

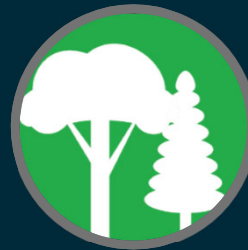


COMPREHENSIVE PLAN IMPLEMENTATION PROJECT – PROPOSED CODE AMENDMENTS HOUSING AND PARKING

City Council
March 1, 2022
Vera Kolas, Senior Planner

COMPREHENSIVE PLAN - POLICY MANDATES

- Increase supply of middle housing; provide housing choice
- Increase the tree canopy and preserve existing trees; support the goal of 40% tree canopy
- Manage parking to enable middle housing and protect trees



HOUSING – HB 2001 MANDATES

HB 2001 requires **middle housing options** be permitted in all residential areas zoned for detached single-unit dwellings.



Townhomes



Cottage
Cluster



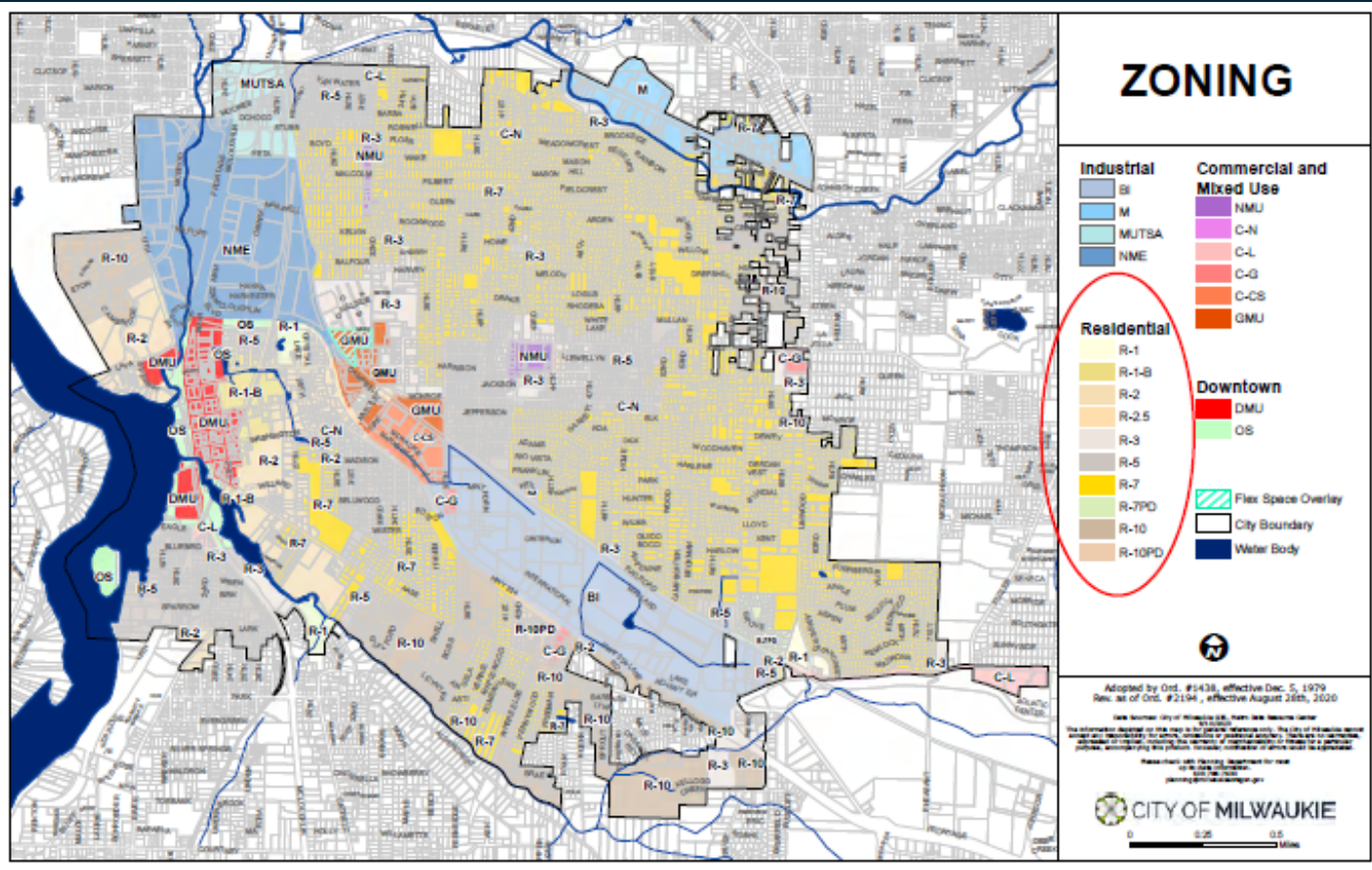
ADU



Plexes

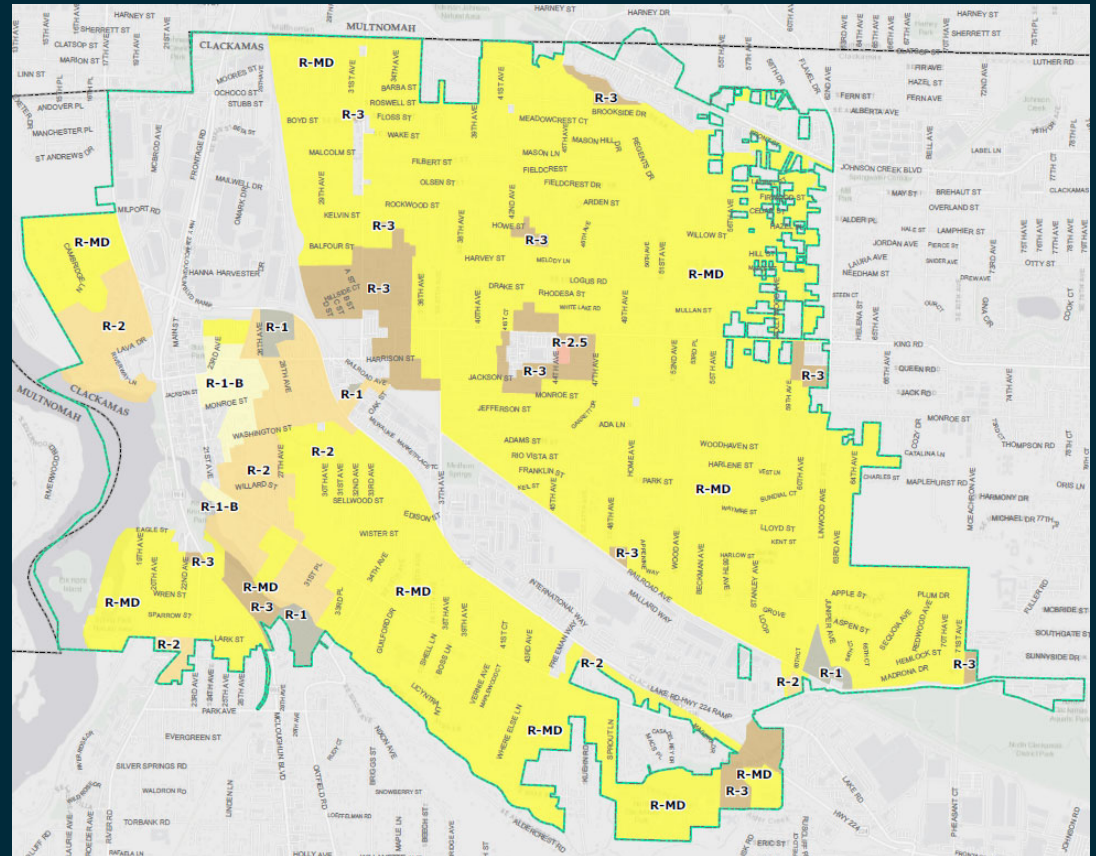


CODE AMENDMENTS – ZONING MAP







CODE AMENDMENTS – ZONING MAP

- Consolidate 8 residential zones to 6 zones:
 - R-1; R-1-B; R-2; R-2.5; R-3
 - R-MD (MD) = R-5, R-7, R-10
- Comp Plan policy: equitable distribution of housing choices







COMPREHENSIVE PLAN – MAP 8 – LAND USE

- Consolidate 4 residential land use designations to 2:
 - Low Density (LD) + Moderate Density (MD) = Moderate Density (MD)
 - Medium Density (MED. D) + High Density (HD) = High Density (HD)

	LD - Low Density
	MD - Moderate Density
	MED. D - Medium Density
	HD - High Density



	HD - High Density
	I - Industrial
	MD - Moderate Density
	



PROPOSED AMENDMENTS - DEFINITIONS

- Outright Allowed
- Owner
- Street tree
- Tree
- Density calculation
- Flag lot
- Back lot

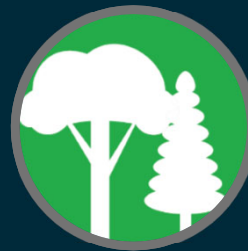
- Duplex
- Cottage Cluster
- Cottage Cluster project
- Middle Housing
- Multi-unit development
- Quadplex
- Townhouse
- Triplex
- Single detached dwelling



QUESTIONS?



HOUSING



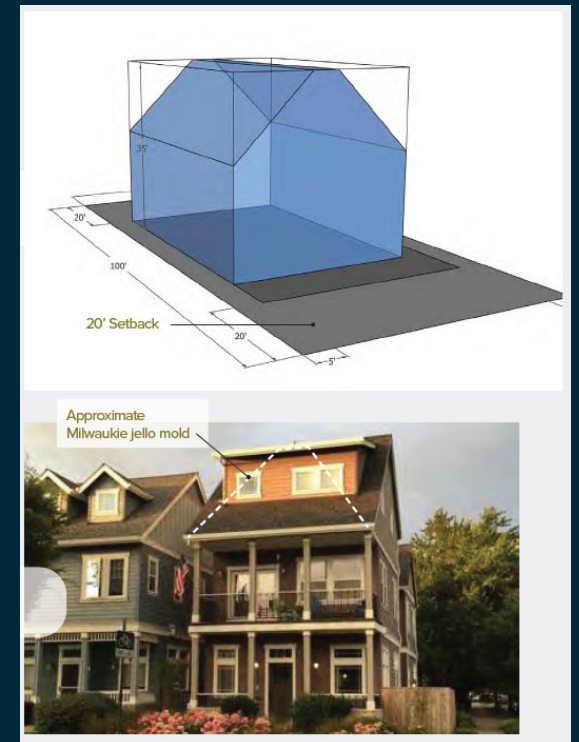
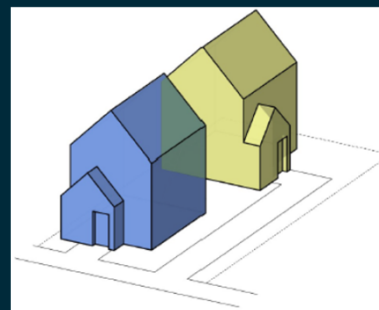
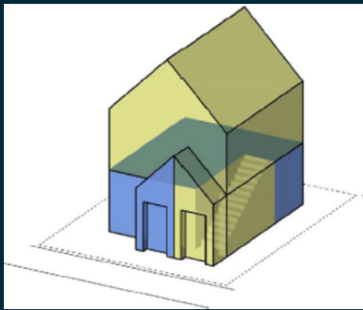
CODE AMENDMENTS – DEVELOPMENT STANDARDS

Lot Size	Permitted Housing Types <u>currently</u>	Permitted Housing Types <u>proposed</u>
1,500 sq. ft.	Rowhouse (townhouse)	Townhouse
3,000 sq. ft. to 6,999 sq. ft.	Detached single dwelling if a lot of record Detached single dwelling + ADU	Detached single dwelling Detached single dwelling + 2 ADU Duplex Triplex Quadplex
7,000 sq. ft. and greater	Detached single dwelling Detached single dwelling + ADU Duplex if lot is 10,000 sq ft or larger	Detached single dwelling Detached single dwelling + 2 ADU Duplex Triplex Quadplex Cottage Cluster



CODE AMENDMENTS – DEVELOPMENT STANDARDS

- Attached and Detached units will be permitted.



- **Development standards would apply:**
 - Maximum lot coverage
 - Minimum landscaping
 - Minimum setbacks
 - Maximum building height
 - Side yard height plane



DEVELOPMENT STANDARDS – BUILDING HEIGHT

Standard (R-MD Zone)	Existing	Proposed
Max. Building Height	35 ft or 2.5 stories	35 ft

- Side yard height plane standard would still apply
- Most 2.5 story homes are close to 30 ft already



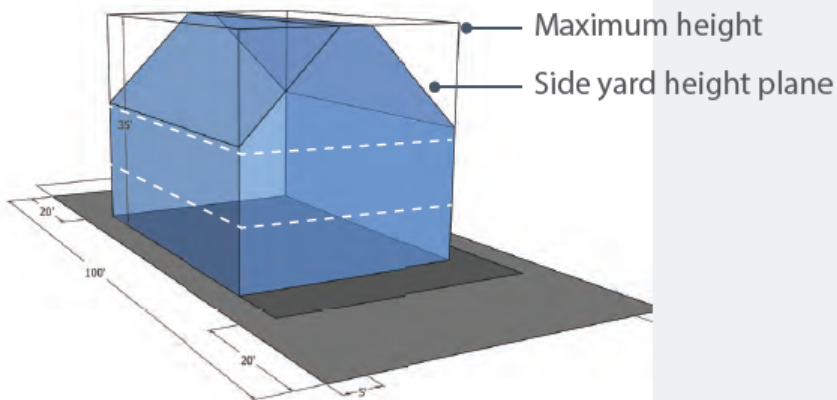
DEVELOPMENT STANDARDS – LOT COVERAGE AND VEG

Lot Size (sq ft)	Proposed Max. Lot Coverage	Amount of Building	Proposed Min. Vegetation
1,500 – 2,999	45% (10% bonus for single story or addition)		15%
3,000	35% (10% bonus for single story or addition)	= 1,050 sq ft footprint	25% = 750 sq ft
5,000	35% (10% bonus for single story or addition)	= 1,750 sq ft footprint (2-story triplex with 1,150-sq ft units.)	25% = 1,250 sq ft
7,000 and up	30% (10% bonus for single story or addition)	= 2,100 sq ft footprint	30% = 2,100 sq ft



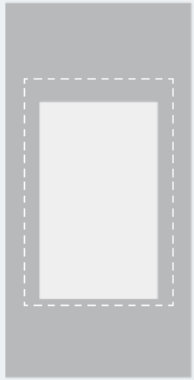
A typical 5,000 square foot lot

35% lot coverage
(1,750 sf)

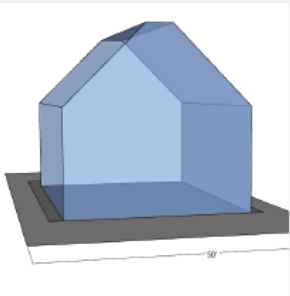
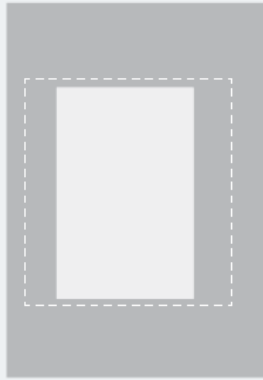


- Tools to address the shape and bulk of a house and impacts to neighbors:
 - Max. lot coverage
 - Min. vegetation
 - Min. setbacks
 - Side yard height plane
- The tools create the “jello mold”. The units must fit into that jello mold.

5,000 square foot



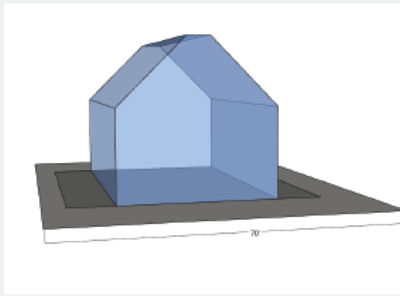
7,000 square foot



Maximum buildable area
in square feet:

4,375

*at 1,000 square feet per unit,
this volume may be able to
accommodate 4 dwellings*

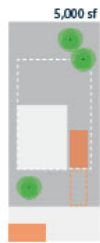


Maximum buildable area
in square feet:

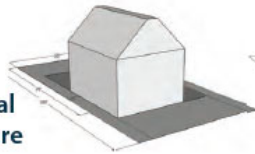
5,250

*at 1,000 square feet per unit,
this volume may be able to
accommodate 5 dwellings*

- **What determines how much can be built on a residential lot?**
 - Determined by calculating the floor area that can fit into the jello mold.
 - The height in residential zones is 35 feet
 - This is the maximum buildable area

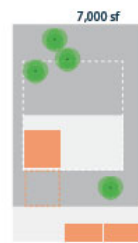


Pre-War

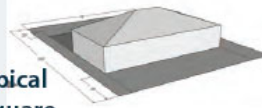


Total floor area of a typical
Milwaukie house, in square
feet

1,960

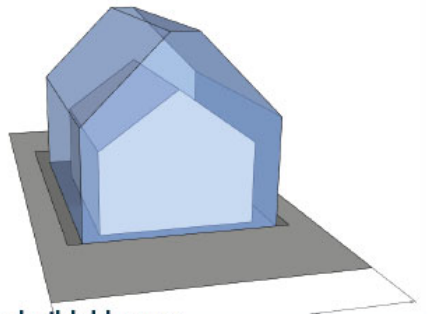


Mid-Century



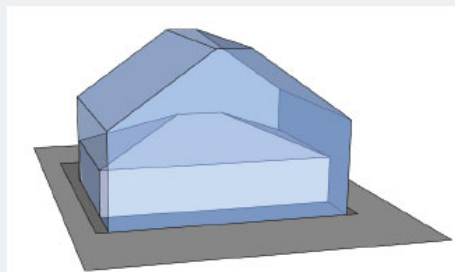
Total floor area of a typical
Milwaukie house, in square
feet

1,500



Maximum buildable area
in square feet:

4,375



Maximum buildable area
in square feet:

5,250

- What is the size of a pre-existing house we see in Milwaukie today?

PERMITTED TODAY

Permitted today

Lot size = 5,180 sq ft
House = 1,768 sq ft
Details = 3 BR; 2 BA



Lot size = 5,119 sq ft
House = 2,629 sq ft
Details = 4 BR; Den; 2.5 BA





- This is a 3,400 sq ft lot on Edison St.
- House = 2,006 sq ft
 - Rear setback = 27 ft
 - Front setback = 20 ft
 - Side setbacks = 5 ft; 5.5 ft
 - Lot coverage = 34.9%
 - Landscaping = 50.4%



CODE AMENDMENTS – DESIGN STANDARDS: 1-4 UNITS

- Current code includes design standards for:
 - Single-family dwellings and duplexes (19.505.1)
 - Garages and carports
 - Multi-unit housing (5 units and up in a single structure, not touched in this code update, does not apply)



CODE AMENDMENTS – DESIGN STANDARDS: 1-4 UNITS

- Proposed code amendments –
A universal set of design standards that applies to all middle housing
 - Apply existing standards contained in 19.505.1
 - Two new stand-alone subsections for
 - Cottage Clusters
 - Townhouses
 - Right-size and merge some multi-unit housing standards into the universal set



QUESTIONS?



CODE AMENDMENTS - ADUs

- Key amendments:
 - Permitted by right, subject to design and development standards
 - Revisions to footprint requirement for accessory structures more than 3 years old when converted to ADU
 - New Type II variance for Type B ADUs for small increases in the size (rather than Type III every time)



CODE AMENDMENTS - ADUs

Standard/Requirement	Primary Home + ADU (600 sq ft)	Primary Home + ADU (800 sq ft)	Detached Duplex
SDCs	ADU	ADU	2 x ADU
Affordable Housing CET	Exempt until 11/21/22	Exempt until 11/21/22	\$1,958
Min Parking	1 for primary home + 0 for ADU (per state law)	1 for primary home + 0 for ADU (per state law)	Max 1/du; proposed as 0
Setbacks			
	Front N/A (not allowed in front yard)	N/A (not allowed in front yard)	20 ft
	Rear 5 ft	20 ft	20 ft
	Side 5 ft	10 ft	5 ft/ 5/10
Privacy Standards	Yes	Yes	No
Limits on size	yes (not if in basement)	yes (not if in basement)	No
Conversion of existing structure	Yes	Yes	N/A
Counts toward density	No	No	Yes
Design standards	Yes (fewer)	Yes (fewer)	Yes



CODE AMENDMENTS - ADUs

- Things to keep in mind:
 - State law does not permit requiring off-street parking for ADUs
 - SB 458 does not apply to ADUs
 - Duplexes are not regulated by maximum size: no incentive to construct smaller units

Option: Keep detached ADUs but allow them all to be up to 800 sq ft and apply the 600-sq ft standards to encourage smaller dwellings.



QUESTIONS?



CODE AMENDMENTS – TOWNHOUSES

- 2012: Townhouse code adopted – none built to date
- Proposed standards are a combination of:
 - Large City Model Code
 - Design modeling and recommendations from consultant



HB 2001 requirements:

- Min lot size = 1,500 sq ft
- Min street frontage = 20 ft
- Allow 4 townhouses

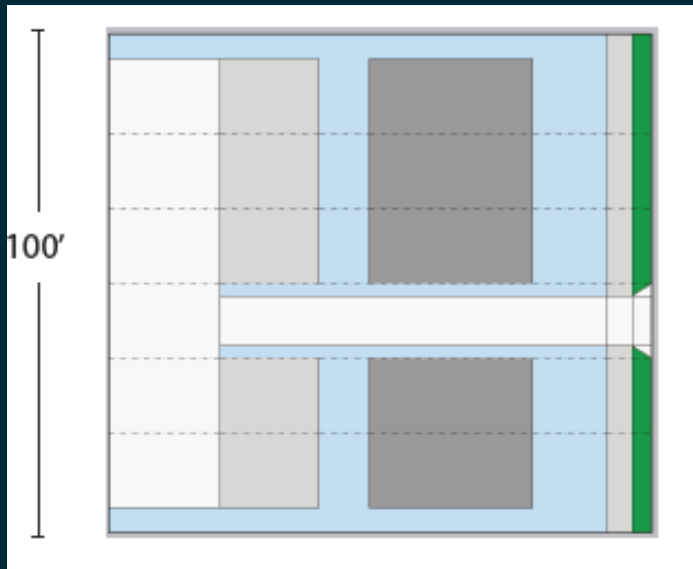


CODE AMENDMENTS – TOWNHOUSES

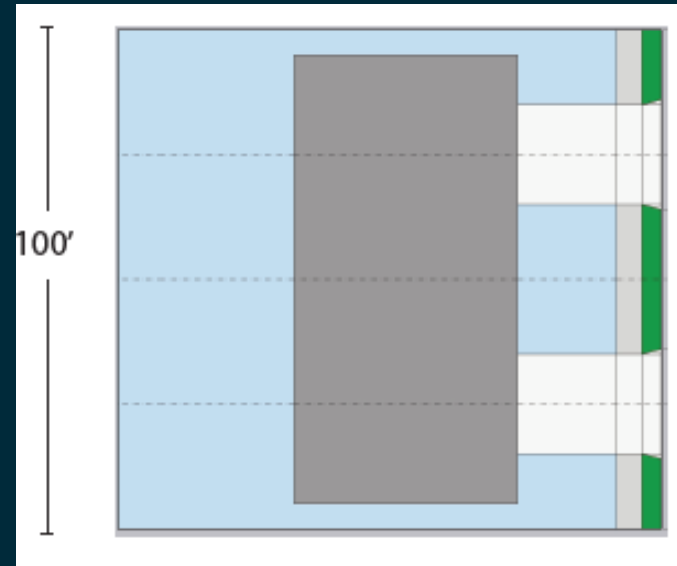
- Townhouse standards are generally the same as standards for single dwelling, or the proposed one to four units standards.
- Proposal:
 - R-MD zone: max. of 4 townhouses
 - Sufficient curb and plant strip area
 - Shared accesses spaced min. 24 ft apart



CODE AMENDMENTS – TOWNHOUSES



- Shared single drive to back parking
 - 10,000 square foot lots divided
 - Ample separation between driveways



- Attached paired front driveways
 - 2 5,000 square foot lots divided
 - Enough space between driveways



QUESTIONS?



CODE AMENDMENTS – COTTAGE CLUSTERS

- General characteristics
 - Detached and attached homes clustered around shared open space
 - Cottages are small in size and footprint
 - Shared resources/ amenities such as garden, common building, workshop, etc
 - Parking is often grouped in a shared lot
 - Units can be on their own lot or on a single lot



CODE AMENDMENTS – COTTAGE CLUSTERS

- The proposed code amendments are intended to:
 - Homes affordable to households of a variety of incomes and sizes
 - Design that balances a reduction in private outdoor space with shared outdoor common area
 - Build community within a housing cluster and surrounding neighborhood



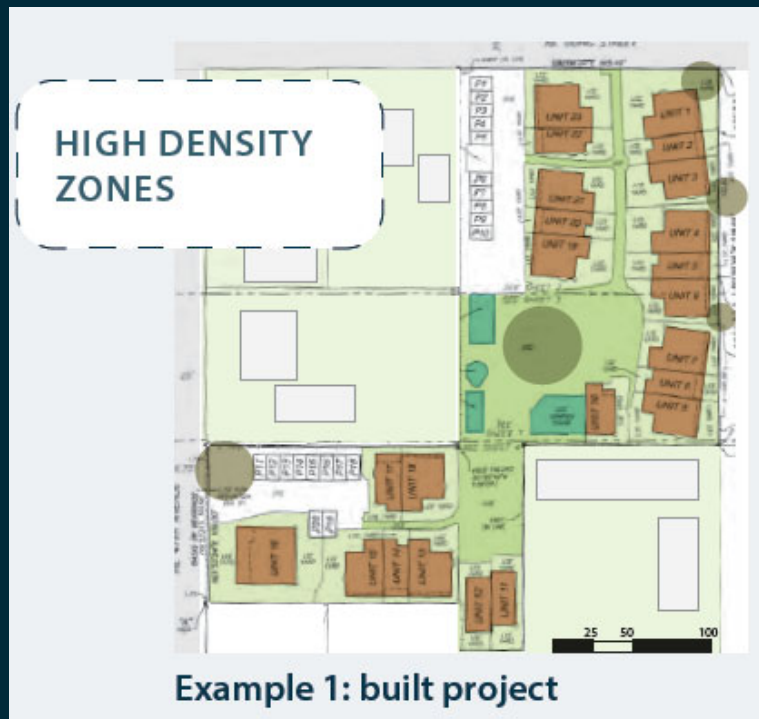
CODE AMENDMENTS – COTTAGE CLUSTERS

- HB 2001
 - Permitted on all lots over 7,000 sq ft
 - Building footprint is limited
 - Lot coverage and max. density do NOT apply
 - Design standards are addressed in the Large City Model Code
 - An important housing type, especially for addressing attainability

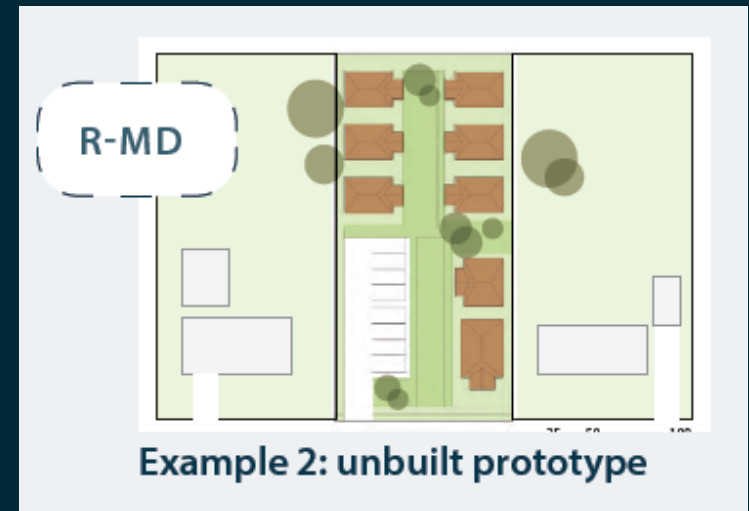


CODE AMENDMENTS – COTTAGE CLUSTERS

- **High Density zones**
 - Greater density
 - Attached units



- **Moderate Density zone**
 - Detached units only



CODE AMENDMENTS – COTTAGE CLUSTERS

Standard	R-MD zone	High Density zones
Number of cottages per cluster	Min = 3 Max = 12 Detached only	Min = 3 Max = 8 Attached permitted
Max building footprint	900 sq ft	900 sq ft
Max building height	2 stories/25 ft	2 stories/25 ft
Front/side/rear setbacks (min)	10 ft/5 ft/5 ft	10 ft/5 ft/5 ft
Min site vegetation	35%	35%
Min open space/cottage	150 sq ft	150 sq ft
Min parking space/cottage	0.5	0.5

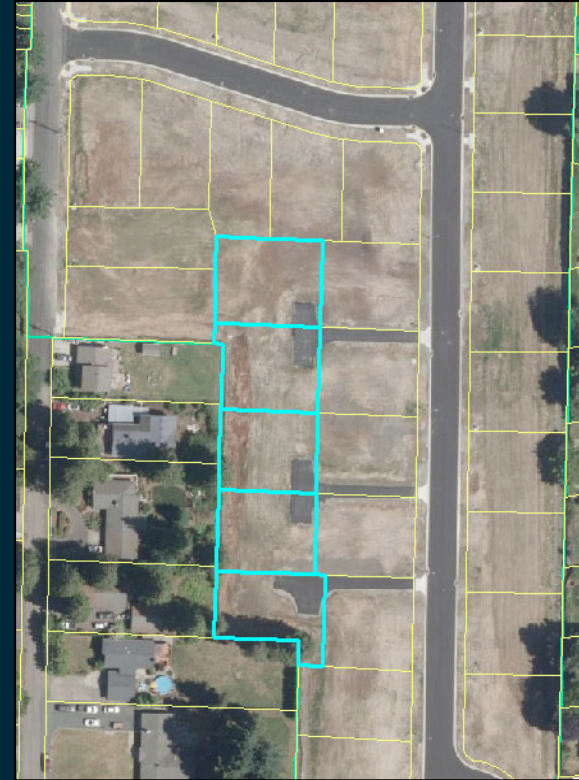
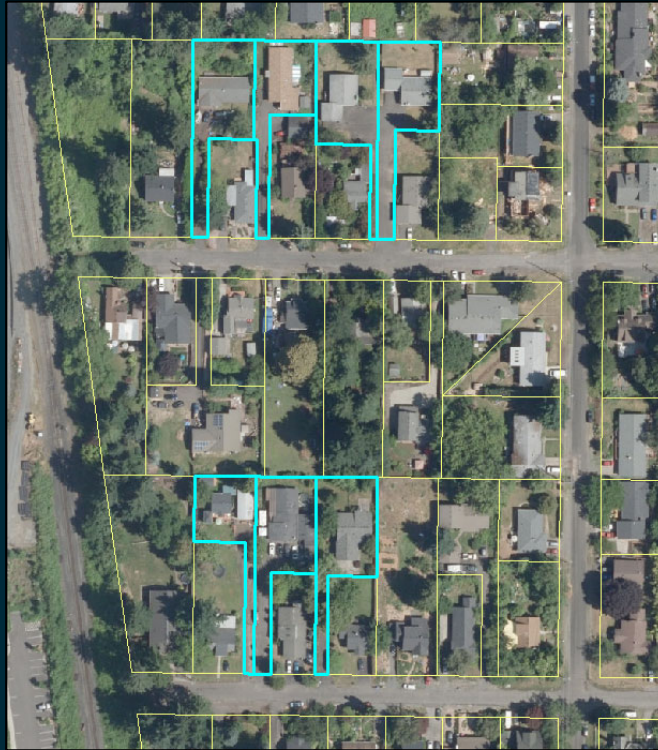


QUESTIONS?



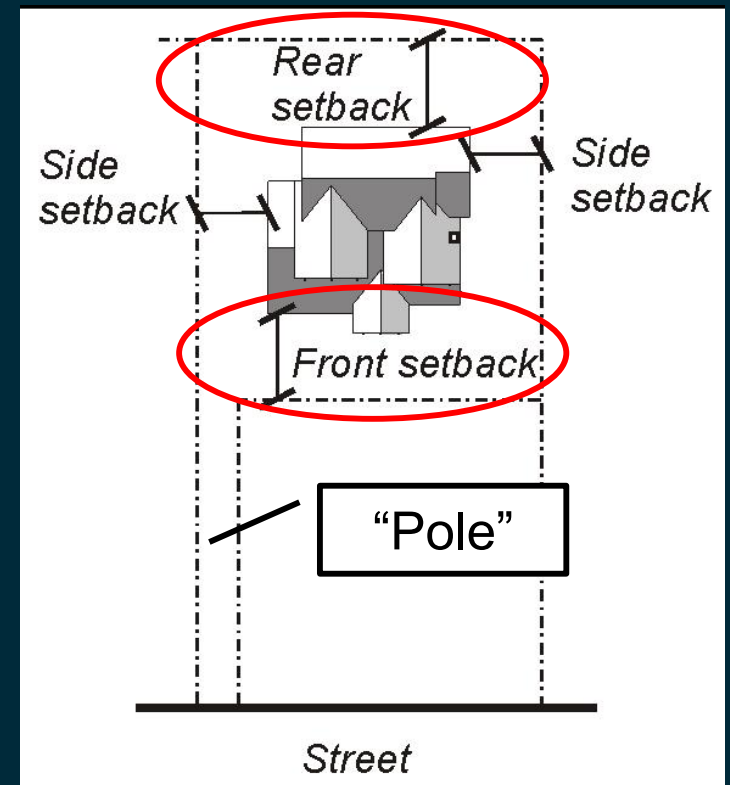
CODE AMENDMENTS – FLAG LOTS & BACK LOTS

Flag lots and back lots are an opportunity for more infill housing and “hidden density”



CODE AMENDMENTS – FLAG LOTS & BACK LOTS

- Variances permitted – Type III
- Proposed language to incentivize middle housing:
 - Reduce front and rear setbacks on flag lots for middle housing to 20 ft (not 30 ft)
 - Allow the “pole” portion to count toward min. lot size for middle housing



QUESTIONS?



SB 458 BACKGROUND

- Land Divisions for middle housing
- Follow up to House Bill 2001 (HB2001)
- Applies to middle housing land divisions permitted on or after 6/30/2022
- Allows lot divisions for middle housing, enabling units to be sold or owned individually.
 - ADUs NOT eligible for land division



SB 458 - REQUIREMENTS

- All middle housing types
- Land division must result in 1 dwelling per lot
- Separate utilities for each dwelling
- Easements
 - Ped access; common areas; driveways and parking areas; utilities
- Building code compliance
- Expedited review time frame – compressed Type II review

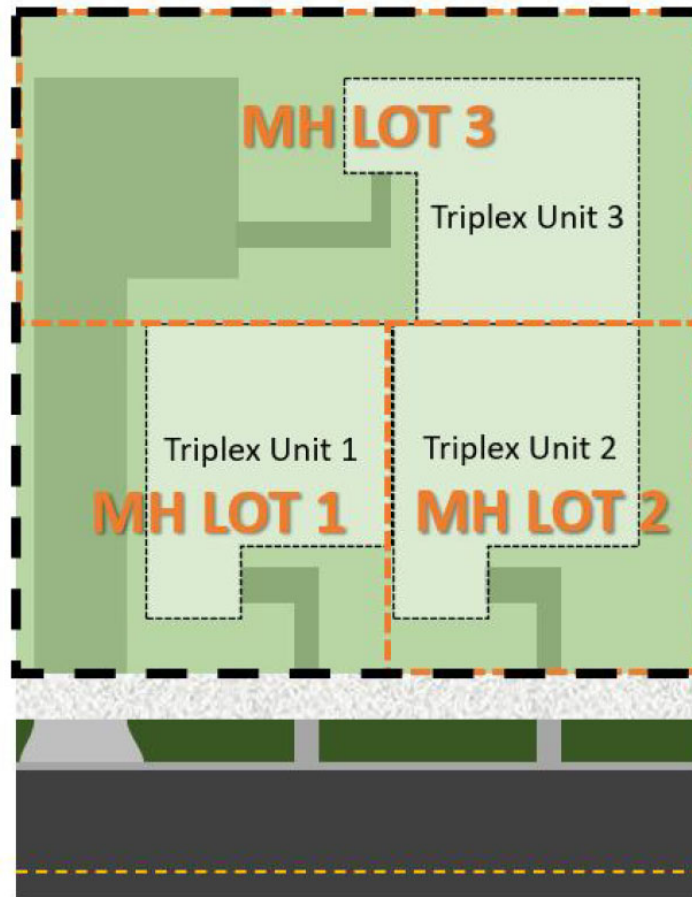


SB 458 – CANNOT REQUIRE

- Street frontage for new lots
- Parking or driveway to each lot
- Min. lot size or dimensions
- Other review criteria
 - ONLY what is in SB 458
- Conditions of approval
 - ONLY what is in SB 458



SB 458 - EXAMPLE



TRIPLEX PARENT LOT:
Three Dwellings on a Lot.
Parent lot must meet
triplex lot standards.

3 MIDDLE HOUSING LOTS:
One for each unit. Allows
division to support
ownership, does not grant
additional development
rights. Each Dwelling Unit still
considered one unit of a
triplex.



QUESTIONS?

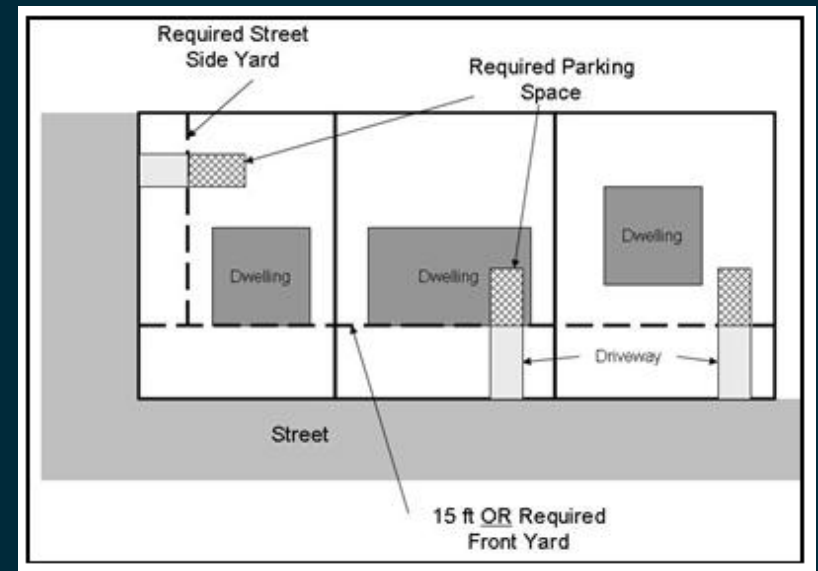


PARKING



KEY CODE AMENDMENTS - PARKING

- **0 on-site spaces per unit required – 0.5 for cottages**
 - (reductions for proximity to transit and income-restricted housing)
- Parking space can be in the **driveway or setback**
- Allow alternatives to parking location
 - Parking modification process
 - Includes tree preservation as a criterion



Existing code requirements



PARKING – PLANNING COMMISSION RECOMMENDATION

- Based on the Parking Study and 4 study areas:
 - Capacity: 1,331 on-street parking spaces
 - Average vehicles per dwelling: 1.99
 - $1,331/1.99 = 669$.
 - 669: the number of dwelling units required to take up all of the on-street parking capacity in the study areas (if 0 on-site parking is provided and each dwelling has 2 cars)
- PC recommendation reflects an assumption that this level of housing production is unlikely AND that most new development will provide parking
 - Removing requirements will not have little impact and is an incentive for middle housing



PARKING

Arterials	Collectors
Harrison St	32 nd Ave
Linwood Ave	Monroe St
Lake Rd	Washington St
Oatfield Rd	42 nd Ave
River Rd	43 rd Ave (Howe to King)
22 nd Ave	Monroe St
17 th Ave	Stanley Ave
King Rd	37 th Ave (Harrison to Railroad)
21 st Ave (Harrison to Lake)	Howe St (42 nd to 43 rd)
	JCB (40 th to Brookside)
	Railroad Ave

- Concern about development where on-street parking is not available or permitted
- Recommended revision
 - For middle housing developments located on streets classified as Arterials or Collectors in the Transportation System Plan, off-street parking is required: 0.5 spaces/dwelling unit.



QUESTIONS?



NEXT STEPS

- March 15: Continued public hearing

