



Draft Code Updates

Community Development Department

Presented by Rob Zoeller

To City Council

March 15, 2022

Agenda

- Draft Code Overview
- Additional Considerations
 - Setbacks
 - Parking
- Engagement Update
- Discussion

*The **Housing Options Project** considers where and how additional housing types, at a range of sizes and price levels, could be allowed in residential neighborhoods.*



Single-detached home



Accessory dwelling units



Plexes (up to four units)



Townhomes



Cottage clusters

What will we cover today?

1. Draft Code overview

- Zoning Map
- Site development standards
- Design standards

2. Additional considerations

- Adding more flexibility
- Reducing side setbacks
- Updating off-street parking requirements
- Updating on-street parking credits

3. Public engagement

What will we cover in April?

4. Comprehensive Plan updates

5. Limits on HOA rules.

Approach to Covenants, Conditions and Restrictions and Homeowner Associations (HOAs). This may involve updates to the:

- City Code, and
- Development Code

6. Additional Development Code updates

based on Council feedback from Mar. 15 work session.

Preferred Approach Themes

The preferred approach blends three themes:

FLEXIBILITY



Promoting housing variety and supporting building design that respond to site and climate.

CONTEXT



Customizing where and how new homes are allowed based on site or neighborhood characteristics in Beaverton.

COMMUNITY



Requiring outdoor open space and promoting housing design to help neighbors get to know each other better.

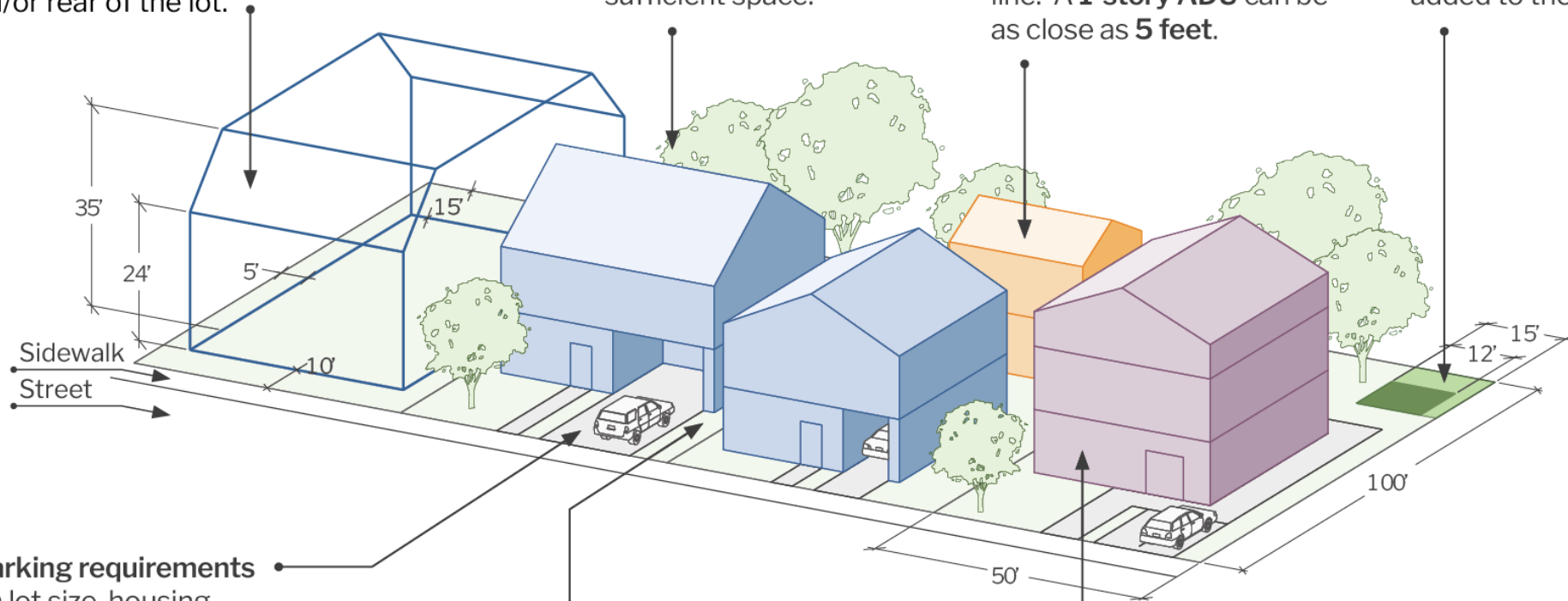
Code Overview Strategies

New rules limit the total amount of **building floor area** and **bulk** at the front and/or rear of the lot.

Tree plantings required when the lot has sufficient space.

A **2-story ADU** can be up to **15 feet** from rear property line. A **1-story ADU** can be as close as **5 feet**.

An **outdoor open area** is required when units are added to the site.



Off-street parking requirements depend upon lot size, housing type and neighborhood context. Some scenarios do not require parking. Others may require up to one space per unit.

Side setbacks are 5 feet in most situations, but 3 feet if the two lots are part of the same land division.

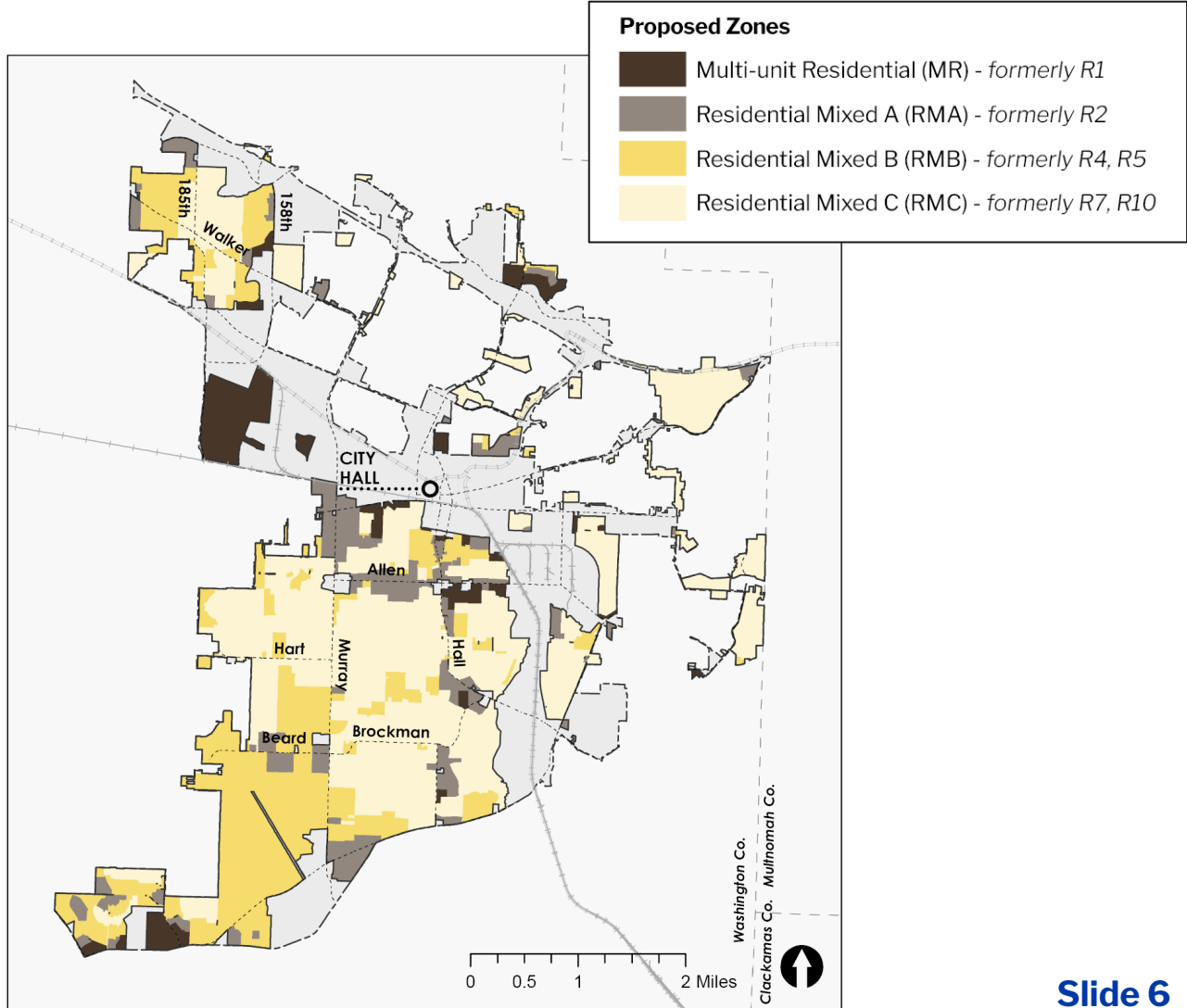
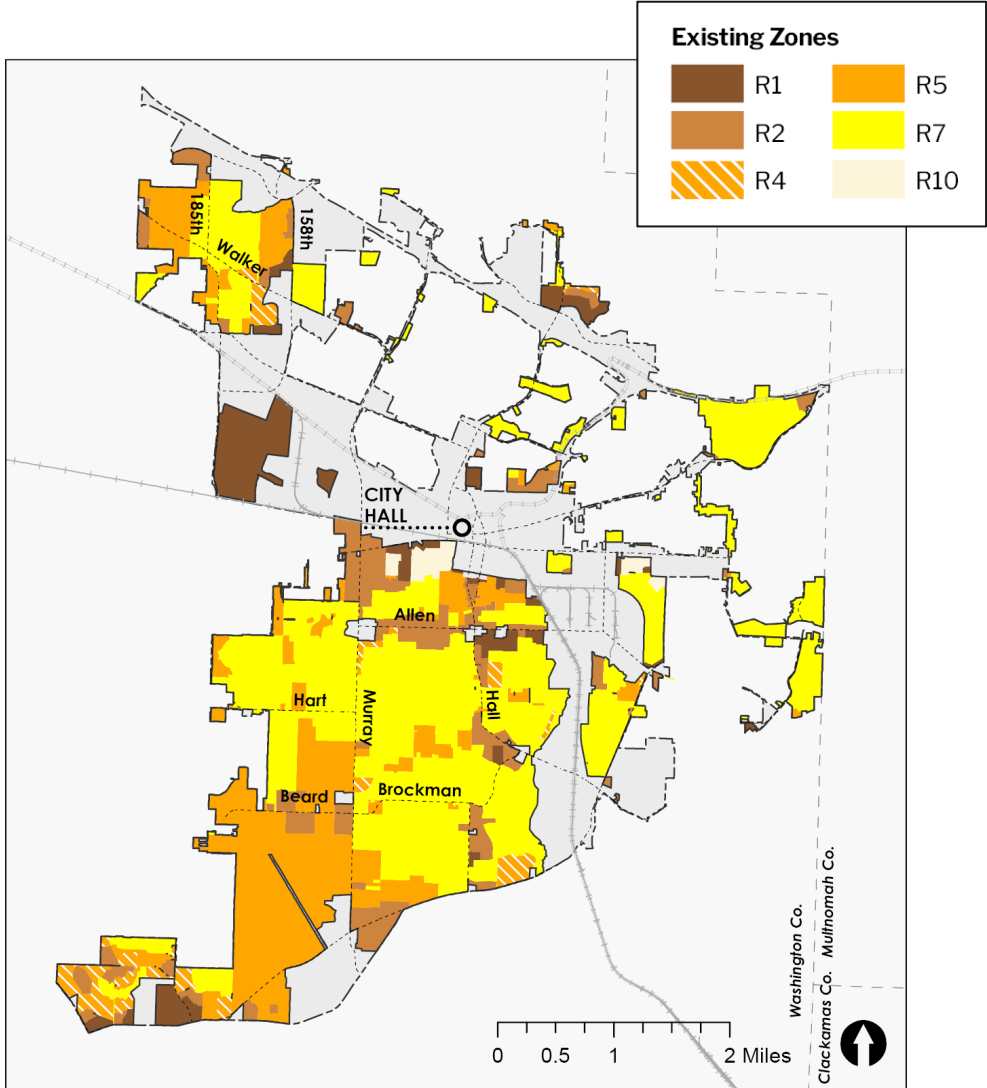
On most lots, **duplexes, triplexes and quadplexes** are allowed.

BLUE Home = Single-detached

ORANGE Home = ADU




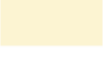
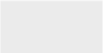
PURPLE Home = Triplex or Quadplex

Code Overview Proposed Zoning Map



Code Overview Minimum Lot Sizes

- Code updates include **minimum lot sizes** for each housing type that applies to land divisions and designates the smallest lot on which that housing type is allowed to be constructed.
- Middle housing land divisions** not subject to minimum lot sizes.

| | | Minimum Lot Size (in square feet) | | | |
|---|---|-----------------------------------|---|----------------------|------------------|
| Zones | | Townhouse | Single-detached and duplex | Triplex and quadplex | Cottage Clusters |
|  | Multi-unit Residential (MR) - <i>formerly R1</i> | 1,000 | 2,000 * | 3,000 | Not allowed * |
|  | Residential Mixed A (RMA) - <i>formerly R2</i> | 1,100 | 2,000 | 3,500 | 7,000 |
|  | Residential Mixed B (RMB) - <i>formerly R4, R5</i> | 1,300 | 3,500 | 4,000 | 7,000 |
|  | Residential Mixed C (RMC) - <i>formerly R7, R10</i> | 1,500 | 5,000 | 5,000 | 7,000 |
|  | Commercial/Multiple Use/Industrial | | * New single-detached and cottage clusters not allowed. | | |

Code Overview Setbacks

Proposed changes:

1. Reduce **front setbacks to 10 feet** and **rear setbacks to 15 feet** in RMB and RMC.
2. Reduces **side setbacks** internal to land divisions from 5 feet to **3 feet**. For most other cases, side setbacks are 5 feet.
3. One-story **ADUs** can be **5 feet from the rear lot line** (max. height of 15 feet).



*Duplex with
**10-foot
front
setback***



*Duplex with
**15-foot rear
setback***

Code Overview Height

Proposed changes:

1. Staff proposes additional height limitations for **single-detached homes, duplexes, triplexes or quadplexes** in RMB and RMC zones.
2. If the building is near the front or rear setback in some areas, then the building can rise to **25 feet** before it must taper to **35 feet**.
3. In most other areas, building height is 35 feet or 40 feet without additional restrictions.

These are multi-story homes close to rear property lines.



With additional height limitations in the rear.

With this home, the rear wall rises to two stories, then tapers away from the rear property line at a maximum of 45 degrees. Depending upon the angle, the home could have a third story.



Without additional height limitations.

Here, the rear wall rises vertically to three stories. This is what a home could look like without additional height limitations at the rear setback.

Code Overview Size Limitations

New rules provide **size limits** for single-detached homes and allows slightly higher floor area limits for other housing types to improve feasibility.

Below is an example of size limits in RMC where the min. lot size for most types is **5,000 sq. ft.**

| Proposed zone | Max. height | Maximum FAR | | |
|---------------|-------------|-----------------------|--------|---------------------|
| | | Single-detached homes | Duplex | Triplex or quadplex |
| RMA | 40 feet | 1.2 | 1.3 | 1.3 |
| RMB | 35 feet | 0.7 | 0.8 | 1.1 |
| RMC | 35 feet | 0.6 | 0.65 | 0.9 |

Single-detached: 3,000 sq. ft.



Duplex: 3,250 sq. ft.



Triplex: 4,500 sq. ft.



Code Overview Off-Street Parking

In RMA, RMB and RMC, the draft code proposes off-street parking requirements based on housing type and lot size.

Single-detached, duplexes, townhouses and ADUs

- No minimum parking

Triplexes and quadplexes

- Up to 1 space per unit depending upon lot size

Cottage clusters

- 1 space per cottage unit

The draft code currently proposes allowing **on-street parking credits** for triplexes and quadplexes (up to 2 spaces subtracted) and cottage clusters (up to 3 spaces subtracted for every 5 cottages).



Code Overview Design Review

- Draft code includes a new **Design Review** section organized by housing type. There are (3) sections.
- **Design Standards and Guidelines** would affect how the city allows housing in all residential areas.
- Some standards would have a corresponding guideline that property owners could choose to follow if they preferred **more flexibility**.



Section 1

Single-detached
Duplex
Triplex
Quadplex



Section 2

Townhouses

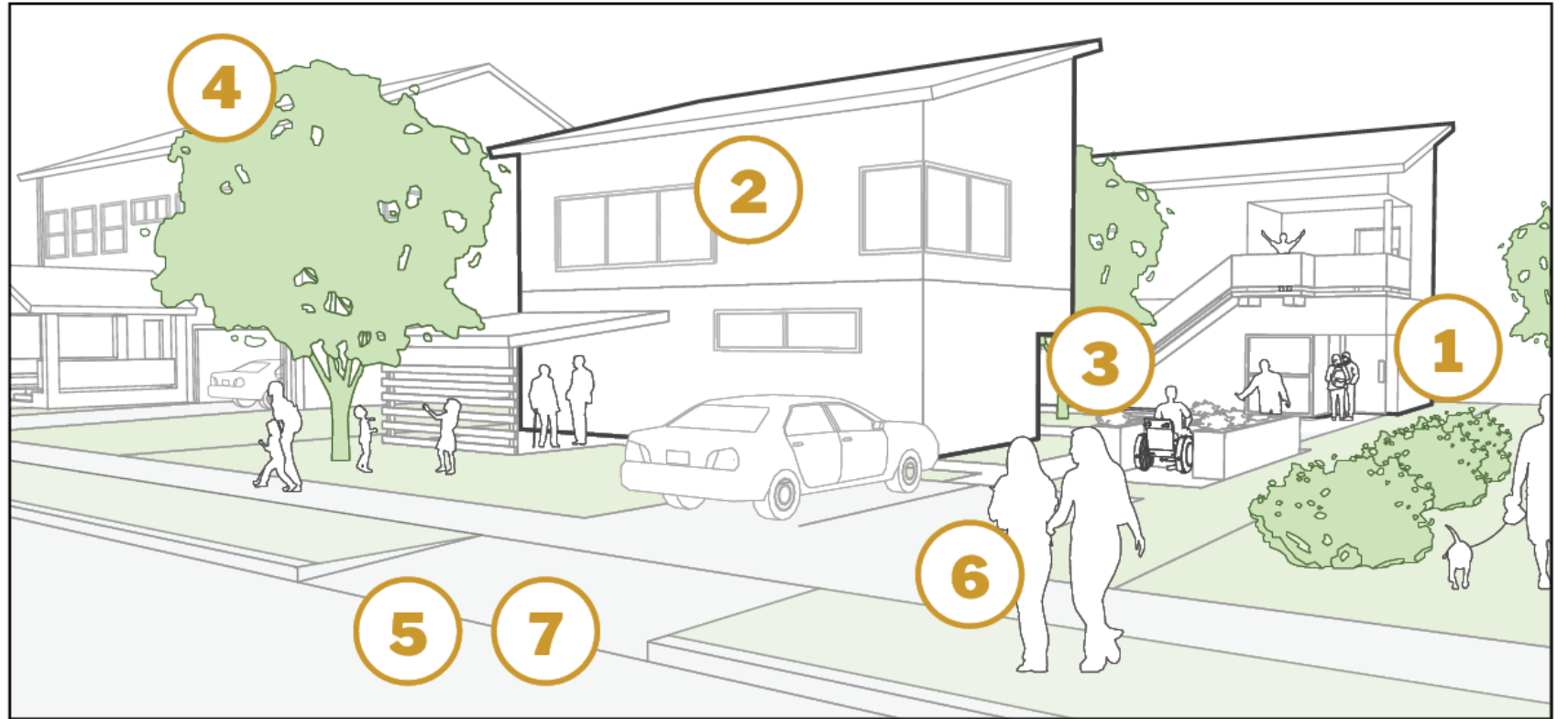


Section 3

Cottage clusters

Code Overview Design Standards

- 1. Entry location (4 options)
- 2. Window coverage (15 %)
- 3. Outdoor open area required
- 4. Tree plantings required
- 5. Garage and off-street parking areas (limitation on 50% of street frontage)
- 6. Driveway location
- 7. Driveway approaches (total width cannot exceed 32 ft.)
- 8. Solid waste and recycling facilities (minimum area and screening, not pictured)



Note: Some additional design standards apply to **townhouses** and **cottage clusters**.

Code Comparison Duplex Case Study

*This is a comparison of the **code differences** between the **existing R7 zone** and **proposed RMC zone** if a property owner wanted to build a **new duplex**.*

| | Existing R7 Zone | Proposed RMC Zone |
|---------------------------|------------------|-------------------|
| Minimum Lot Size | 14,000 sq. ft. | 5,000 sq. ft. |
| Setbacks – Front | 17 feet | 10 feet |
| Setbacks – Rear | 25 feet | 15 feet |
| Setbacks – Side | 5 feet | 5 feet |
| Maximum Height | 35 feet | 35 feet ** |
| Size Limitations | None | 0.65 |
| Off-street Parking | 3-4 spaces | None |
| Design Review | Type 3 only | Type 1, 2 or 3 |

*** Additional height limitation apply as described on slide 9.*

Early Feedback: Add More Flexibility

Update new rules to provide even more flexibility.

1. Modify the design review process, which allows more opportunities for design review to be completed by staff.
2. Provide a clear and objective path for planned unit developments.
3. Allow middle housing land divisions.
4. Reduce side setbacks internal to land divisions.



Central Beaverton/NW Cedar Falls. A development of single-detached homes with **3-foot side setbacks**.

Topic 1: Reducing Side Setbacks

Draft code: Side setbacks are 5 feet.

Feedback: Can there be more flexibility with side setbacks in RMA, RMB and RMC?

Option: Update code to allow side setbacks internal to land divisions to be reduced from 5 feet to **3 feet**, with a total of 6 feet between buildings.

Question: Does Council support this approach to providing more flexibility?



*In the past, projects such as 45 Central were allowed to have 6 in. projections into 3-foot side yard setbacks without fire protection. Now, state building code allows **12 in. projections** but also requires **1-hr. fire protection**.*

Topic 2: Off-street Parking Requirements

Draft Code: No off-street parking is required for single-detached, duplexes and townhouses.

Feedback: Some areas have less on-street parking. Some areas have higher on-street parking demand.

Option: Require up to (1) parking space per unit for single-detached, duplexes, and townhouses.

- **Pros:** Provides more parking in areas with high demand or infrequent transit service. Better supports at-home charging of electric vehicles.
- **Cons:** More space for parking often means one less unit on a lot > more expensive housing.

Question: What feedback does Council have on increasing off-street parking requirements?




A townhouse with (1) parking space per unit.

Topic 3: On-street Parking Credits

Draft Code: Allows on-street parking credits to count towards off-street parking requirements.

Feedback: Some areas have less on-street parking. Some areas have higher on-street parking demand.

Options:

1. Require that an on-street parking space must be available both in front of the property and directly across the street.
2. Reduce the total number of on-street credits for triplexes, quadplexes and cottage clusters. 

Issue: Requiring more than 2 spaces on lots requires much more space > reduces feasibility.

Question: Does Council have feedback on updating the approach to context-based parking solutions?

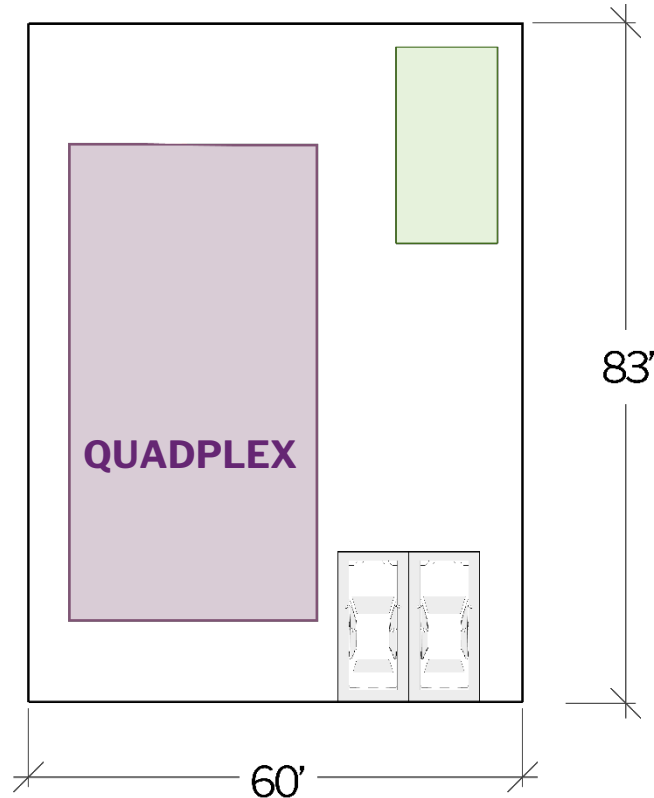
On-street parking credits

| | What is currently in the draft code? | What changes could be made? |
|---------------------------------|---|---|
| Triplexes and Quadplexes | Up to 2 spaces subtracted total | Up to 1 space subtracted total |
| Cottage Clusters | Up to 3 spaces subtracted for every 5 cottages | Up to 1-2 spaces subtracted for every 5 cottages |

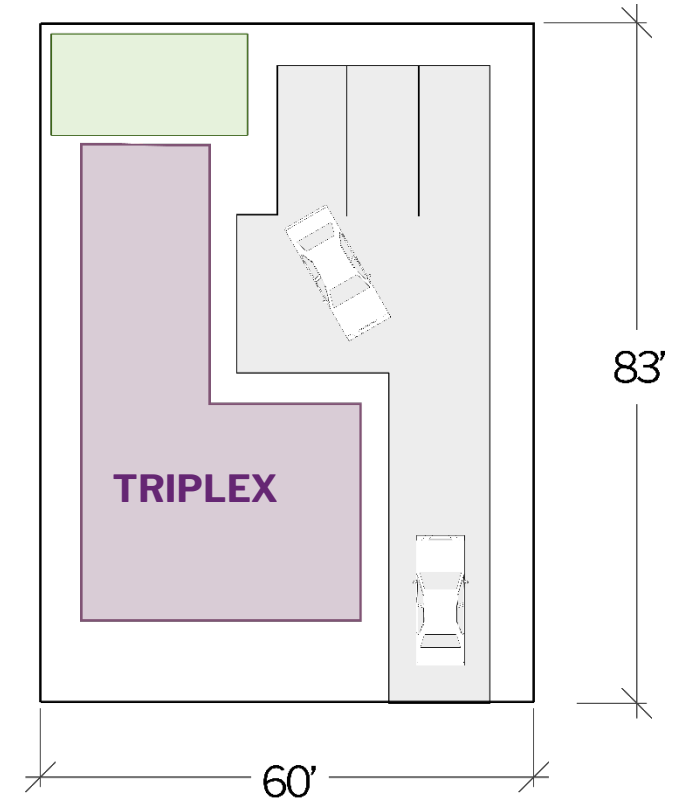
What happens when **3+ parking spaces** are required?

Issue: Requiring more than 2 spaces on lots requires much more space > reduces feasibility.

On a 5,000 sq. ft. lot, **(2) parking spaces** takes up **300 sq. ft.** of the lot.



On a 5,000 sq. ft. lot, **(3) parking spaces** takes up **1,500 sq. ft.** of the lot, (5) times the scenario with (2) cars. Also, this site has (1) less unit on the lot.



What We Heard from the Community

Suggested improvements:

1. Add stronger **tree protections**.
2. Create **incentives** to advance goals (housing mix, accessible/visitable units, more open space).
3. Mixed responses on **off-street parking requirements** (from eliminate to maximize).
4. Further expand housing options (allow **tiny homes** on wheels, preserve **mobile home parks**).
5. Create **complete neighborhoods** with mixed-use zoning, bike lanes, and walkable streets.
6. Implement strategies that prioritize responses to **climate change**.

Participants and Contributions

- HOP Work Group
- Unite Oregon Inclusive Housing Cohort
- Citywide Survey
- BCCI
- Urban Green Spaces Institute
- Community Housing Fund

What We Heard from Builders & Designers

Comments and suggested improvements:

1. Encourage more **alley-loaded developments**.
2. Allow **narrower driveways**.
3. Smaller setbacks would support more **courtyard developments** that build community.
4. Increasing **lot size** and/or **saving trees** will make new homes more expensive.
5. Allow **outdoor open area** to be a combination of shared and private space.
6. Mixed opinions on **parking**. Some want to build wide garages. Others prefer a lean approach that provides flexibility and supports better site designs.
7. Reduced or waived **SDCs** for affordable projects.

Participants and Contributions

- BackHome ADU
- B9 Architects
- Crosswater Development
- Portland Houseworks
- Taylor Morrison
- West Hills

Discussion

- Does City Council support the direction of the draft code updates?
- Are there elements that need refinement?
 - Does Council support the approach to **reduced side setbacks**?
 - What feedback does Council have on increasing **off-street parking requirements**?
 - Do you have feedback on updating the approach to **on-street parking credits**?
- Do you have other suggestions or ideas about the draft code updates?



A person is walking a black and white dog on a paved path that curves through a suburban neighborhood. The path is lined with trees, some of which have yellowing leaves, suggesting autumn. In the background, there are houses, including a prominent blue house with a white porch and a church with a tall steeple. The overall scene is peaceful and scenic.

TO LEARN MORE:

www.beavertonoregon.gov/hop

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