

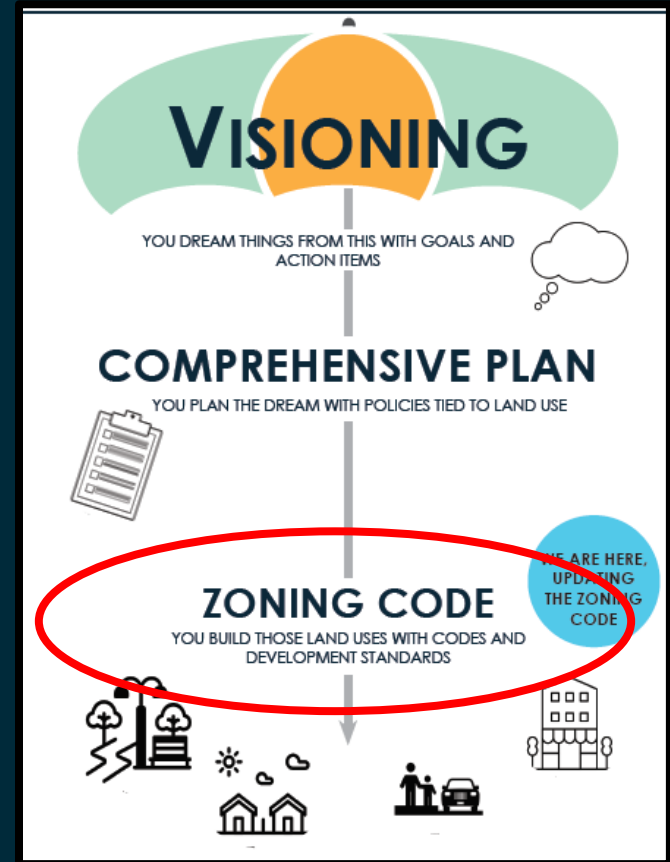


**COMPREHENSIVE PLAN
IMPLEMENTATION PROJECT –
PROPOSED CODE AMENDMENTS
HEARING #1**

Planning Commission
October 12, 2021
Vera Kolas, Senior Planner

PROJECT BACKGROUND

- Implements Comprehensive Plan update
 - Update adopted August 2020
- Implements Oregon House Bill 2001 (HB2001)
 - Expanded housing options
- Focus: Housing, Trees and Parking

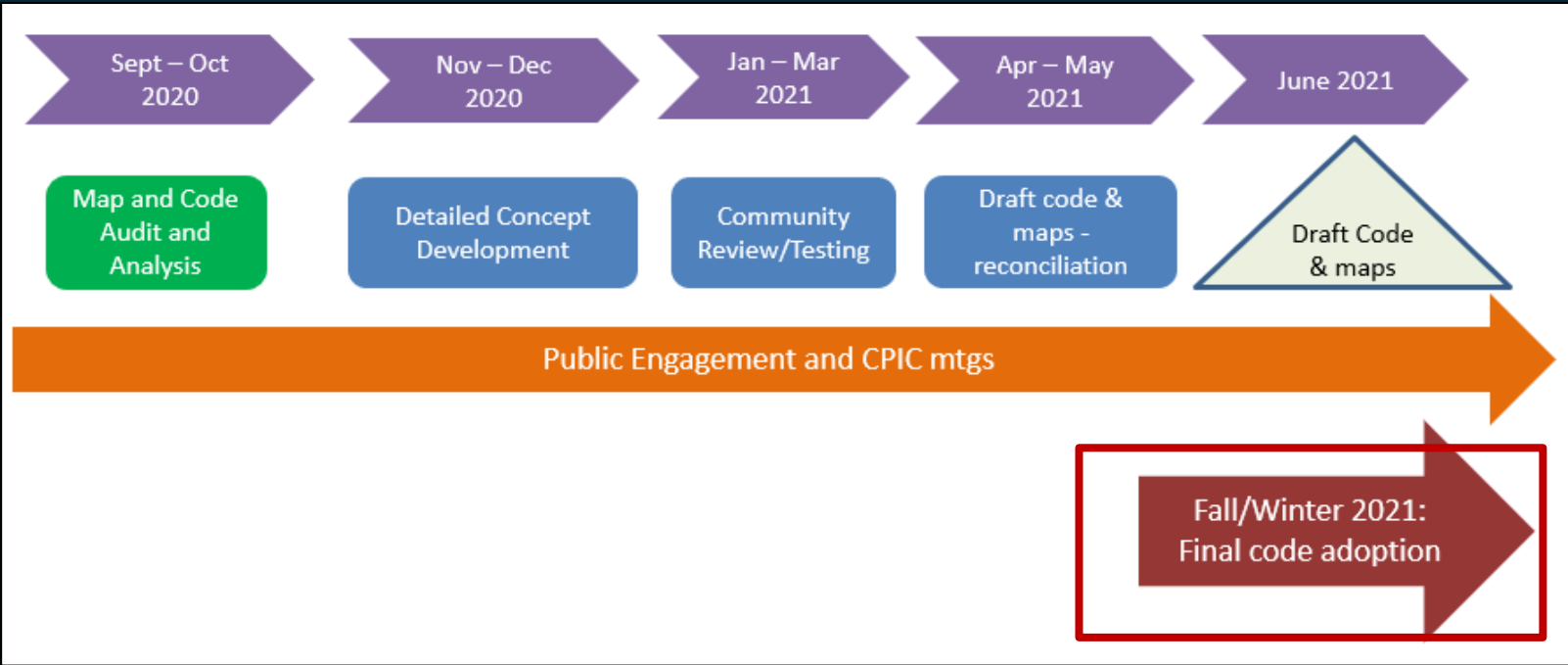


COMPREHENSIVE PLAN - POLICY MANDATES

- 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



PROJECT PROCESS



PC WORKSESSIONS

Project updates

- Oct. 27
- Nov. 24
- Jan. 12
- Feb. 23
- Mar. 23
- Apr. 27
- May 25
- June 8
- July 13

Code review

- Aug. 5
 - Maps, permitted uses, parking, ADUs
- Aug. 10
 - Flag lots/back lots; NR code; Title 17
- Aug. 24
 - Tree code; design and dev. standards



PC CODE REVIEW SCHEDULE

TONIGHT: Middle housing and parking

- Take public testimony; Deliberate; Continue hearing

October 26 : Middle housing and parking

- Address lingering questions from tonight; Take public testimony; Deliberate; Continue hearing

November 9: Development-related Tree Code

- Address lingering questions; Take public testimony; Deliberate
- Recommendation to Council



CC CODE REVIEW SCHEDULE

December 21: Council work session

January 18 : Council hearing #1

February 1: Council hearing #2

February 15: Council hearing #3 – Adoption



PUBLIC ENGAGEMENT – SUMMARY OF ACTIVITIES

- Project webpages (City of Milwaukie and Engage Milwaukie)
- Pilot newsletter articles: 12 articles
- CPIC meetings: 9
- Stakeholder interviews: 32 interviews in October
- Virtual open houses: 3 (English and Spanish)
- Community Surveys: 2 (English and Spanish)
- Email blasts and social media posts
- Handouts (English and Spanish)
 - Library, Farmers Market, Hillside, Wichita Center, Northwest Housing
- Neighborhood District Association (NDA) presentations
- Small group discussions (in both Spanish and English)
- Planning Commission and City Council monthly updates



PUBLIC ENGAGEMENT – PUBLIC HEARINGS

- 9/1 – 35-day public notice
 - Project webpages (City of Milwaukie and Engage Milwaukie)
 - Email blast
 - Executive Summary posted
 - City social media
- 9/22 – 20-day notice
 - Email blast
 - Mailed postcard to all residential and business properties (English and Spanish)
- 9/28 – presentation to Milwaukie Rotary
- NDA's: Materials send to each NDA in September
- 10/10: Materials available at Farmers Market
- October Pilot newsletter article
- 10/6 and 10/20: Measure 56 notice mailed re: Tree code



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



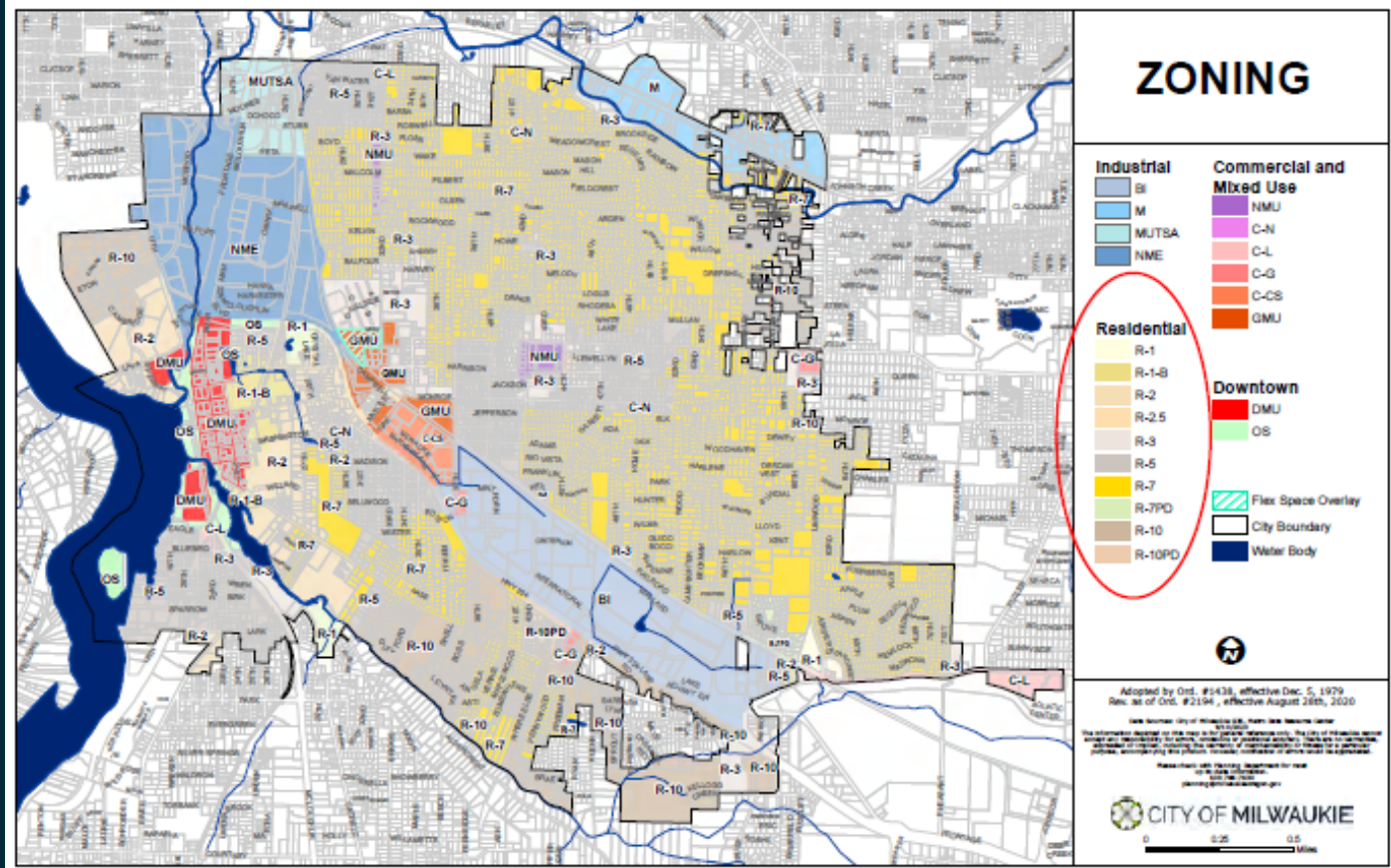
ADU



Plexes

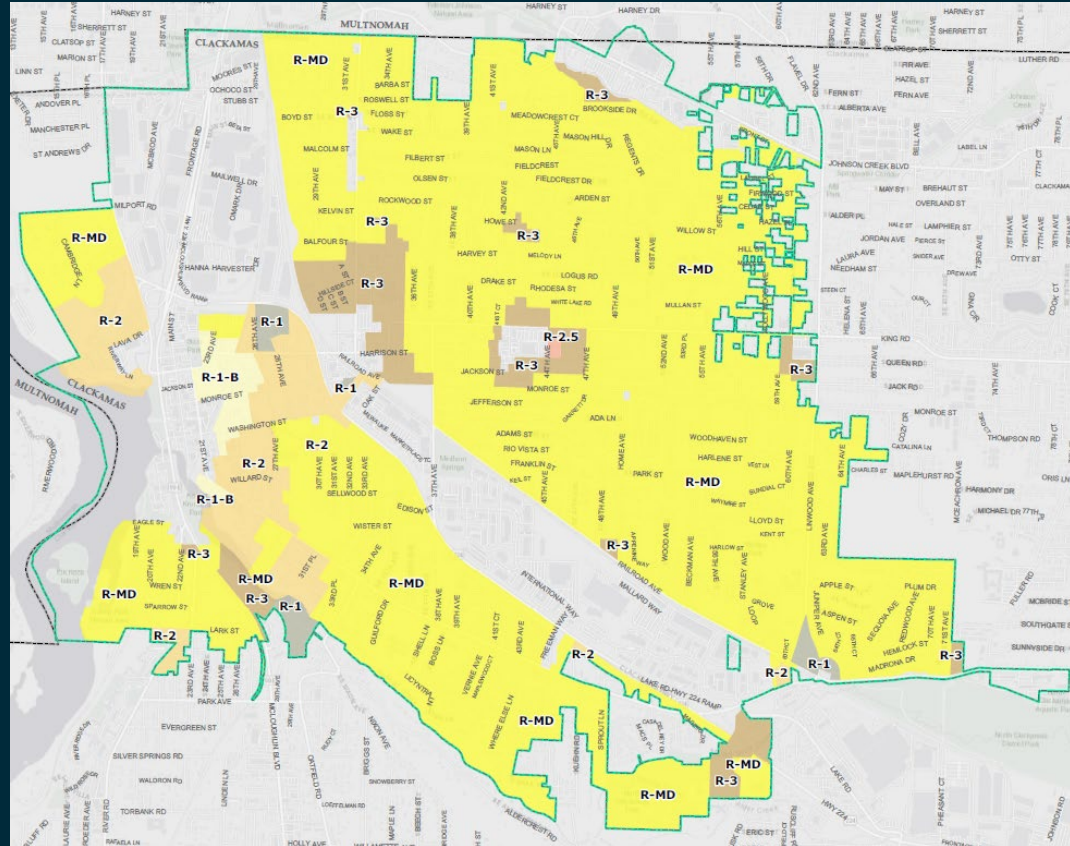


CODE AMENDMENTS – ZONING MAP







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
	



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)



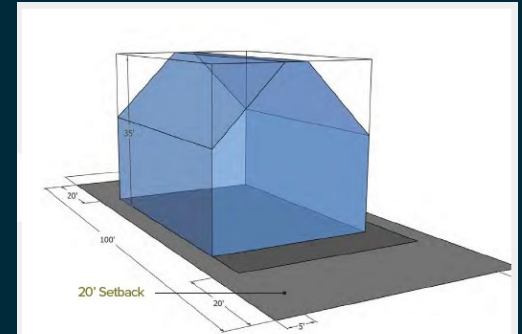
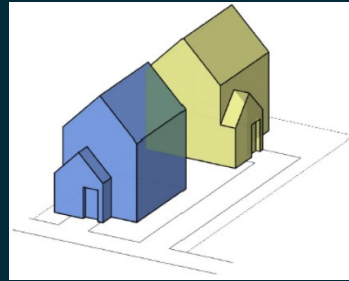
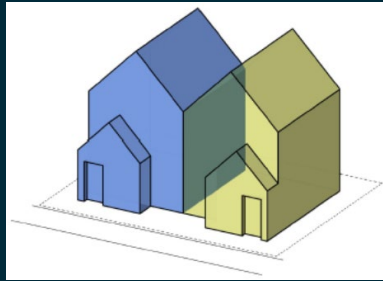
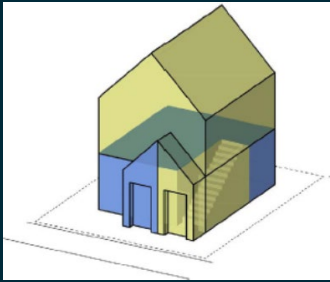
CODE AMENDMENTS – DEVELOPMENT STANDARDS

Lot Size	Permitted Housing Types currently	Permitted Housing Types proposed
1,500 sq. ft.	Rowhouse (townhouse)	Townhouse
3,000 sq. ft. to 4,999 sq. ft.	Detached single dwelling if a lot of record	Detached single dwelling Detached single dwelling + 2 ADU Duplex
5,000 sq. ft. to 6,999 sq. ft.	Detached single dwelling Detached single dwelling + ADU	Detached single dwelling Detached single dwelling + 2 ADU Duplex Triplex
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



CODE AMENDMENTS – DESIGN STANDARDS: 1-4 UNITS

- Currently, the code includes design standards for:
 - Single-family dwellings and duplexes (19.505.1)
 - Garages and carports
 - Multifamily housing
- Proposed amendments – a universal set of design standards that applies to all middle housing
 - Extend standards contained in 19.505.1 to apply to attached and detached forms of single and middle housing up to four units
 - Incorporate two new stand-alone subsections for Cottage Clusters and Townhouses
 - Right-size and merge some multiunit housing standards into the universal set



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 project 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:
 - In the R-MD zone: max. of 4 townhouses
 - Ensure sufficient curb and plant strip area
 - Shared accesses spaced min. 24 ft apart



Wall-like effect



QUESTIONS?



CODE AMENDMENTS – COTTAGE CLUSTERS

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



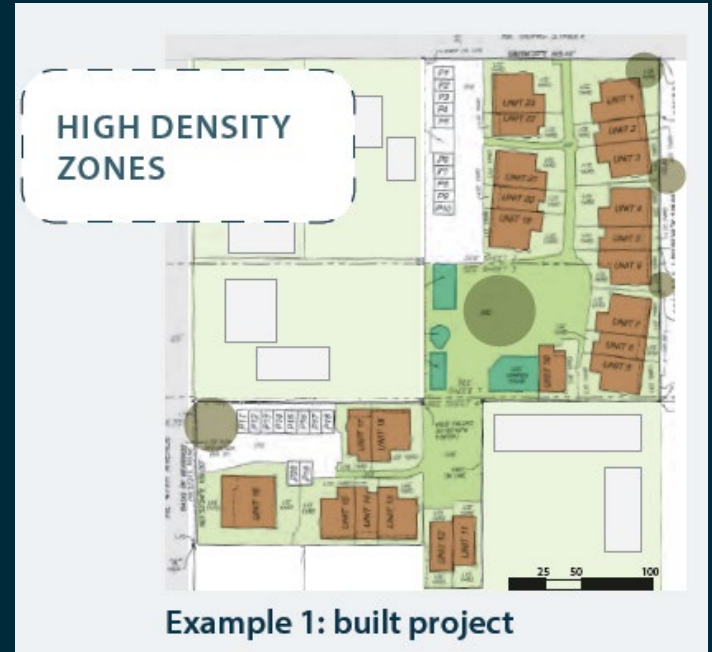
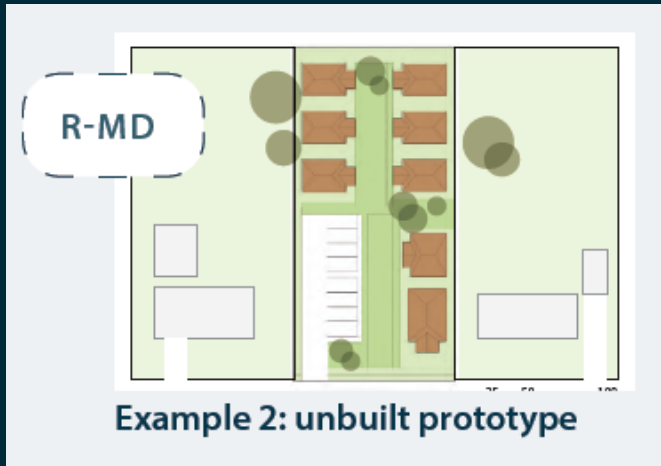
CODE AMENDMENTS – COTTAGE CLUSTERS

- 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	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	1	0.5



CODE AMENDMENTS – COTTAGE CLUSTERS

- The proposed code amendments are intended to:
 - Promote market-rate provision of homes affordable to households of a variety of incomes and sizes.
 - Encourage a design that balances a reduction in private outdoor space with shared outdoor common area.
 - Promote community-building both within a housing cluster and with the surrounding neighborhood.

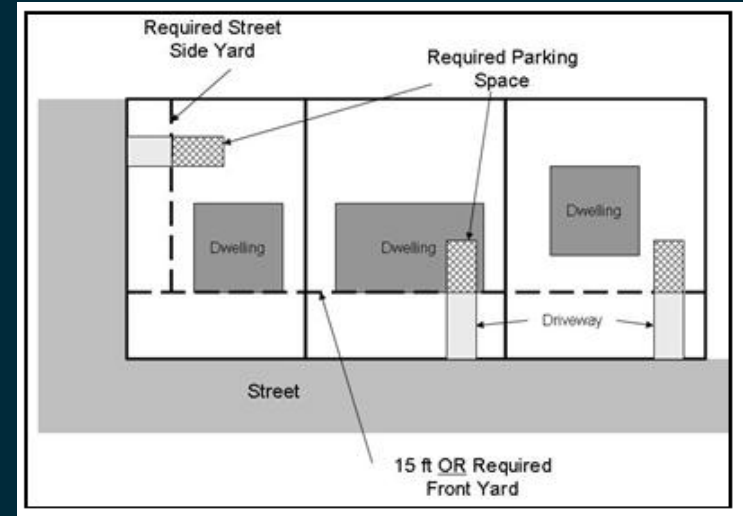


QUESTIONS?



KEY CODE AMENDMENTS - PARKING

- **1 space** per unit required (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



Existing code requirements

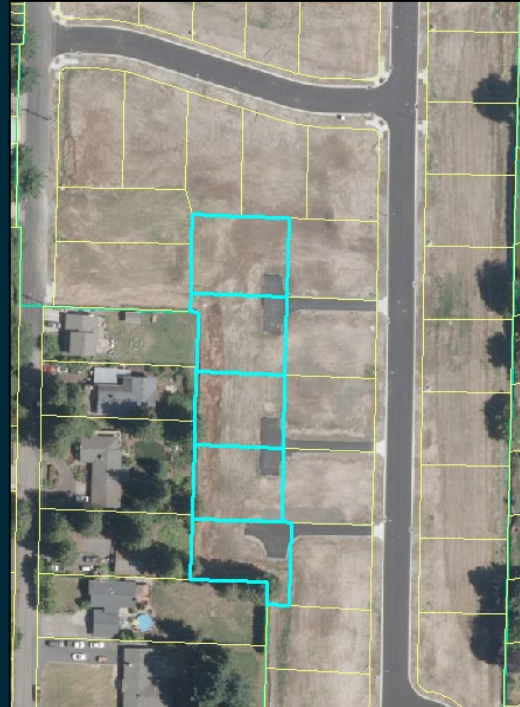
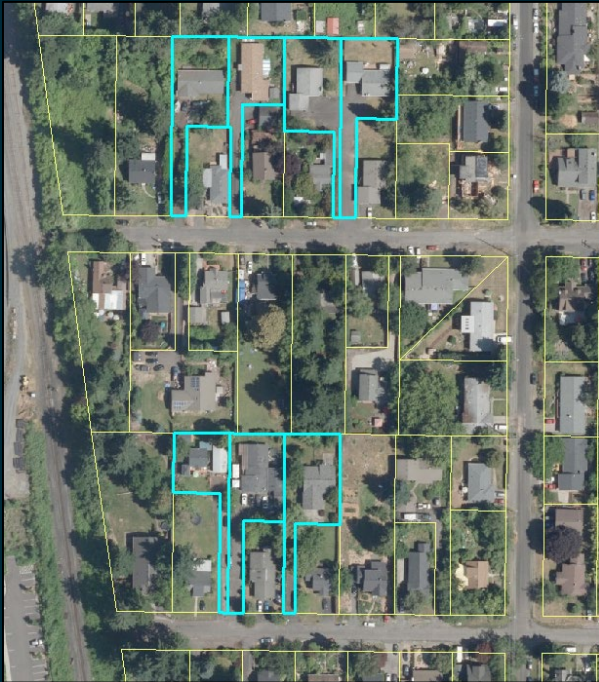


QUESTIONS?



CODE AMENDMENTS – FLAG LOTS & BACK LOTS

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

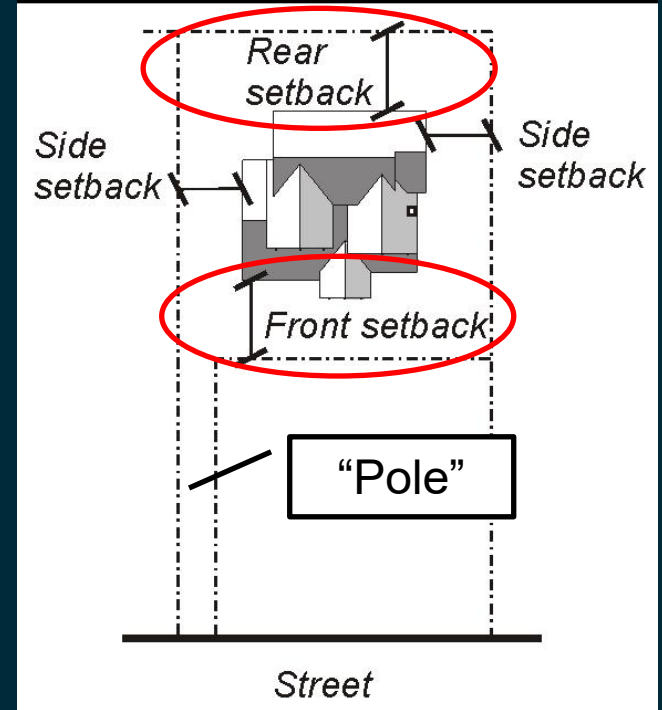


Back lots
proposed to be
allowed.



CODE AMENDMENTS – FLAG LOTS & BACK LOTS

- 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?



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