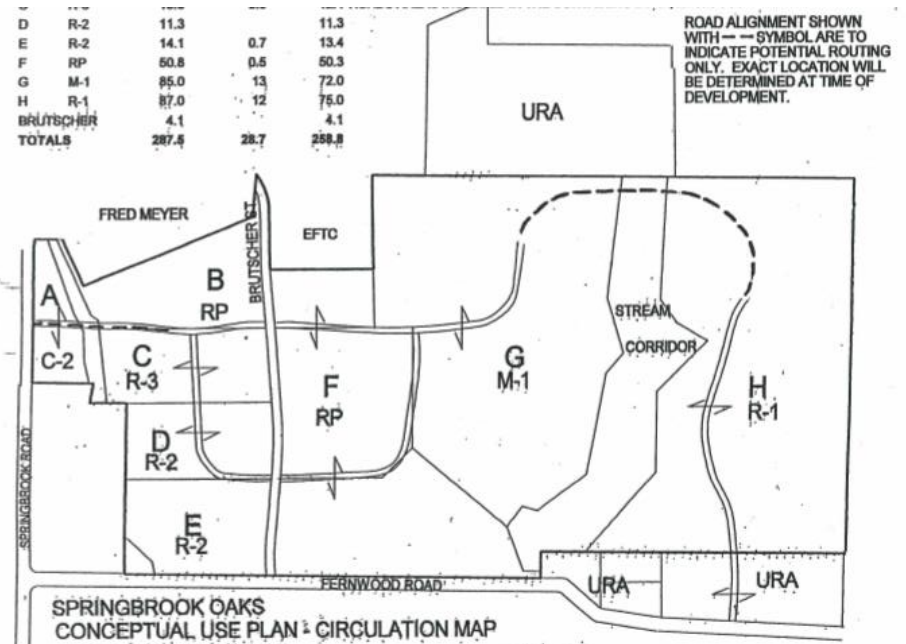
ARCH FAEGRE & ASSOCIATES
520 S.W. YAMHILL, PORTLAND, OR 97204
503-222-2548

NORTHWEST NEWBERG SPECIFIC PLAN

Final Report

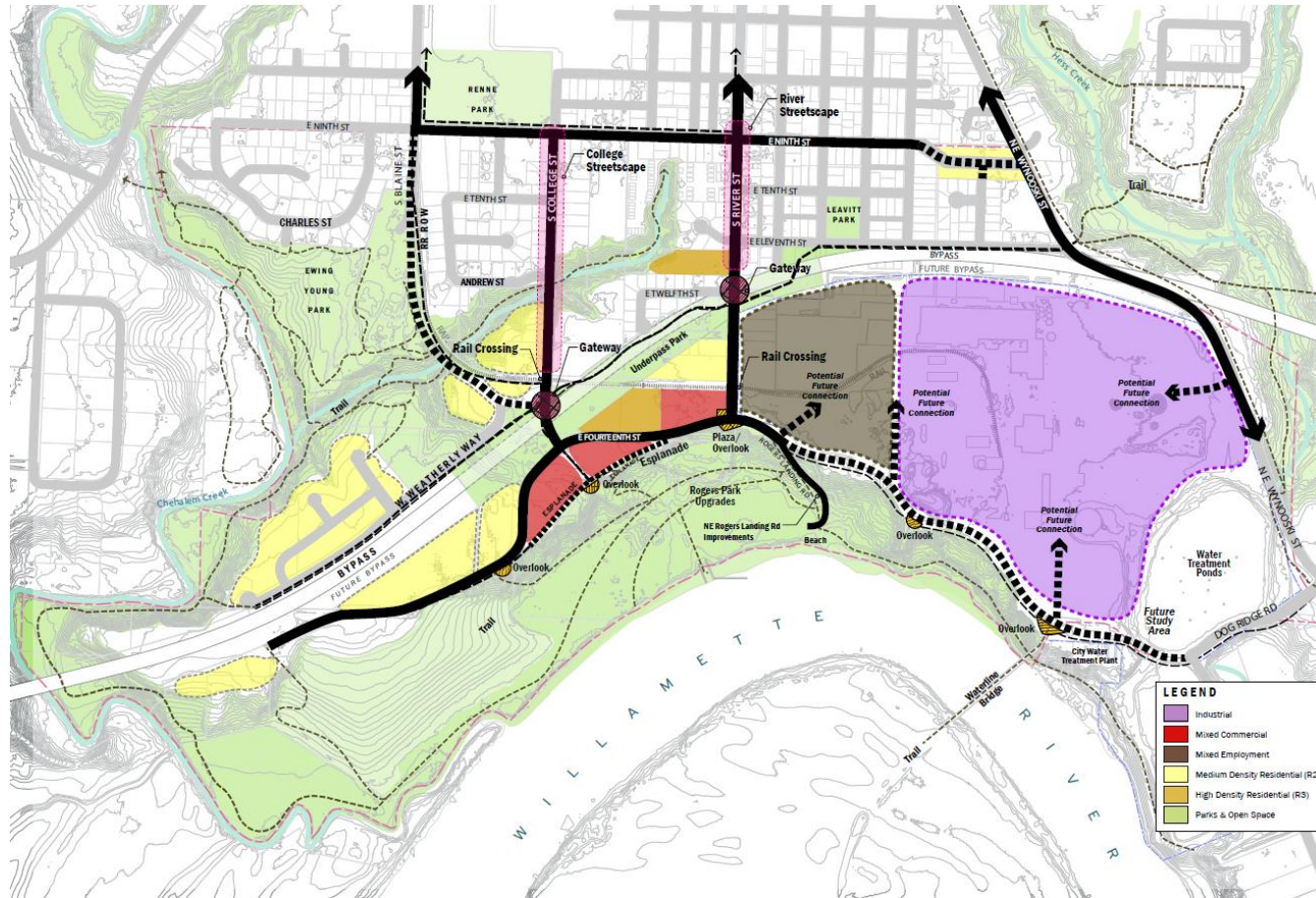


Springbrook Oaks Specific Plan



Northwest Newberg Specific Plan

Riverfront Subdistrict



How MPCs are Different

- Must permit duplexes on every lot
- May limit other middle housing types at the time of initial construction provided:
 - Residential net density of 8 units/acre allowed
 - Subsequent redevelopment of middle housing permitted

DISCUSSION

- Should other middle housing types be limited in master plan areas, or permitted similar to residential zones?

Other Issues

- Site Design Review
 - Allow Type 1 review of all middle housing types
- Density
 - Consider revising average densities or exempting middle housing from maximums
- Stream Corridor Overlay Subdistrict
 - Permit duplexes same as SFDDs
- Public Improvement Standards
 - Revise alley access and shared driveway provisions

Next Steps

- CAC Meeting #2 on November 18
 - Written comments and/or survey
- Final Code Assessment & Concepts
 - Stakeholder input from CAC, interviews
 - Clarifications from DLCD, final state regs
- Public Open House Dec 15
- *2021: Develop draft code language*

Wrap-up

- Public comments
- Final questions/comments