

# Middle Housing Code Update: Other Middle Housing

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PC/CC Joint Work Session

June 7, 2021



# PROJECT OBJECTIVES

- Provide code opportunities for middle housing options to help address Newberg's housing needs
  - Duplexes, **triplexes, quadplexes, townhouses and cottage clusters**
- Build on the momentum of the HNA
- Comply with House Bill 2001 for Medium and Large Cities

# PROJECT COMPONENTS

- Code Audit: Complete
- Duplex Code Updates
  - Adoption by June 2021
- **Other Middle Housing Code Updates**
  - Final draft by June 2021
  - Separate adoption in Fall 2021
- Public engagement throughout



# MIDDLE HOUSING BASICS

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# OTHER MIDDLE HOUSING

- **Triplexes**
- **Quadplexes**
- **Townhouses**
- **Cottage clusters**
  - New construction or additions/conversion of existing buildings
  - Infill and new neighborhood development

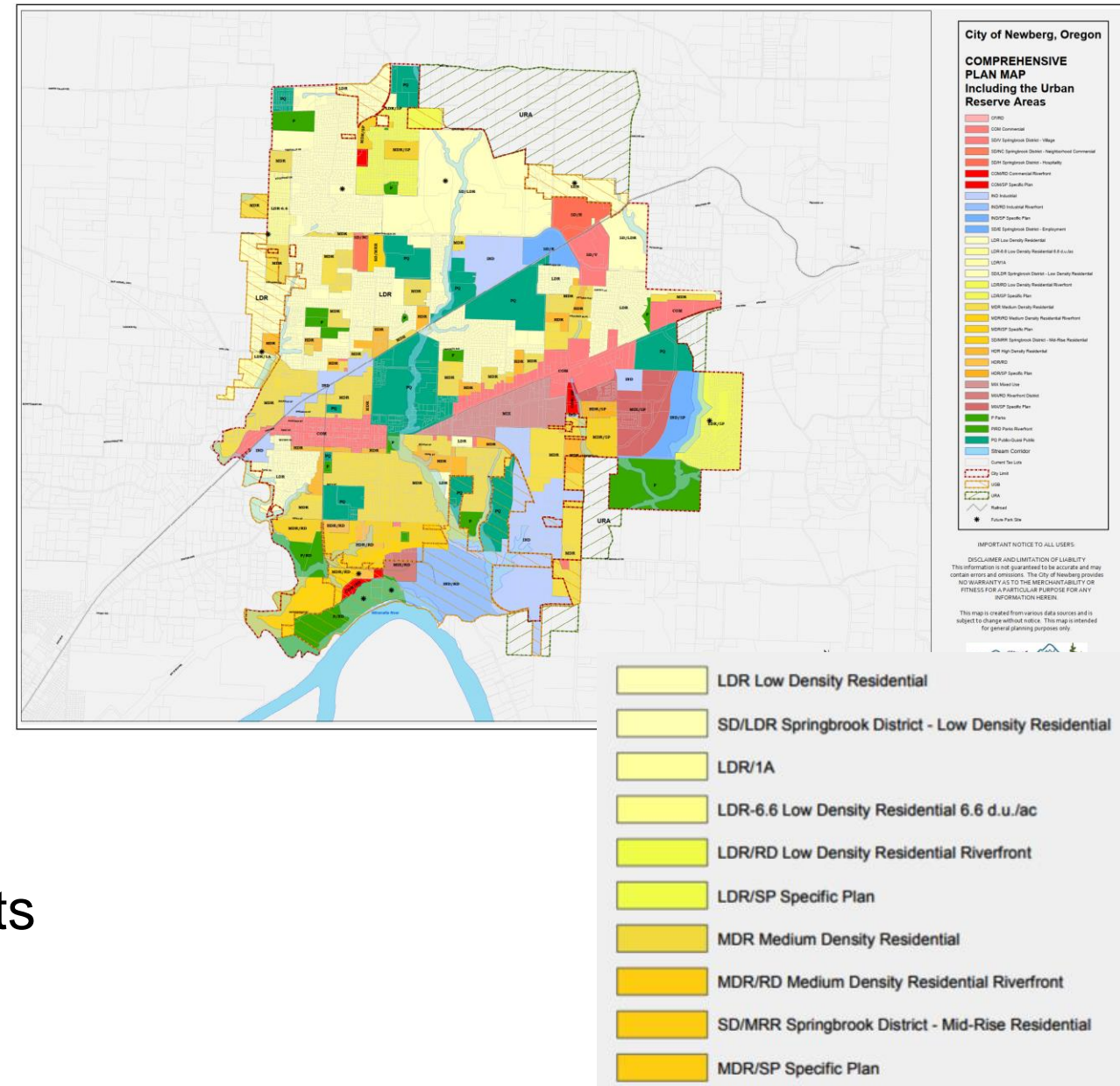


# IMPLEMENTING HOUSE BILL 2001

- Key distinction:
  - Duplexes **on all lots** where single-family dwellings are allowed
  - Triplexes, quadplexes, townhouses and cottage clusters **in all residential zones** where single-family dwellings are allowed
- State rulemaking process produced two implementation options:
  - Minimum compliance standards (OAR 660-046)
  - Model Code
  - Mix of standards is possible locally

# NEWBERG APPLICATION

- Will apply in all residential zones:
  - R-1, R-2, R-3, RP and AR
- Will apply in master plan and specific plan areas
- Expected to apply broadly but perhaps not deeply
  - Initial estimate of 3% of new units



# CODE UPDATES

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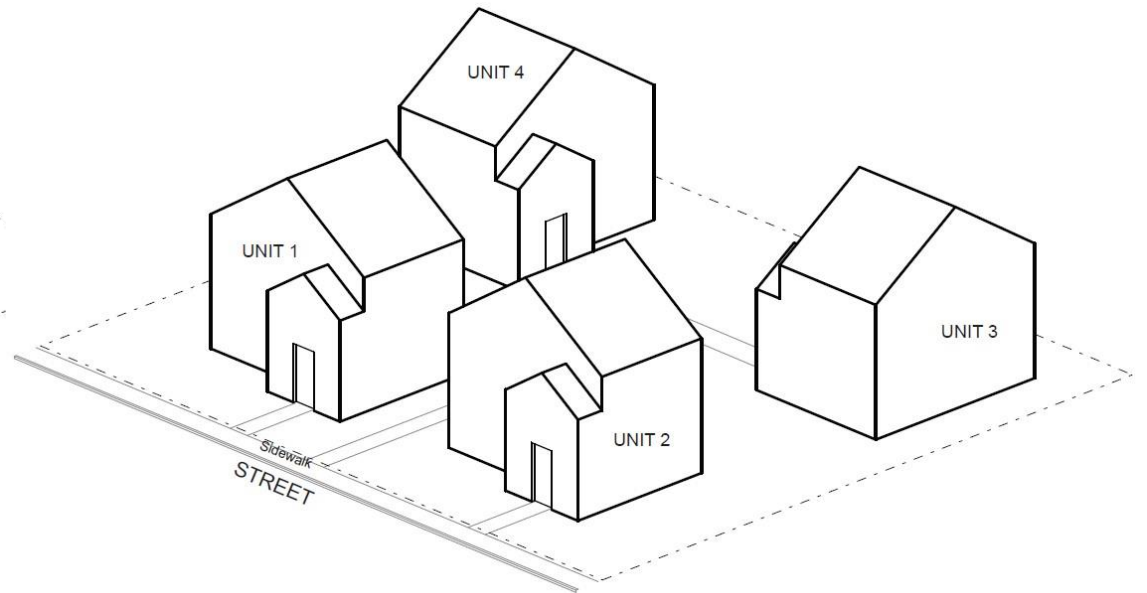
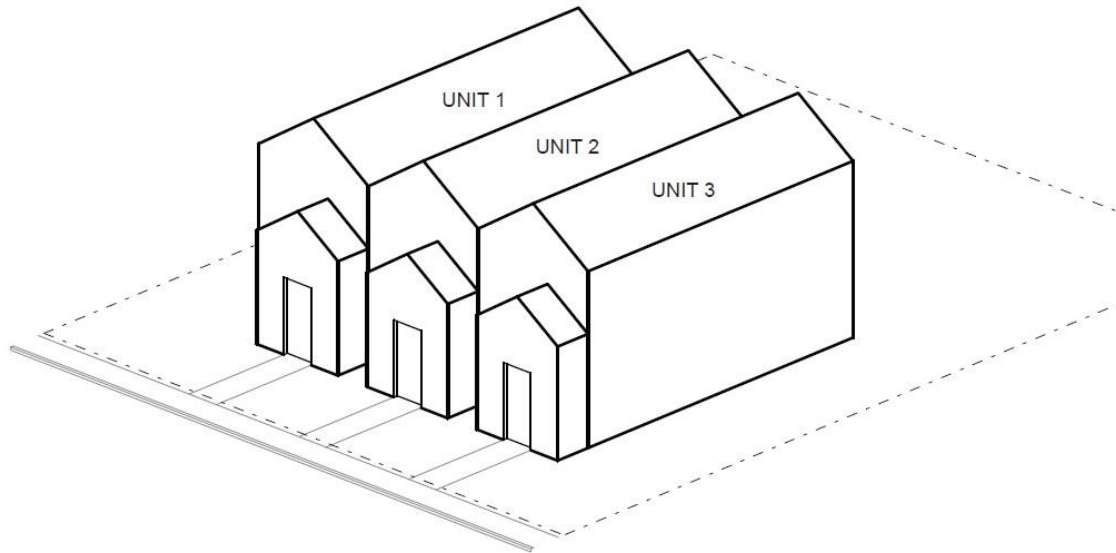


# KEY CODE CONCEPTS

- Add definitions for all middle housing types
- Allow middle housing in the R-1, R-2, R-3, RP and AR zones, including master plan and specific plan areas
- Add minimum lot sizes for middle housing
- Maintain existing dimensional standards (height and setbacks) with fine tuning
- Add middle housing design standards
- Revise parking requirement to one per dwelling unit and provide access, parking area options

# UNIT DEFINITIONS

- Add new definitions for middle housing types
- Triplex and quadplexes: Variety of attached and detached options



# PERMITTED USES

- Introduce in all residential zones where single-family is permitted

	R-1	R-2	R-3	RP	AR
Single-family detached dwelling	Y	Y	Y*	Y	Y
Duplex dwelling	Y	Y	Y	Y	Y
Townhouse dwelling	<u>Y</u> (S)	<u>Y</u> (S)	<u>Y</u> (S*)	<u>Y</u> (S)	<u>Y</u> (S)
<u>Triplex dwelling</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Quadplex dwelling</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>Cottage cluster project</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

\*On existing lots created before 1992 only

# MINIMUM LOT SIZES

- Introduce new minimum lot sizes tied to single-family lot sizes
- Create de facto maximum densities; no changes to density targets

	R-1	R-2	RP	AR	R-3
Minimum lot size (square feet): for SFDD and duplexes	5,000	3,000	3,000	5,000	2,500
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 cottage cluster	7,000				

# DIMENSIONAL STANDARDS

- Minimal changes proposed to dimensional standards
- Height and building coverage increase in R-1 for townhouses
- Builds upon similar increases to height and building coverage to other zones with duplex code updates

	R-1	R-2	RP	AR	R-3
Building coverage (dwelling & garage)	40%, <u>60% for townhouses</u>	60%	60%	60%	60%
Height	30 ft, <u>35 ft for townhouses</u>	35 ft	35 ft	35 ft	45 ft
<u>Cottage height</u>	<u>25 ft</u>	<u>25 ft</u>	<u>25 ft</u>	<u>25 ft</u>	<u>25 ft</u>

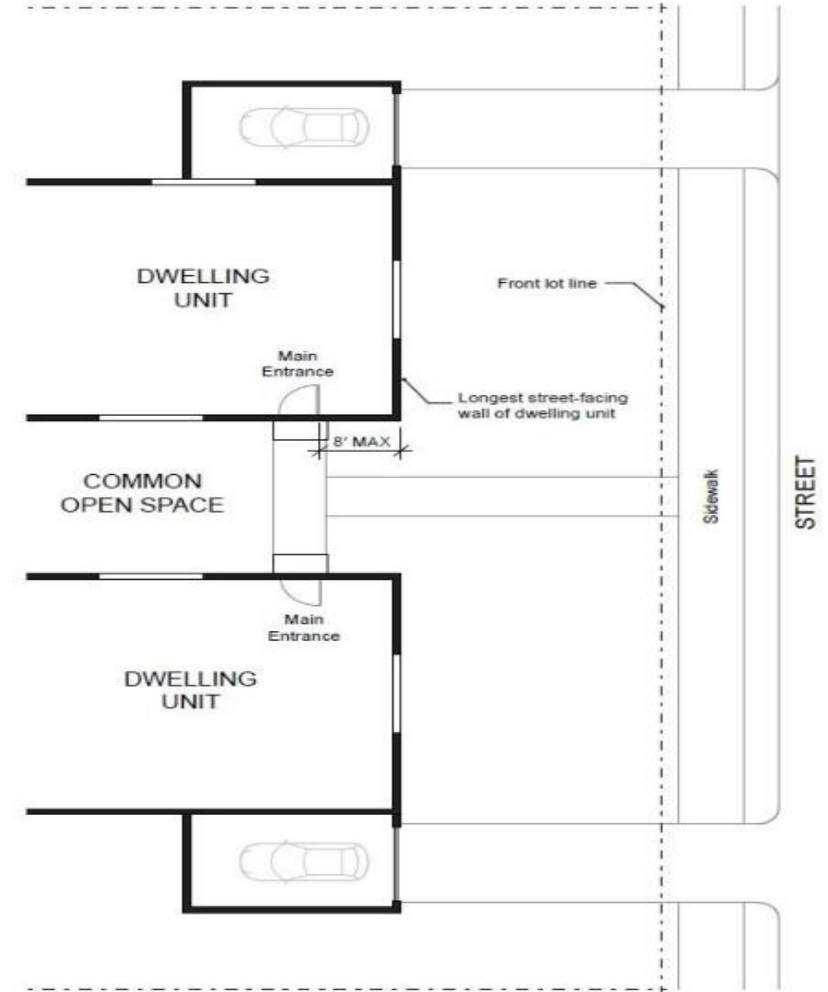
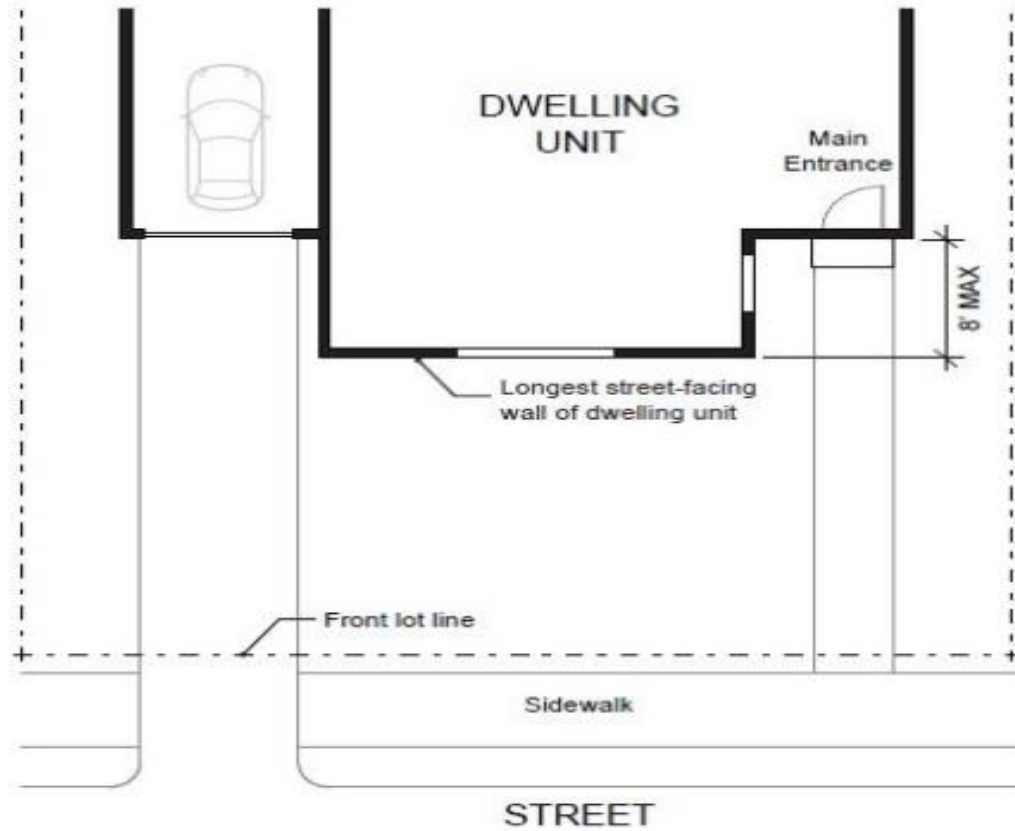
# PROJECT SIZES

- Townhouses:
  - Up to four attached townhouses in the R-1 zone
  - Up to eight attached units in the R-2, R-3, RP and AR zones
  - Four units likely to be the most common configuration
- Cottage Clusters:
  - Minimum of three units
  - Maximum of eight units in a cluster in R-1
  - Maximum of 12 units in a cluster in R-2, R-3, RP and AR
  - Multiple clusters allowed per parcel
- Individual cottages:
  - Maximum footprint of 900 SF, total size up to 1,800 SF

# DESIGN STANDARDS

- Clear & objective design standards:
  - Revise existing townhouse standards
  - Introduce new triplex & quadplex standards
  - Introduce new cottage standards
- General design features include:
  - Entryway, window coverage, garage location, driveway approaches
  - Courtyard and clusters for cottages

# MAIN ENTRANCE OPTIONS





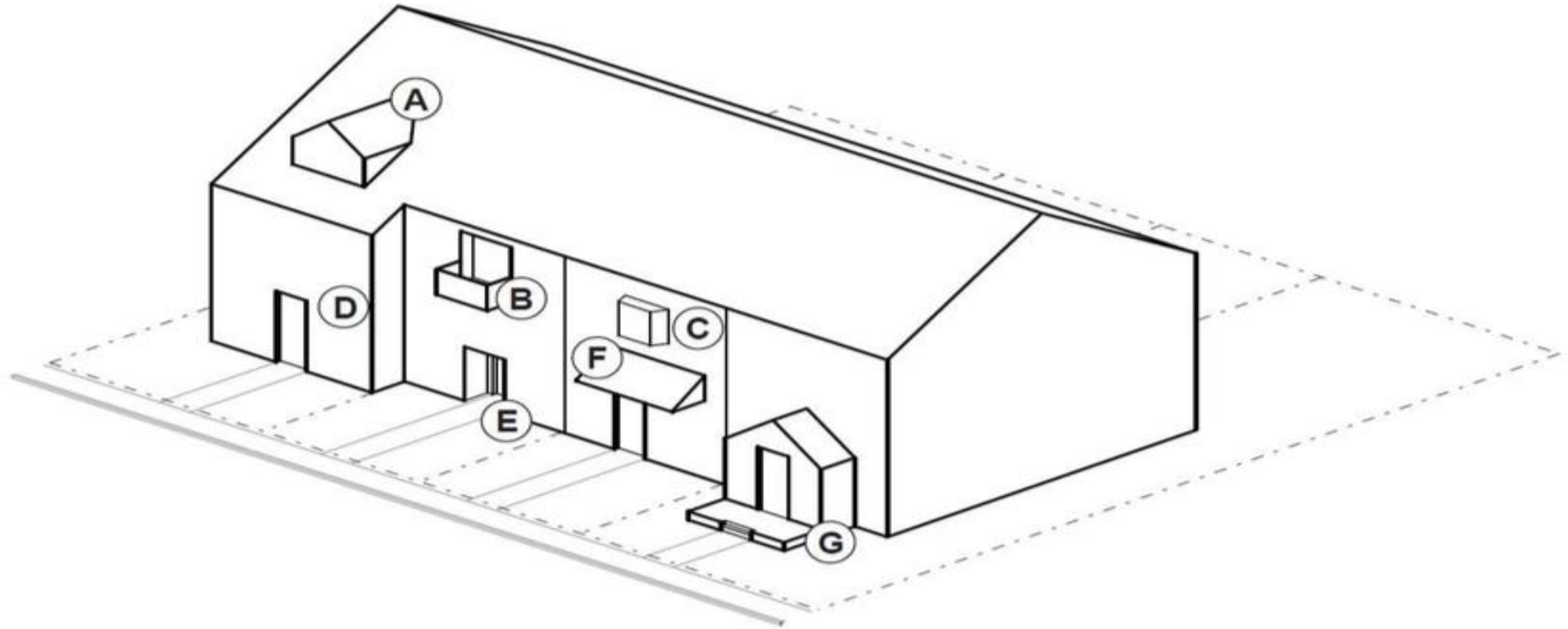
# MINIMUM WINDOW COVERAGE



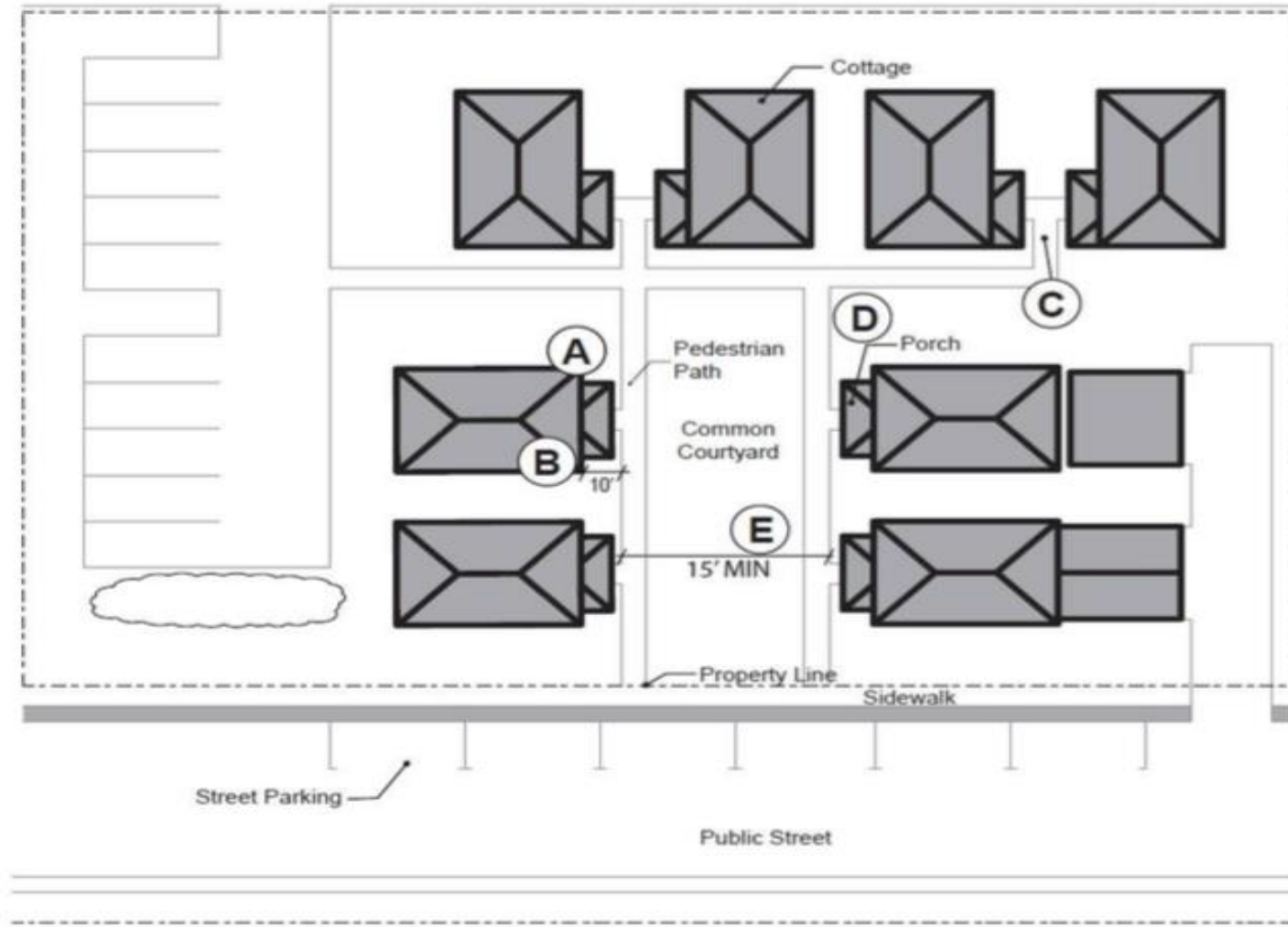
STREET-FACING FACADE

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

# DEFINING ARCHITECTURAL FEATURES



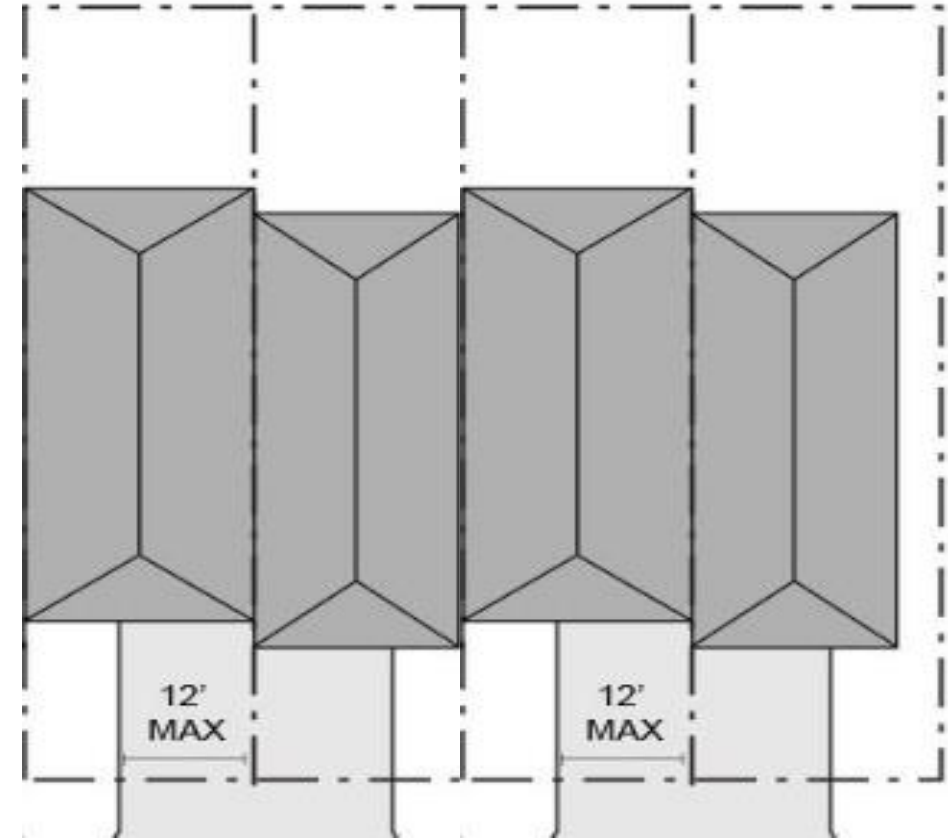
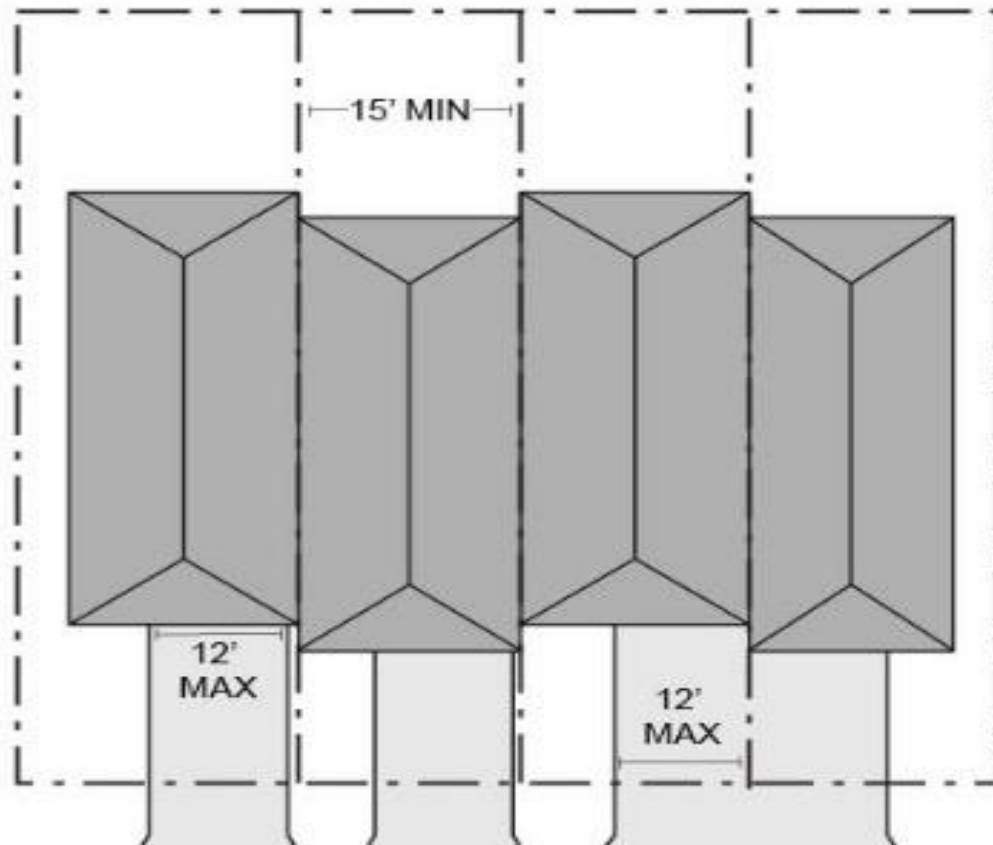
# COTTAGE CLUSTERING & COURTYARD



# PARKING STANDARDS

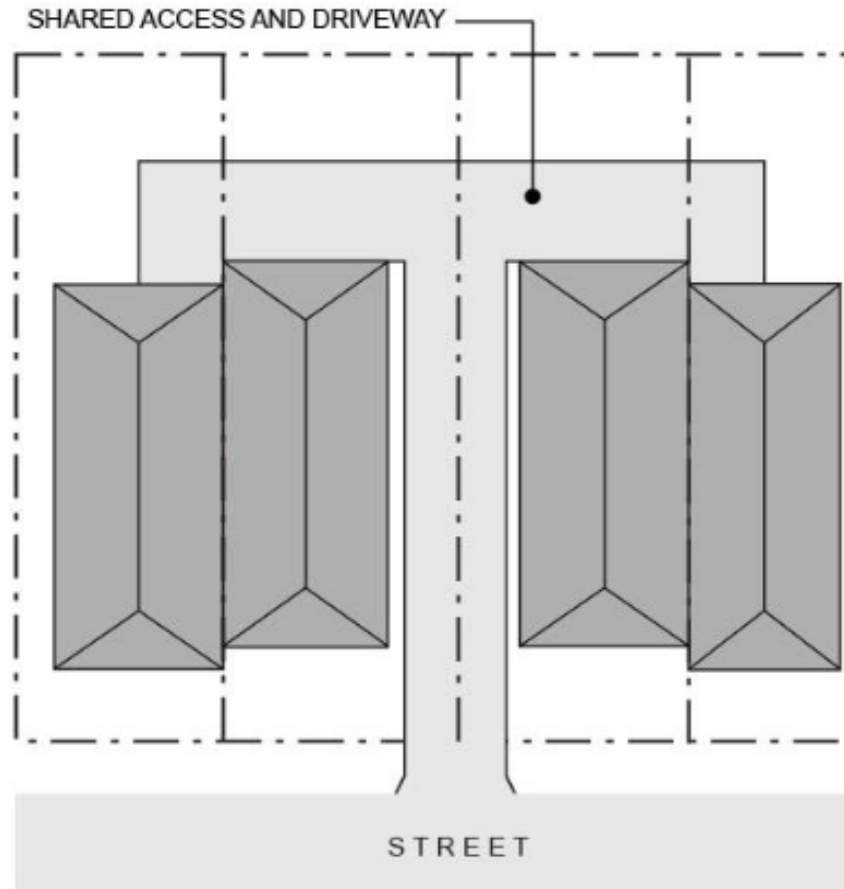
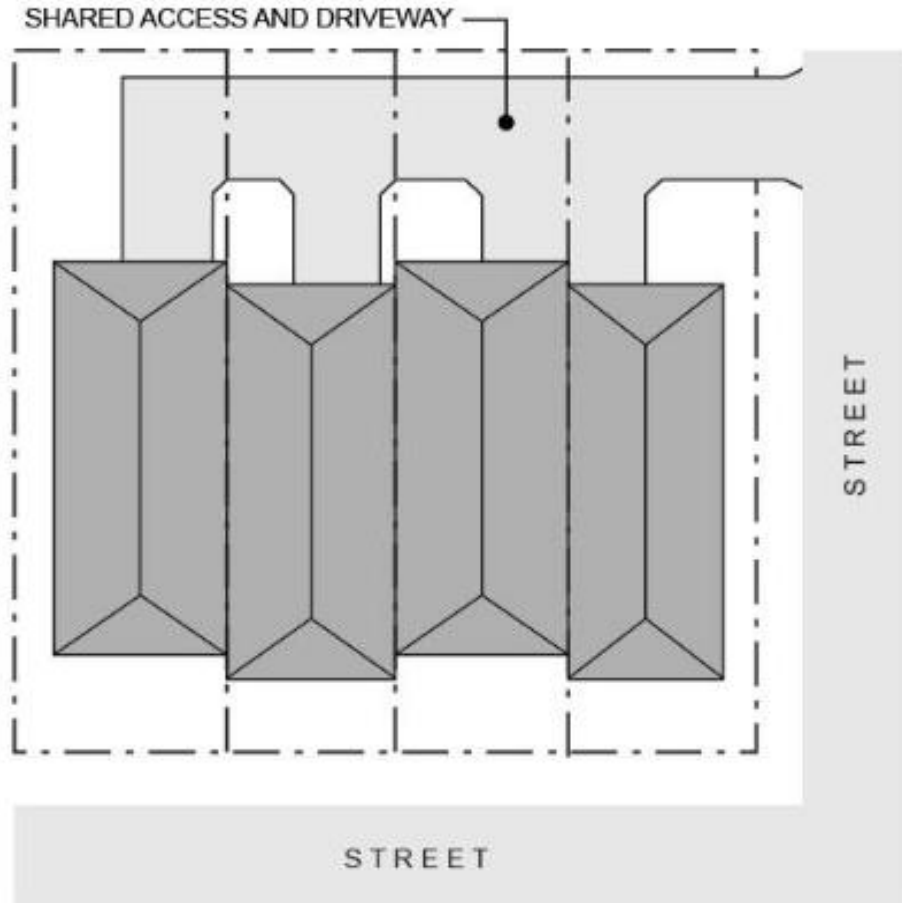
- General requirement for a minimum of one off-street parking space per unit
- Plexes: Provide options for one or multiple driveways similar to duplexes, up to 32 feet or 50% of lot frontage
  - Allow two driveways on corner lots
  - Require 22-ft spacing between driveways
- Townhouses: Must allow option for up to 12-ft wide driveway per 20-ft wide lot, with additional shared access or paired driveway options

# STREET-FACING DRIVEWAYS



Individual and shared

# SHARED ACCESS EASEMENTS



# COTTAGE PARKING STANDARDS

- Shared parking areas
- Individual garages or carports



# CHANGES TO MASTER PLAN AREAS

- Mix of plan-specific and base zoning standards apply
- Needed plan changes include:
  - Springbrook: Allow middle housing uses
  - Northwest Newberg: Revise density standards to permit middle housing
  - Springbrook Oaks: Revise density standards to permit middle housing
  - Riverfront District: Extend single-family design standards to all types



# QUESTIONS

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