



Middle Housing Code Update

Public Open House

February 23, 2021

Welcome!

AGENDA

- Project overview
- Previous outreach summary
- Middle housing refresher
- Zoning for middle housing in Newberg
- Ways to engage

Project Objectives

- Build on the momentum of the HNA
- Provide opportunities for middle housing options to help address Newberg's housing needs
- 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

Project Outcomes

- Adoption of duplex code provisions by June 2021
- Draft code provisions for other middle housing types by Fall 2021
 - To be adopted by the City separately

OUTREACH SUMMARY

Online Survey Results

- Open December 15th to January 11th
- 192 respondents
- Scale
 - 1 = Not important
 - 2 = Somewhat important
 - 3 = Important
 - 4 = Very important

1. What should be the top policy goals for introducing middle housing zoning standards?

Policy Goal	Score
Managing parking impacts within neighborhoods	3.53
Making housing more affordable	3.07
Creating more opportunities for homeownership	2.93
Ensuring middle housing is compatible with existing development	2.92
Making it easier and safer to get around by walking	2.92
Creating opportunities for a broader variety of housing types	2.62
Creating more rental opportunities	2.39
Making regulations more flexible	2.33
Increasing the number of housing units that can be built	2.21

2. Knowing that standards must be applied equally to duplexes and single family detached dwellings, how important are the following duplex code standards?

Duplex Code Standard	Score
Adding a requirement for a garage or carport	2.95
Allowing attached and detached configurations	2.74
Limiting overall size of buildings	2.52
Creating physical/visual connections between dwellings and the street	2.38
Modifying setbacks and lot coverage standards to allow for more units	1.97
Reducing minimum lot sizes to allow for more duplexes	1.82

3. How important are the following triplex and quadplex code standards?

Duplex Code Standard	Score
Addressing the location of parking areas relative to the street and dwellings	3.46
Allowing attached and detached configurations	2.63
Limiting overall size of buildings	2.61
Creating physical/visual connections between dwellings and the street	2.42
Modifying setbacks and lot coverage standards to allow for more units	2.05

4. How important are the following townhouse code standards?

Townhouse Code Standard	Score
Addressing the location of parking areas relative to the street and dwellings	3.50
Regulating the minimum and maximum number of units in a single building	2.88
Limiting overall size of buildings	2.69
Adding architectural detailing standards to differentiate units	2.61
Creating physical/visual connections between dwellings and the street	2.49
Modifying setbacks and lot coverage standards to allow for more units	2.06

5. How important are the following cottage cluster code standards?

Cottage Cluster Code Standard	Score
Providing options for shared parking or parking close to each cottage	3.50
Creating physical/visual connections between dwellings and the street	2.49
Limiting overall size of buildings	2.49
Orienting cottages around a shared courtyard area	2.43
Modifying setbacks and lot coverage standards to allow for more units	2.17

MIDDLE HOUSING REFRESHER

Middle Housing

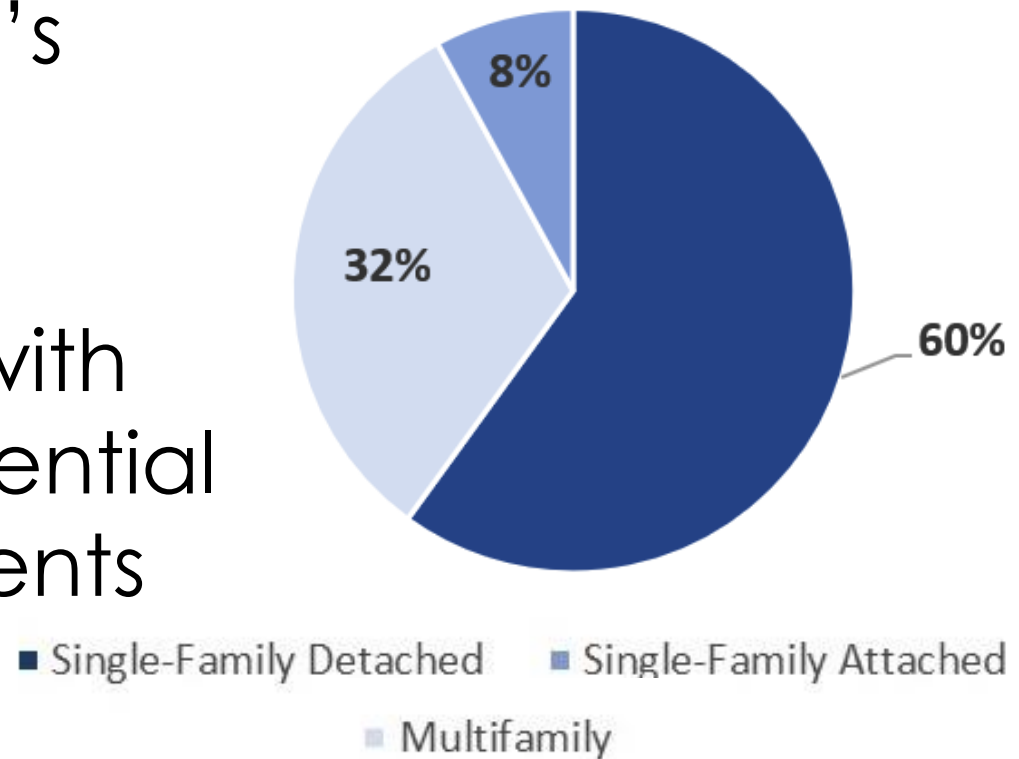
- Traditional alternative to single-family detached and multifamily apartments
- Smaller in scale and less expensive
- “Missing” for past 75 years



Local Housing Needs

- Opportunity to meet part of Newberg's housing needs
- Need to remove barriers starting with low-density residential zoning requirements

Housing Needs



House Bill 2001

- Duplexes on all lots where SFDDs are allowed
 - All cities over 10,000 people
- Triplexes, quadplexes, townhouses and cottage clusters in areas where SFDDs are allowed
 - Cities over 25,000 people

Planning for Middle Housing

- Duplexes, triplexes, quadplexes, townhouses and cottage clusters in zones where SFDDs are permitted
- New construction or additions/conversion of existing buildings
- In existing and new neighborhoods
- Excludes: Historic landmarks, stream corridor, floodplains, Willamette Valley Greenway, mixed use

Part 1: Duplexes

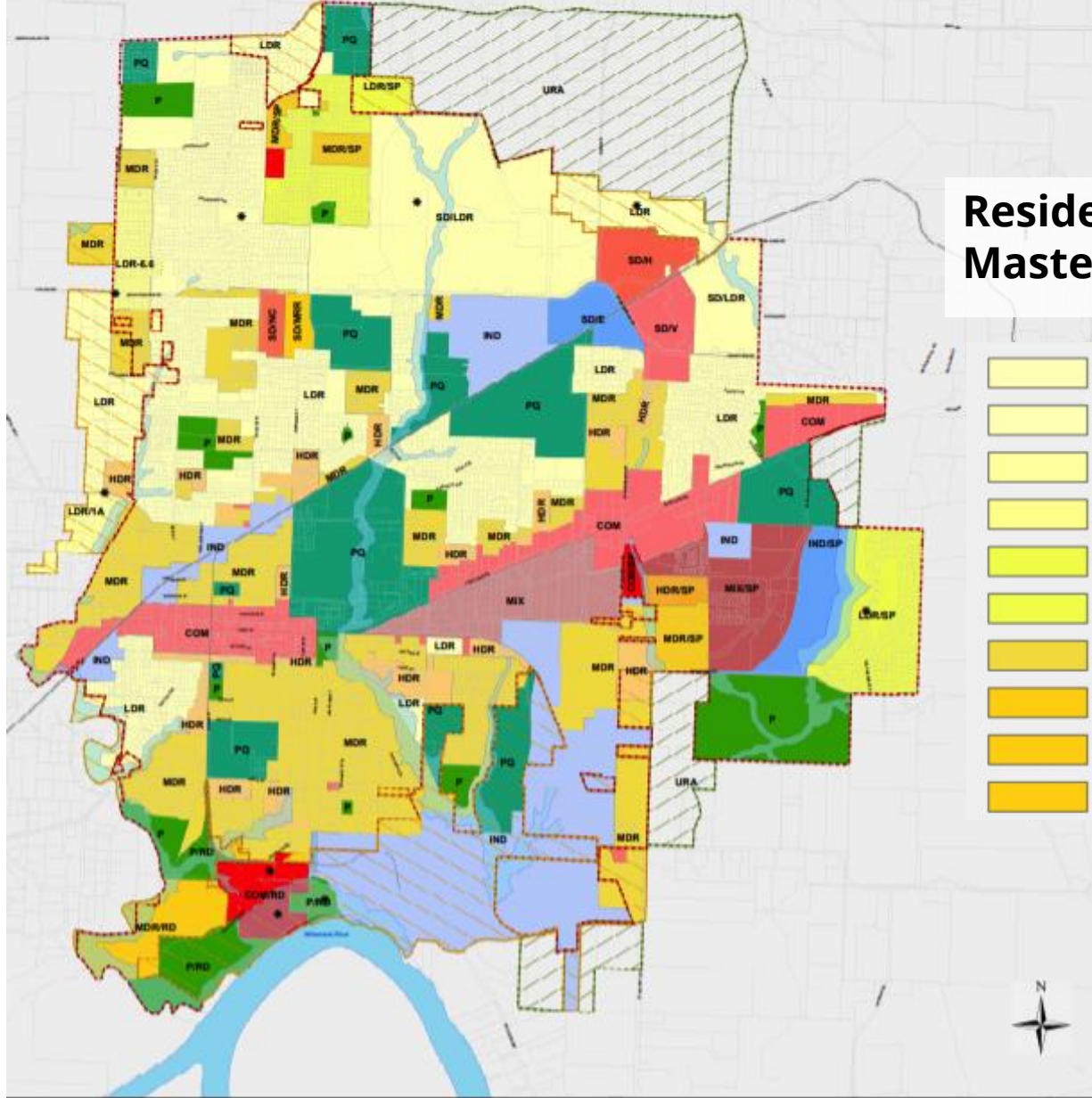




Part 2: Triplexes, quadplexes, townhouses & cottage clusters



What Areas Will be Affected?



Residential areas, including Master Plan areas:

- LDR Low Density Residential
- SD/LDR Springbrook District - Low Density Residential
- LDR/1A
- LDR-6.6 Low Density Residential 6.6 d.u./ac
- LDR/RD Low Density Residential Riverfront
- LDR/SP Specific Plan
- MDR Medium Density Residential
- MDR/RD Medium Density Residential Riverfront
- SD/MRR Springbrook District - Mid-Rise Residential
- MDR/SP Specific Plan

Which Zones Will Be Affected?

- R-1: Low-density
- R-2: Medium-density
- R-3: High-density
- RP: Residential Professional
- AR: Airport Residential

ZONING FOR MIDDLE HOUSING IN NEWBERG

Key Update Concepts

- Amend definitions for all middle housing types
- Allow middle housing in residential zones (R-1, R-2, R-3, RP & AR), including master plan areas
- Amend minimum lot sizes for middle housing
- Maintain existing dimensional standards (height, setbacks & lot coverage) with fine tuning
- Revise parking requirement to one per dwelling unit, address driveway access standards
- Add middle housing design standards

Allowed Housing Types

	R-1	R-2	R-3	RP	AR
Single-family detached dwelling	Y	Y	Y	Y	Y
Accessory dwelling unit	Y	Y	Y	Y	Y
Duplex dwelling	Y	Y	Y	Y	Y
Triplex	Y	Y	Y	Y	Y
Quadplex	Y	Y	Y	Y	Y
Townhouse	Y	Y	Y	Y	Y
Cottage Cluster	Y	Y	Y	Y	Y

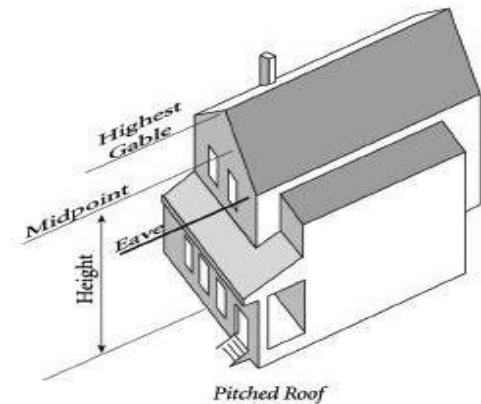
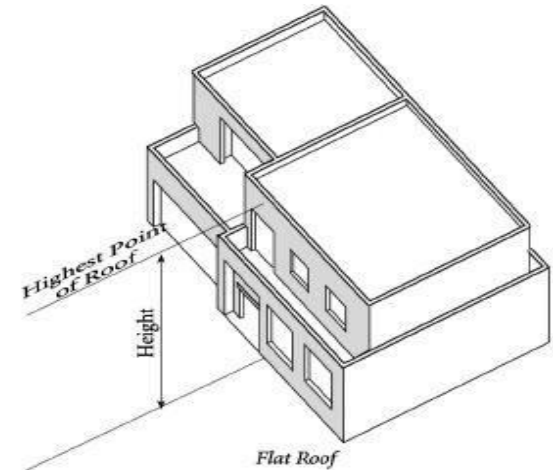
Minimum Lot Sizes

	R-1	R-2	RP	AR	R-3
Minimum lot size (square feet) for single-family	5,000	3,000	3,000	5,000	3,000
Minimum lot size for duplexes	5,000	3,000	3,000	5,000	2-3,000
Minimum lot size for triplexes	5,000				4,500
Minimum lot size for quadplexes	7,000				6,000
Minimum lot size for townhouses	1,500 (20 ft lot width)				
Minimum lot size for cottages	7,000				

- Question: Should duplex minimum lot sizes be further reduced to 2,000 or 2,500 SF in R-3?

Existing Building Height

- 30 feet in R-1, R-2, RP and AR
- 45 feet in R-3
- Potential issues:
 - In areas with slopes
 - Three-story buildings



Building Height Proposed

- Increase to 35 feet for townhouses in all zones
- Cap at 25 feet for cottages in all zones
- Plexes the same as single-family detached, with proposed revision:
 - Maintain 30 feet in R-1
 - Increase to 35 feet in R-2, RP and AR
- Question: Do you support the height increase for R-2, RP and AR? Should it include R-1?

Building Envelopes

	Triplexes R-1 v. others		Quadplexes R-1 v. others		Townhouse R-1 v. others	
Minimum lot size	5,000		7,000		1,500	
Allowed building coverage (home & garage)	40%	50%	40%	50%	40% 60%	50% 60%
Allowed building footprint	2,000	2,500	2,800	3,500	600 900	750 900

- Question: Do you support increasing lot coverage for townhouses be increased to 60% in all zones?

On & Off-Street Parking

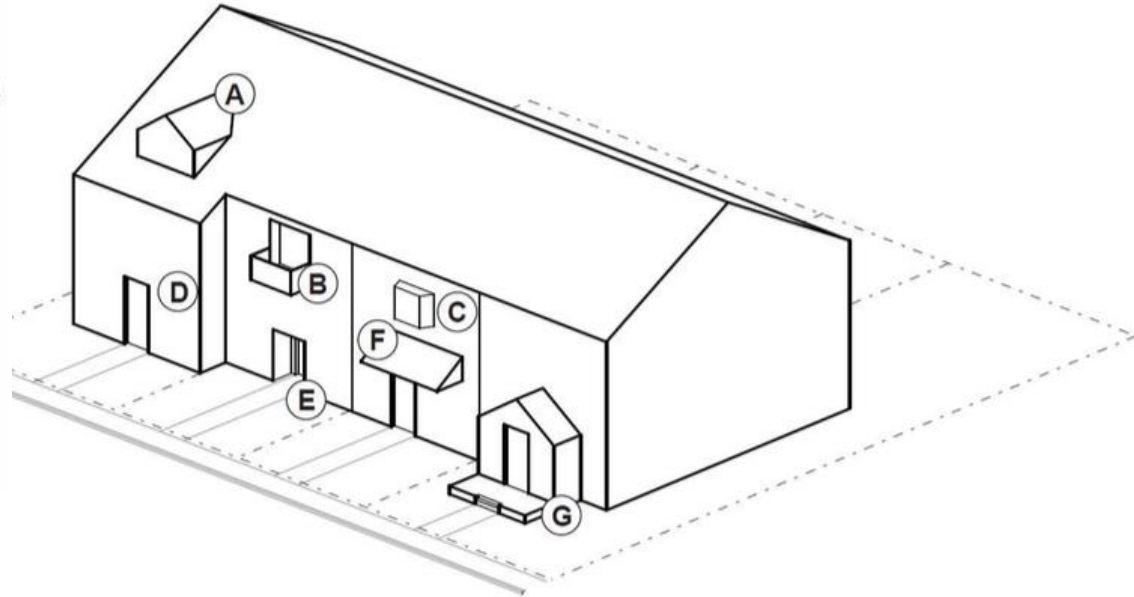
- Requirement for one off-street parking space per unit, for all types
- Residential parking design including garages & driveways rather than parking lots
 - Option for shared parking areas or individual garages for cottage clusters
- Looking to maintain on-street parking options by managing driveway widths and access

Design Standards

- Townhouses only:
 - Number of units
 - Unit differentiation
- Common themes for triplexes, quadplexes and townhouses:
 - Main entryways
 - Window coverage
 - Garage and off-street parking areas
 - Driveway approach

Townhouses: Unit Definition & Number of Units

- (A) Roof dormer, minimum of 4 feet wide
- (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C) Bay window extending minimum of 2 feet from facade
- (D) Facade offset, minimum of 2 feet deep
- (E) Recessed entryway, minimum 3 feet deep
- (F) Covered entryway, minimum of 4 feet deep
- (G) Porch, meets standards of subsection (1)(b)(iv) of section (C)



- Question: Should the number of attached townhouse units be limited to four, expanded to eight, or varied by zone?

Figure 13. Main Entrance Facing the Street

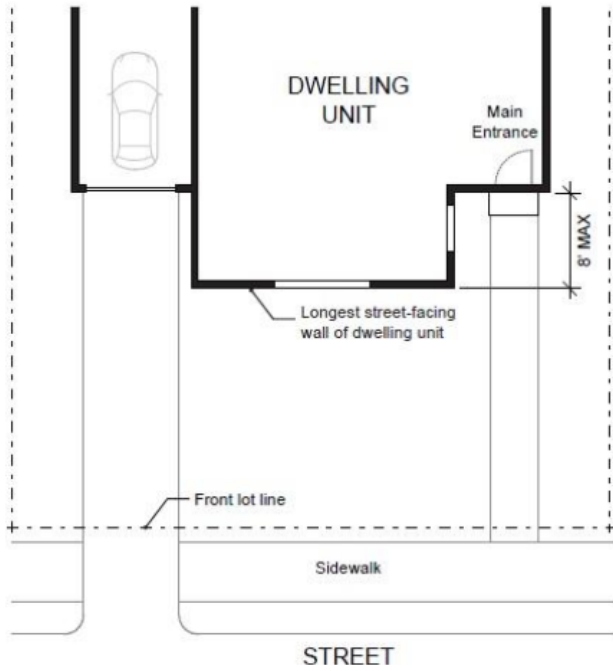
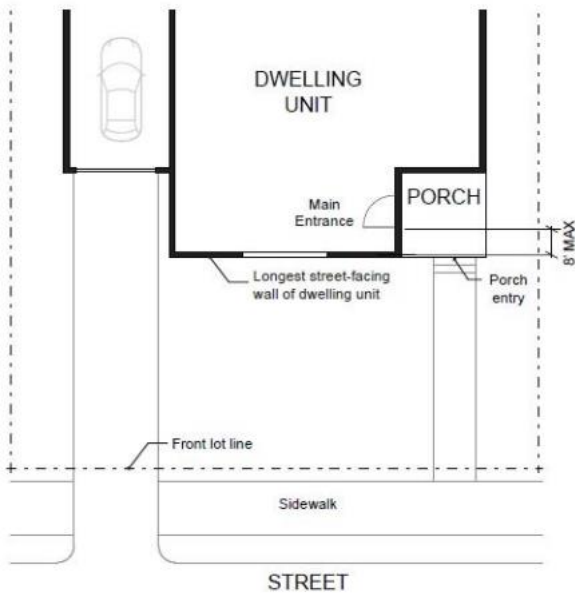
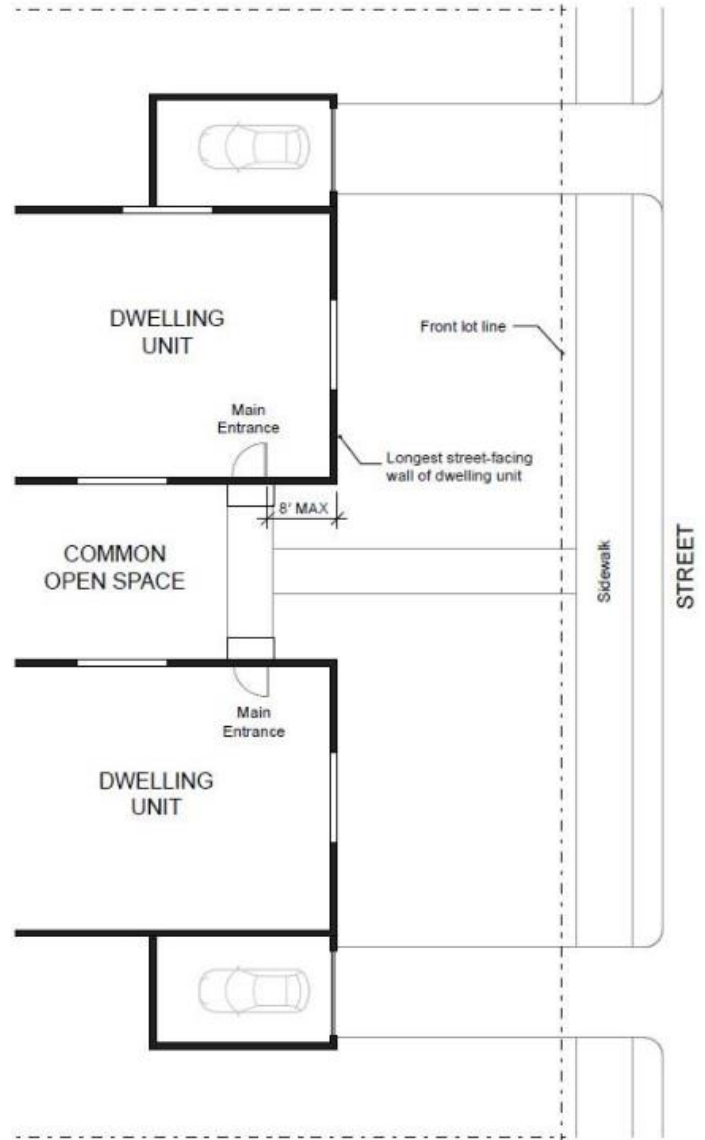


Figure 16. Main Entrance Opening onto a Porch



Entry Orientation Options

Figure 15. Main Entrance Facing Common Open Space



Minimum Window Coverage



STREET-FACING FACADE

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

Driveway Access for Townhouses

Figure 23. Townhouses with Parking in Front Yard

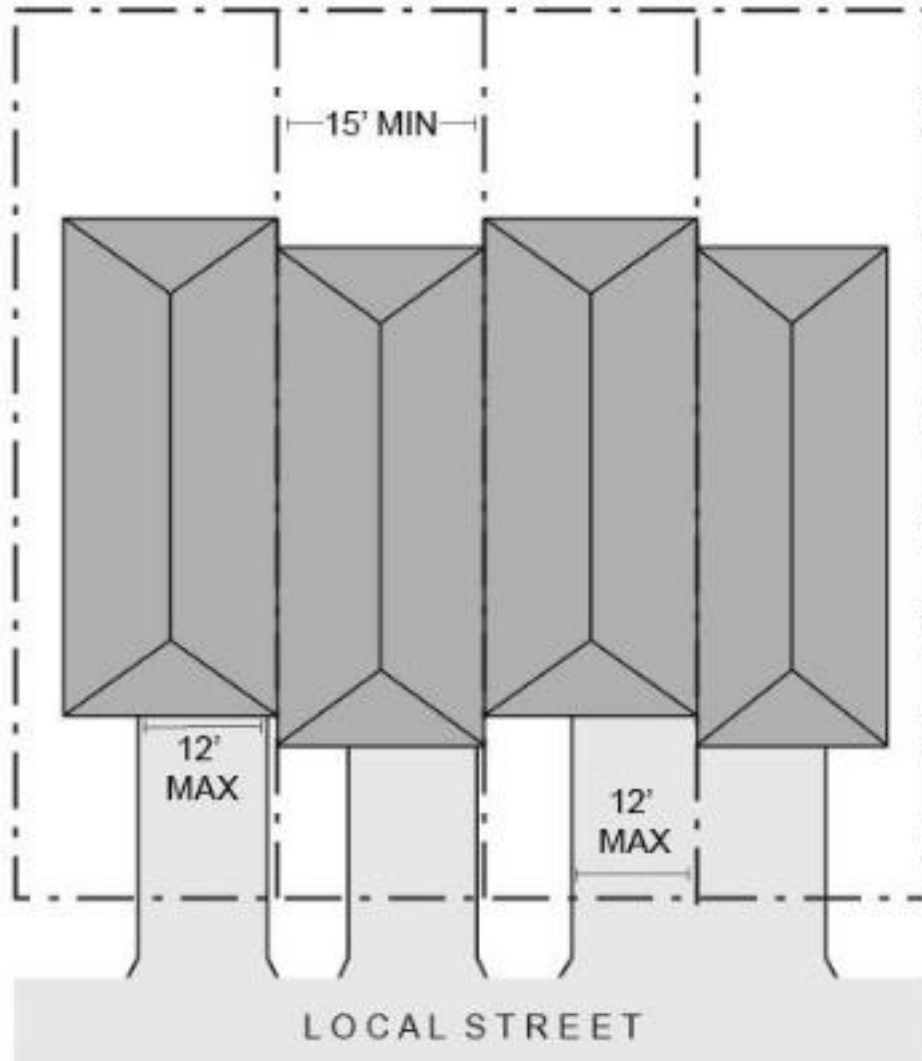


Figure 24. Townhouses on Corner Lot with Shared Access

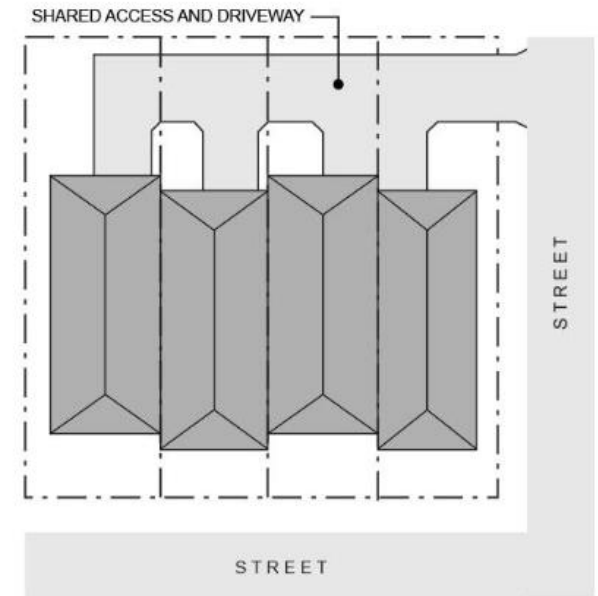
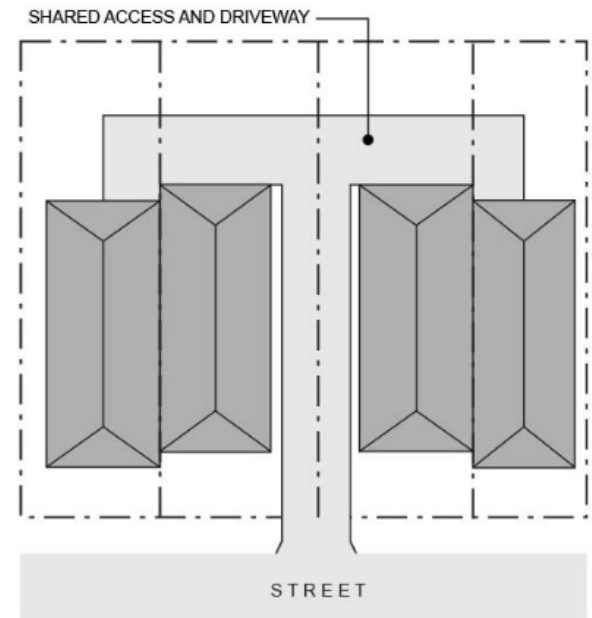
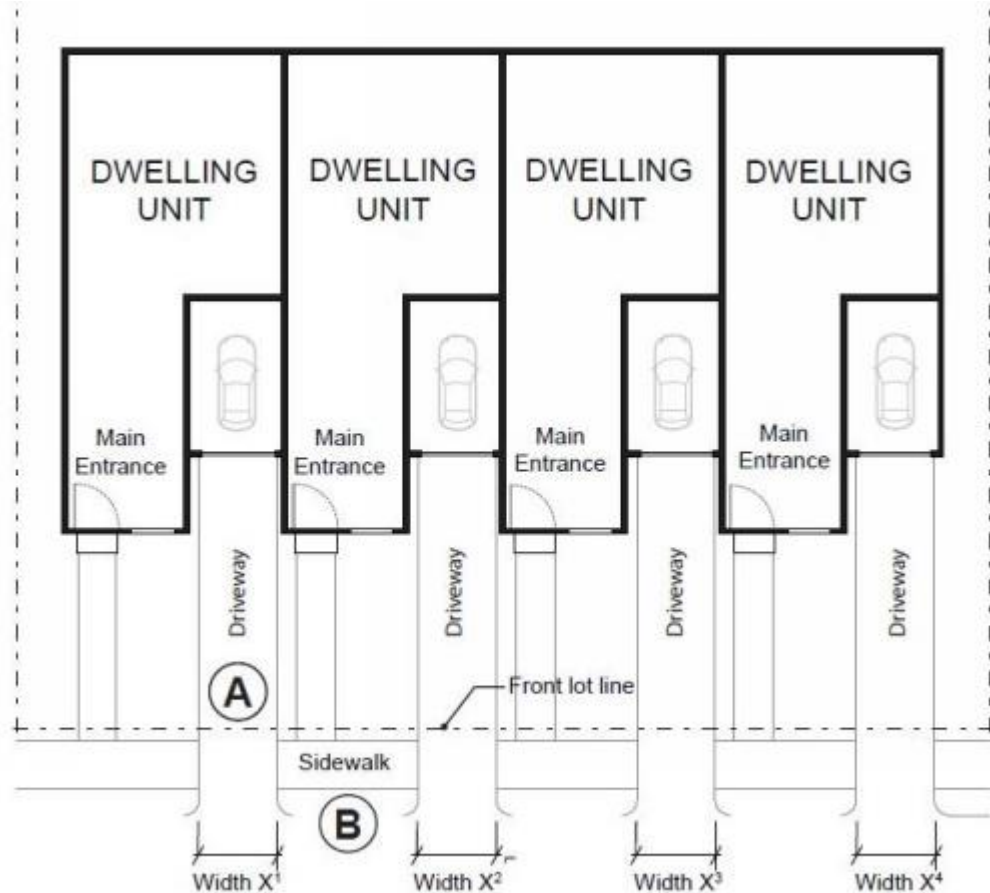
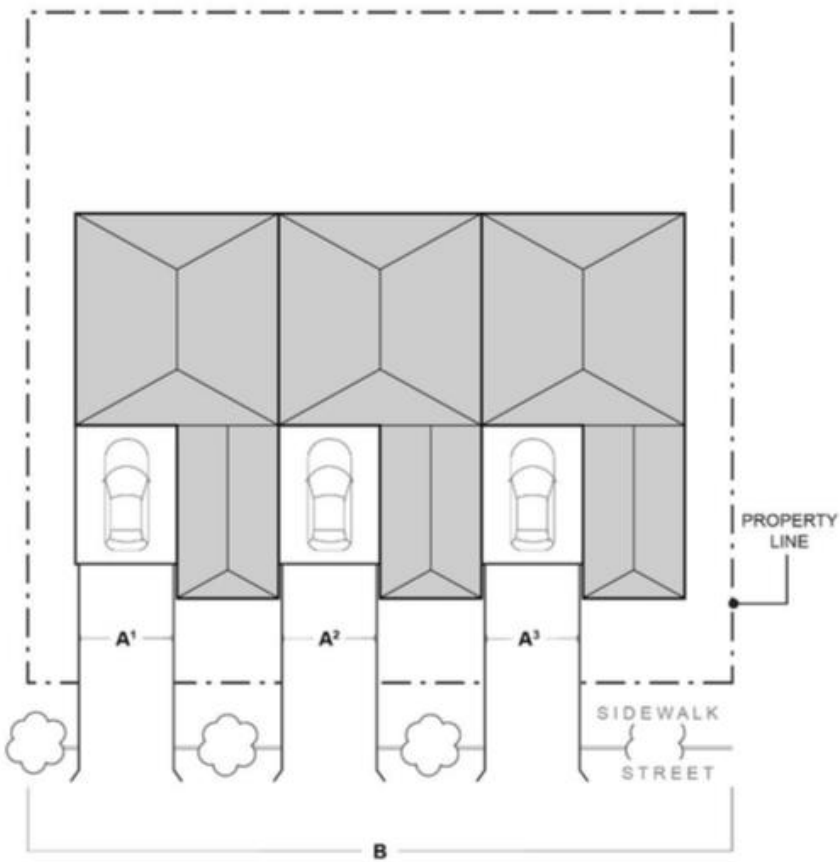


Figure 25. Townhouses with Consolidated Access



Driveway Access for Triplex & Quadplex



A Garage and on-site parking and maneuvering areas

B Total street frontage

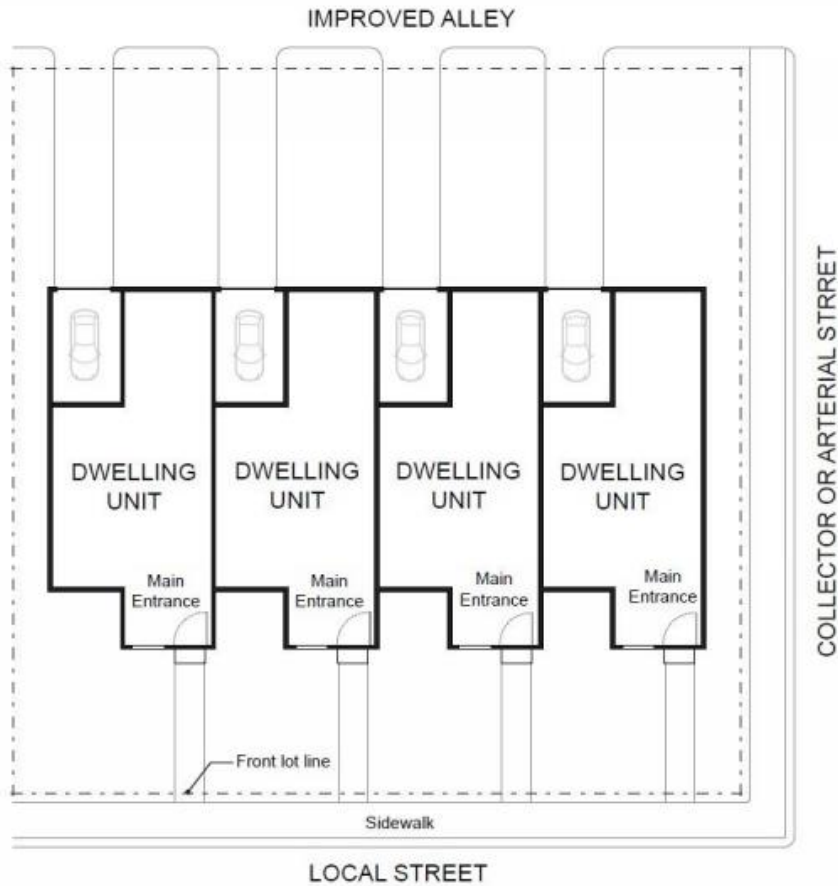
$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

A: Total width not to exceed 32 feet

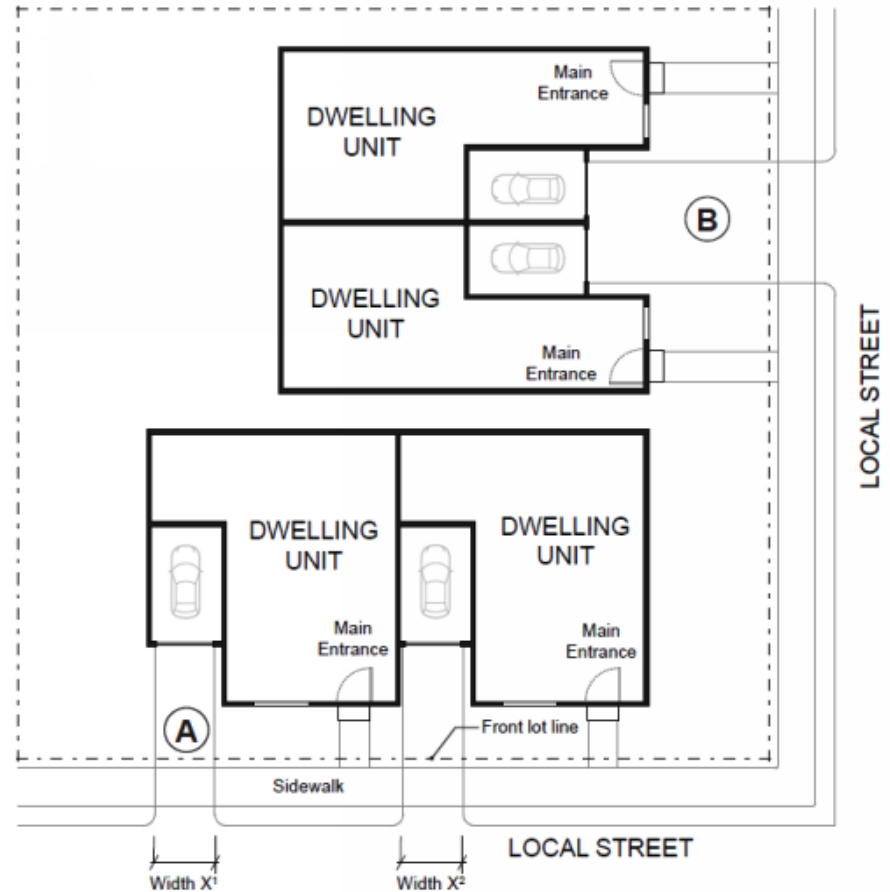
B: Separation allowed on local streets

Alternative Access for Triplex & Quadplex

Alley Access



Corner Lot Separated Access



Access Issues

- Goal to limit driveways and garages from dominating the frontage while allowing functional access from public street
- Need to align with engineering standards for access and prevent conflicts
- Impacts along the sidewalk and frontage: curb cuts, on-street parking, street trees, utility placement
- Providing individual driveways may support more individual garages

Access Proposal

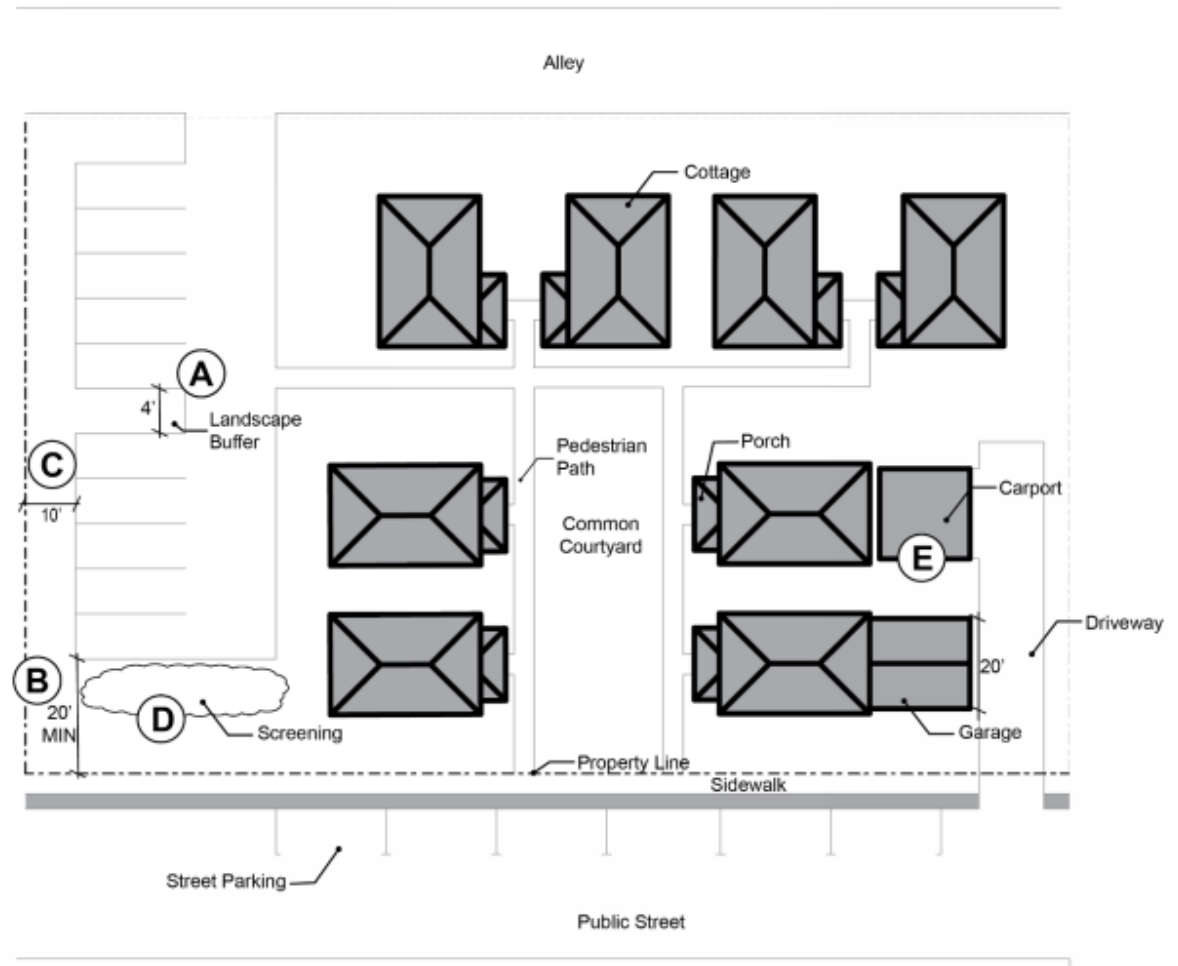
- For townhouses, guarantee one 12-ft driveway per lot, as required
- For plexes, provide flexibility without guarantee of one driveway per unit:
 - Allow multiple driveways if spacing can be met; reduce spacing from 40 ft to 22 ft to fit on-street parking space
 - Allow but do not require multiple driveways for corner lots on local streets
- Question: Do you support reducing the spacing between driveways from 40 ft to 22 ft to allow multiple driveways on plex lots?

Common design: Single driveway for both units



Parking for Cottage Clusters

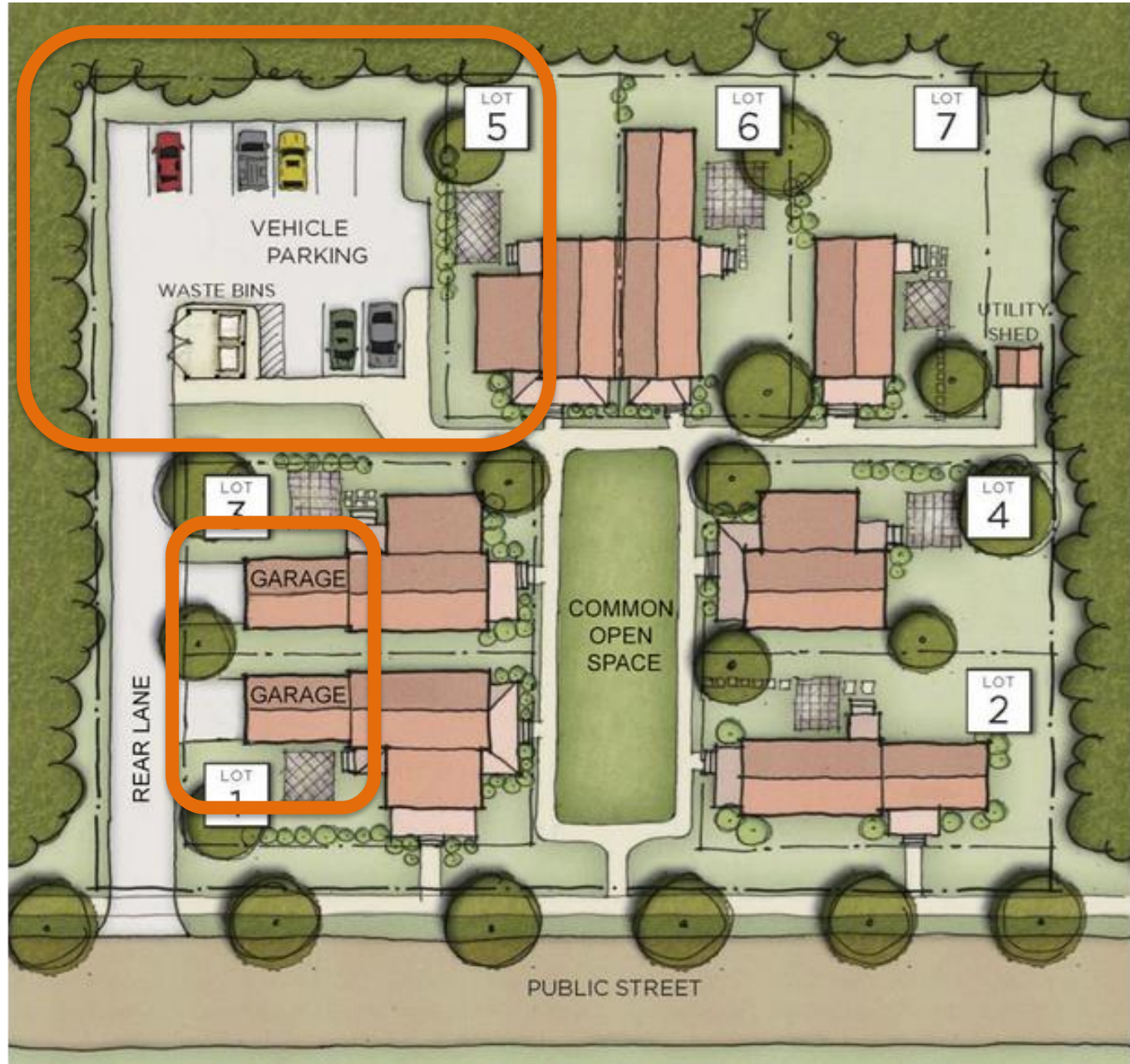
- Shared parking areas
- Individual garages or carports



Parking Considerations

- Desire to minimize impacts of parking area while maximizing feasibility to construct, using tools like:
 - Landscape screening along side property lines
 - Walls or fencing along side property lines
 - Setbacks along side property lines
 - Landscape screening between the parking area and the street
 - Setbacks between the parking area and the street
 - Parking lot area lighting
 - Stormwater facilities for parking areas
- Question: Which of the above should be prioritized?

- Mix of shared parking area and garages
- Landscape buffering



- Shared parking areas and structures
- Fences



Ways to Comment

- Discussion tonight
- Survey available online:
[https://www.surveymonkey.com/r/
NewbergCodeUpdates](https://www.surveymonkey.com/r/NewbergCodeUpdates)
- Additional comments by email to:
Doug.Rux@newbergoregon.gov

DISCUSSION

Your questions and comments

- Should duplex minimum lot sizes be further reduced to 2,000 or 2,500 SF in R-3?
- Do you support the height increase to 35 ft in R-2, RP and AR? Should it include R-1?
- Do you support increasing lot coverage for townhouses be increased to 60% in all zones?
- Should the number of attached townhouse units be limited to four, expanded to eight, or varied by zone?
- Do you support reducing the spacing between driveways from 40 ft to 22 ft to allow multiple driveways on plex lots?
- Which standards to prioritize for cottage parking areas?

Ways to Stay Engaged

- Advisory Committee meeting:
March 10, 2021
- Adoption process starting with PC/CC
work session: March 15, 2021

Thank you!