

NOTICE OF PLANNING COMMISSION MEETING

The City Planning Commission of the City of King City will hold a Planning **Session** at 9:30 AM, Wednesday, February 24, 2021, by teleconference at City Hall 15300 SW 116th Ave, King City, Oregon 97224 – Please see instructions below.

Posted Date: February 1, 2021, at 3:00 PM

Location: (teleconference – Email comments to rsmith@ci.king-city.or.us)

The King City Planning Commission will hold a meeting on February 24, 2021, at 9:30 AM.

Commissioner will be calling into the meeting via conference call. Members of the public will be able to listen to the meeting on the teleconference line or watch the meeting via video link. Minimal staff will be in the City Hall Conference Room, 15300 SW 116th Ave, King City, Oregon 97224. To avoid the potential spread of the COVID-19 virus, members of the public will not be allowed in the room. The packet can be found online at: http://www.ci.king-city.or.us/departments/planning_commission/planning_commission_agenda_and_minutes.php#outer-958

The City has taken steps to utilize current technology to make meetings available to the public without increasing the risk of exposure. The public can participate by emailing public comments to City Recorder at rsmith@ci.king-city.or.us or leaving a voicemail that can be played during the meeting. The audio/Video recording of the meeting will be posted to the City website within two to three days after the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86389216368?pwd=OTVRbistrQzZUbwBY3JrZEV4N3BuUT09>

Meeting ID: 863 8921 6368

Passcode: 291743

One tap mobile

+12532158782,,86389216368# US (Tacoma)

+13462487799,,86389216368# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

Meeting ID: 863 8921 6368

Live broadcast coverage of the King City Council Meetings can now be seen on TVCTV cable channel 30 and live-streaming on [MACC TVCTV](#)'s YouTube page.

{Next Page for Agenda}

AGENDA		Action Item
PLANNING SESSION		
9:30 AM	1. CALL TO ORDER	Time:
	2. ROLL CALL	
	3. APPROVAL OF MINUTES: 3.1 JANUARY 27, 2021	M S A
9:35 AM	4. TO CONSIDER: 4.1 Master Plan Update	Discussion
	4.2 Development Code Update in Accordance with HB 2001/2003	Discussion
10:35 AM	5. STAFF'S REPORT	
11:00 AM	6. CITY MANAGER'S REPORT	
11:15 AM	7. COMMISSIONER'S REPORTS	M S A
11:45 AM	8. ADJOURN	Time:
<p style="text-align: center;">NEXT MEETING MARCH 24, 2021 AT 9:30 AM, REGULAR MEETING</p> <p>The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Ronnie Smith, City Recorder, 503-639-4082.</p> <p>Live broadcast coverage of the King City Council Meetings can now be seen on TVCTV cable channel 30.</p> <p>You can also find a copy of the meeting on the King City YouTube page a few days later. Please note you can also go to TVCTV video on demand for King City at http://tvctv.org/?page_id=1409</p> <p style="text-align: center;">M=Motion S=Second A=Action</p>		

3.1 APPROVAL OF MINUTES: JANUARY 27, 2021



**CITY OF KING CITY
PLANNING COMMISSION MEETING MINUTES**

Call to Order:

[Video time \(0:06\)](#)

A regular meeting of the King City Planning Commission was held on ZOOM and at the City Hall in the Council Chamber with limited staff due to COVID-19: located at 15300 SW 116th Ave, King City, Oregon beginning at 9:30 AM on Wednesday, January 27, 2021, Chair Commissioner Petrie called the regular Planning Commission to Order at 9:36 AM.

Roll Call:

[Video time \(0:10\)](#)

The following Planning Commission members were present:

Commissioner Marc Manelis
Commissioner John Walter
Commissioner Laurie Petrie
Commissioner Carol Bellows
Commissioner Ann Marie Paulsen
Commissioner Carol Bellows – was running late

Absent:

Commissioner Billie Reynolds – was having issues with ZOOM.

Staff present included:

City Manager (CM) Mike Weston
City Planner (CP) Keith Liden
City Recorder (CR) Ronnie Smith

Approval of Minutes: None at this meeting

Agenda Item 4

4.1 Master Plan Update

[Video time \(0:41\)](#)

City Manager gave a brief update on the master planning. He mentioned that the city is just starting the process. He also mentioned that they had their first TAC meeting on January 19. They plan on having their first SAC meeting on February 8.

[Video time \(3:06\)](#)

4.2 Development Code Update in Accordance with HB 2001/2003

Keith Liden gave a brief update on the middle housing. The planning commissioners, staff, and DLCD Staff discussed the House Bill 2001, Code update timeline, tasks, and code audit summary.

[Video time \(46:10\)](#)

4.1 Transportation System Plan (TSP) Update

The City Manager gave an update on the King City TSP Fall Outreach and Engagement Summary. He mentioned that there are concerns about the connections to Fischer Road, Beef Bend, 99W, and trails. He also noted that this is still in the beginning process, and we will know more in the future.

Keith Liden went over the project goals and timeline.

Agenda Item 5:

Staff Report: None

Agenda Item 6:

Commissioners Report: None

Agenda Item 6: Adjournment

[Video Time \(1:33:21\)](#)

**MOTION MADE BY COMMISSIONER PETRIE TO
ADJOURNMENT, SECONDED BY COMMISSIONER WALTER.
THE MEETING ADJOURNED AT 11:10 AM**

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager

4.1 Master Plan Update





KING CITY MASTER PLAN | Planning Commission Briefing

February 17, 2021



PROJECT PROCESS



PROJECT OVERVIEW: *Putting the pieces together*

King City Master Plan Schedule	2020				2021											
Tasks	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Project Kick-Off																
Existing Conditions																
Goals, Objectives and Master Plan Alternatives																
Draft Master Plan and Implementation Strategy																
Plan Consistency Analysis																
Final Master Plan and Implementation Strategy																

- TAC/SAC Meetings
- Planning Commission/City Council Meetings
- Public Workshops

PUBLIC INVOLVEMENT PLAN

Stakeholder Advisory Committee

- Marc Farrar, Metropolitan Land Group
- Mike O'Halleran, Landowner
- Kathy Stallkamp, CPO 4K
- Ashley Short, Tualatin Riverkeepers
- Tom Stibolt, Friends of Tualatin River Wildlife Refuge
- Mike Morse, Pahlisch Homes
- Mike Myer, Rivermeade
- Cliff Harrel, Beyond Rivermeade
- Joe Casanova, Edgewater
- Mike Dahlstrom, Highlands
- Katerina Wolfe, Arden Village
- Ron Johnson, Resident
- Alex Morales, River's Edge
- John Southgate, Washington County
- Shayla Otake, Community Member
- Ezra Hammer, Home Builders Association of Metropolitan Portland
- Marc Manelis, Planning Commission
- Kate Mohr, City Council

Technical Advisory Committee

- Mike Weston, City of King City
- Keith Liden, City of King City
- Fulgene Bugingo, Murraysmith
- Chris Faulkner, Clean Water Services
- Anne Debbaut, Dept. of Land Conservation and Development
- Tim O'Brien, Metro
- Lake McTighe, Metro
- Seth Brumley, Oregon Dept. of Transportation
- Schuyler Warren, City of Tigard
- Dave Roth, City of Tigard
- Brenda Martin, TriMet
- Jessica Pelz, Washington County
- Larry Klimek, Tualatin Wildlife Refuge
- Jennifer Zarnok, Columbia Land Trust
- Sue Rieke-Smith, Tigard Tualatin School District
- Carol Bellows, King City, Planning Commission
- Micah Paulson, King City, City Council

Engagement Activities and Tools

Stakeholder Advisory Committee (SAC)

Technical Advisory Committee (TAC)

Stakeholder Interviews/Focus Groups

Planning Commission/City Council Briefings

Public Workshops

Community Surveys

Social Media

Project Website

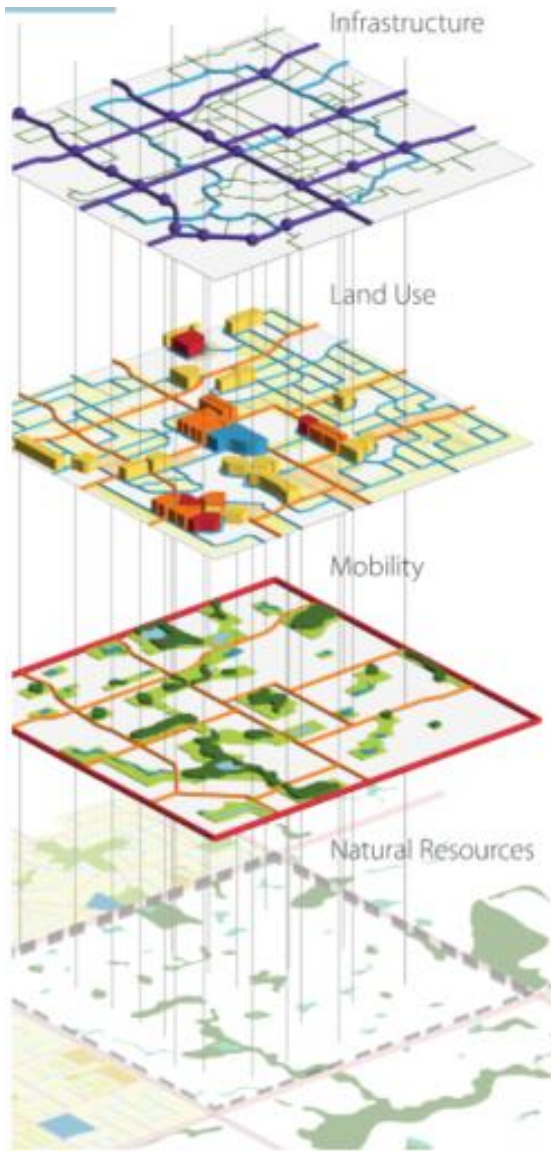
Print Materials

EXISTING AND PLANNED CONDITIONS

Vision

- A vibrant, walkable, and complete community where every day needs are easily accessible
- Housing choice and affordability for current and future residents
- Safe, efficient, convenient and reliable transportation choices to enhance connectivity and minimize automobile dependency
- Protection of environmentally sensitive lands and retention of healthy ecosystems
- Efficient and equitable provision of infrastructure and associated costs





Natural Systems

The community envisions an area with a mix of uses in harmony with environmentally sensitive lands and the Tualatin River.

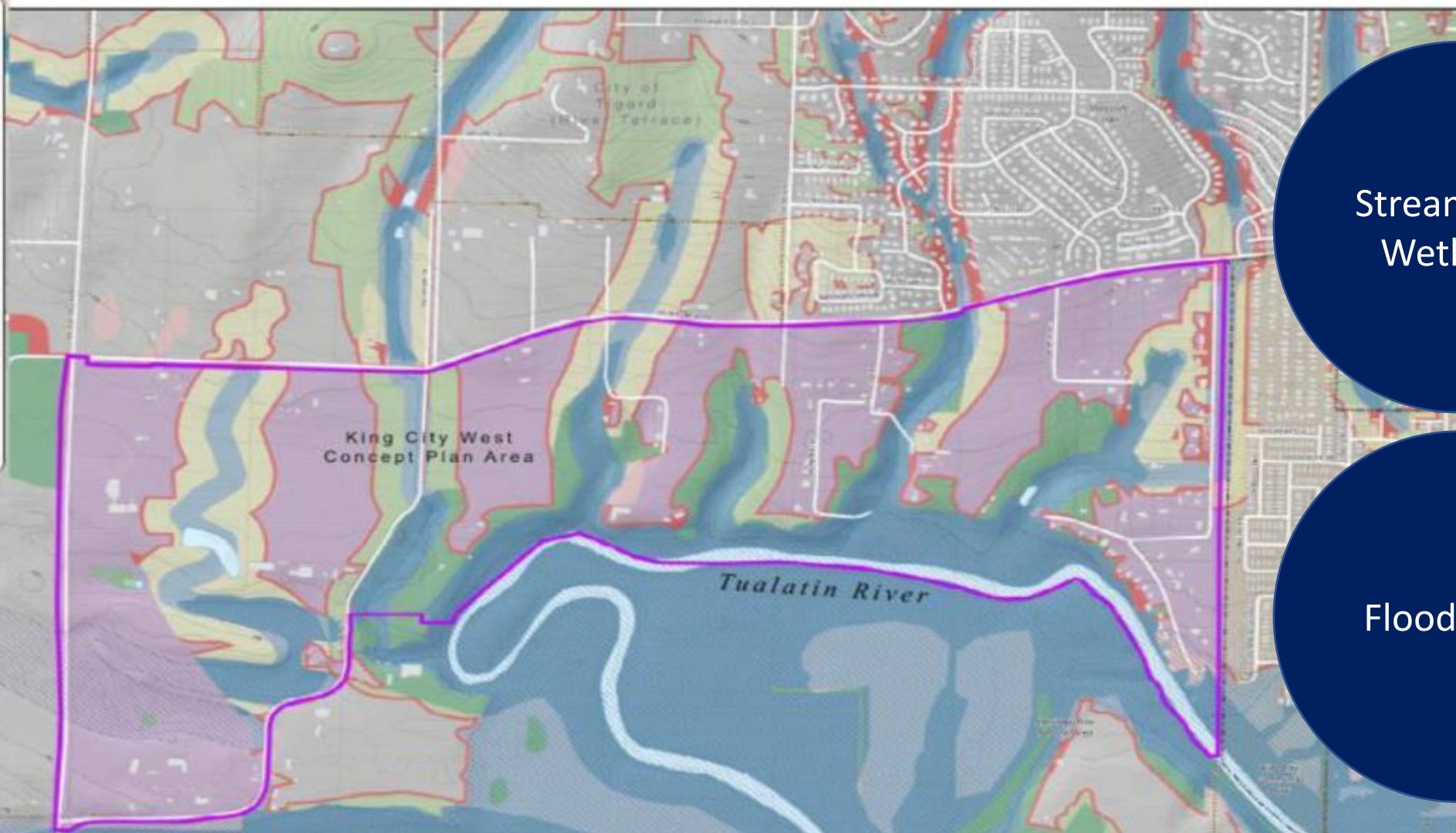
Goals

- Protect the Tualatin River, sensitive wildlife habitat, and other natural systems.
- Reduce runoff and heal erosion.
- Integrate green spaces and wetlands into developed areas.



Protected natural area with no development and little or no human activity

Existing and Planned Conditions: *Framework*



Streams and
Wetlands

Floodplains

Existing and Planned Conditions: *Natural Resources*



Land Use

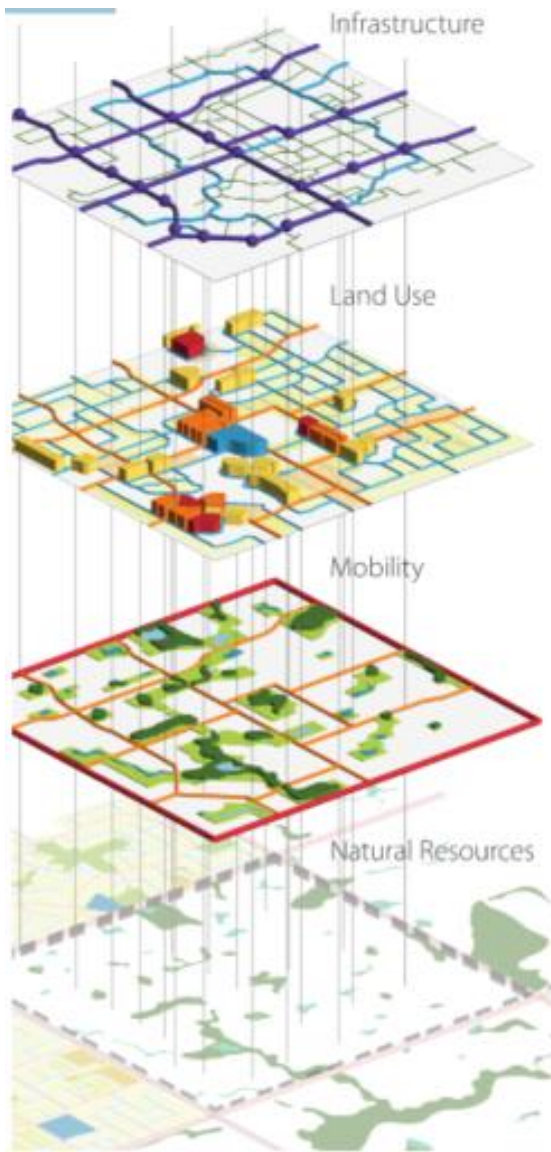
The community imagines a range of housing types to support inclusive and diverse neighborhoods. Residential areas are supported by commercial and civic amenities and connections to the wider King City community and neighboring River Terrace area. A gradient of density creates four distinct neighborhoods.

Goals

- Provide a mix of housing to accommodate a wide range of household types, incomes, and needs.
- Create a new mixed-use area with neighborhood scale and character.
- Allow for gentle transitions between rural and urban development.



Existing and Planned Conditions: *Housing*



Mobility

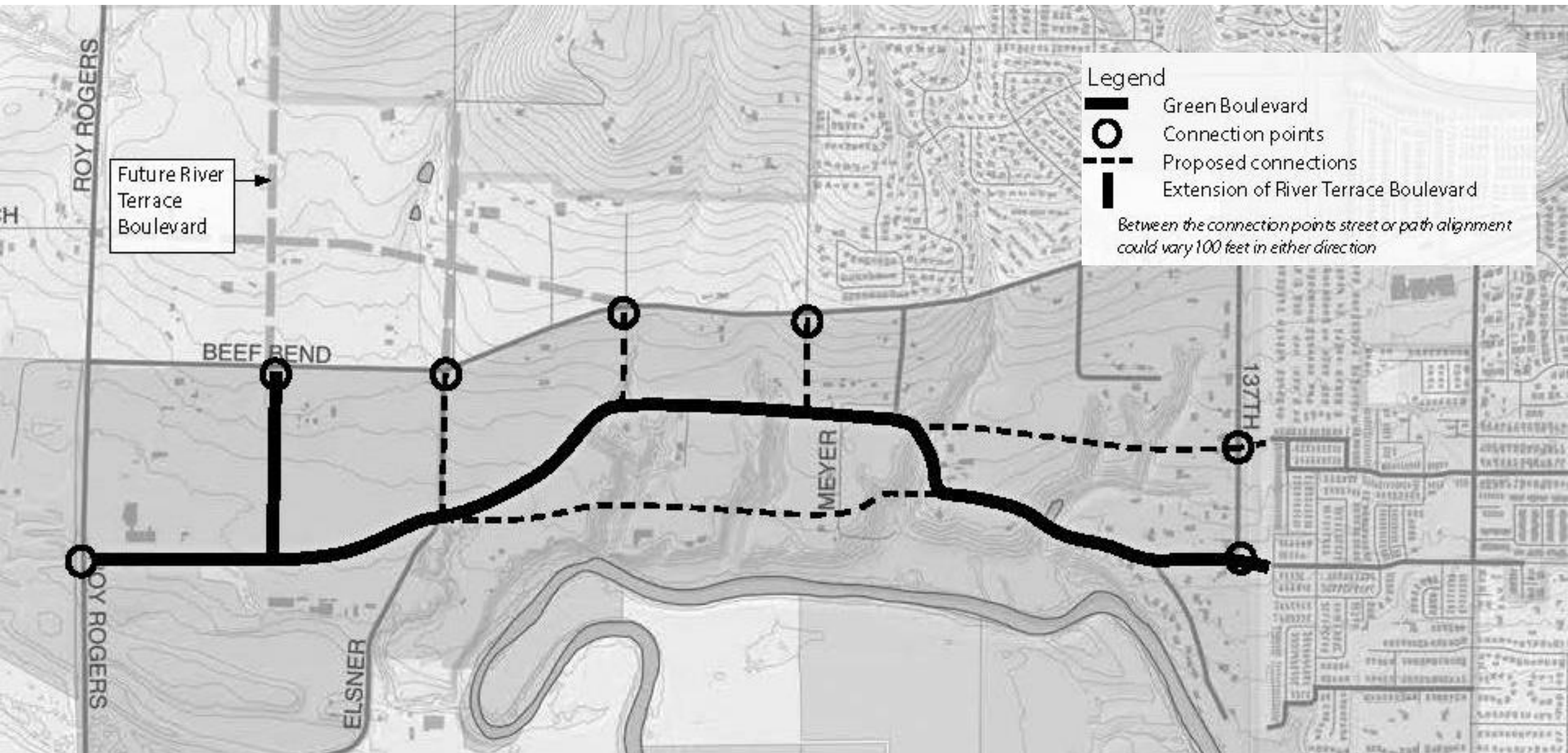
The community envisions that users of a variety of transportation modes will be safely connected to and throughout the area by a new internal network of streets and paths.

Goals

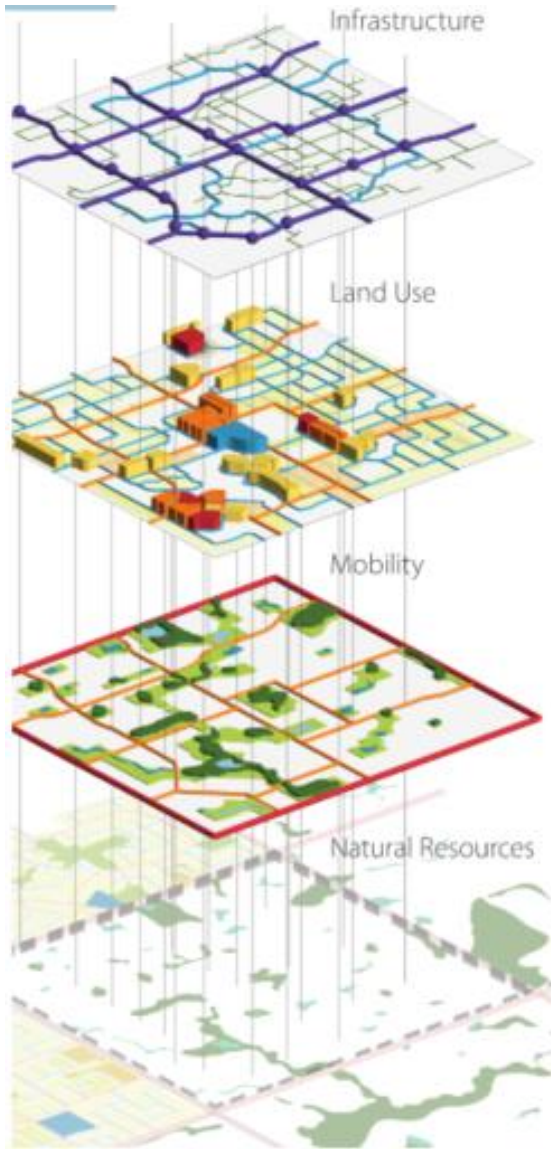
- Provide a complete network of streets and path types.
- Connect the transportation network.
- Support all modes of transportation.
- Create a complementary walkable urban environment to support the provision of viable transit service.



Beef Bend development design concept



Existing and Planned Conditions: *Potential Road Network*



Public Utilities and Services

Infrastructure development in the King City Master Plan area will align with the “gradient of density” and integrate stormwater management and mitigation throughout.

Goals

- Integrated stormwater management throughout
- Reduce runoff and heal erosion
- Use best practices for stormwater management and mitigation



Existing and Planned Conditions: *Utilities*

OPPORTUNITIES AND CHALLENGES

*Synthesis of existing conditions to
develop alternatives*



Sensitivity to the Tualatin River and surrounding natural areas

The background map shows the Beef Bend Neighborhood in orange, the Central Neighborhood in yellow, and the Main Street / Town Center Employment Area in pink. A red circle highlights a specific area within the pink zone. The Tualatin River is visible at the bottom of the map. Various street names like 'MEYER' and '137' are also visible.

High density residential near transit

Approximately 318 developable acres

A spectrum of housing types

Accommodate 50,000 SF of commercial uses within 10- to 20-year horizon

Perpendicular crossings at the narrowest portion of ravines

Accommodate 3,576 dwelling units within four distinct neighborhoods

Pedestrian and bike network connectivity

OPPORTUNITIES AND CHALLENGES: *What remains fixed?*



Town center location and orientation

Future development of Bankston property
and/or airfield

East-west connections

Local street alignments

North-south transit connections

Drainage area / topography

Ravine crossings (bridge vs. culvert)

Gravity pipelines across drainages / pipe
alignments for sewer

OPPORTUNITIES AND CHALLENGES: *What is not fixed?*

Next Steps:

- Online Open House: *February – March 2021*
- Virtual Public Meeting: *March 15, 2021*
- Stakeholder Interviews/Focus Groups:
February/March 2021

An aerial photograph of a landscape featuring a winding river, lush green forests, and a mix of agricultural fields and residential development. The text "THANK YOU!" is overlaid in large white letters.

THANK YOU!

KING CITY MASTER PLAN | Planning Commission Briefing
February 17, 2021



4.2 Development Code Update in Accordance with HB 2001/2003



Date 13 February 2021

Subject King City HB 2001 Code Update

To Keith Liden, City of King City

From Marcy McInelly, Pauline Ruegg (Urbsworks, Inc.)

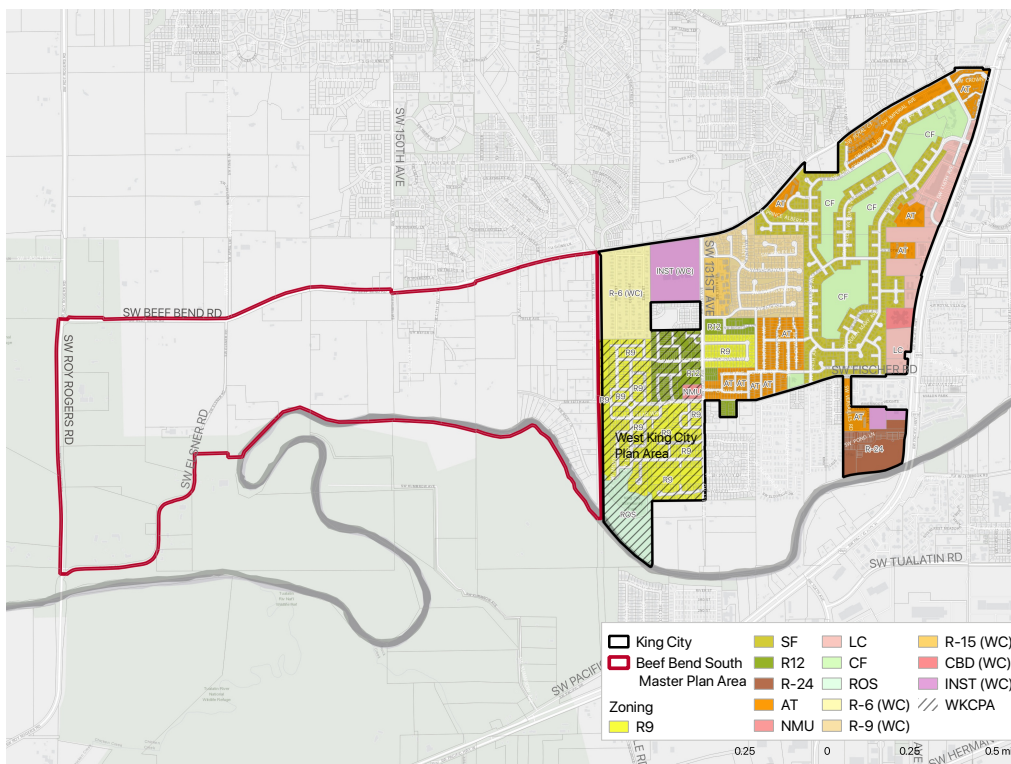
DRAFT AMENDMENTS | CITY OF KING CITY MIDDLE HOUSING PROJECT

PROJECT OVERVIEW

King City Community Development Code (CDC) project will update the Comprehensive Plan and the CDC so they fully comply with House Bill 2001 for Housing Choices. The objective of these updates is to further expand the range of middle housing types, including duplexes, triplexes, quadplexes, townhouses and cottage clusters, which are allowed and encouraged by the city.

Updates resulting from this project will be incorporated into the larger city-led project to update the CDC overall. In addition to complying with HB 2001, the update will improve the code organization to facilitate necessary amendments over the next several years related to the city's planning efforts including the King City Transportation System Plan (TSP) and Beef Bend South Master Plan.

King City areas affected by HB 2001 Middle Housing requirements



State-required HB 2001 amendments to King City's Comprehensive Plan and Community Development Code (CDC) will apply to the residentially-zoned areas in existing King City. In addition, improvements to the city's code

King City areas affected by HB 2001 Middle Housing requirements

organization will facilitate necessary amendments over the next several years related to the city's first Transportation System Plan (TSP) and Beef Bend South master planning efforts.

Key Dates/Project Timeline

- The project began in December and will be completed in May.
- Task 1: Code Audit was completed at the end of January. The Code Audit identified areas of inconsistency with HB 2001 in the King City CDC and Comprehensive Plan. The PC reviewed the Code Audit at its January meeting to understand key issues.
- The City anticipates having hearings-ready amendments at the end of this project (May 2021) and will present them to the Planning Commission in June of 2021.

Project timeline and Planning Commission role

December 2020-January 2021	January – February 2021	March – May 2021	May 2021
Task 1 – Code Audit– completed	Task 2 - Draft Amendments (this memo)	Task 3 – Refinement of Amendments	Task 4 – Public Hearing
Review conducted by the Planning Commission and Technical Advisory Committee	Planning Commission role: <ul style="list-style-type: none"> • Review preliminary amendments and provide feedback. • Learn about public involvement 	Planning Commission role: <i>Hold up to two sessions to accept comments and recommendations on the public drafts.</i>	Planning Commission role: <i>• Review revised amendments and make recommendations to the City Council.</i>

PROPOSED CDC AMENDMENTS

The purpose of this task is to draft amendments to the CDC and Comprehensive Plan that resolve issues identified in Task 1 (Code Audit). Included in this memo are three options for a proposed new CDC structure and an overview of where, within each “structure option,” the amendments would be located.

The Technical Advisory Committee (TAC) is reviewing the same material and will offer comments that will be incorporated as part of Task 3: Refinement of Amendments.

Task 2 ends on February 28th. Refined amendments and public review will be coordinated throughout the month of March as part of Task 3. Public review will include a project website, a mailing to gather public comment, and a public hearing.

*The PC will review **proposed amendments** and a **proposed structure** for re-organization of the code contained in this memo.*

While amendments will be required, King City is in the unique position in the metro region of already permitting a broader range of housing types in more dense configurations. Given its history and evolution from a retirement village into a diverse community, much of King City's existing residential development consists of compact housing built for smaller-than-average households. Middle housing is already permitted in most zones citywide. For example, duplexes and townhouses are permitted in all residential zones except for Single Dwelling (SF) residential zone.

By amending the CDC to permit all middle housing types through a streamlined review process that uses clear and objective dimensional and design standards, King City will continue to consistently and fairly support all types of residential construction. As the vast majority of King City is already developed, changes to permitted housing types will have limited impact. However large areas of greenfield are poised to develop in the Beef Bend South Area. The amendments from this project will set King City up to encourage flexible development of a broad range of housing types intermixed as opposed to a monoculture of segregated single housing types in subdivisions.

Based on the findings from the Code Audit, several amendments will be needed to ensure compliance with HB 2001. The types of changes needed include:

- Updates to all residential land use zones and mixed use zones including Neighborhood Mixed-Use (NMU) to simplify and permit housing types per HB 2001 definitions.
- Amend the CDC so that residential land use zones and development standards are easy to understand (and flexible) to support the development of middle housing, particularly in the Beef Bend South area.
- Update the Comprehensive Plan to support zone changes and encourage middle housing types.

Specific amendments fall into two categories:

- Reconciling the way that King City currently defines housing types compared with the way that Oregon Administrative Rules (OAR) and LCMC (Large City Model Code) define them, and
- Clarifying the specific housing types that are permitted in each zone and maintaining consistency with the CDC purpose statements for each zone while complying with HB 2001.

Housing Types Definitions

When comparing the way that the King City CDC defines housing types (Dwellings), compared with HB 2001 and issues, there are several types of issues. These are further detailed in the table on page 6:

1. In some cases, definitions used by the King City CDC and HB 2001 are consistent, so there are no issues and no specific amendments will be required to comply with HB 2001.
2. The housing type is not defined by HB 2001 (neither OAR or LCMC), so there are no issue that would require an amendment.
3. For the specific HB-required housing type, the King City CDC would require units to be attached, while Division 46 and the LCMC would allow for detached units.
4. No definition currently exists within the King City CDC for the HB 2001-required housing type, however, an existing definition in the King City CDC that would apply is *Dwelling, multi-family: "A structure that contains three or more dwelling units which share common walls, floors or ceilings with one or more than two dwelling units on one lot."*
5. This issue specifically pertains to HB 2001-required housing type, Cottage Clusters: The HB-2001 definition would apply if a cottage cluster is subdivided with individual lots for each unit. If all cottages are on one lot, then there is not a clear definition in the King City CDC.

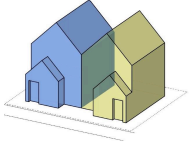
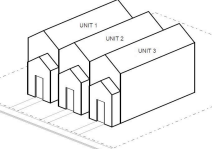
6. For the specific HB 2001-required housing types, the HB 2001 definition—both the OAR and the LCMC definitions—are consistent with King City CDC's definition.


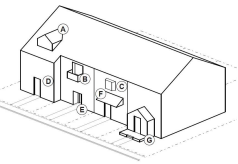
See Appendix A – Summary of King City Residential Zones for more information.

Code Amendment Options Tracking with Task 1 Code Audit Tables

Table 1. Middle Housing Definitions

The table below was included in the Task 1 Code Audit Memo. The column on the right is new; it itemizes the specific amendments that will be required to comply with HB 2001.

This table compares OAR Division 46 Middle Housing definitions with current King City Community Development Code (CDC) terms		Task 2 Code Amendment options
OAR Division 46 Definition	King City CDC Term(s) and Definition	
 <p><u>Duplex</u> Two attached dwelling units on a Lot or Parcel. A city may define a Duplex to include two detached dwelling units on a Lot or Parcel.</p>	<p><u>Duplex</u> A structure that contains two primary dwelling units on one lot. The units must share common walls, floors or ceilings. <i>Note:</i> CDC requires units to be attached, while Division 46 would allow for detached units.</p>	<p>No amendment is needed to the City's definition in order to comply with HB 2001.</p> <p>The City may elect to permit duplexes to be attached, detached, or a combination in all seven current applicable zones (SF, AT, R-9, R-12, R-15, R-24, and NMU).</p> <p>Urbsworks recommends the City permit duplexes to be detached in zoning that applies to Beef Bend South, to allow greater flexibility for middle housing types.</p>
 <p><u>Triplex</u> Three attached dwelling units on a Lot or Parcel. A city may define a Triplex to include any configuration of three detached or attached dwelling units on one Lot or Parcel.</p>	<p><u>Dwelling, multi-family</u> A structure that contains three or more dwelling units which share common walls, floors or ceilings with one or more than two dwelling units on one lot. <i>Note:</i> CDC would require units to be attached, while Division 46 would allow for detached units.</p>	<p>No amendment is needed to the City's definition in order to comply with HB 2001.</p> <p>In addition, to avoid confusion, Urbsworks recommends using the definition that the City currently uses for <u>Dwelling, multi-family</u>, instead of the OAR 47 or the LCMC definitions Triplexes.</p> <p>The City may elect to permit triplexes (or <u>Dwelling, multi-family</u>) to be attached, detached, or a combination in all seven current applicable zones (SF, AT, R-9, R-12, R-15, R-24, and NMU).</p> <p>Urbsworks recommends the City permit triplexes (or <u>Dwelling, multi-family</u>) to be detached in zoning that applies to Beef Bend South, to allow greater flexibility for middle housing types.</p>

This table compares OAR Division 46 Middle Housing definitions with current King City Community Development Code (CDC) terms			Task 2 Code Amendment options
OAR Division 46 Definition		King City CDC Term(s) and Definition	
	<p>Quadplex Four attached dwelling units on a Lot or Parcel. A city may define a Quadplex to include any configuration of four detached or attached dwelling units on one Lot or Parcel.</p>		<p>No amendment is needed to the City's definition in order to comply with HB 2001.</p> <p>In addition, to avoid confusion, Urbsworks recommends using the definition that the City currently uses for <u>Dwelling, multi-family</u>, instead of the OAR 47 or the LCMC definitions for Quadplexes.</p> <p>The City may elect to permit quadplexes (or <u>Dwelling, multi-family</u>) to be attached, detached, or a combination in all seven current applicable zones (SF, AT, R-9, R-12, R-15, R-24, and NMU).</p> <p>Urbsworks recommends the City permit triplexes triplexes (or <u>Dwelling, multi-family</u>) to be detached in zoning that applies to Beef Bend South, to allow greater flexibility for middle housing types.</p>
	<p>Townhouse A dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent dwelling unit.</p>	<p><u>Dwelling, single-family attached</u> A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units. It does not share common floors or ceilings with other dwelling units</p>	<p>No amendment is needed to the City's definition in order to comply with HB 2001.</p>


This table compares OAR Division 46 Middle Housing definitions with current King City Community Development Code (CDC) terms		Task 2 Code Amendment options
OAR Division 46 Definition	King City CDC Term(s) and Definition	
 <p>Cottage Cluster A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard. A city may allow Cottage Cluster units to be located on a single Lot or Parcel, or on individual Lots or Parcels.</p>	<p><u>Dwelling, single-family detached</u> A detached dwelling unit located on its own lot. <i>Note:</i> This definition would apply if a cottage cluster is subdivided with individual lots for each unit. If all cottages are on one lot, then there is not a clear definition in the CDC.</p>	<p>Use either the OAR 47 definition or the Large City Model Code (LCMC) definition:</p> <p>OAR 47: "A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard. <i>A city may allow Cottage Cluster units to be located on a single Lot or Parcel, or on individual Lots or Parcels.</i>"</p> <p>LCMC: "Cottage cluster" means a grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as "cluster housing," "cottage housing," "bungalow court," "cottage court," or "pocket neighborhood."</p>

Table 3. Allowed Uses

Complying with Division 46 will require varying degrees of change for different residential zones. In all zones, compliance will imply a shift in the current policy intent of the zone to some degree. The zones could be separated into three categories based on the magnitude of this policy shift: Significant policy shift: SF. | Moderate policy shift: R-9 | Minor or no policy shift: AT, R-12, R-15, R-24, NMU

The table below was included in the Task 1 Code Audit Memo. The column on the right is new; it itemizes the specific amendments that will be required to comply with HB 2001. The column on the right further distinguishes between those amendments that are required for *minimum compliance*, and any *additional optional amendments*.

Table 3. Allowed Uses –This table compares King City current allowed uses, or housing types, with those that OAR (Division 46) will require in each applicable zone.
P = Permitted use N = Use not permitted [N/A] = Use/housing type not listed

King City Use Category	Dwelling, SF Detached	Duplex	Dwelling, SF Attached	Dwelling, Multi-Family	None	
Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	Task 2 Code Amendment options
SF Single-family Residential 10 dwelling units per acre Minimum 4,000 square foot lot	P	N	N	N	[N/A]	Minimum compliance requirements Amend SF to permit Duplexes on 4,000 square foot lots (same as single detached dwellings). Townhouses must be permitted on a 1,500 minimum square foot lot after a land division. Because the lot size is 4,000 square feet minimum, none of the other dwelling types are required to be permitted. They City may elect to allow them however. Amend so duplexes and are exempt from Site Plan Review or subject to the same process as single detached dwellings.

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Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	Task 2 Code Amendment options
AT Apartments and Townhouses 15 dwelling units per acre Minimum 5,000 square foot lot	P	P	P	P	[N/A]	<p>Minimum compliance requirements</p> <p>“Dwelling multi-family” is currently a permitted use in AT, so according the King City’s definition, Triplexes are already permitted.</p> <p>“Dwelling multi-family” is currently a permitted use in AT, so according the King City’s definition, Quadplexes are already permitted. However, since the minimum lot size is 5,000 square feet, Quadplexes are not required to be permitted.</p> <p>Townhouses must be permitted on a minimum 1,500 square foot lot, after a land division.</p> <p>Amend so all required housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.</p> <p>Additional optional amendments</p> <p>Regarding Quadplexes and Cottage Clusters, since the minimum lot size for AT is 5,000 square feet, Quadplexes Cottage Clusters are not required to be allowed in this zone. They City may elect to allow them however.</p>

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King City Use Category	Dwelling, SF Detached	Duplex	Dwelling, SF Attached	Dwelling, Multi-Family	None	
Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	Task 2 Code Amendment options
R-9 Small Lot and Attached Residential 9 dwelling units per acre Minimum 2,400 square foot lot	P	P	P	N	[N/A]	<p>Minimum compliance requirements</p> <p>Duplexes are already permitted. Amend so that they are permitted on the same size lot as a single dwelling.</p> <p>Townhouses must be permitted on a 1,500 minimum square foot lot after a land division.</p> <p>Because the lot size is 2,400 square feet minimum, none of the other dwelling types are required to be permitted.</p> <p>Amend so required housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.</p> <p>Additional optional amendments</p> <p>Regarding Quadplexes and Cottage Clusters, since the minimum lot size for AR-9 is 2,400 square feet, Quadplexes and Cottage Clusters are not required to be allowed in this zone. They City may elect to allow them however.</p>

Table 3. Allowed Uses –This table compares King City current allowed uses, or housing types, with those that OAR (Division 46) will require in each applicable zone.
P = Permitted use N = Use not permitted [N/A] = Use/housing type not listed

King City Use Category	Dwelling, SF Detached	Duplex	Dwelling, SF Attached	Dwelling, Multi-Family	None	
Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	Task 2 Code Amendment options
R-12 Attached Residential 12 dwelling units per acre Minimum 2,000 square foot lot	P	P	P	P	[N/A]	<p>Minimum compliance requirements</p> <p>Townhouses must be permitted on a 1,500 minimum square foot lot after a land division.</p> <p>Because the lot size is 2,000 square feet minimum, none of the other dwelling types are required to be permitted. They City may elect to allow them however.</p> <p>Amend so required housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.</p> <p>Additional optional amendments</p> <p>Regarding Quadplexes and Cottage Clusters, since the minimum lot size for R-12 is 2,000 square feet, Quadplexes and Cottage Clusters are not required to be allowed in this zone. They City may elect to allow them however.</p>

Table 3. Allowed Uses –This table compares King City current allowed uses, or housing types, with those that OAR (Division 46) will require in each applicable zone.
P = Permitted use N = Use not permitted [N/A] = Use/housing type not listed

King City Use Category	Dwelling, SF Detached	Duplex	Dwelling, SF Attached	Dwelling, Multi-Family	None	
Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	Task 2 Code Amendment options
R-15 Multi-family Residential 15 dwelling units per acre Minimum 5,000 square foot lot	P	P	P	P	[N/A]	<p>Minimum compliance requirements</p> <p>“Dwelling multi-family” is currently a permitted use in R-15, so according the King City’s definition, Triplexes already permitted.</p> <p>“Dwelling multi-family” is currently a permitted use in R-15, so according the King City’s definition, Quadplexes are already permitted. However, since the minimum lot size is 5,000 square feet, Quadplexes are not required to be permitted.</p> <p>Townhouses must be permitted on a 1,500 minimum square foot lot after a land division.</p> <p>Because the lot size is 5,000 square feet minimum, Cottage Clusters are not required to be permitted.</p> <p>Amend so required housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.</p> <p>Additional optional amendments</p> <p>Regarding Quadplexes and Cottage Clusters, since the minimum lot size for R-15 is 5,000 square feet, Quadplexes and Cottage Clusters are not required to be allowed in this zone. They City may elect to allow them however.</p>

Table 3. Allowed Uses –This table compares King City current allowed uses, or housing types, with those that OAR (Division 46) will require in each applicable zone.
P = Permitted use N = Use not permitted [N/A] = Use/housing type not listed

King City Use Category	Dwelling, SF Detached	Duplex	Dwelling, SF Attached	Dwelling, Multi-Family	None	
Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	Task 2 Code Amendment options
R-24 Multi-family Residential 24 dwelling units per acre Minimum 5,000 square foot lot	P	P	P	P	[N/A]	<p>“Dwelling multi-family” is currently a permitted use in R-24, so according the King City’s definition, Triplexes are already permitted.</p> <p>“Dwelling multi-family” is currently a permitted use in R-24, so according the King City’s definition, Quadplexes are already permitted. However, since the minimum lot size is 5,000 square feet, Quadplexes are not required to be permitted.</p> <p>Townhouses must be permitted on a 1,500 minimum square foot lot after a land division.</p> <p>Amend so all required housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.</p> <p>Additional optional amendments</p> <p>Regarding Quadplexes and Cottage Clusters, since the minimum lot size for R-24 is 5,000 square feet, Quadplexes and Cottage Clusters are not required to be allowed in this zone. They City may elect to allow them however.</p>

Table 3. Allowed Uses –This table compares King City current allowed uses, or housing types, with those that OAR (Division 46) will require in each applicable zone.
P = Permitted use N = Use not permitted [N/A] = Use/housing type not listed

King City Use Category	Dwelling, SF Detached	Duplex	Dwelling, SF Attached	Dwelling, Multi-Family	None	Task 2 Code Amendment options
Division 46 Middle Housing Type(s)	N/A	Duplex	Townhouse ¹	Triplex/Quadplex ¹	Cottage Cluster	
NMU Neighborhood Mixed-Use - dwelling units per acre (not applicable) Minimum 1,600 square foot lot	P	P	P	P	[N/A]	<p>“Dwelling multi-family” is currently a permitted use in NMU, so according the King City’s definition, Triplexes are already permitted.</p> <p>“Dwelling multi-family” is currently a permitted use in NMU, so according the King City’s definition, Quadplexes are already permitted. However, since the minimum lot size is 1,600 square feet, Quadplexes are not required to be permitted.</p> <p>Townhouses must be permitted on a 1,500 minimum square foot lot after a land division.</p> <p>Amend so all required housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.</p> <p>Additional optional amendments</p> <p>Regarding Quadplexes and Cottage Clusters, since the minimum lot size for NMU is 1,600 square feet, Quadplexes and Cottage Clusters are not required to be allowed in this zone. They City may elect to allow them however.</p>
	Complies with Division 46		Does not comply with Division 46			
1 Townhouses, triplexes, and quadplexes, where allowed, would also be subject to Site Plan Review (Chapter 16.152). Middle housing types must be allowed under the same approval processes as single detached dwellings. Single detached dwellings are not subject to Site Plan Review. Amendments are needed so these housing types are exempt from Site Plan Review or subject to the same process as single detached dwellings.						

PROPOSED CDC STRUCTURE

King City is currently in the process of re-organizing its CDC. The objective of this update is to improve the organization of the code to ensure it is easy to use and understand. The timing of this update will also allow the City to ensure there is a clear place within the code for amendments that may be required or desired as a result of the Transportation System Plan (TSP) and Beef Bend South Master Plan efforts. Urbsworks reviewed the overall code structure as part of Task 2 to better understand where amendments would be required as part of this project. Three different proposed structures were identified and are described in more detail below.

CDC Reorganization Options

There are three possibilities for reorganization: or 3) total reorganization as you outlined (and including the zone district changes in the same detail as #2).

1. Simply insert the amendments in the existing code format.
Surgical fixes are made to consolidate the use and development standards into easy-to-use tables dimensional standards table, similar to the examples on the preceding pages..
2. Reorganize of the zoning districts to group residential zones and use table to present the standards.
This option includes the same amendments as above, and in addition, provisions that apply to more than one land uses or housing type are placed into a new chapter or a subsection of Chapter 4. These types of provisions are often categorized as General Development Standards. Examples of such provisions are Public Improvements, Streets and Right-of-Way Improvements, Driveway Approaches, Vision Clearance, Off-Street Parking, Loading, and Driveways, Landscaping and Screening, Preservation of Trees and Vegetation , Wetlands, and Landslide Hazards. Chapter 2 (Procedures), would be cleaned up and a new naming structure for types of review (e.g., Type I, Type II) would be adapted to the current review procedures; procedures themselves would remain unchanged.
3. New unified code structure
Overall King City CDC code structure re-organized based on best practices in Oregon code updates; chapters re-organized and re-numbered to aid clarity and consistency. See [Appendix C – Summary of King City Residential Zones](#) for more information.

Dimensional Standards Tables

Proposed CDC amendments would include tables that list all the clear and objective, numerical (dimensional) standards in a single table or series of tables. Dimensional standards are those within the King City CDC that govern minimum lot size, lot width, building height, density and other requirements for development. Typically the dimensional standards are listed for *each zoning district* or *each housing type*. On the following pages are two examples

APPENDICES

Appendix A – Summary of King City Residential Zones

Table: King City Residential Zones – Summary

Table: King City Residential Zones – Purpose Statements

Appendix B – Definition of Housing (Dwelling) types

How the King City CDC defines housing types (Dwellings), compared with HB 2001 and issues

Appendix C – Proposed New Unified Code Structure

Appendix D – Dimensional Standards Tables – Examples

Dimensional standards table example – listing standards by housing type

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T	STANDARDS	TINY HOUSE			COTTAGE CLUSTER			PLEX			SINGLE DWELLING			TOWNHOUSE		
		WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL
a	Lot width (feet)	20	40	40	100	100	100	30	40	40	30	40	40	20	40	40
b	Lot depth (feet)	30	40	80	80	60	100	60	80	80	60	80	80	60	80	80
c	Lot size (square feet)	600	1,600	2,400	10,000	9,000	14,000	1,800	3,200	3,200	1,800	3,200	3,200	1,200	3,200	3,200
d	Front setback (feet)	15		Match existing	15		Match existing	15		Match existing	15		Match existing	15		Match existing
e	Side setback (feet)	0', 10 exterior		7.5, 15 exterior	7.5, 15 exterior			7.5, 10 exterior		7.5, 15 exterior	7.5, 10 exterior		7.5, 15 exterior	0, 15 exterior		
f	Rear setback (feet)	0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20	
g	Building height (feet)	25			25			35			35			35		
h	Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. Front setback for parking zone: _____. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet. Parking zone depth _____. For lots without an alley: Parking is permitted to be located on the surface or in a garage. Front setback for parking zone: _____. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet. Parking zone depth _____. Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.														
	Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.														
	Off-street Parking	1 per unit			1 per unit			1 per unit			1 per unit			1 per unit		
i	Other requirements				Minimum of 4 dwellings									No more than 4 units connected		
i	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens		

¹ Must meet all requirements of Zero Lot Line Subdivision standards

² From alley property or easement line.

Dimensional standards table example – listing standards by zoning district

9.12.6-3 Flex House

Residential Building Type Flex House shall conform to the following standards:

	ALBERTA DRIVE/ BIRCHGROVE	RIVERSIDE	WATERWAYS	WATERWAYS MOBILE HOME
a Lot width	Min. 12.2m Min. 7.6m for lots between Franklin Ave and Birch Road	Min. 7.6m	Min. 12.2m	Min. 10m
b Lot depth	Min. 30m	na	Min. 30m	na
c Lot size	Min. 400m ² Min. 366m ² for lots between Franklin Ave and Birch Road	na	Min. 372m ²	Min. 260m ²
d Front yard setback	Min. 6m	Min. 6m	Min. 4.5m	Min. 2.0m
e Side yard setback	Min. 1.2m Min 0m with common wall construction Min. 3m (Exterior)	Min. 1.2m Min 0m with common wall construction Min. 6m (Exterior)	Min. 1.2m Min 0m with common wall construction Min. 3m (Exterior)	na
f Rear setback	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 4.6m	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 7.5m	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 3m	Min. 2m
g Lot coverage and building width	Max. 45%, except Max 65% for parcels fronting on Centennial Drive Max. building width 21m	na	Max. 50% Max. building width 17m	Max. 45%
h Building height	The maximum Height of Buildings is set out in the City Centre Height Map in Appendix 3			
i Required walkway	Min. 1.5m wide walkway required between the street and the primary structure, if the primary structure contains more than one dwelling			
j Parking zone	For lots with a lane: Parking is required to be located adjacent to the lane. Parking is permitted to be located on the surface or in a garage. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m. For lots without a lane: Parking is permitted to be located on surface or in a garage. Front setback for parking zone: Min. 7.6m. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m			
k Vehicular entrance width	Max. 7m for lots 12.2m wide or wider; the 7m may be shared over 2 driveways (e.g. 3.5m per driveway) Max. 3.5m for lots less than 12.2m wide			

See Appendix C – Dimensional Standards Tables – Examples

APPENDIX A – SUMMARY OF KING CITY RESIDENTIAL ZONES

KING CITY RESIDENTIAL ZONES – SUMMARY

KING CITY ZONES – RESIDENTIAL				CURRENT CHAPTER NUMBER
ABBREVIATN	ZONE NAME	DWELLING UNITS/ACRE	MIN LOT SIZE ¹	16.
SF	Single-family Residential	10	4000	16.88
AT	Apartments and Townhouses	15	5,000	16.92
R-9	Small Lot and Attached Residential	9	2,400	16.84
R-12	Attached Residential	12	2,000	16.94
R-15	Multi-family Residential	15	5,000	16.96
R-24	Multi-family residential	24	5,000	16.100
NMU	Neighborhood mixed-use zone	12	1,600	16.102

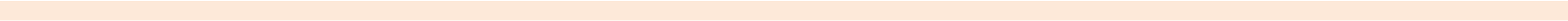
KING CITY RESIDENTIAL ZONES – PURPOSE STATEMENTS

SUMMARY OF KING CITY ZONES – Purpose statements							
ZONE NAME	SF – Single-family Residential	AT – Apartments and Townhouses	R-9 – Small Lot and Attached Residential	R-12 – Attached Residential	R-15 – Multi-family Residential	R-24 – Multi-family residential	NMU - Neighborhood mixed-use zone
CHAPTER	16.88 / 16.88.010	16.92 / 16.92.010	16.84 / 16.84.010	16.94 / 16.94.010	16.96 / 16.96.010	16.100 / 16.100.010	16.102 / 16.102.010
PURPOSE STATEMENTS	The purpose of the SF zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote single-family residential neighborhoods. This land use designation is intended to generally apply to established single-family	The purpose of the SF zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote single-family residential neighborhoods. This land use designation is intended to generally apply to established single-family	The purpose of the R-9 zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote single-family residential neighborhoods. This land use designation is intended to generally apply to annexed properties that were designated as R-9 in	The purpose of the R-12 zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote moderate density residential neighborhoods.	The purpose of the R-15 zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote moderate density residential neighborhoods. This land use designation is intended to generally apply to annexed properties that were	The purpose of the R-24 zone is to provide land for housing opportunities for individual households. The zone implements the comprehensive plan policies and regulations that are intended to create, maintain and promote high density residential neighborhoods. This land use designation is intended to generally apply to annexed properties that	The purpose of the NMU zone is to provide a mix of residential, retail, service, and business needs of surrounding residential neighborhoods while maintaining a compatible scale and character with those neighborhoods. It is intended for relatively small sites within or adjacent to residential neighborhoods.

¹ Minimum lot size for single family detached dwelling only; some other housing types have different minimum lot sizes.

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	residential properties within the city prior to June 5, 1991.	residential properties within the city prior to June 5, 1991.	Washington County or in the West King City planning area.		designated as R-15 in Washington County.	were designated as R-24 in Washington County.	
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ATTACHMENT B – DEFINITION OF HOUSING (DWELLING) TYPES

HOW THE KING CITY CDC DEFINES HOUSING TYPES (DWELLINGS), COMPARED WITH HB 2001 AND ISSUES

This table compares OAR Division 46 Middle Housing definitions with current King City Community Development Code (CDC) terms				
Housing Type	HB 2001 Middle Housing Types Definitions		King City CDC Term(s) and Definitions	Issues and notes
	OAR Division 46 Definition	HB 2001 LCMC (Large City Model Code)		
Detached single dwelling	"Detached single-family dwelling" means a detached structure on a Lot or Parcel that is comprised of a single dwelling unit.	"Detached single family dwelling" means a detached structure on a lot or parcel that is comprised of a single dwelling unit. Detached single family dwellings may be constructed off- site, e.g., manufactured dwellings or modular homes.	"Dwelling, single-family detached" means a detached dwelling unit located on its own lot.	No issues; definitions are consistent. [1]
ADU (Accessory Dwelling Unit)	Not defined by HB 2001	Not defined by HB 2001	"Dwelling unit, accessory" means a second and independent living unit created on a lot with a primary dwelling, which may be an attached or detached single-family dwelling or manufactured home. This second unit is created auxiliary to, and is always smaller than the primary dwelling. It has a separate kitchen, living, bathroom, and sleeping facilities within the primary dwelling or in a separate accessory building on the same lot as a primarily dwelling. <i>Because it is considered as an accessory use, this type of residential unit is not included in density calculations.</i>	No issues since the housing type is not defined by HB 2001 (neither OAR or LCMC).. [2]

This table compares OAR Division 46 Middle Housing definitions with current King City Community Development Code (CDC) terms				
Housing Type	HB 2001 Middle Housing Types Definitions		King City CDC Term(s) and Definitions	Issues and notes
	OAR Division 46 Definition	HB 2001 LCMC (Large City Model Code)		
Duplex	<p>Two attached dwelling units on a Lot or Parcel.</p> <p><i>A city may define a Duplex to include two detached dwelling units on a Lot or Parcel.</i></p>	<p>“Duplex” means two dwelling units on a lot or parcel in any configuration. In instances where a development can meet the definition of a duplex and also meets the definition of a primary dwelling unit with an accessory dwelling unit (ADU), the applicant shall specify at the time of application review whether the development is considered a duplex or a primary dwelling unit with an ADU. See Figure 3 through Figure 8 in Section E for examples of possible duplex configurations.</p>	<p>Duplex</p> <p>A structure that contains two primary dwelling units on one lot. <i>The units must share common walls, floors or ceilings.</i></p>	<p>The King City CDC would require units to be attached, while Division 46 and the LCMC would allow for detached units. [3]</p>
Triplex	<p>Three attached dwelling units on a Lot or Parcel.</p> <p><i>A city may define a Triplex to include any configuration of three detached or attached dwelling units on one Lot or Parcel.</i></p>	<p>“Triplex” means three dwelling units on a lot or parcel in any configuration.</p>	<p>A Triplex is not specifically defined in the King City Community Development Code</p>	<ul style="list-style-type: none">· The King City CDC would require units to be attached, while Division 46 and the LCMC would allow for detached units. [3]· An existing definition in the King City CDC that would apply is Dwelling, multi-family: “A structure that contains three or more dwelling units which share common walls, floors or ceilings with one or more than two dwelling units on one lot.” [4]
Quadplex	<p>Four attached dwelling units on a Lot or Parcel.</p> <p><i>A city may define a Quadplex to include any configuration of four detached or attached dwelling units on one Lot or Parcel.</i></p>	<p>“Quadplex” means four dwelling units on a lot or parcel in any configuration. See Figure 11 and Figure 12 in Section E for examples of possible quadplex configurations.</p>	<p>A Quadplex is not specifically defined in the King City Community Development Code</p>	<ul style="list-style-type: none">· The King City CDC would require units to be attached, while Division 46 and the LCMC would allow for detached units. [3]· An existing definition in the King City CDC that would apply is Dwelling, multi-family: “A structure that contains three or more dwelling units which share common walls, floors or ceilings with one or more than two dwelling units on one lot.” [4]

This table compares OAR Division 46 Middle Housing definitions with current King City Community Development Code (CDC) terms				
Housing Type	HB 2001 Middle Housing Types Definitions		King City CDC Term(s) and Definitions	Issues and notes
	OAR Division 46 Definition	HB 2001 LCMC (Large City Model Code)		
Townhouse	A dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located <i>on an individual Lot or Parcel and shares at least one common wall with an adjacent dwelling unit.</i>	“Townhouse” means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit. A townhouse is also commonly called a “rowhouse,” “attached house,” or “common-wall house.”	Dwelling, single-family attached A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units. <i>It does not share common floors or ceilings with other dwelling units</i>	No issues; definitions are consistent. [1]
Cottage Cluster	A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard. <i>A city may allow Cottage Cluster units to be located on a single Lot or Parcel, or on individual Lots or Parcels.</i>	“Cottage” means an individual dwelling unit that is part of a cottage cluster. “Cottage cluster” means a grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as “cluster housing,” “cottage housing,” “bungalow court,” “cottage court,” or “pocket neighborhood.” “Cottage cluster project” means a development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.	Dwelling, single-family detached A detached dwelling unit located on its own lot.	· This definition would apply if a cottage cluster is subdivided with individual lots for each unit. If all cottages are on one lot, then there is not a clear definition in the King City CDC.[5]
Multi-family	Not defined by HB 2001	Not defined by HB 2001	“Dwelling, multi-family” means a structure that contains <i>three or more dwelling units which share common walls, floors or ceilings with one or more than two dwelling units on one lot.</i>	All of the middle housing types as defined by HB 2001 (either OAR or LCMC) are consistent with this definition. [6]

Summary of issues

- 1. No issues; definitions are consistent. [1]
- 2. No issues since the housing type is not defined by HB 2001 (neither OAR or LCMC). [2]
- 3. The King City CDC would require units to be attached, while Division 46 and the LCMC would allow for detached units. [3]
- 4. An existing definition in the King City CDC that would apply is Dwelling, multi-family: “A structure that contains three or more dwelling units which share common walls, floors or ceilings with one or more than two dwelling units on one lot.” [4]
- 5. This definition would apply if a cottage cluster is subdivided with individual lots for each unit. If all cottages are on one lot, then there is not a clear definition in the King City CDC.[5]


6. All of the middle housing types as defined by HB 2001 (either OAR or LCMC) are consistent with this definition. [6]

APPENDIX C – PROPOSED NEW UNIFIED CODE STRUCTURE

KING CITY ZONING – PROPOSED LIST OF CHAPTERS AND NUMBERING SYSTEM				
Chapter Number	Chapter Title	Potential Chapter Numbers	Typical Chapters	Amendments related to HB 2001 Middle Housing compliance
100	General Administration	100-199	<i>Administration, Definitions, Measurements</i>	Additional definitions related to housing types residential structures
200	Land Use and Development Review	200-299	<i>Urban Growth Management, Land Division and Reconfiguration, Planned Unit Development, Site Plan Review, Design Review, Historic Preservation, Manufactured Dwelling Parks, Conditional Use, Variances, Adjustments, Street Naming, Addressing, and Vacation of Public Property, Annexation Procedures, Zone Changes, Nonconforming Situations</i>	Not part of this project
300	Procedures	300-399	<i>Procedures for Land Use Applications and Legislative Land Use Proposals</i>	Not part of this project
400	Use Classifications	400-499	<i>Typically a listing in table format that establishes a framework for the classification of land uses based upon common functional, product, or physical characteristics, and to provide the basis for assignment of land uses to zones and overlay zones.</i>	Establish the table and the section for Residential Uses
500	Zone Districts	500-599	<i>Base Zones</i>	Clarifying the specific housing types that are permitted in each zone, and maintaining consistency with the CDC purpose statements for each

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KING CITY ZONING – PROPOSED LIST OF CHAPTERS AND NUMBERING SYSTEM				
Chapter Number	Chapter Title	Potential Chapter Numbers	Typical Chapters	Amendments related to HB 2001 Middle Housing compliance
				zone while complying with HB 2001.
600	Overlay Zone Districts	600-699	<i>Overlay Districts</i>	Possible location for “form based approach” provisions that are not land use related and that are needed for implementing the Base Zone purpose statements.
700	Special Use Provisions	700-799	Temporary Uses, Multiple Family Design Review Guidelines and Standards, Wireless Communications Facilities	
800	General Development Standards	800-810	<i>Public Improvements, Streets and Right-of-Way Improvements, Driveway Approaches, Vision Clearance, Off-Street Parking, Loading, and Driveways Landscaping and Screening, Preservation of Trees and Vegetation , Wetlands, Landslide Hazards</i>	Possible location for “form based approach” provisions that are not land use related and that are needed for implementing the Base Zone purpose statements.
900	Sign Code	900-999		



Residential Site and Design Review: Design & Development Standards

City of McMinnville, Oregon

Final Draft | March 2020

u r b s w o r k s

Introduction

Project Purpose

The purpose of this work is to permit a wider variety of housing types while maintaining the character and values of McMinnville. These types provide greater options for the community and help implement the City's vision for housing, including the Great Neighborhood Principles.

The proposed housing types range in size, affordability, and configurations, including attached and detached dwellings. The development standards for each housing type were calibrated specifically for McMinnville.

Organization of This Document

This document is organized into 2 parts: Development Standards by Housing Type and Universal Design Standards. Part 1 includes an introduction to each housing type, example photos, and a development standards table with accompanying plan and section diagrams. Part 2 includes a variety of universal design standards. These standards apply to all housing types, with some exceptions. See the Universal Design Standards Summary Table on Page 45 for more detail.

Document Outline:

Part 1: Development Standards by Housing Type

- » Housing Type Summary
- » Tiny House
- » Cottage Cluster
- » Plex
- » Single Dwelling
- » Townhouse
- » Accessory Dwelling Unit (ADU)
- » Apartment Types

Part 2: Universal Design Standards

- » Street Frontage
- » Front Yard
- » Alleys
- » Parking
- » Common Open Space
- » Private Open Space
- » Compatibility
- » Façade
- » Subdivisions: modular blocks, partial alley, usable side yard setback lots, and common greens

Introduction

Introduction to Development Standards Tables

Each housing type has a development standards table. The table has information about minimum lot sizes, setbacks, height limitations, parking, and other relevant standards.

With alleys, without alleys, and infill.

Each housing type has minimum lot dimensions based on three conditions.

- » A home with an alley
- » A home without an alley
- » An infill home

Development standards vary depending on the above conditions, mostly due to parking. Lot widths for homes *without* an alley tend to be wider to accommodate space for a driveway. Lots for homes *with* an alley can be narrower in width because parking is permitted directly off of the alley.

The development standards for lots with or without an alley are applicable to new development and selected planned development.

The development standards for infill are required to match those of the existing zoning and adjacent lots.

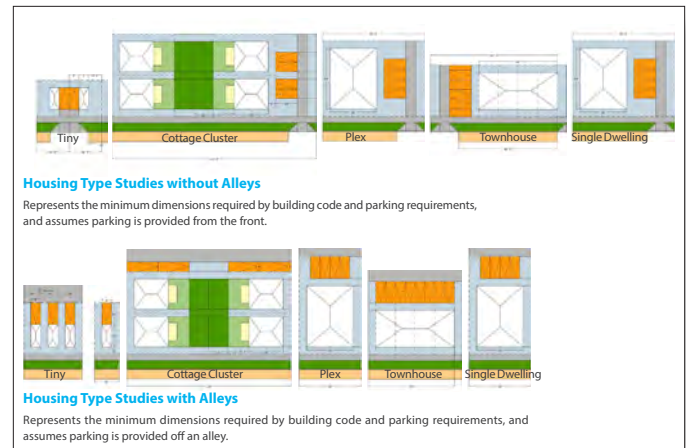
Townhouse Development Standards

TOWNHOUSE DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 20	Min. 40	Min. 40
b Lot depth (feet)	Min. 60	Min. 80	Min. 80
c Lot size (square feet)	Min. 1,200	Min. 3,200	Min. 3,200
d Front setback (feet)	Min. 15	Min. 15	Match existing
e Side setback (feet)	Min. 0, 15 exterior	Min. 0, Min. 10 exterior	Min. 0, Min. 10 exterior
f Rear setback (feet)	0 with garage, 20 without garage ¹	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet.</p>		
Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.		
Off-street Parking	1 per unit		
i Number of adjoining units	Max. 4	Max. 4	Max. 4
Universal Design Standards and Subdivision Standards that apply	<p>Street frontage</p> <p>Front yard</p> <p>Alleys</p> <p>Private open space</p> <p>Compatibility</p> <p>Façade</p> <p>Parking</p> <p>Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens</p>		

Introduction

Alleys or Driveways

Each housing type has its own unique characteristics, and these are described in the “Concept” and “Guiding Principles” sections. For example, the minimum lot dimensions may be different for each housing type. The minimum lot width for example, may vary depending on whether on-site parking is provided from the street, in the form of driveways, or from the rear of the site, via an alley.



Housing type studies showing the difference in the width of a lot with a driveway (top) versus with an alley (bottom).

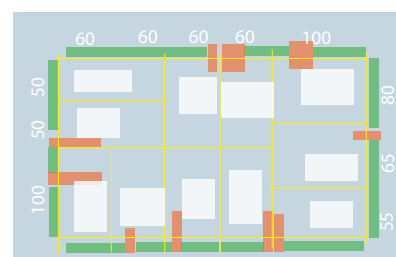
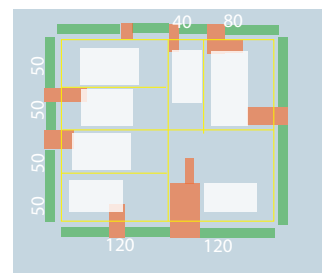
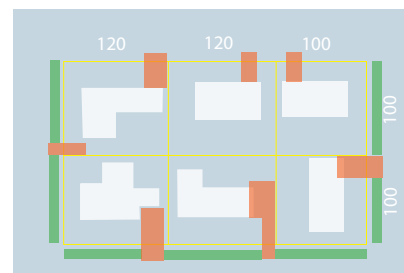
Context Studies for Infill Development

For infill housing, certain development standards are required to match those of the existing zoning and adjacent lots.

Development patterns of existing neighborhoods in McMinnville were studied in order to inform the infill development standards.

Lot width and front setback vary widely from neighborhood to neighborhood, depending on the era of development. Traditional neighborhoods built before the 1950s have deeper front setbacks and narrow lot widths. Dwellings are typically 1.5 to 2 stories tall and parking is usually at the rear of the lot, at the end of a driveway. Homes built in the mid-century and later (after the 1950s), sit on lots that are wider and less deep. Dwellings are typically one story tall. Parking is often provided in a garage built onto the side of the dwelling.

There is a wide variety of neighborhood development patterns. Because of this, and the desire to maintain neighborhood character while accommodating a wide variety of housing types, selected development standards are required to match those of existing zone, subdivision, or Planned development overlay district.



Existing neighborhood patterns vary. Studies of existing neighborhoods show building footprints in white, driveways and parking in orange, and street frontage in green.

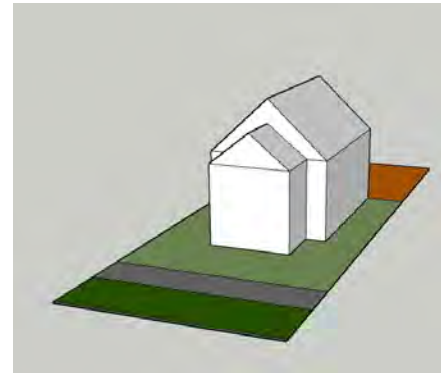
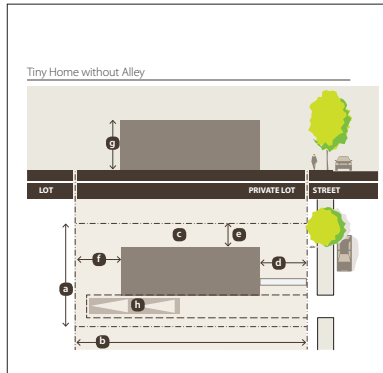
Part 1

Development Standards by Housing Type

Housing Type Summary

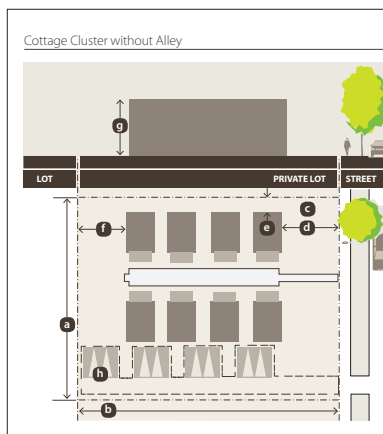
Tiny House

A Tiny House is a small permanent detached unit no more than 400 square feet. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.



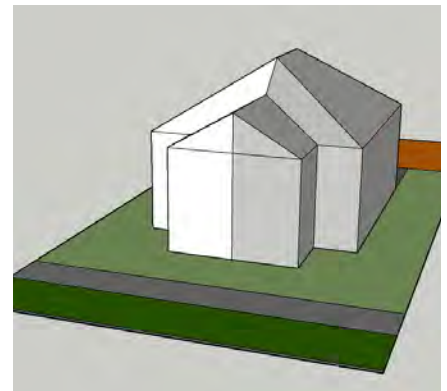
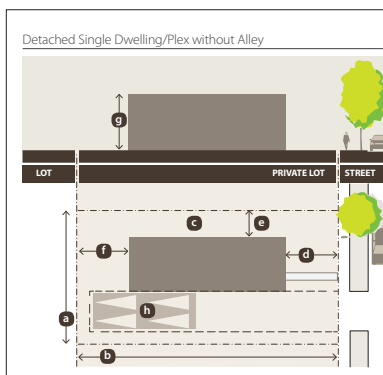
Cottage Clusters

Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.



Plexes

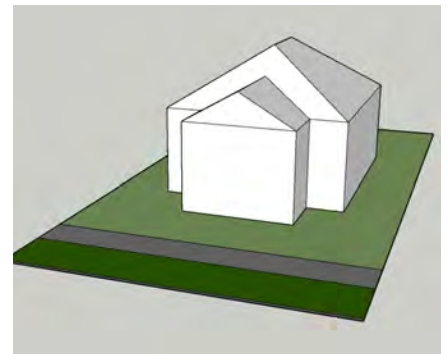
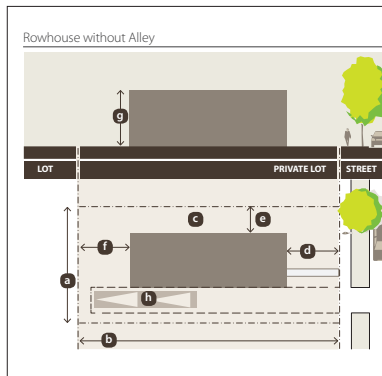
A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.



Housing Type Summary

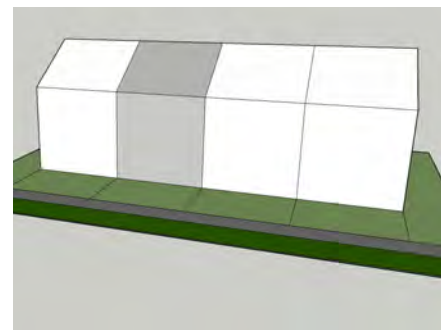
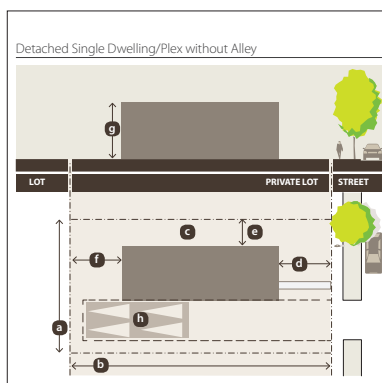
Single Dwellings

Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard.



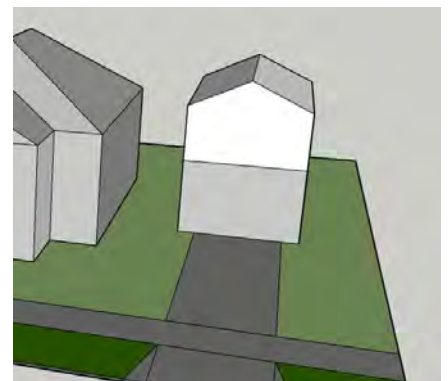
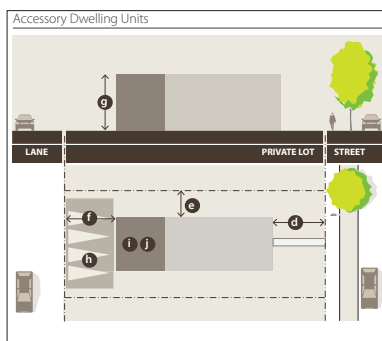
Townhouses

Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the "work" portion on the ground floor.



Accessory Dwelling Unit (ADU)

An ADU is a secondary, self-contained single-family dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.



Apartment Block

Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

Walk-Up Apartment

Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open air stair. Individual apartment buildings are arranged around common open space and shared parking areas.

Courtyard Apartment

Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.

Tiny House

Concept

A Tiny House is a small permanent detached unit no more than 400 square feet. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.

Tiny houses may provide a less expensive home ownership product than a larger single family house.

Guiding Principle

Tiny houses should each have their own private open space and be situated similarly to single dwellings by facing the primary adjacent street. Tiny houses grouped in a cluster on a single lot should follow the standards and guidelines of a Cottage Cluster.



Landscaping and front stoop provide transition between public and private space.

Tiny House



Tiny house with front porch and recessed entry.



Tiny House Development Standards

TINY HOUSE DEVELOPMENT STANDARDS			
	TINY HOUSE WITH ALLEY	TINY HOUSE WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 25	Min. 35	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 55	Min. 60	
c Lot size (square feet)	Min. 1,400	Min. 2,100	
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	Match existing ²
e Side setback (feet)	Interior: Min. 3 ³ or 5 Exterior: 10	Interior: Min. 3 ³ or 5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ⁴	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens		

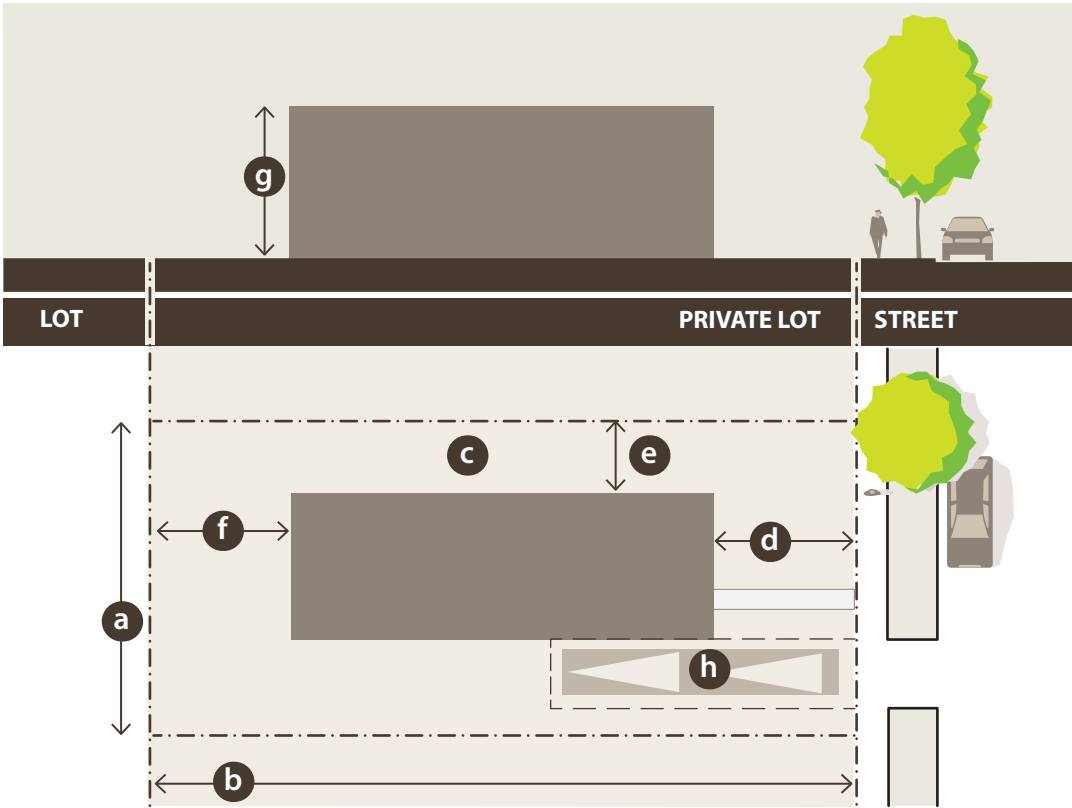
¹ Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

² Per McMinnville Municipal Code Section 17.54.050.

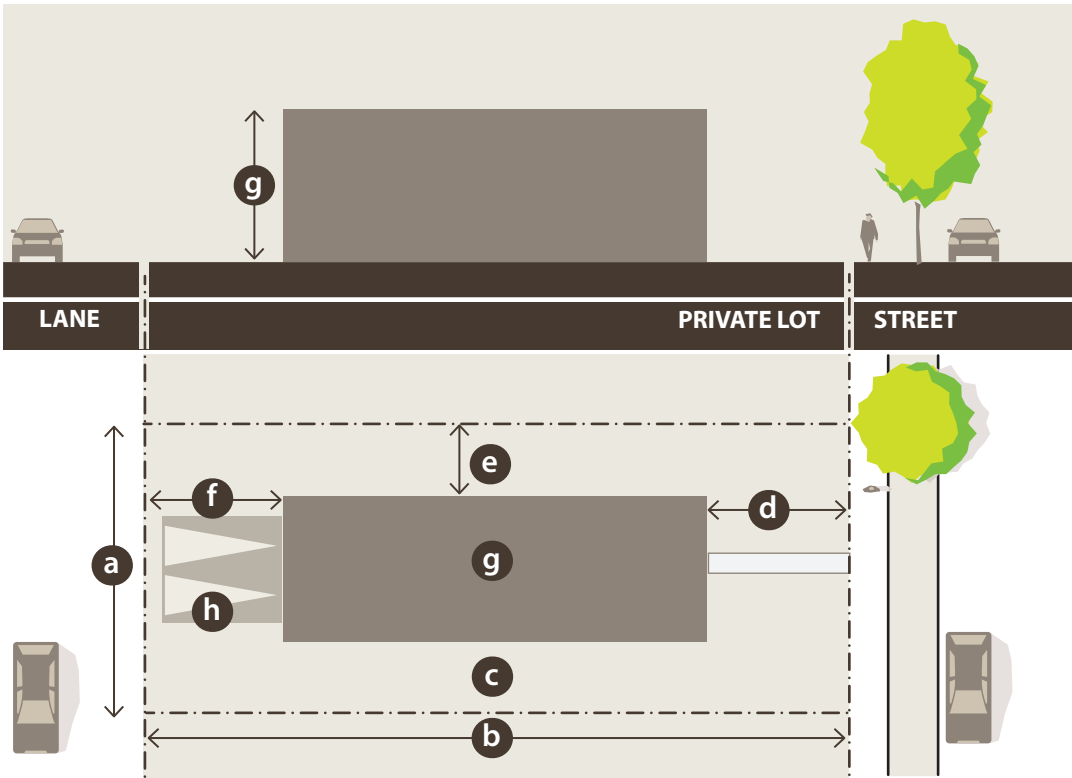
³ Must meet all requirements of Usable Side Yard Subdivision standards.

⁴ From alley property or easement line.

Tiny House without Alley



Tiny House with Alley



Cottage Cluster



Cottages with layers of open space from private porches to common shared open space.

Concept

Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Cottages are located on a single lot, clustered around pockets of shared open space. The ownership model for cottages could be structured to allow individual ownership of each cottage, such as through a condominium plat. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.

Cottage Clusters may fit seamlessly into existing residential neighborhoods. Their configuration around shared open space may work well for odd-shaped lots and lots with sensitive natural resources.



Cottage cluster design with shared common house and parking grouped in small areas.

Guiding Principle

Shared open space should be provided and located so that it serves as a central feature of the cluster of dwellings.

Layer zones of landscaping to create a gradual transition from the commonly owned green to the privately-owned garden and porch of individual dwellings.

Cottage Cluster



Cottage on the corner has setback from the walking path.



Cottages towards the back have a smaller setback in relation to the walking path.

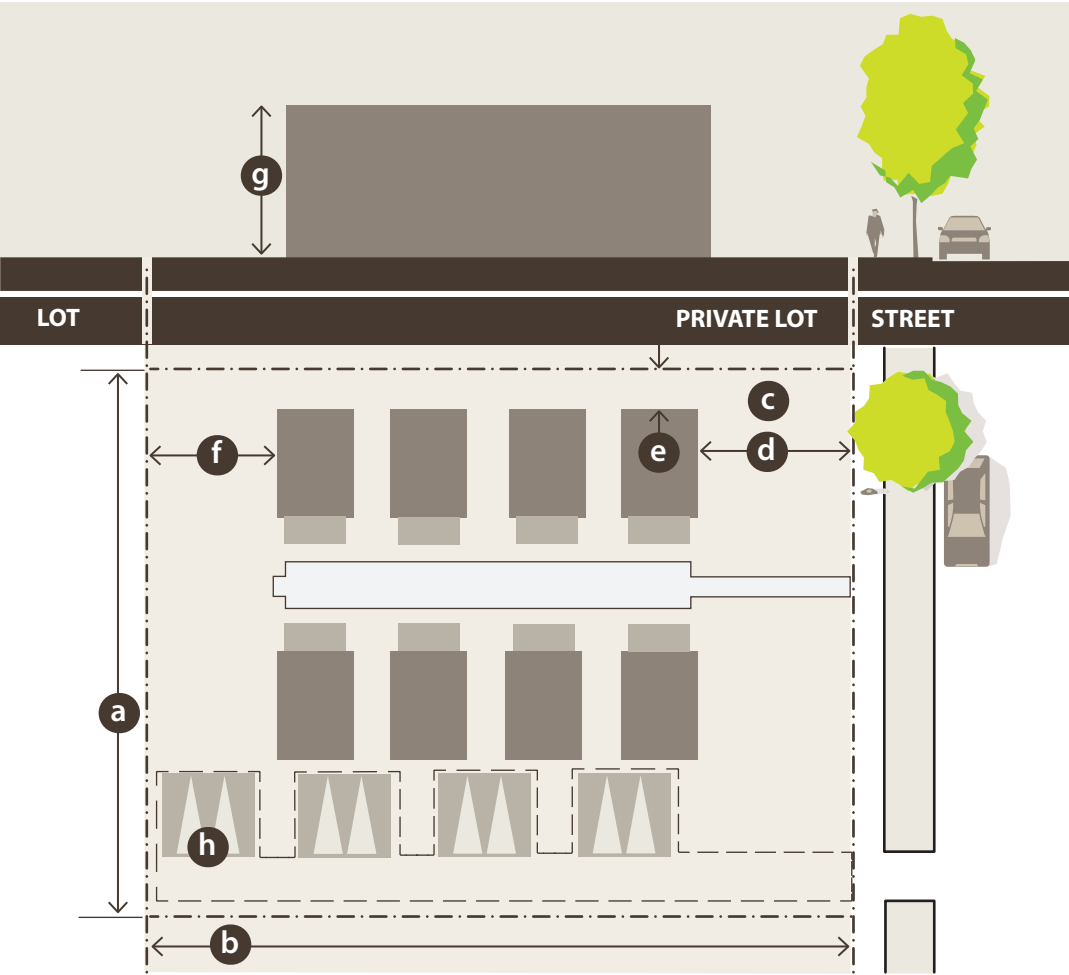
Cottage Cluster Development Standards

COTTAGE CLUSTER DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 100	Min. 100	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 100	Min. 100	
c Lot size (square feet)	Min. 10,000	10,000	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet)	Interior: Min. 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ²	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	<p>See McMinnville Municipal Code Chapter 17.60</p> <p>Cottage Cluster developments utilize shared parking areas and a shared driveway limited to one driveway per street frontage.</p>		
Minimum number of units	4	4	4
Universal Design Standards and Subdivision Standards that apply	<p>Street frontage</p> <p>Front yard</p> <p>Alleys</p> <p>Private open space</p> <p>Common open space</p> <p>Compatibility</p> <p>Façade</p> <p>Parking</p> <p>Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens</p>		

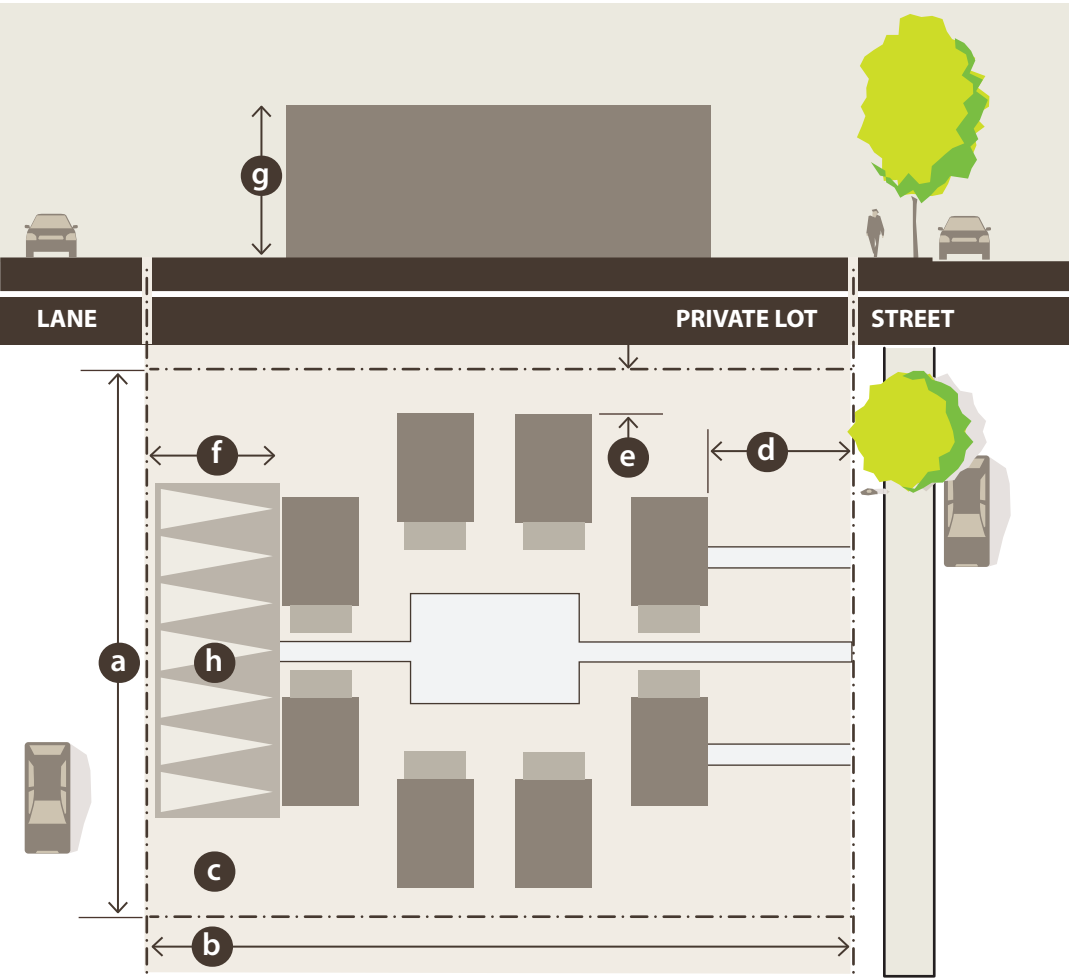
¹ Per McMinnville Municipal Code Section 17.54.050.

² From alley property or easement line.

Cottage Cluster without Alley



Cottage Cluster with Alley



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Plex

Concept

A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.

Plexes include duplexes, triplexes and quadplexes.

Guiding Principle

Plex designs should be similar in size, scale and appearance when integrated into an existing single dwelling neighborhood.

When situated on a corner lot, orient each entrance to a different street for privacy and neighborhood compatibility.



Single dwelling converted into a duplex.



A porch railing separates entries and provides privacy to each unit, while creating a cohesive porch across the front.

Plex



The scale and form of this plex fit with the surrounding context.



Mirroring balconies gives private outdoor space to each dwelling.

Plex Development Standards

PLEX DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 35	Min. 50	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 65	Min. 65	
c Lot size (square feet)	Min. 2,300	Min. 3,300	
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	Match existing ²
e Side setback (feet)	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ³	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	<p>Street frontage</p> <p>Front yard</p> <p>Alleys</p> <p>Private open space</p> <p>Compatibility</p> <p>Façade</p> <p>Parking</p> <p>Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens</p>		

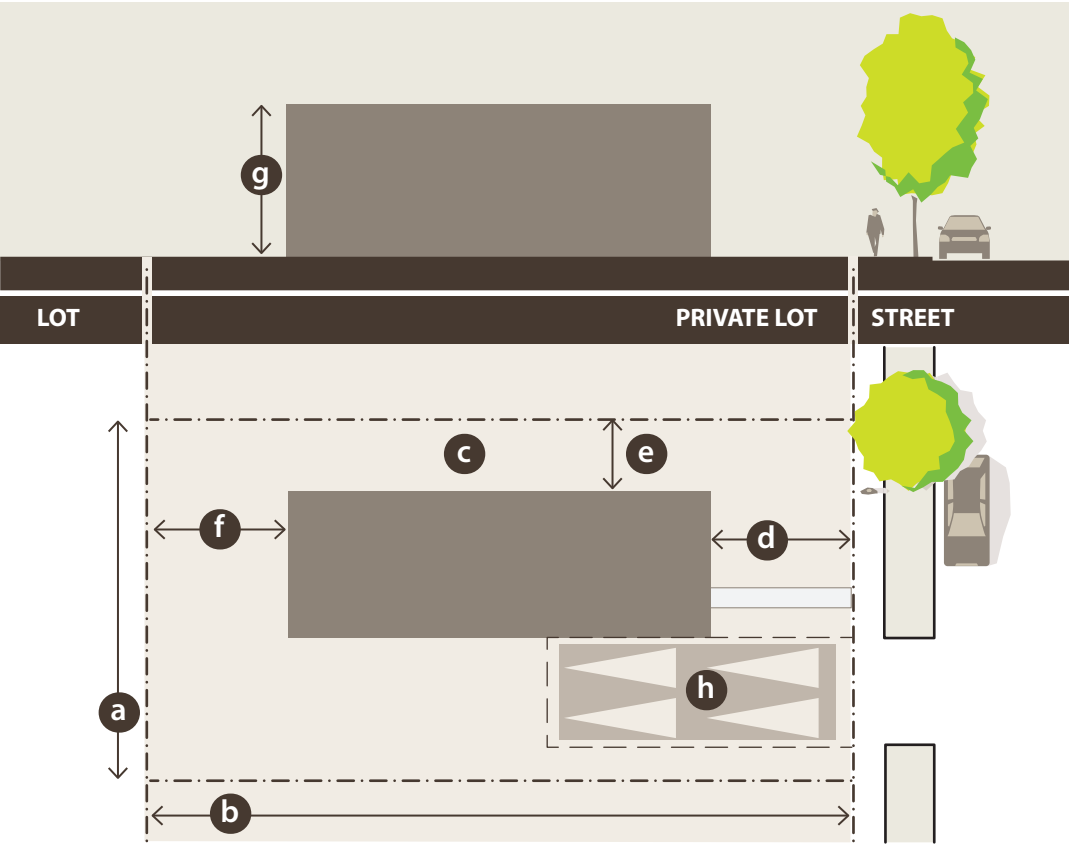
¹ Must meet all requirements of Universal Design Standards: Front Yard (Type2) Urban Type

² Per McMinnville Municipal Code Section 17.54.050.

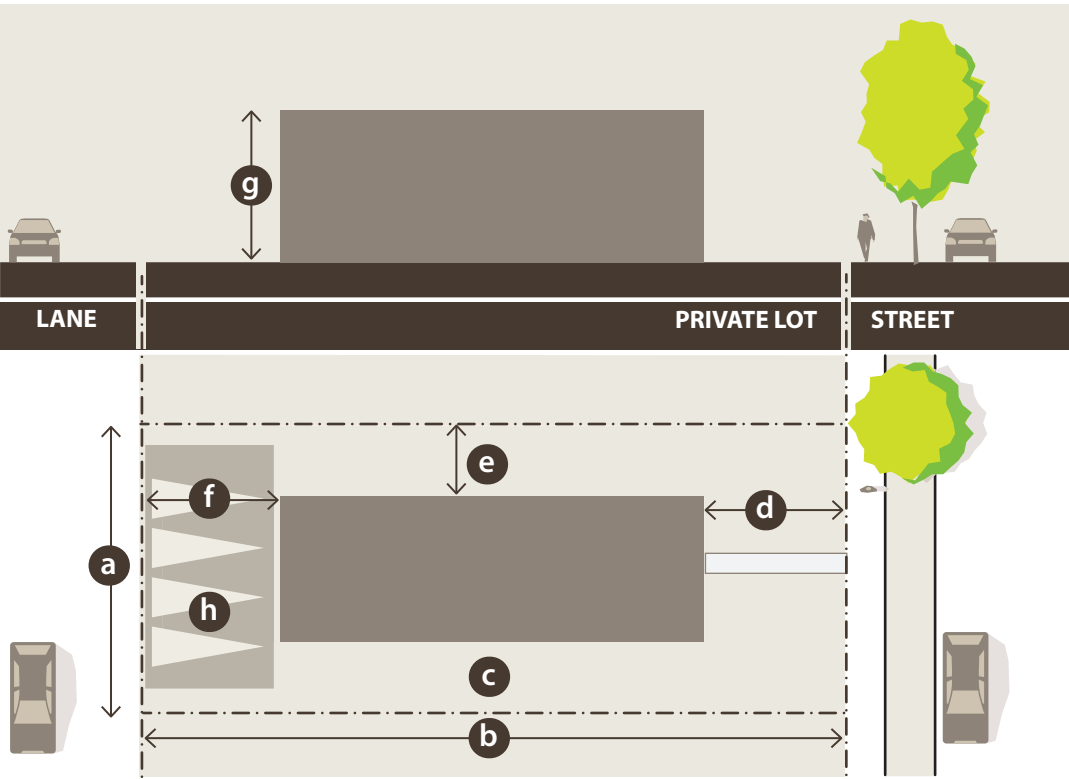
³ Must meet all requirements of Usable Side Yard Subdivision standards.

³ From alley property or easement line.

Plex without Alley



Plex with Alley



Single Dwelling

Concept

Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard.

Single dwellings are the most common housing type in McMinnville today.

Guiding Principle

Avoid cookie-cutter appearance across multiple single dwellings in the same neighborhood by creating variety of color, form, and façade details.

Space driveways to allow for street trees and on-street parking.

Garages facing the front should be recessed to reduce their prominence on the front façade.



Single dwellings with similar porch elements provide consistency to the public realm, while still offering opportunity for variety in details.



Lots of varying widths face an open pedestrian walkway.

Single Dwelling



Traditional-style single dwelling with porch, front setback, and street trees.



Narrow lot homes face a shared green space.

Single Dwelling Development Standards

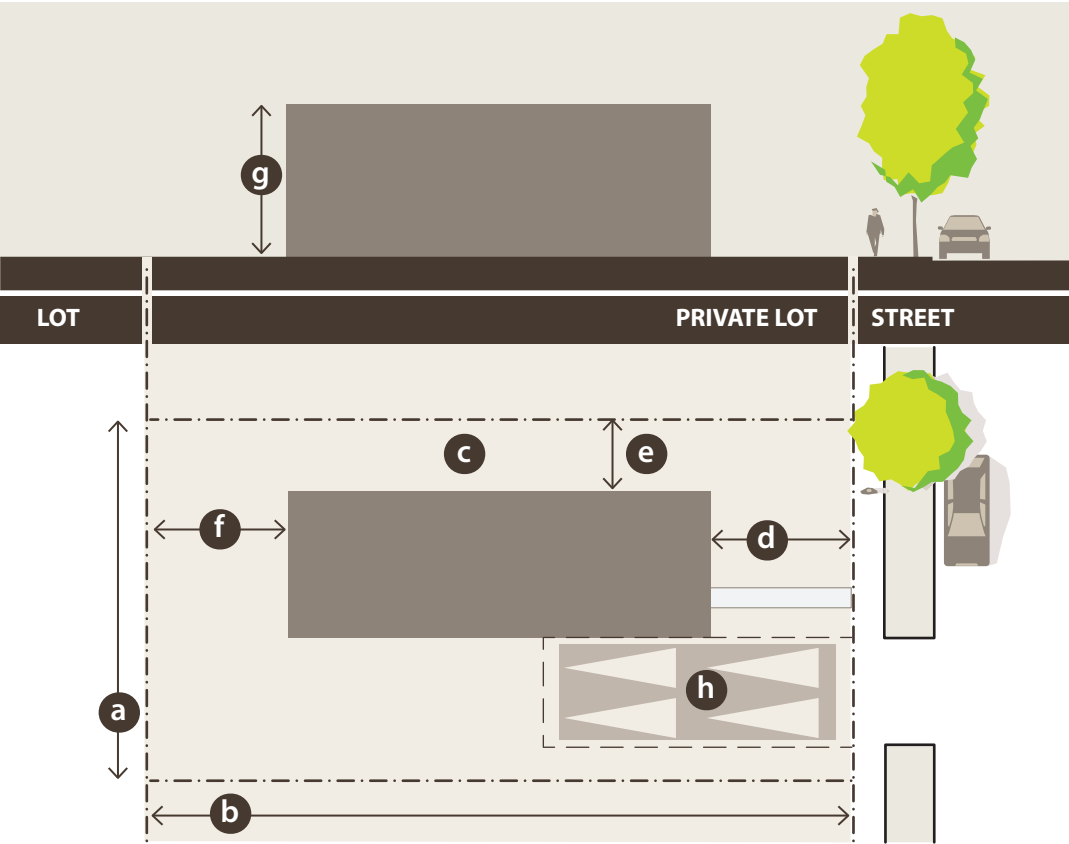
SINGLE DWELLING DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 35	Min. 45	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 65	Min. 65	
c Lot size (square feet)	Min. 2,300	Min. 3,000	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet)	Interior: Min. 3 ² or 7.5 Exterior: 10	Interior: Min. 3 ³ or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ¹	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	<p>Street frontage</p> <p>Front yard</p> <p>Alleys</p> <p>Private open space</p> <p>Compatibility</p> <p>Façade</p> <p>Parking</p> <p>Subdivision Standards: Usable Side Yard, Through Block, and Corner Common Greens</p>		

¹ Per McMinnville Municipal Code Section 17.54.050.

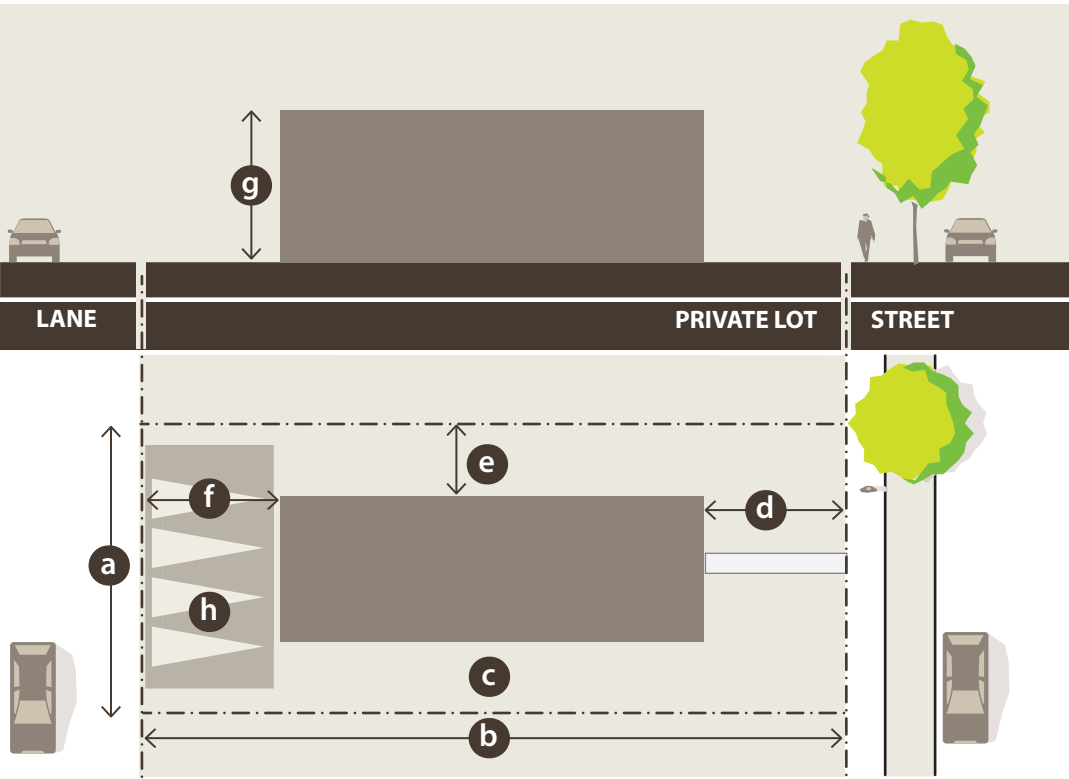
² Must meet all requirements of Usable Side Yard Subdivision standards.

³ From alley property or easement line.

Detached Single Dwelling without Alley



Detached Single Dwelling with Alley



Townhouse

Concept

Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the “work” portion on the ground floor.

Townhouses can be compatible in single dwelling neighborhoods, commercial centers and along corridors.

Guiding Principle

When fitting into existing single dwelling neighborhoods, group townhouses in smaller clusters, so that they are a compatible scale with surrounding development.

Design townhouses with a shared roof form, rather than a sawtooth shape with each unit having its own roof ridge. A shared roof form is more compatible with existing single dwelling neighborhoods.

Provide alley-accessed parking, when possible, to minimize driveways and preserve the tree-lined street frontage.

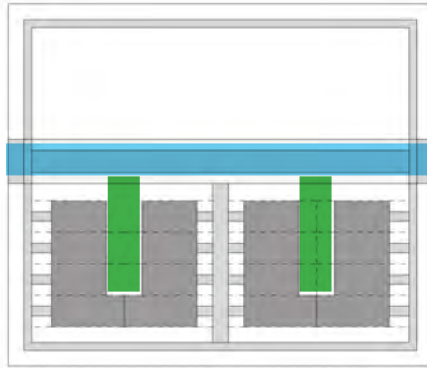
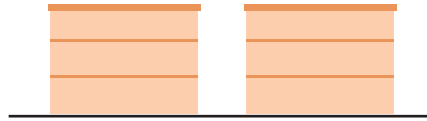
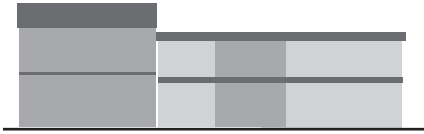


Townhouses fronting a shared green space.



Townhouses with a smaller front setback in a more urban context.

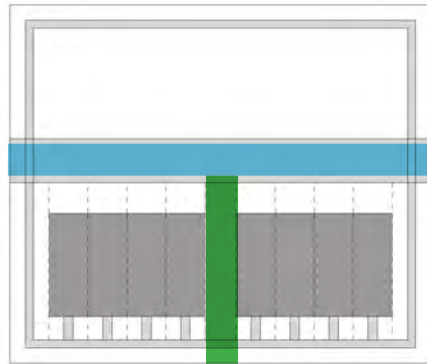
Large Townhouse



Large Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.
- » Maximum number of adjoining units: 8

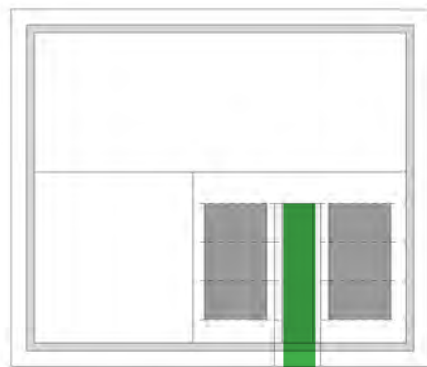
Medium Townhouse



Medium Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area.
- » Maximum number of adjoining units: 4

Small Townhouse



Small Townhouse

- » Arrangement suitable for new neighborhoods, along corridors and in the Downtown Design Guidelines Area. Also permitted within selected neighborhoods as an infill housing type.
- » Maximum number of adjoining units: 3

Alley type permitted (see Universal Standards Alleys): ■ Type 1 ■ Type 1 or 2

Townhouse Development Standards

TOWNHOUSE DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 20	Min. 22	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 60	Min. 60	
c Lot size (square feet)	Min. 1,200	Min. 1,400	
d Front setback (feet)	Min. 15	Min. 15	Match existing ¹
e Side setback (feet) ²	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 10	Interior: Min. 0 or 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage.	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.</p>		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Number of adjoining units and arrangement	Max. 8	Max. 4	Max. 3
Shared Roof Form	Required	Required	Required
Universal Design Standards and Subdivision Standards that apply	<p>Street frontage</p> <p>Front yard</p> <p>Alleys</p> <p>Private open space</p> <p>Compatibility</p> <p>Façade</p> <p>Parking</p> <p>Subdivision Standards: Through Block, and Corner Common Greens</p>		

¹ Per McMinnville Municipal Code Section 17.54.050

² Interior side setback of 7.5 feet and exterior setbacks only apply to end units

[illegible]

The diagram illustrates a lot layout with the following dimensions and features:

- a**: Total lot width.
- b**: Width of the building footprint.
- c**: Front setback from the street.
- d**: Side setback from the street.
- e**: Side setback from the adjacent lot.
- f**: Rear setback from the rear lot line.
- g**: Width of the front yard.
- h**: A feature in the side yard, possibly a driveway or a small structure.

Accessory Dwelling Unit (ADU)

Concept

An ADU is a secondary, self-contained single-family dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling unit generally has its own outside entrance and always has a separate kitchen, bathroom and sleeping area. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.

An ADU may be located within, attached to or detached from the primary dwelling.



A corner lot permits each home to have a different street frontage.

Fundamental Requirements

Accessory dwelling unit (ADU) subject to the following standards:

1. The accessory dwelling unit may be established by:
 - b. Conversion of an attic, basement, or garage or any other portion of the primary dwelling;
 - c. Adding floor area to the primary dwelling, including a second story;
 - d. Construction of a detached accessory dwelling unit on a lot with a primary single-family dwelling; or
 - e. Construction of a new primary dwelling with the existing dwelling being designated the ADU and found in compliance with all requirements of this Section.
2. The square footage of the accessory dwelling shall not exceed 50 percent of the primary dwelling exclusive of the garage, or 1,000 square feet, whichever is less. The minimum area shall be as determined by the State of Oregon Building Codes Division.
3. The building coverage of a detached ADU may not be larger than the building coverage of the primary dwelling.
4. The accessory dwelling shall meet all applicable standards for this zone including, but not limited to, setbacks, height, and building codes in effect at the time of construction. The maximum height allowed for a detached ADU is the lesser of 25 feet or the height of the primary dwelling.
5. The structure's appearance, including siding, roofing, materials, and color shall coincide with that used on the primary dwelling unit, including roof pitch, eaves, window fenestration patterns, etc.
6. Not more than one accessory dwelling unit shall be allowed per lot or parcel.
7. The accessory dwelling unit shall contain a kitchen, bathroom, living, and sleeping area that completely independent from the primary dwelling.
8. Manufactured homes, recreational vehicles, motor vehicles, travel trailers and all other forms of towable or manufactured structures, not to include modular structures, shall not be used as an accessory dwelling unit.
9. ADUs are exempt from the residential density standards of this code.
10. Occupancy and use standards for an ADU shall be the same as those applicable to a primary dwelling on the same site.
11. That a legally non-conforming accessory structure located on residentially zoned land may be converted to an accessory dwelling unit in accordance with the requirements of Chapter 17.63 (Nonconforming Uses).

Accessory Dwelling Unit (ADU)



ADU accessible from the driveway of main home. Photo credit: Shelter Solutions.



2nd story ADU above multi-car garage.



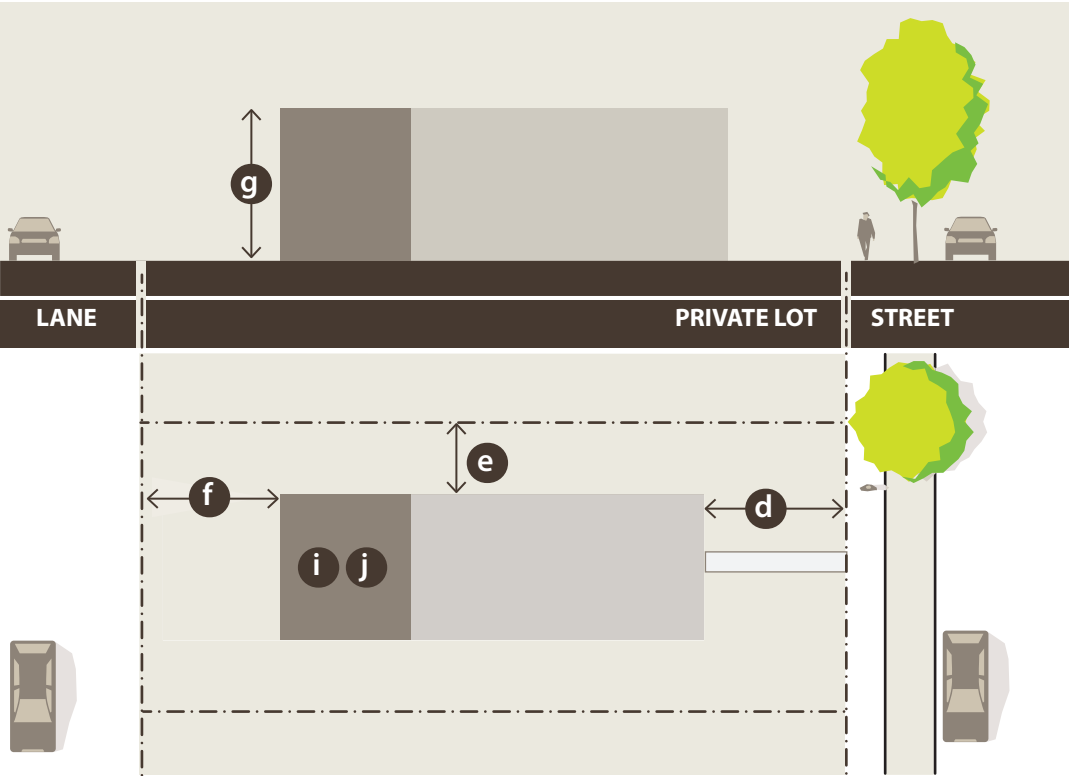
ADU Development Standards

ACCESSORY DWELLING UNITS DEVELOPMENT STANDARDS

ADU	
Lot width (feet)	NA
Lot depth (feet)	NA
Lot size (square feet)	NA
d Front setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
e Side setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
f Rear setback (feet)	Match existing zone, subdivision, or Planned Development overlay district.
g Building height (feet)	Height of primary building or 25 feet, whichever is less. ¹
i Building size	Not more than 50% of main dwelling or not more than 1,000 sf (whichever is smaller).
j Lot coverage	Not larger than the coverage of the primary dwelling.
Universal Design Standards and Subdivision Standards that apply	Universal Design Standards that apply to the main dwelling apply to the accessory dwelling unit. Refer to Universal Design Standards Summary Table for applicable standards.

¹ Applicable to detached ADUs.

Accessory Dwelling Units



T	STANDARDS	TINY HOUSE			COTTAGE CLUSTER			PLEX			SINGLE DWELLING			TOWNHOUSE			APARTMENT			SUBDIVISION
		WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	WITH ALLEY	NO ALLEY	INFILL	BLOCK	COURT-YARD	WOODY WALKUP	
a	Lot width (feet)	20	40	40	100	100	100	30	40	40	30	40	40	20	40	40				
b	Lot depth (feet)	30	40	80	80	60	100	60	80	80	60	80	80	60	80	80				
c	Lot size (square feet)	600	1,600	2,400	10,000	9,000	14,000	1,800	3,200	3,200	1,800	3,200	3,200	1,200	3,200	3,200				
d	Front setback (feet)	15		Match existing	15		Match existing	15		Match existing	15		Match existing	15		Match existing				
e	Side setback (feet)	0 ¹ , 10 exterior		7.5, 15 exterior	7.5, 15 exterior			7.5, 10 exterior		7.5, 15 exterior	7.5, 10 exterior		7.5, 15 exterior	0, 15 exterior						
f	Rear setback (feet)	0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20		0 with a garage, 20 without garage ²	20					
g	Building height (feet)	25			25			35			35			35						
h	Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. Front setback for parking zone: _____. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet. Parking zone depth _____. For lots without an alley: Parking is permitted to be located on the surface or in a garage. Front setback for parking zone: _____. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet. Parking zone depth _____.																		
	Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.																		
	Off-street Parking	1 per unit			1 per unit			1 per unit			1 per unit			1 per unit						
i	Other requirements				Minimum of 4 dwellings									No more than 4 units connected						
i	Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens			

¹ Must meet all requirements of Zero Lot Line Subdivision standards

² From alley property or easement line.

**Schedule A –
Amendments
to the
City Centre Land Use Bylaw**
(Amendments to include
Neighbourhood Stabilization Zone)

9.12.6 Residential Building Types

.1 Overview of Building Types

Refer to the Development Standards Tables - Table 9.12-1 and Table 9.12-2 to determine which building type is permitted. Each building shall comply with the development standards under the applicable Residential Building type.

.1 Detached Single Dwelling

A Detached Single Dwelling is a residential building that contains a single dwelling with self-contained living facilities on one lot. It is separated from adjacent dwellings by private open space in the form of side yards and backyards, and set back from the public street by a front yard. Parking is provided either in a garage or on surface area on the same lot, accessible from the street or a lane. The garage may be detached or attached to the dwelling structure.

.2 Flex House

A Flex House is a residential building that contains two or more dwellings, each with self-contained living facilities. In appearance, height, massing and lot placement the Flex House is similar or identical to a Detached Single Dwelling. The Flex House is subject to the same setbacks, height and parking requirements as Detached Single Dwellings. Residential units may be arranged side-by-side, like rowhouses, each with its own entrance, or stacked flats with one or more shared entrances.

.3 Detached Secondary Suite

A Detached Secondary Suite is a small living unit on the same lot as a Detached Single Dwelling or Flex House. It is physically separate and smaller than the primary dwelling, with self-contained living facilities. It is located toward the rear of the lot and may be above the garage or freestanding.

.4 Cottage Cluster

Cottage Clusters are multiple compact detached dwellings or cottages that occupy a single lot. Cottages are grouped around common open space and are separated from one another by side yards to provide privacy and single family home-type scale and character. Units are arranged around a central common open space under shared ownership. Cottages are smaller in height and massing than Detached Single Dwellings. Parking is provided in a shared surface area or areas, accessible from the street or the lane.

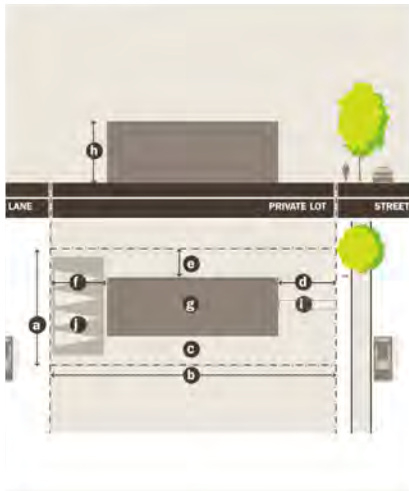
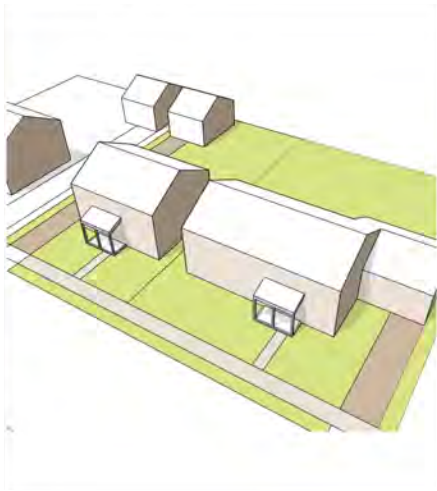
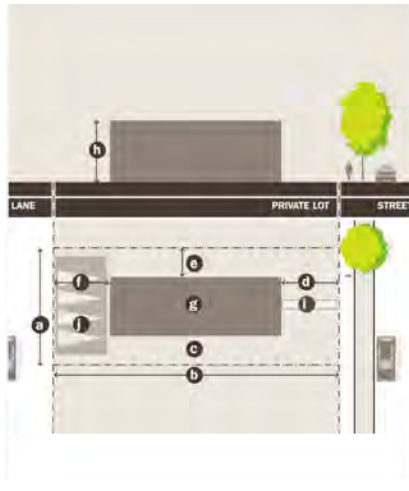
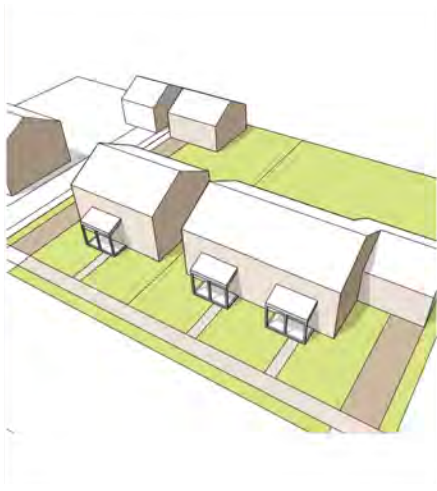
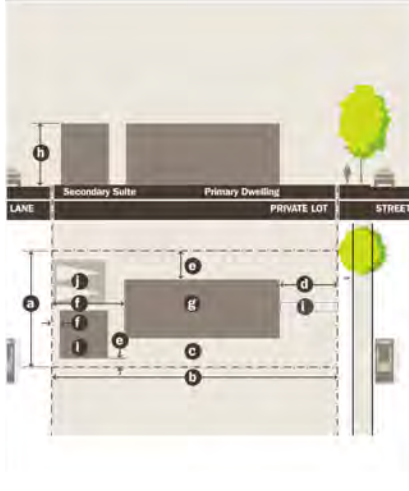
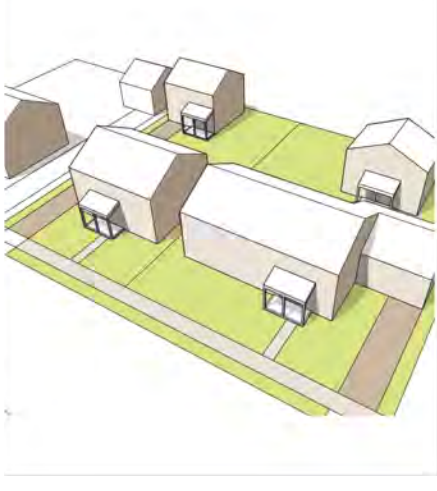
.5 Apartment

Apartments are multiple dwellings that occupy a single building or multiple buildings on a single lot. Dwellings may take the form of attached residential units (like rowhouses) or stacked units (like apartments) or a combination of attached and stacked units. Parking is provided in a shared surface area or areas, accessible from the street or the lane.

.6 Summary Table

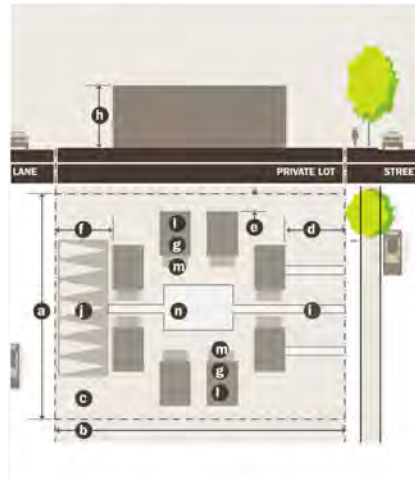
A summary Table 9.12.6-1 illustrating the Residential Building types including a Description, a Plan/Section, and a Perspective View is set out below:

Table 9.12.6-1

DESCRIPTION	PLAN / SECTION	PERSPECTIVE VIEW
<p>Detached Single Dwelling</p> <p>A Detached Single Dwelling is a residential building that contains a single dwelling with self-contained living facilities on one lot. It is separated from adjacent dwellings by private open space in the form of side yards and backyards, and set back from the public street by a front yard. Parking is provided either in a garage or on surface area on the same lot, accessible from the street or a lane. The garage may be detached or attached to the dwelling structure.</p>		
<p>Flex House</p> <p>A Flex House is a residential building that contains two or more dwellings, each with self-contained living facilities. In appearance, height, massing and lot placement the Flex House is similar or identical to a Detached Single Dwelling. The Flex House is subject to the same setbacks, height and parking requirements as Detached Single Dwellings. Residential units may be arranged side-by-side, like rowhouses, each with its own entrance, or stacked flats with one or more shared entrances.</p>		
<p>Detached Secondary Suite</p> <p>A Detached Secondary Suite is a small living unit on the same lot as a Detached Single Dwelling. It is physically separate and smaller than the primary dwelling, with self-contained living facilities. It is located toward the rear of the lot and may be above the garage or freestanding.</p>		

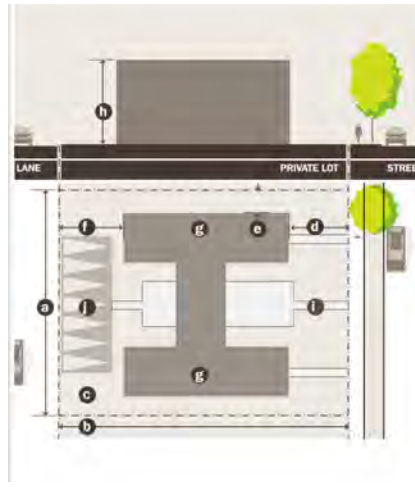
Cottage Cluster

Cottage Clusters are multiple compact detached dwellings or cottages that occupy a single lot. Cottages are grouped around common open space and are separated from one another by side yards to provide privacy and single family home-type scale and character. Units are arranged around a central common open space under shared ownership. Cottages are smaller in height and massing than Detached Single Dwellings. Parking is provided in a shared surface lot, or lots, accessible from the street or the lane.



Apartment

Apartments are multiple dwellings that occupy a single building or multiple buildings on a single lot. Dwellings may take the form of attached residential units (like rowhouses) or stacked units (like apartments) or a combination of attached and stacked units. Parking is provided in a shared surface area or areas,



9.12.6-2 Detached Single Dwelling

Residential Building Detached Single Dwelling shall conform to the following standards:

	ALBERTA DRIVE/ BIRCHGROVE	RIVERSIDE	WATERWAYS	WATERWAYS MOBILE HOME
a Lot width	Min. 12.2m Min. 7.6m for lots between Franklin Ave and Birch Road	Min. 7.6m	Min. 12.2m	Min. 10m
b Lot depth	Min. 30m	na	Min. 30m	na
c Lot size	Min. 400m ² Min. 366m ² for lots between Franklin Ave and Birch Road	na	Min. 372m ²	Min. 260m ²
d Front yard setback	Min. 6m	Min. 6m	Min. 4.5m	Min. 2.0m
e Side yard setback	Min. 1.2m Min. 3m (Exterior)	Min. 1.2m Min. 6m (Exterior)	Min. 1.2m Min. 3m (Exterior)	na
f Rear setback	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 4.6m	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 7.5m	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 3m	Min. 2m
g Lot coverage and building width	Max. 45% Max. building width 21m	na	Max. 50% Max. building width 17m	Max. 45%
h Building height	The maximum Height of Buildings is set out in the City Centre Height Map in Appendix 3			
i Required walkway	Min. 1.5m wide walkway required between the street and the primary structure, if the primary structure contains more than one dwelling			
j Parking zone	For lots with a lane: Parking is required to be located adjacent to the lane. Parking is permitted to be located on the surface or in a garage. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 6m. For lots without a lane: Parking is permitted to be located on surface or in a garage. Front setback for parking zone: Min. 7.6m. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m			
k Vehicular entrance width	Max. 7m for lots 12.2m wide or wider; the 7m may be shared over 2 driveways (e.g. 3.5m per driveway) Max. 3.5m for lots less than 12.2m wide			

Figure 9.12.6-1 Detached Single Dwelling on Lot with a Lane

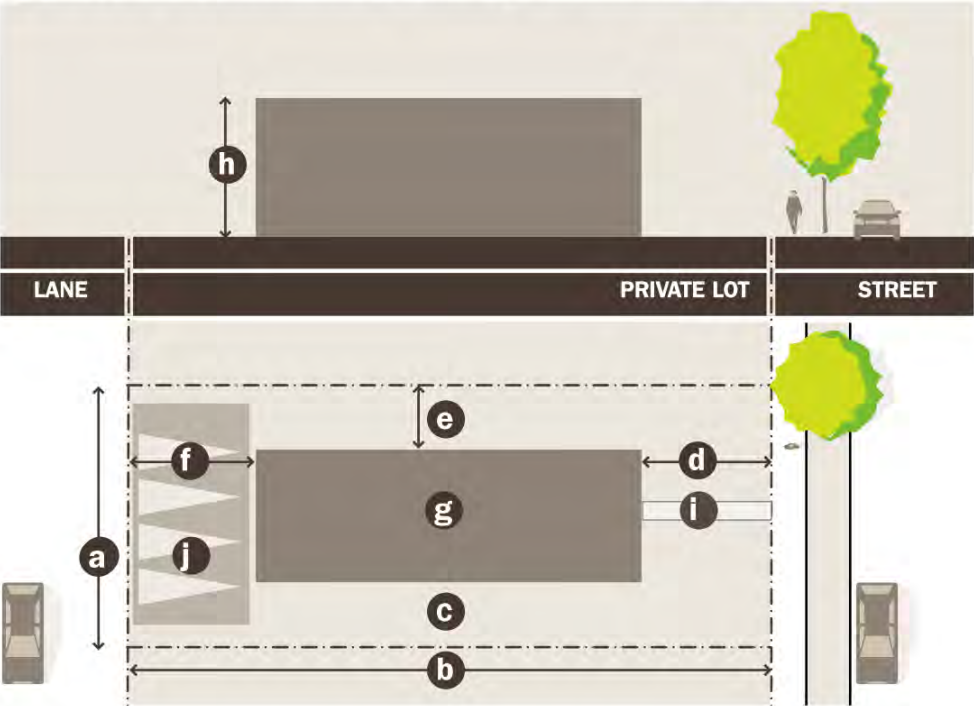
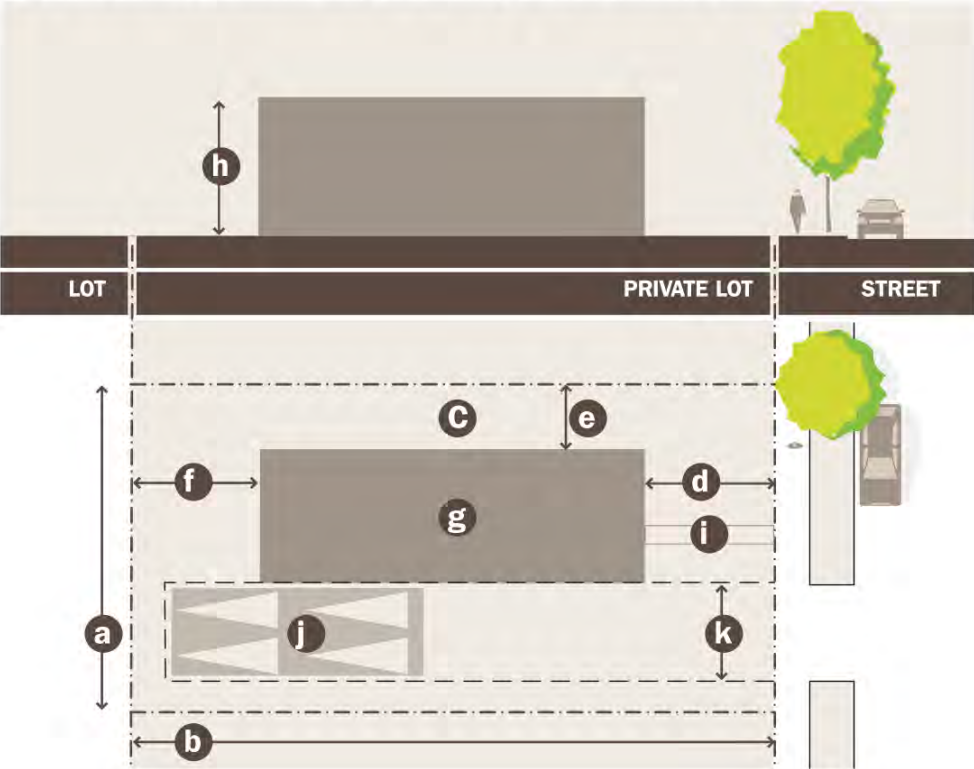


Figure 9.12.6-2 Detached Single Dwelling on Lot without a Lane



9.12.6-3 Flex House

Residential Building Type Flex House shall conform to the following standards:

	ALBERTA DRIVE/ BIRCHGROVE	RIVERSIDE	WATERWAYS	WATERWAYS MOBILE HOME
a Lot width	Min. 12.2m Min. 7.6m for lots between Franklin Ave and Birch Road	Min. 7.6m	Min. 12.2m	Min. 10m
b Lot depth	Min. 30m	na	Min. 30m	na
c Lot size	Min. 400m ² Min. 366m ² for lots between Franklin Ave and Birch Road	na	Min. 372m ²	Min. 260m ²
d Front yard setback	Min. 6m	Min. 6m	Min. 4.5m	Min. 2.0m
e Side yard setback	Min. 1.2m Min 0m with common wall construction Min. 3m (Exterior)	Min. 1.2m Min 0m with common wall construction Min. 6m (Exterior)	Min. 1.2m Min 0m with common wall construction Min. 3m (Exterior)	na
f Rear setback	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 4.6m	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 7.5m	For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 3m	Min. 2m
g Lot coverage and building width	Max. 45%, except Max 65% for parcels fronting on Centennial Drive Max. building width 21m	na	Max. 50% Max. building width 17m	Max. 45%
h Building height	The maximum Height of Buildings is set out in the City Centre Height Map in Appendix 3			
i Required walkway	Min. 1.5m wide walkway required between the street and the primary structure, if the primary structure contains more than one dwelling			
j Parking zone	For lots with a lane: Parking is required to be located adjacent to the lane. Parking is permitted to be located on the surface or in a garage. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m. For lots without a lane: Parking is permitted to be located on surface or in a garage. Front setback for parking zone: Min. 7.6m. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m			
k Vehicular entrance width	Max. 7m for lots 12.2m wide or wider; the 7m may be shared over 2 driveways (e.g. 3.5m per driveway) Max. 3.5m for lots less than 12.2m wide			

Figure 9.12.6-3 Flex House on Lot with a Lane

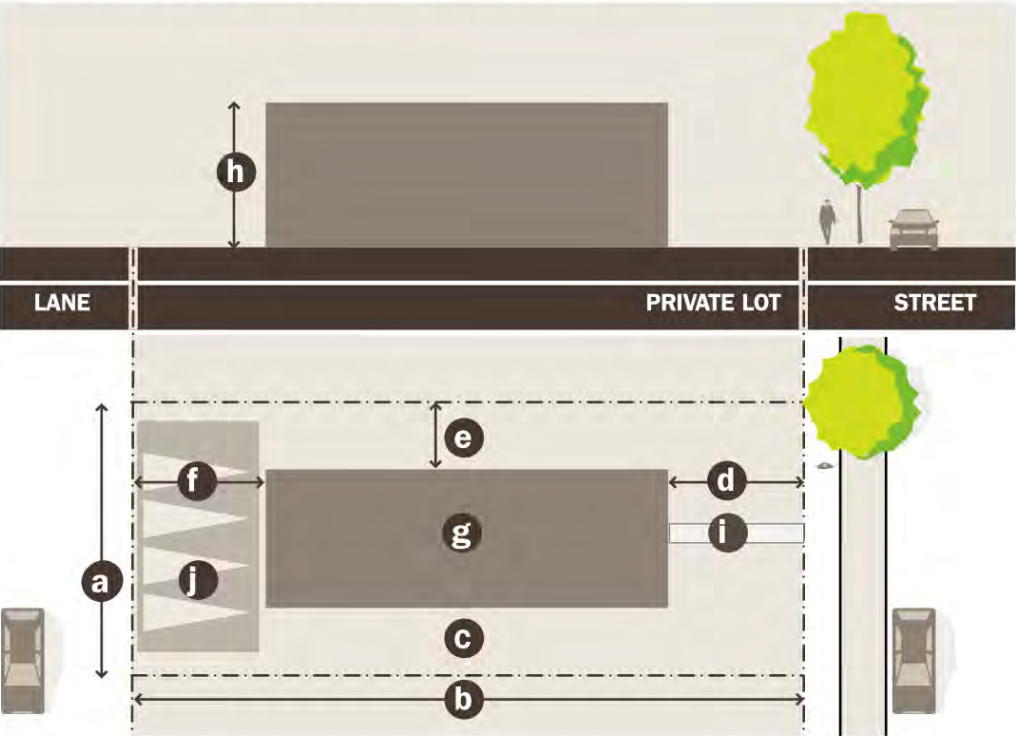
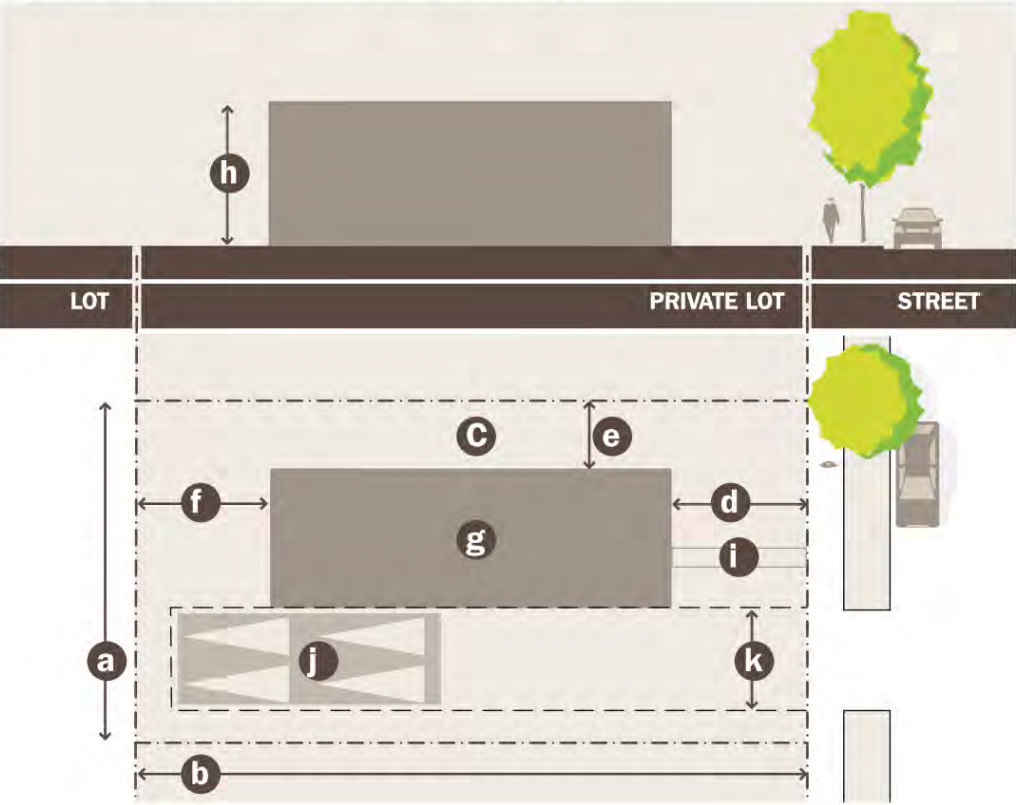


Figure 9.12.6-4 Flex House on Lot without a Lane



9.12.6-4 Detached Secondary Suite

Residential Building Type Detached Secondary Suite shall conform to the following standards:

	ALBERTA DRIVE/ BIRCHGROVE	RIVERSIDE	WATERWAYS	WATERWAYS MOBILE HOME
a Lot width	Min. 12.2m Min. 7.6m for lots between Franklin Ave and Birch Road	Min. 7.6m	Min. 12.2m	Min. 10m
b Lot depth	Min. 30m	na	Min. 30m	na
c Lot size	Min. 400m ² Min. 366m ² for lots between Franklin Ave and Birch Road	na	Min. 372m ²	Min. 260m ²
d Front yard setback	Min. 6m for principal dwelling	Min. 6m for principal dwelling	Min. 4.5m for principal dwelling	Min. 2m for principal dwelling
e Side yard setback	Min. 1.2m for principal dwelling Min. 1.2m for Secondary Suite Min. 3m (Exterior)	Min. 1.2m for principal dwelling Min. 1.2m for Secondary Suite Min. 6m (Exterior)	Min. 1.2m for principal dwelling Min. 1.2m for Secondary Suite Min. 3m (Exterior)	na
f Rear setback	For lots with a lane: Min. 6m for principal dwelling Min. 1m for Secondary Suite or garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 4.5m for principal dwelling Min. 1.5m for Secondary Suite or garage	For lots with a lane: Min. 6m for principal dwelling Min. 1m for Secondary Suite or garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 7.5m for principal dwelling Min. 1.5m for Secondary Suite or garage	For lots with a lane: Min. 6m for principal dwelling Min. 1m for Secondary Suite or garage Intermediate setbacks between 1.5m and 6m are not permitted For lots without a lane: Min. 3m for principal dwelling Min. 1.5m for Secondary Suite or garage	For lots with a lane: Min. 2m for principal dwelling Min. 1m for Secondary Suite or garage
g Lot coverage	Max. 45% including Detached Secondary Suite and all accessory buildings Max. building width 21m	na	Max. 50% including Detached Secondary Suite and all accessory buildings Max. building width 17m	Max. 45% including Detached Secondary Suite and all accessory buildings
h Building height	The maximum Height of Buildings is set out in the City Centre Height Map in Appendix 3			
i Required walkway	Min. 1.5m wide walkway required between the street and the primary structure, if the primary structure contains more than one dwelling			
j Parking zone	For lots with a lane: Parking is required to be located adjacent to the lane. Parking is permitted to be located on the surface or in a garage. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m. For lots without a lane: Parking is permitted to be located on surface or in a garage. Front setback for parking zone: Min. 7.6m. Side yard setback for parking zone: Min. 1.2m. Parking zone depth: Max. 13.7m			
k Vehicular entrance width	For lots without a lane: Max. 7m for lots 12.2m wide or wider; Max. 3.5m for lots less than 12.2m wide			
l Floor area	Secondary Suite Max. 90m ² or 40% of the gross floor area of the principal dwelling, whichever is less			

Figure 9.12.6-5 Detached Secondary Suite on Lot with a Lane

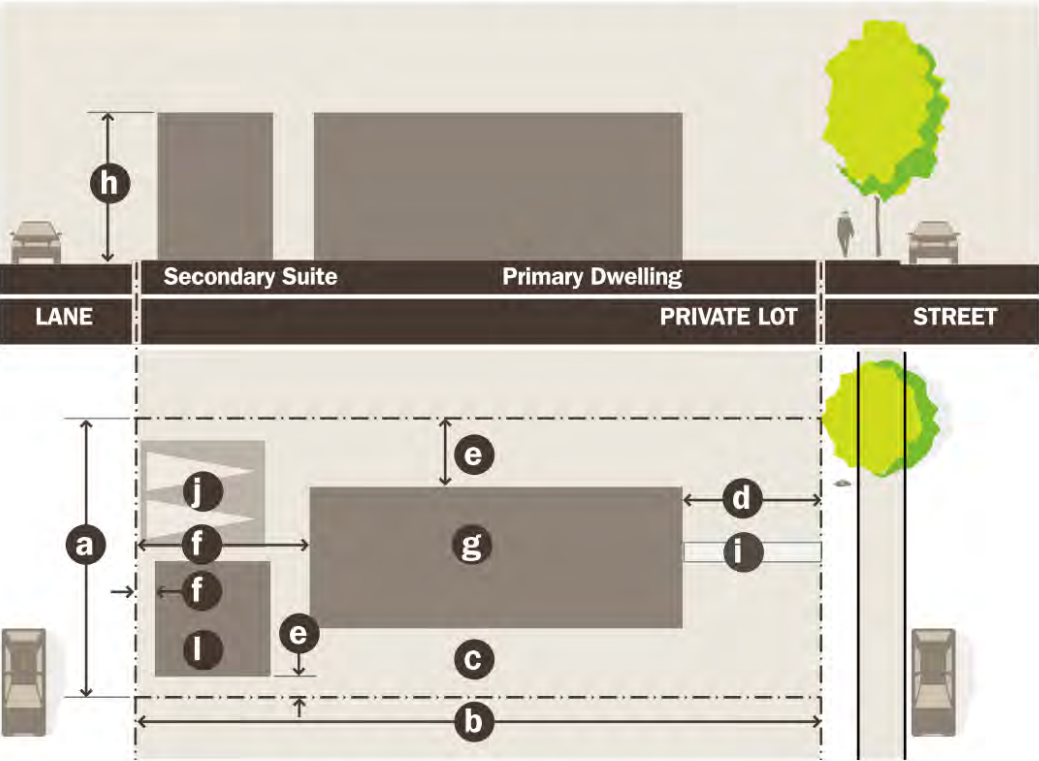
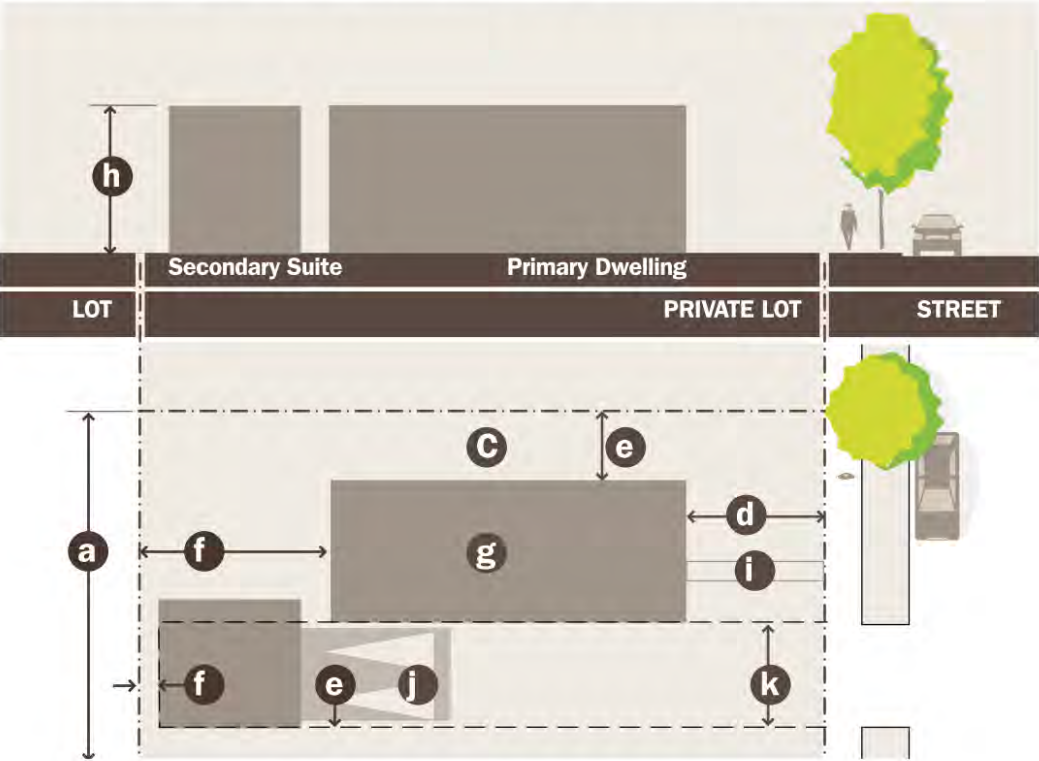


Figure 9.12.6-6 Detached Secondary Suite on Lot without a Lane



9.12.6-5 Cottage Cluster

Residential Building Type Cottage Cluster shall conform to the following standards:

	ALBERTA DRIVE/ BIRCHGROVE	RIVERSIDE	WATERWAYS	WATERWAYS MOBILE HOME
a Lot width	Min. 20m			
b Lot depth	Min. 30m			
c Lot size	Min. 600m ²			
d Front yard setback	Min. 6m	Min. 6m	Min. 4.5m	Min. 6m
e Side yard setback	Min. 3m			
f Rear setback	For lots without a lane: Min. 4.6m For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks, between 1.5m and 6m are not permitted	For lots without a lane: Min. 7.5m For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks, between 1.5m and 6m are not permitted	For lots without a lane: Min. 3m For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks, between 1.5m and 6m are not permitted	For lots without a lane: Min. 2m For lots with a lane: Min. 1m with garage Min. 6m without garage Intermediate setbacks, between 1.5m and 6m are not permitted
g Lot coverage	Max. 50% including all cottages and accessory buildings			
h Building height	The maximum Height of Buildings is set out in the City Centre Height Map in Appendix 3			
i Required walkway	Min. 1.5m walkway required between the street and all street-facing cottages			
j Parking zone	For lots with a lane: Parking is required to be located adjacent to the lane. Parking is permitted to be located on surface or in a garage. Side yard setback for parking zone: Min. 1.5m. Parking zone depth: Max. 6m. For lots without a lane: Parking is permitted to be located on surface or in a garage. Front setback for parking zone: Min. 7.6m. Side yard setback for parking zone: Min. 1.5m. Parking zone depth: Max. 13.7m			
k Vehicular entrance width	For lots without a lane: Max. 3.5m			
l Building footprint	Max. 75m ²			
m Private open space	For each cottage: Minimum 9m ² private outdoor open space, adjacent to cottage, with min. dimension of 3m; Min. 2m x 3m porch			
n Public open space	Min. 9m ² per cottage, with a minimum dimension of 6m, combined and centrally located			
Maximum number of cottages in a cluster	12			
Maximum number of Cottages per lot	12			
Basements Permitted	No			
Building Separation	The minimum distance from cottage front face to cottage front face is 10 m. The required front porch may extend into this minimum separation distance, as the front porch is excluded from the front face of the cottage. The minimum side separation between cottages is 3m The minimum rear separation between cottages is 3m			
Other Regulations	Each lot and Cottage Cluster shall meet requirements for street lane and fire access			

Figure 9.12.6-7 Cottage Cluster on Lot with a Lane

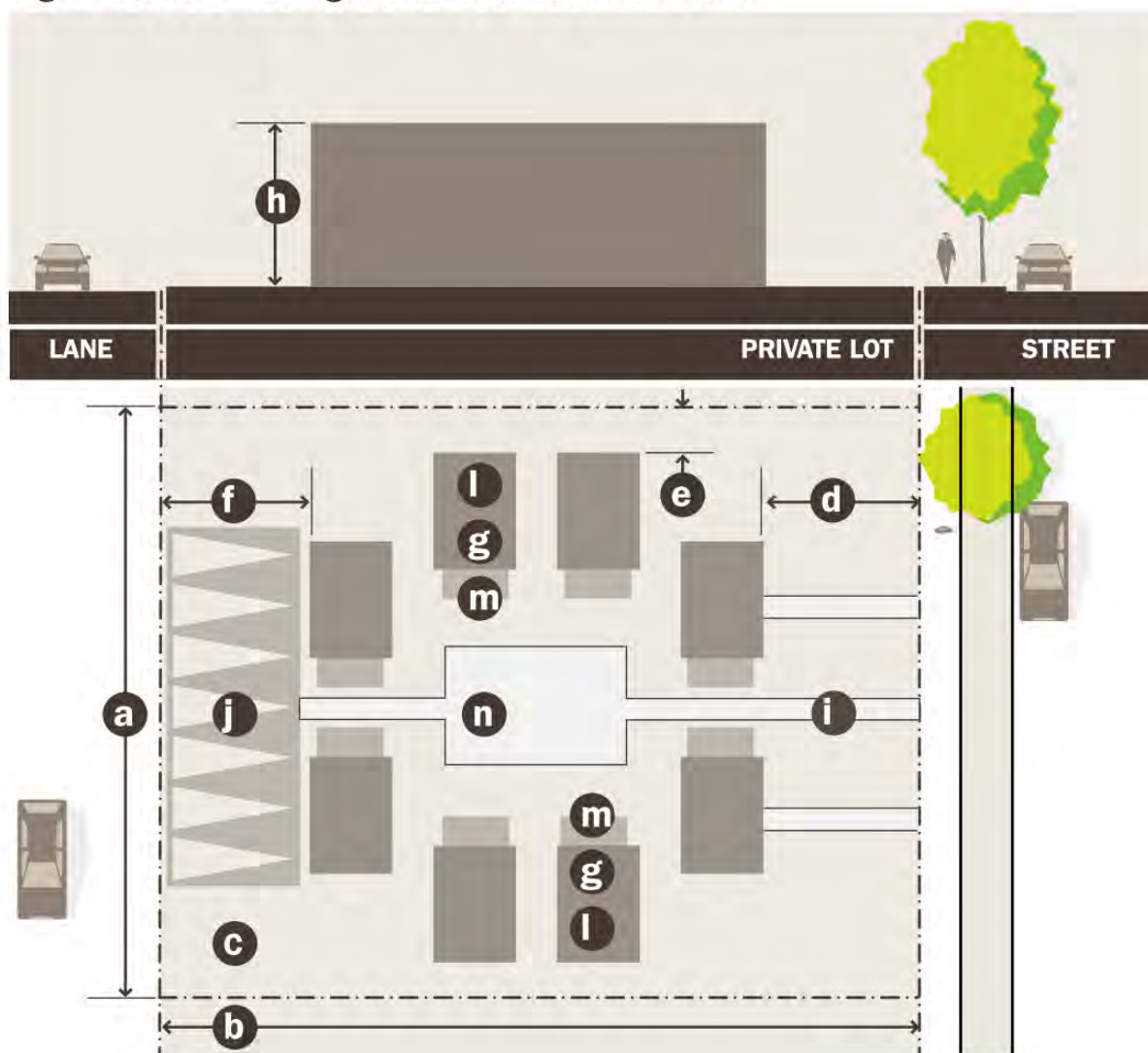
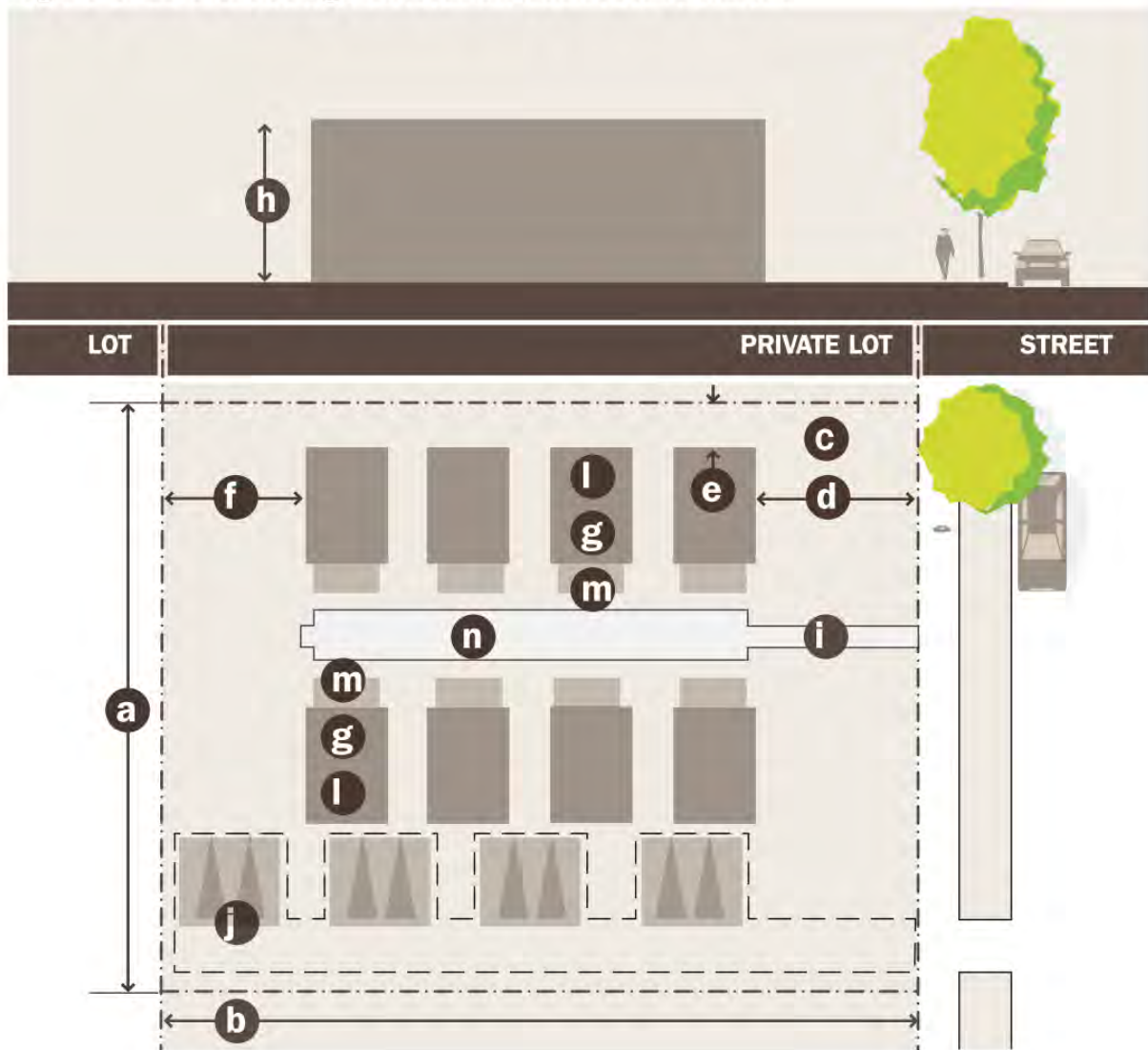


Figure 9.12.6-8 Cottage Cluster on Lot without a Lane





End of Packet