



# Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

February 10, 2021

# Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments  
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



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- Updated Frog Pond West Concepts
- Existing Planned Developments  
Code Concepts
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- Outreach Plans



# Desired Project Outcomes

- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion



# Primary Project Tasks

- Audit and Update Codes and Plans
- Siting and Design Standards

# Categorizing Housing Types

- A Notable Shift or Clarification/Acknowledgement

<u>Category 1</u>	<u>Category 2</u>
<ul style="list-style-type: none"><li>• Detached single family</li></ul>	<ul style="list-style-type: none"><li>• All other<ul style="list-style-type: none"><li>• Multi-family (apartments)</li></ul></li></ul>
	<ul style="list-style-type: none"><li>• <b>Middle housing</b></li></ul>



# Examples of Duplexes



# Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



# Frog Pond West Master Plan



# Frog Pond West

## Duplex and 2-Unit Townhouse

- Duplexes allowed on each lot
- 2-unit townhouse like duplex with property line separating units
- Currently allowed in Frog Pond West



# Duplex (attached)

Definition: A parcel containing two dwellings in an Attached configuration

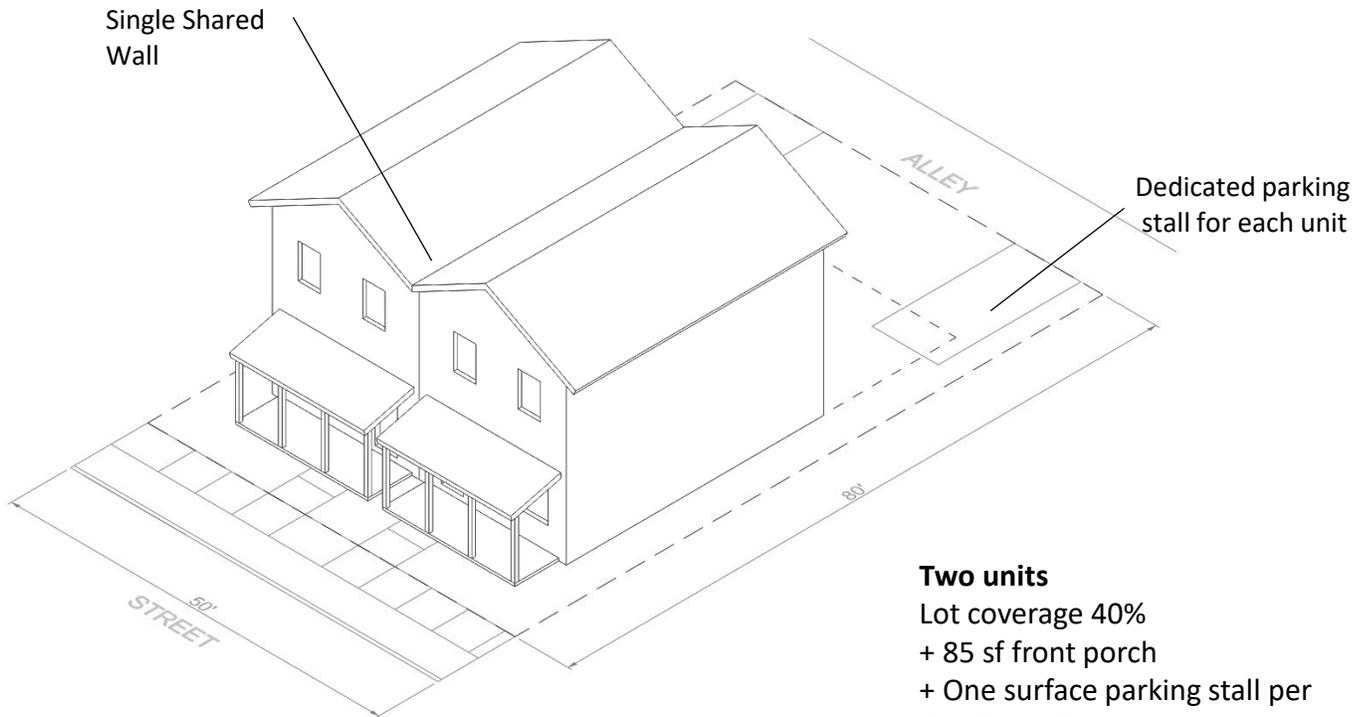
## INFORMATION ABOUT THE BELOW PROTOTYPE

1400 sf home  
each

4,000 sf lot size

~550 sf rear  
yard each

3 bedrooms  
each



### Two units

Lot coverage 40%

+ 85 sf front porch

+ One surface parking stall per  
dwelling, alley-access

## EXAMPLES



Garages and front doors on  
street-facing side at ground  
level



Street-facing duplex with  
driveway on outside edge to  
rear parking for each home



Corner lot duplex with garages  
on long-side and one front door  
on each street face

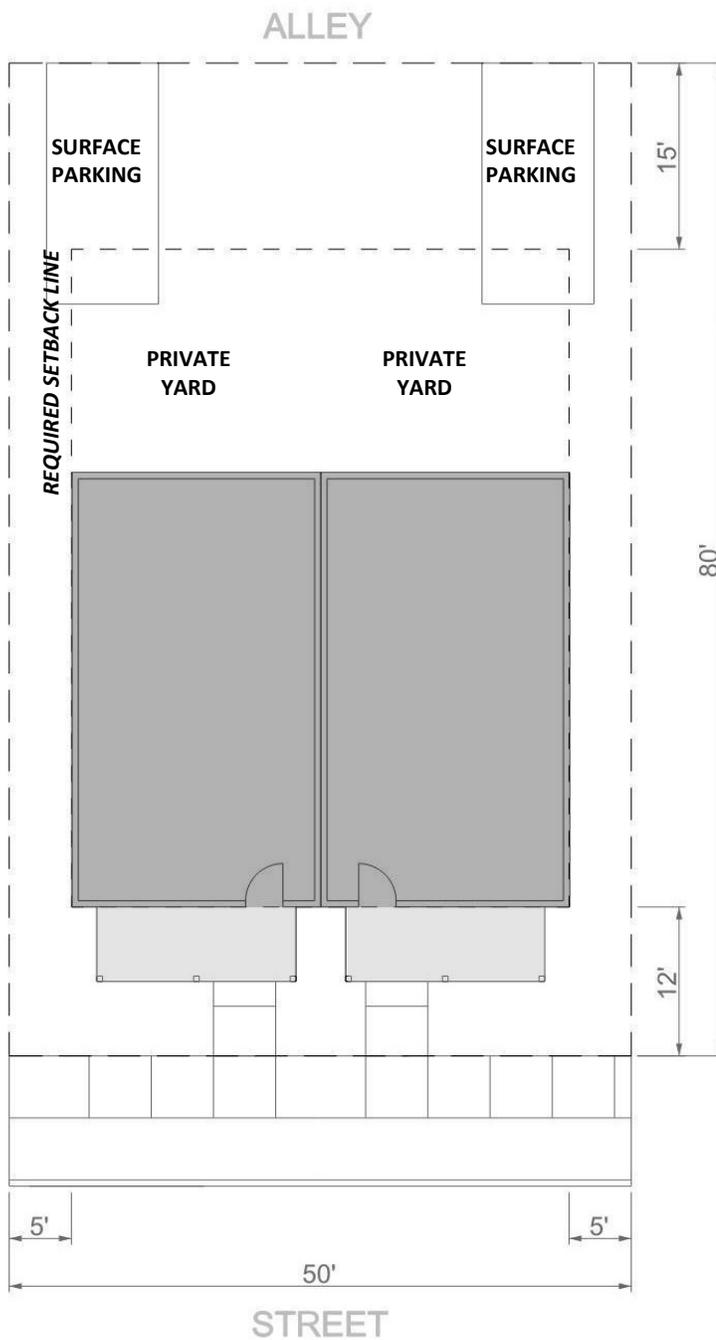
**EXAMPLES**



Two story duplexes with porches and front-facing garages



Attached duplex on SW Serenity Ln with prominent garages and deep setbacks



- KEY CONSIDERATIONS**
- Duplexes must be allowed on all lots in RN Zone
  - Duplexes cannot be regulated by dwelling density
  - No more than one parking space per dwelling can be required
  - This concept proposes allowing a porch to encroach the front setback by 5'
  - Other development features are consistent with current RN standards

# Frog Pond West Cottage Cluster

- Currently allowed in Frog Pond West
- Unclear if will be build under current rules
- Can provide a variety of smaller units, including single-level

# Cottage Cluster

Definition: At least four detached dwelling units of under 900sf footprint clustered around a common open space

## INFORMATION ABOUT THE BELOW PROTOTYPE

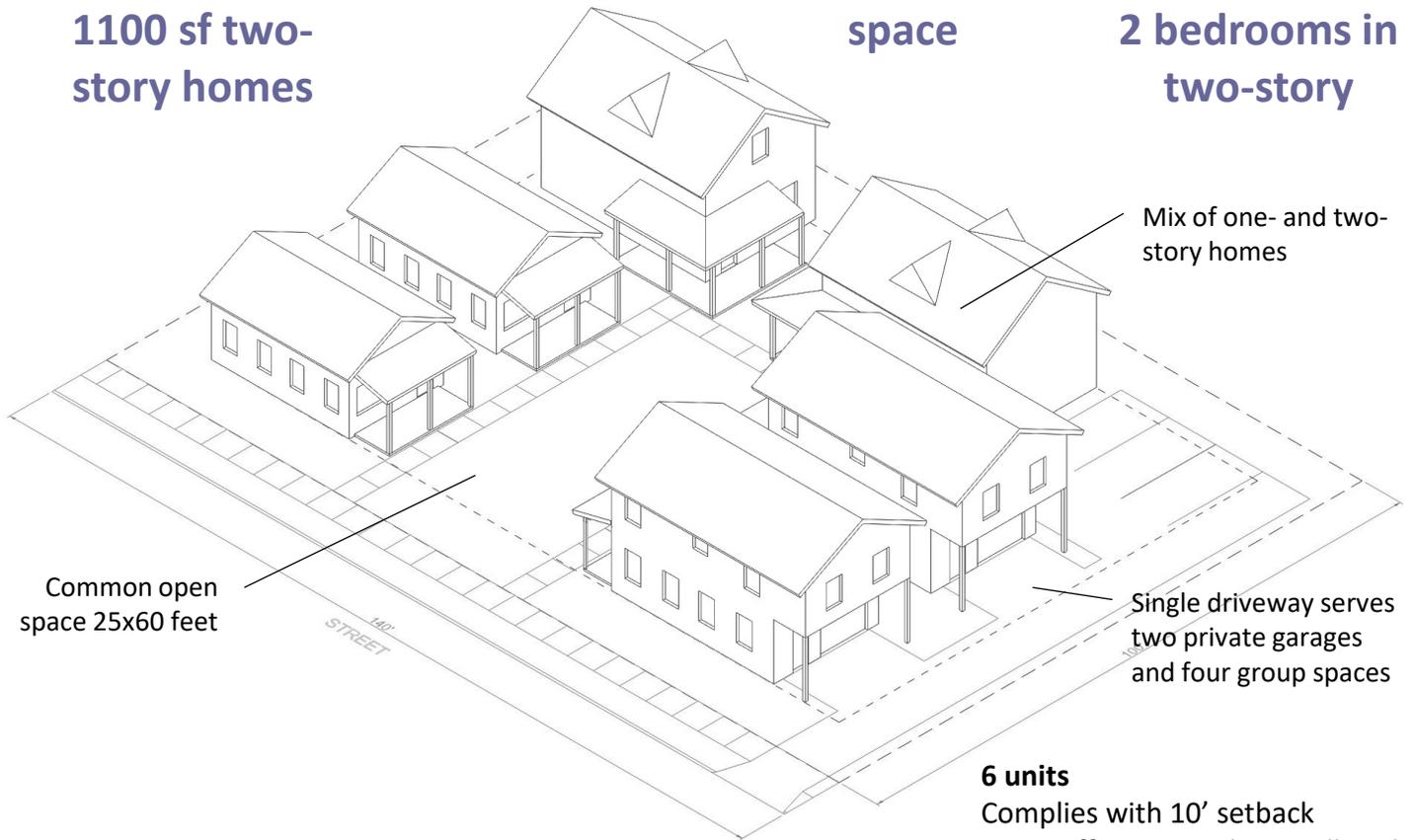
450sf one-story homes

1100 sf two-story homes

14,000sf lot size

2,000sf common open space

1 bedrooms in one-story  
2 bedrooms in two-story



6 units  
Complies with 10' setback  
+ one off-street parking stall each

## EXAMPLES



Street-facing entrances on cottages closest to the street



Parking clustered behind or aside the homes



Common open space enclosed by numerous cottages' front door porches

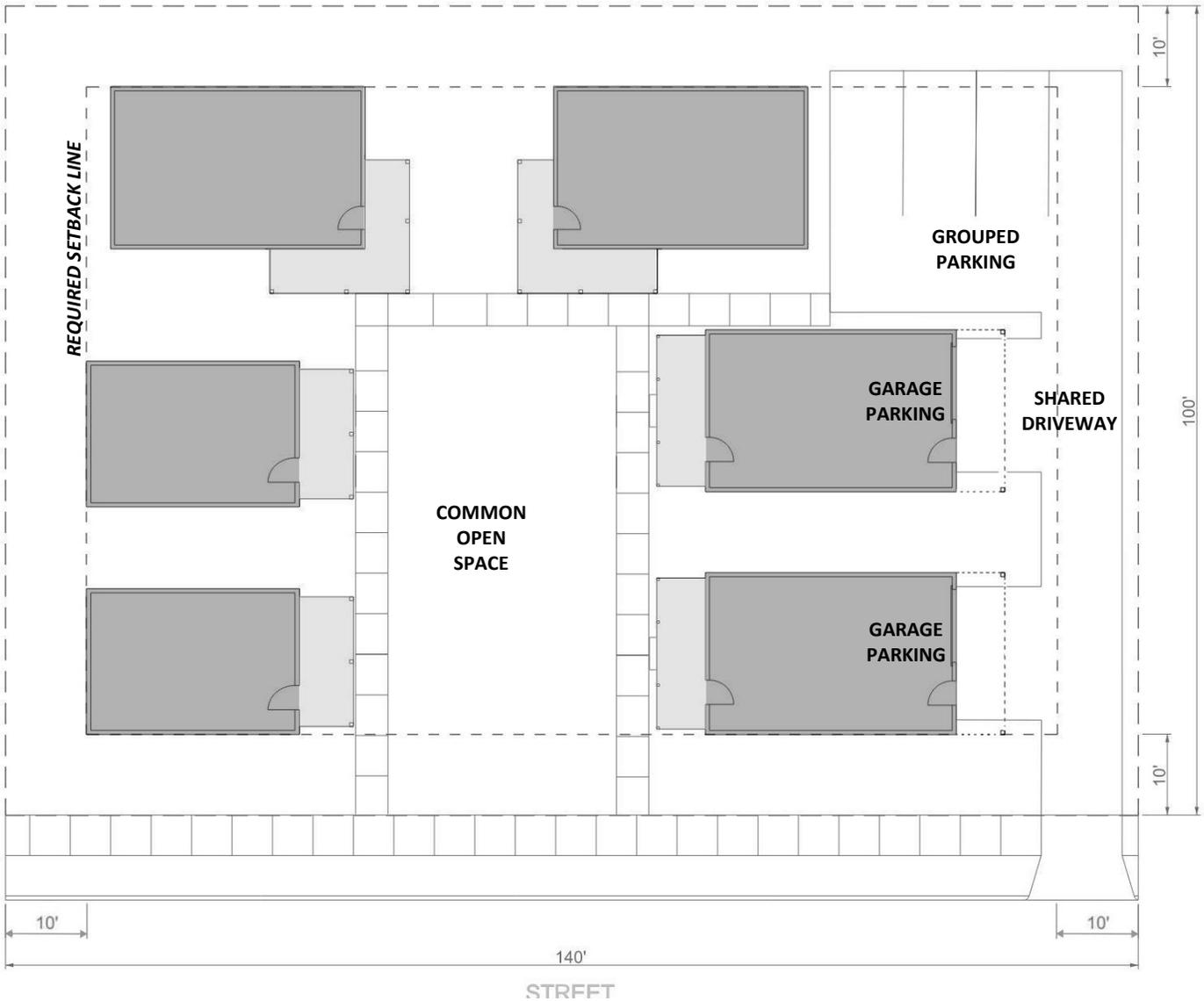
**EXAMPLES**



Each cottage can have private open space connected to the dwelling



A prominent entryway features highlights the location of required walkways and circulation



KEY CONSIDERATIONS	
Cottage cluster lot sizes cannot be required larger than 8,000sf in RN zone	Setback minimums can be no larger than 10'
No more than one parking space per dwelling can be required	Lot coverage requirements cannot be applied

# Frog Pond West

## 3-plus Unit Townhouse

- Not currently allowed in Frog Pond West
- One of most common middle housing in Wilsonville
- Likely to be built if allowed
- Could be larger, bulkier buildings



# Townhouse

Definition: Two or more attached dwellings, each on their own lot

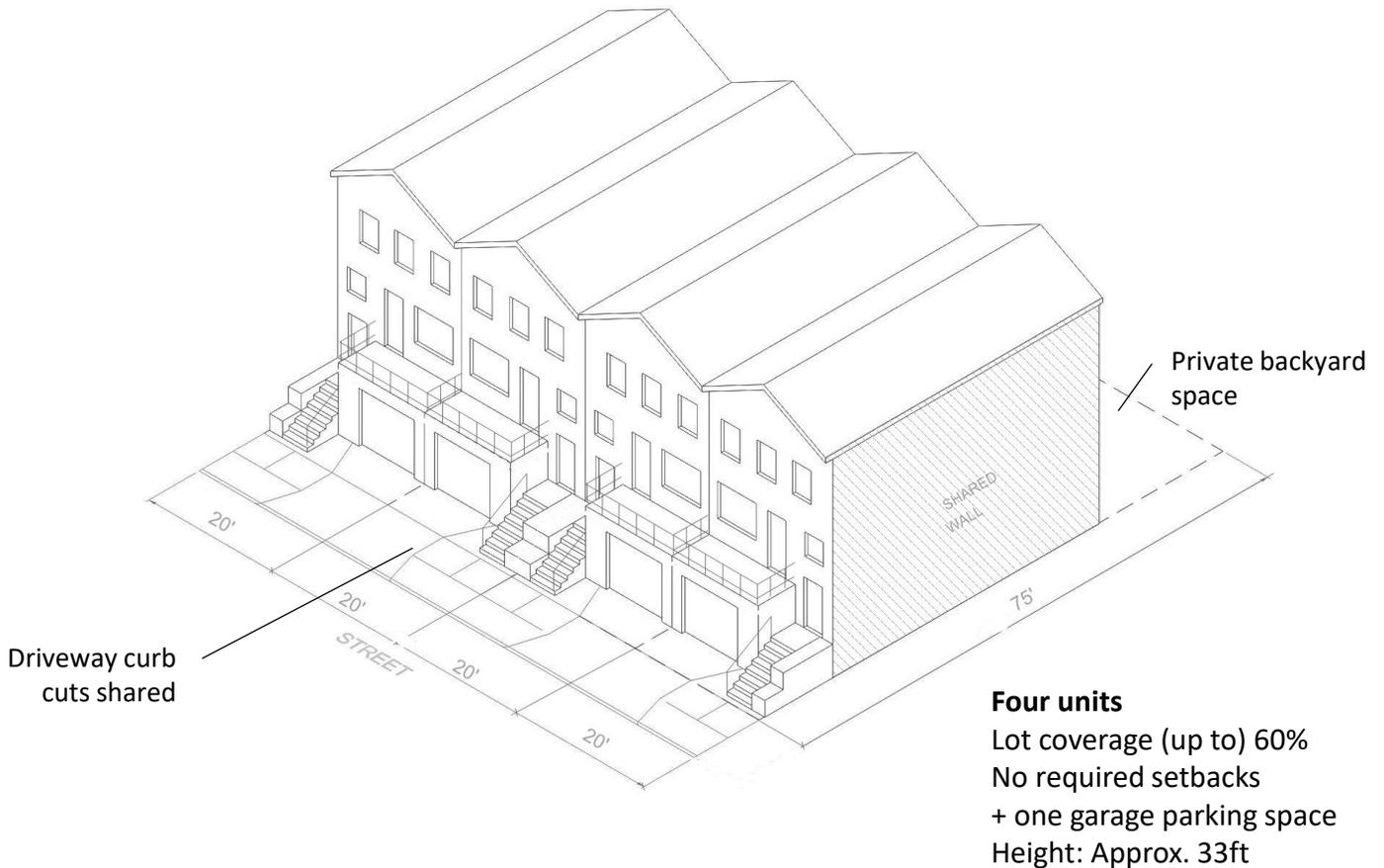
## INFORMATION ABOUT THE BELOW PROTOTYPE

2,300sf home

1,500 sf lot size  
for each home

~450sf yard

3+ bedrooms



### Four units

Lot coverage (up to) 60%

No required setbacks

+ one garage parking space

Height: Approx. 33ft

## EXAMPLES



Elevated stoops provide privacy from the street and a place for front landscaping



Porches and front façade variation help lessen the visual impact of front driveway.



Three-story home, with ground floor parking and two habitable floors above.

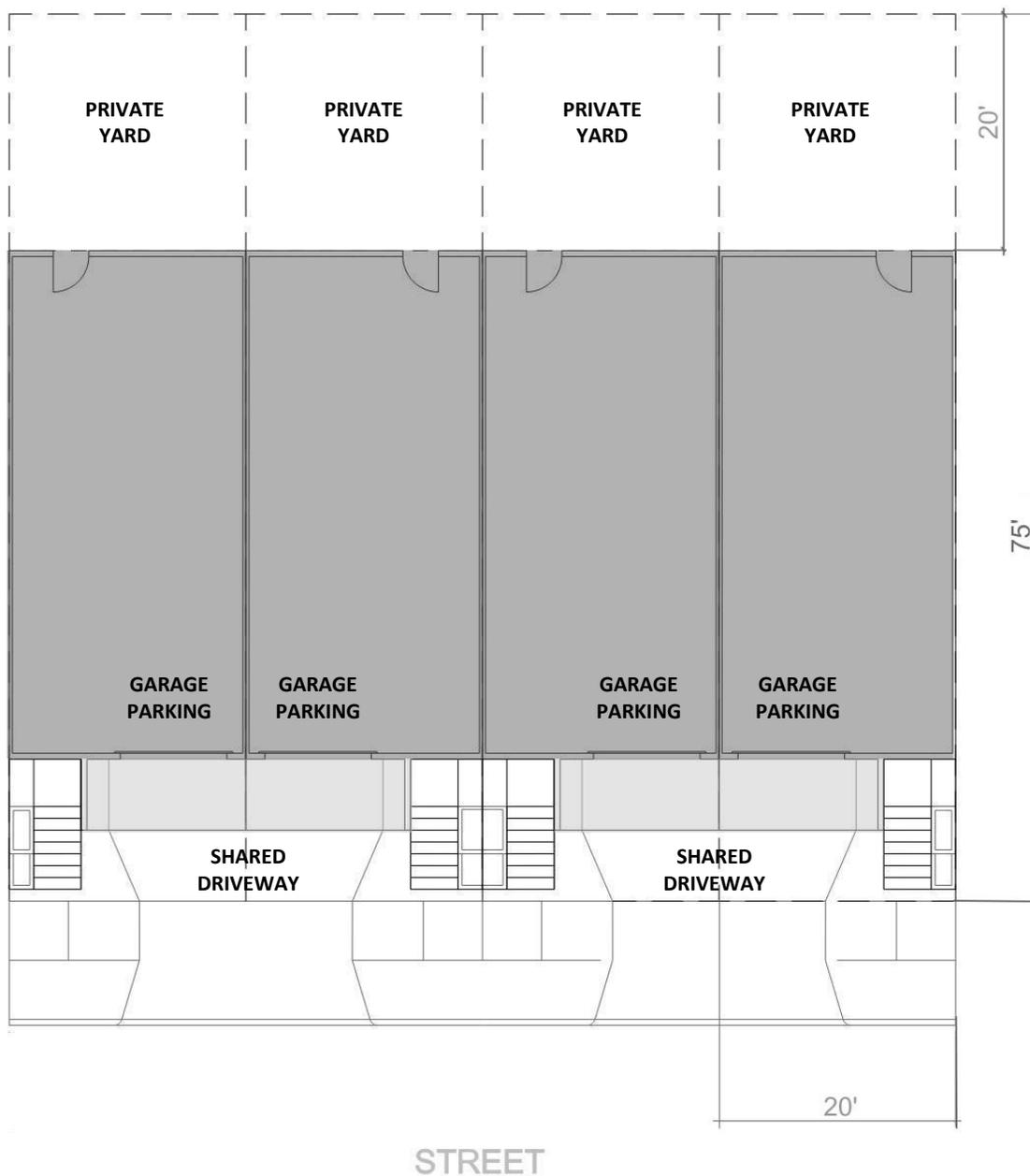
**EXAMPLES**



Shared driveways serve each home's garage.



Pitched roofs and inset front patios create a small building effect; no parking in this example.



**KEY CONSIDERATIONS**

Townhouse lot sizes cannot be required larger than 1,500sf

No more than one parking space per dwelling can be required

Proposal for reducing or eliminating townhouse setback (especially side) requirements

Proposal to allow greater lot coverage by townhouses

# Frog Pond West Triplex/Quadplex

- Not currently allowed in Frog Pond West
- Not widely built in Wilsonville
- Could be similar in bulk to single-family home

# Triplex (Attached)

Definition: A parcel containing three dwellings in an Attached configuration

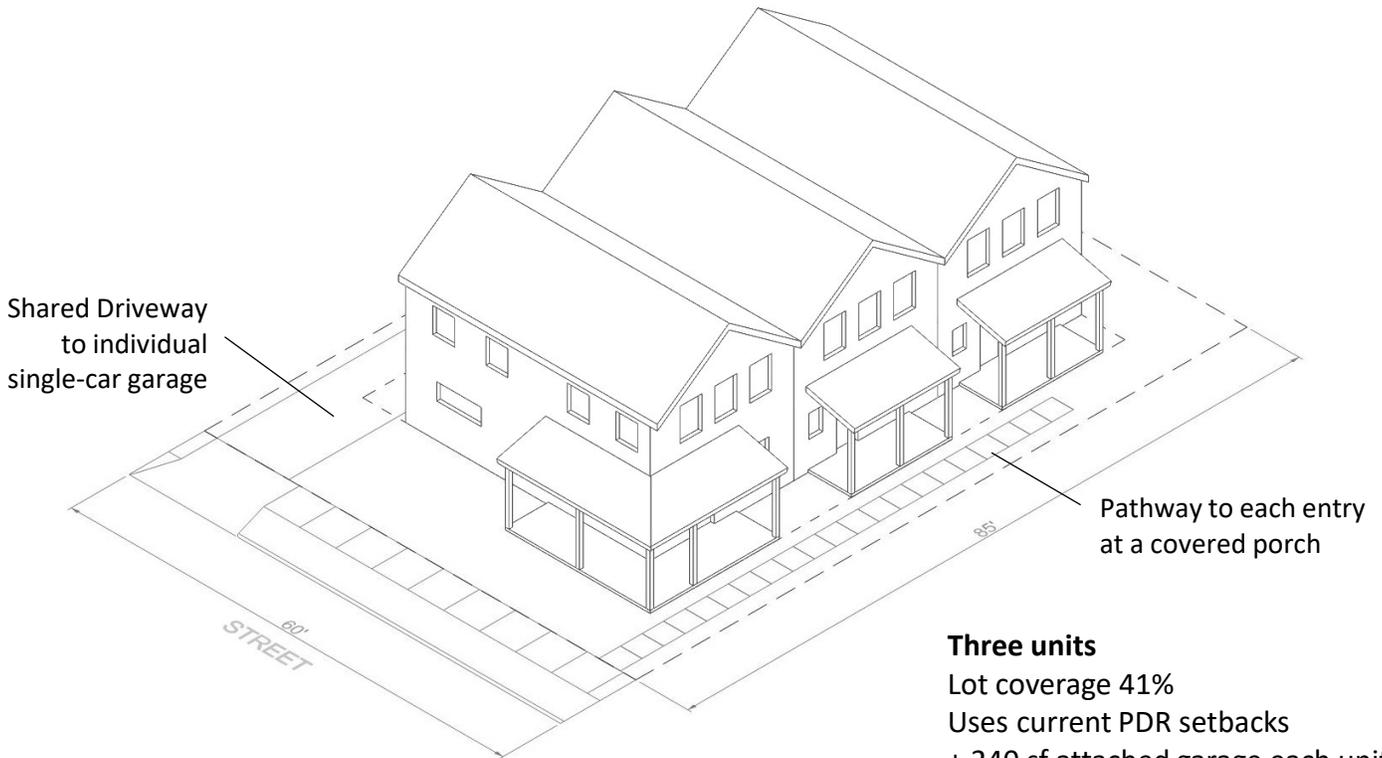
## INFORMATION ABOUT THE BELOW PROTOTYPE

1000 sf livable  
space each

5,000 sf lot size

150 sf side yard  
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dwellings)

2 bedrooms  
each



### Three units

Lot coverage 41%

Uses current PDR setbacks

+ 240 sf attached garage each unit

+ 85 sf front porch

## EXAMPLES



Attached triplex with homes running deep into the lot.



Triplex with strong street presence from variety of roof pitches and materials; and no parking.



Triplex with shared surface parking located behind.

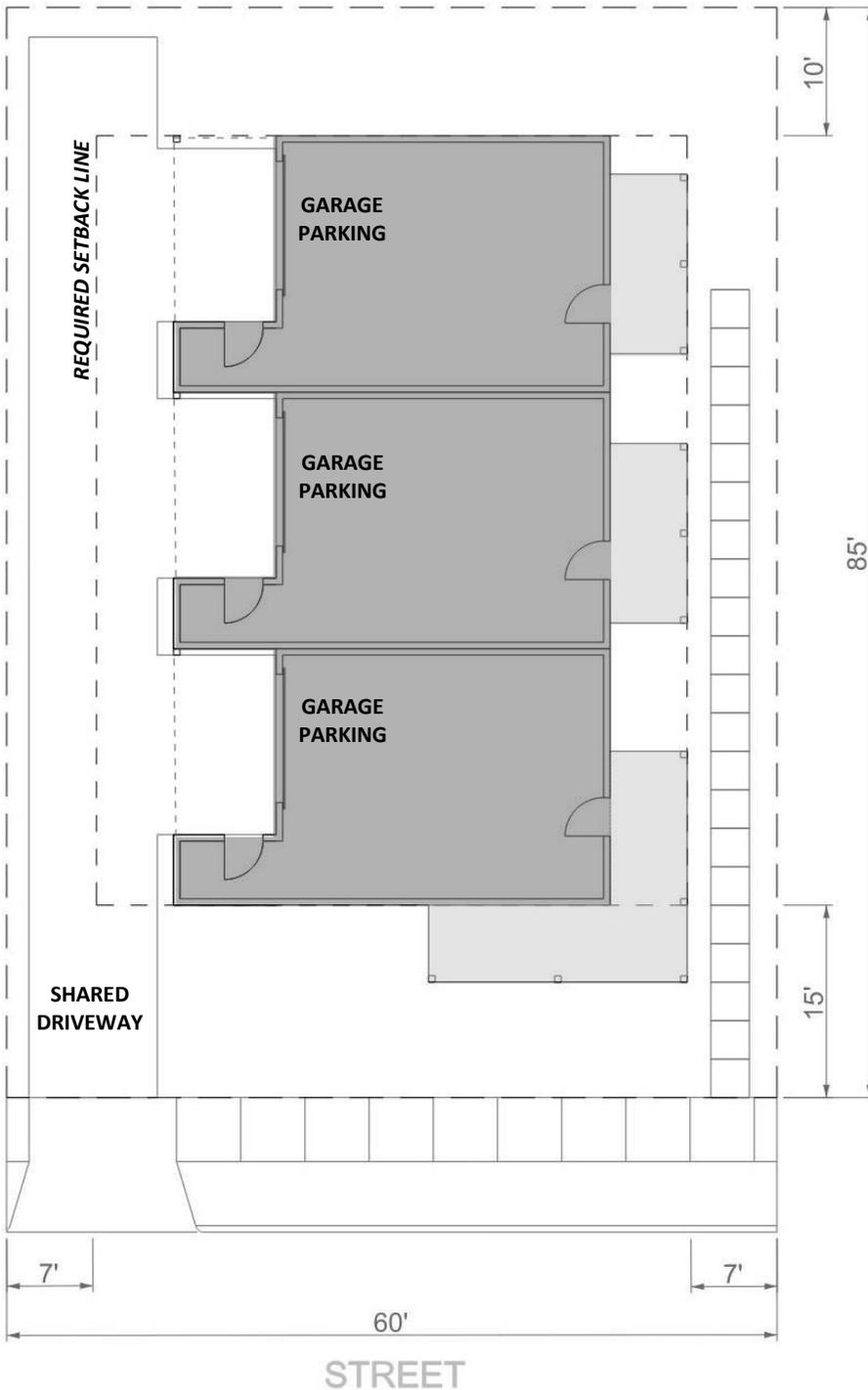
**EXAMPLES**



**Triplex of three attached three-story homes, two of which with parking**



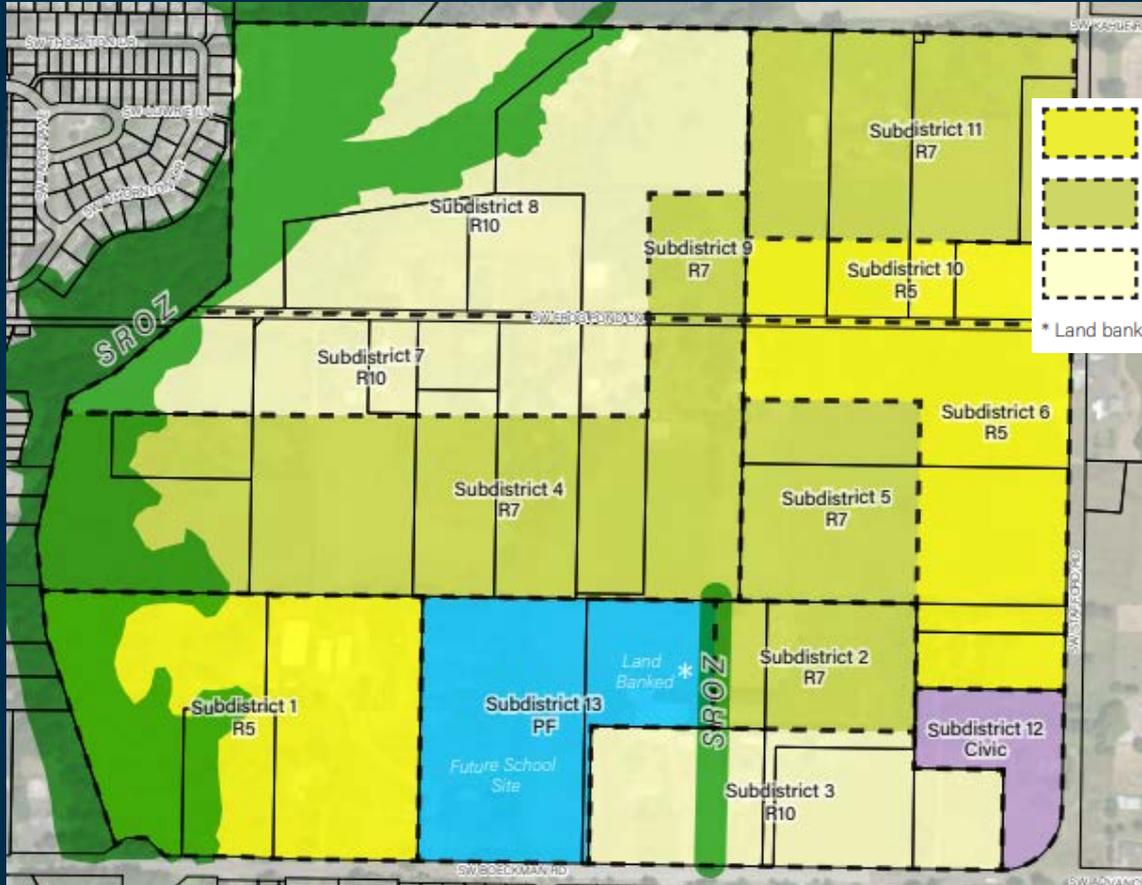
**Triplex built to setback lines with three private street-facing garages**



**KEY CONSIDERATIONS**

- Triplex must be allowed on 5,000sf and larger sites in PDR-3
- Triplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- Other development features are consistent with current PDR-3 standards

# Frog Pond West Master Plan



	R5 - Small Lot Single Family		Public Facilities
	R7 - Medium Lot Single Family		Civic
	R10 - Large Lot Single Family		Significant Resources Overlay Zone (SROZ)

\* Land banked for school facilities, a neighborhood park, and/or residential use.

# Topics for Discussion

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- Existing Planned Developments  
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



# Existing Planned Development Status

- Legal conforming vs legal non-conforming
- Important for compliance with HB 2001



# Existing Planned Development Status

- Proposed methods to make legal non-conforming
  - Threshold
  - Specific council designation
- Middle housing exempt from any density maximums



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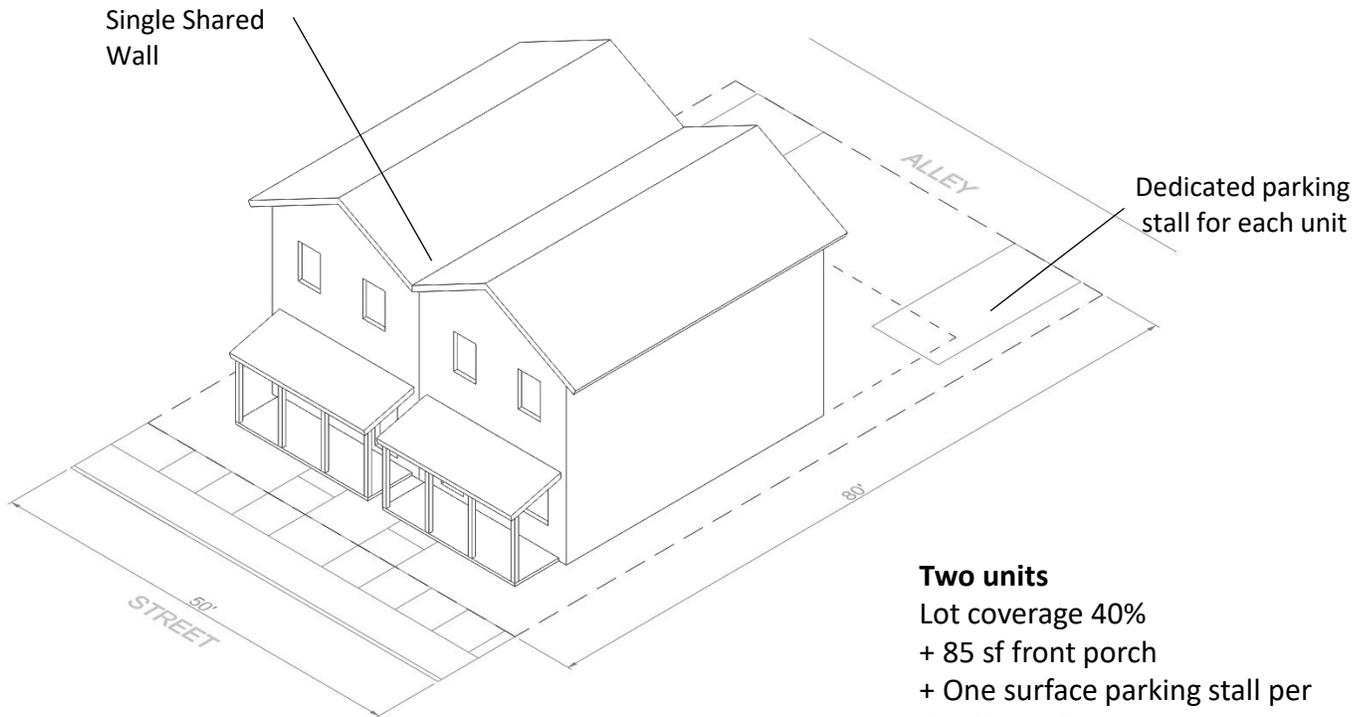
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## EXAMPLES



Garages and front doors on  
street-facing side at ground  
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Street-facing duplex with  
driveway on outside edge to  
rear parking for each home



Corner lot duplex with garages  
on long-side and one front door  
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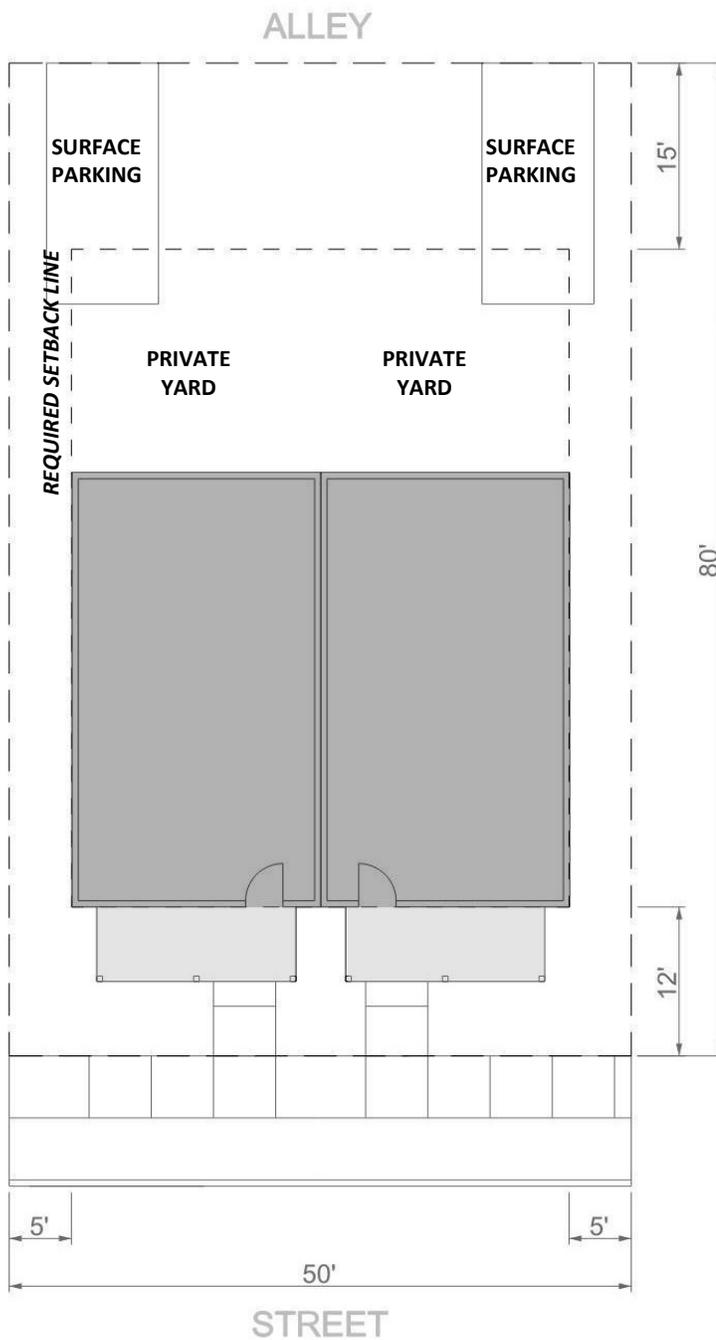
**EXAMPLES**



Two story duplexes with porches and front-facing garages



Attached duplex on SW Serenity Ln with prominent garages and deep setbacks



- KEY CONSIDERATIONS**
- Duplexes must be allowed on all lots in RN Zone
  - Duplexes cannot be regulated by dwelling density
  - No more than one parking space per dwelling can be required
  - This concept proposes allowing a porch to encroach the front setback by 5'
  - Other development features are consistent with current RN standards

<b>Residential Neighborhood (RN) zone</b> <b>R-5 Small Lot zone sub-district</b> (applicable to Duplex (attached) prototype)	<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code
Minimum Lot Size	<ul style="list-style-type: none"> <li>• Single Family Dwelling: 4,000 sf</li> <li>• Duplexes: <del>6,000 sf</del> <u>4,000 sf</u></li> <li>• <u>Triplexes: 5,000 sf</u></li> <li>• <u>Quadplexes: 7,000 sf</u></li> <li>• <u>Townhouses: 1,500sf</u></li> <li>• <u>Cottage Clusters: 7,000sf</u></li> </ul>
Minimum Lot Dimensions	Width: 35' Depth: 60' <ul style="list-style-type: none"> <li>• <u>Min. lot width for townhouses is 20'</u></li> </ul>
Maximum Lot Coverage	60%; <u>Not applicable to Cottage Clusters</u>
Maximum Height	35'
Setbacks	Front: 12' ( <u>porches may encroach 5'</u> ) / Rear: 15' / Side: 5' Garage from street: 20' / Garage from Alley: 18' <ul style="list-style-type: none"> <li>• <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u></li> <li>• <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached. Consider 0' setback (especially side) for T.H.</u></li> </ul>
Garages & Driveways	<ul style="list-style-type: none"> <li>• No more than 50% of street-facing façade length</li> <li>• Front-loaded garages are limited to one shared driveway/apron per street</li> <li>• There must be at least 20 feet between the garage door and the sidewalk <u>unless the garage is integrated with a cottage cluster unit at which point the setback is 10 feet</u></li> <li>• Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access.</li> </ul>
Windows	Front façade window requirement varies from 10-15% coverage depending on stories of building and use of 4.127 (0.15) E, Design Menu options
Main Entry Location	Within 12' of longest street-facing wall of the dwelling unit
Main Entry Orientation Options	<ul style="list-style-type: none"> <li>• Face the street or angled up to 45 degrees from the street</li> <li>• Open onto a porch that is at least 6' deep, has at least one entrance facing the street, and is covered with a roof or trellis</li> </ul>
House Plan Variety	Duplex street-facing elevations differ <u>from other structures</u> by the following: materials, articulation, roof type, inclusion of porch, fenestration, stories
Landscaping and Open Space	Minimum 25% of the Gross Development Area <ul style="list-style-type: none"> <li>• Open Space: 10% of net developable</li> <li>• Useable open space: 50% of open space</li> <li>• Min. Individual Open Space: 2,000 sf</li> <li>• Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.</li> </ul>

**DISCLAIMER: This table does not reflect final policy direction on allowed middle housing uses in Frog Pond or the Residential Neighborhood (RN) zone**

# Duplex (Detached)

Definition: A parcel containing two dwellings in a Detached configuration

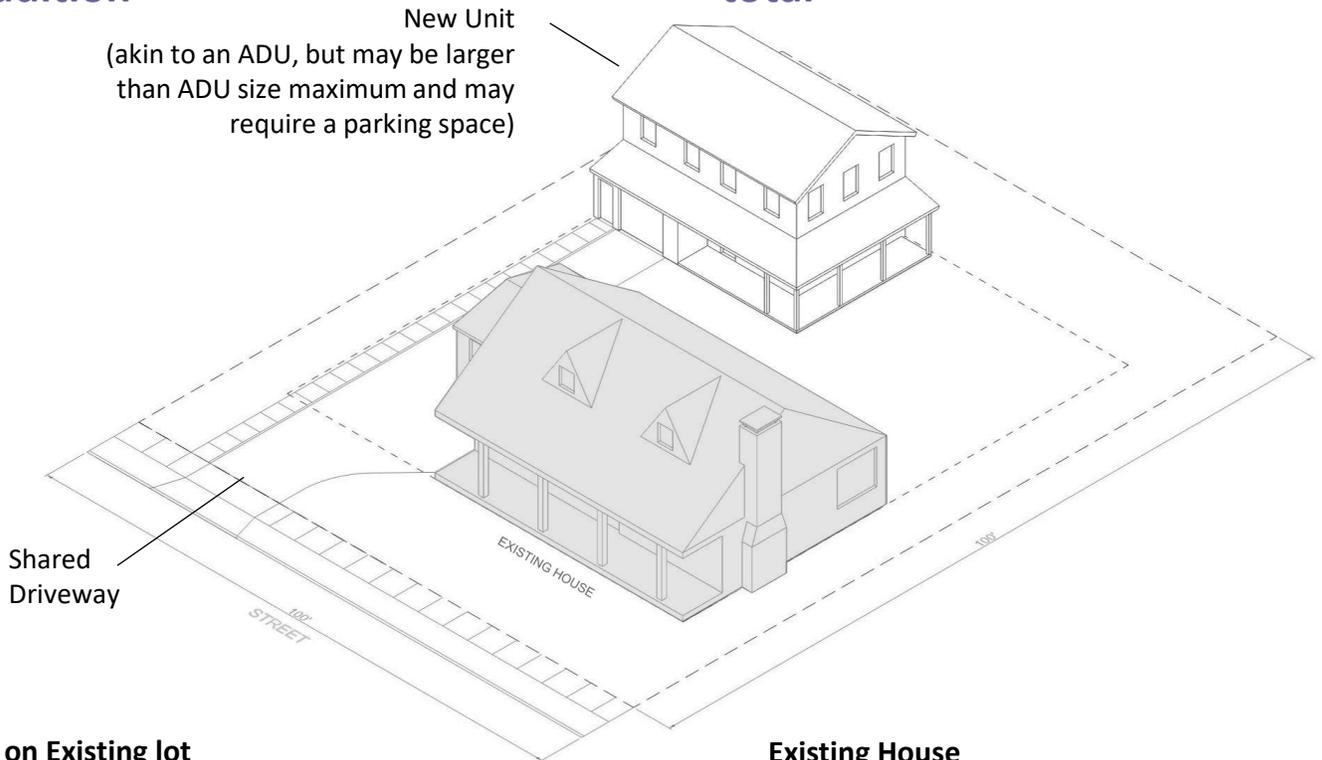
## INFORMATION ABOUT THE BELOW PROTOTYPE - New Unit

**1200sf duplex  
addition**

**13,000sf lot size**

**9,000+ sf yard  
total**

**3 bedrooms**



### New Unit on Existing lot

Lot coverage 26%  
New unit- 1200 sf / 3BR + 300 sf garage  
+200 sf porch  
2500 sf yard

### Existing House

1800 sf / 3BR + 300 sf garage  
+200 sf porch  
2,000 sf yard

## EXAMPLES



Two units on a shared lot  
with second unit in rear



Two unit on shared lot, each  
with designated private yard

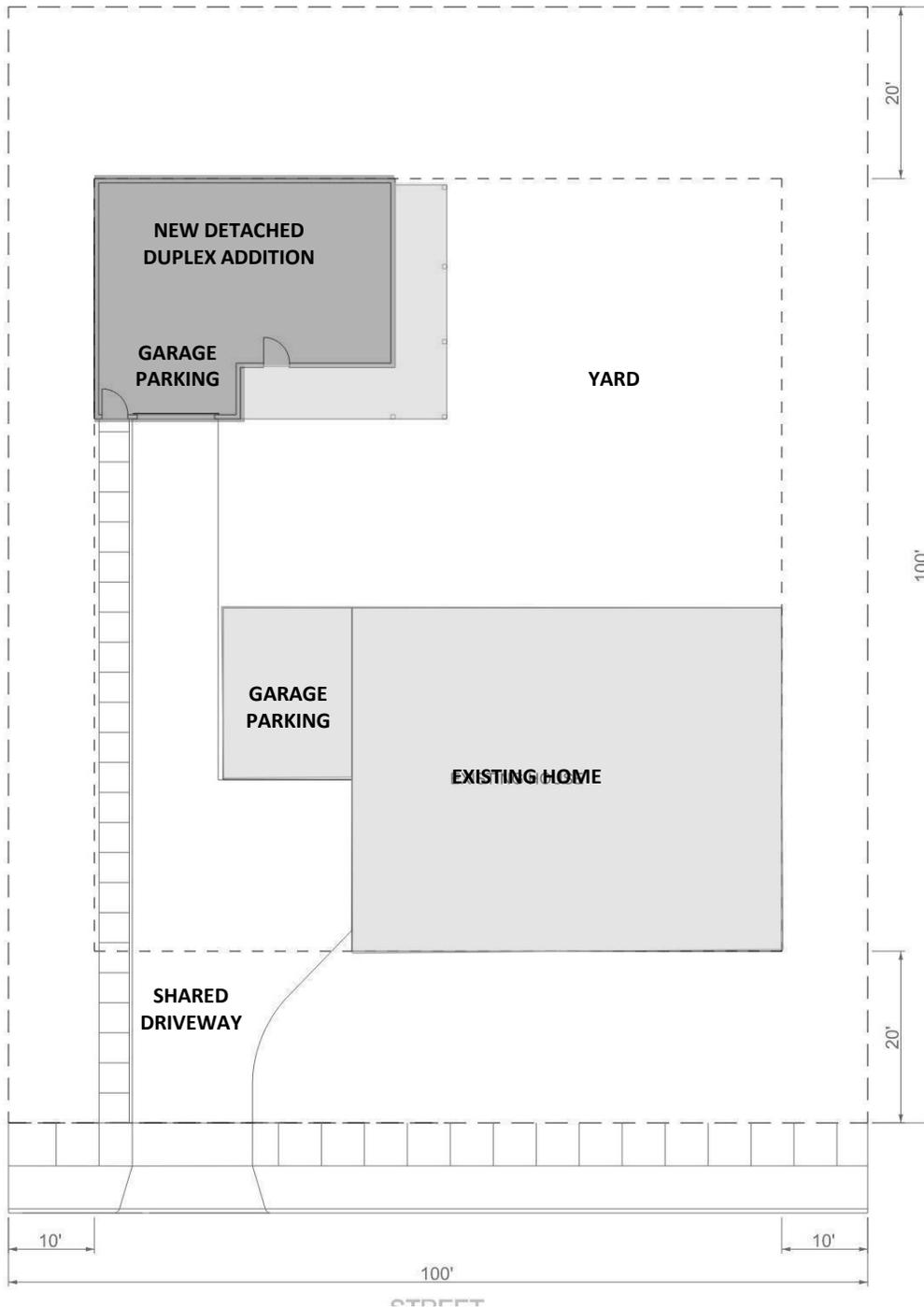
**EXAMPLES**



Side-by-side detached duplex with front garage in semi-basement



Side-by-side detached duplex on a corner lot with surface parking accessed of either street



- KEY CONSIDERATIONS**
- Duplexes must be allowed on all lots in R zone
  - Duplexes cannot be regulated by dwelling density
  - No more than one parking space per dwelling can be required
  - Proposed to permit greater lot coverage that R zone currently allows for duplexes on lots up to 5,000sf (see following table); this specific prototype does not reflect the proposal
  - Other development features are consistent with current R zone standards

<b>Residential (R) Zone</b> Applicable to Duplex (detached) prototype	<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code																							
Minimum Lot Size	Single-Dwelling: 5,000 sf <u>Duplexes: 5,000sf</u> <u>Triplexes: 5,000 sf</u> <u>Quadplexes: 7,000 sf</u> <u>Townhouses: 1,500sf</u> <u>Cottage Clusters: 7,000sf</u>																							
Minimum Lot Dimensions	W: 60' ( <u>20' for townhouses</u> ) D: 70'																							
Density per Acre	Single-Dwelling: Varies based on Comprehensive Plan designation <u>Duplex, Triplex, and Quadplex: No maximum density</u> <u>Townhouse: Maximum density may be set as low as 20 dwellings per acre.</u> <u>Cottage Cluster: Minimum 4 dwellings per acre; no Maximum</u>																							
Maximum Lot Coverage	<del>20% for all residential dwelling units; 30% for all buildings.</del> <table border="1" data-bbox="475 730 1523 1241"> <thead> <tr> <th data-bbox="475 730 1019 779"><u>Lot Size</u></th> <th data-bbox="1019 730 1284 779"><u>Largest Building</u></th> <th data-bbox="1284 730 1523 779"><u>All Buildings</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="475 779 1019 842"><u>20,000 sf or more</u></td> <td data-bbox="1019 779 1284 842"><u>20%</u></td> <td data-bbox="1284 779 1523 842"><u>25%</u></td> </tr> <tr> <td data-bbox="475 842 1019 947"><u>More than 12,000 sf and less than 20,000 sf</u></td> <td data-bbox="1019 842 1284 947"><u>25%</u></td> <td data-bbox="1284 842 1523 947"><u>30%</u></td> </tr> <tr> <td data-bbox="475 947 1019 1010"><u>More than 8,000 sf up to 12,000 sf</u></td> <td data-bbox="1019 947 1284 1010"><u>40%</u></td> <td data-bbox="1284 947 1523 1010"><u>50%</u></td> </tr> <tr> <td data-bbox="475 1010 1019 1073"><u>More than 7,000 sf up to 8,000 sf</u></td> <td data-bbox="1019 1010 1284 1073"><u>45%</u></td> <td data-bbox="1284 1010 1523 1073"><u>55%</u></td> </tr> <tr> <td data-bbox="475 1073 1019 1136"><u>7,000 square feet or less</u></td> <td data-bbox="1019 1073 1284 1136"><u>50%</u></td> <td data-bbox="1284 1073 1523 1136"><u>60%</u></td> </tr> <tr> <td data-bbox="475 1136 1019 1241"><u>5,000 sf or less</u></td> <td data-bbox="1019 1136 1284 1241"><u>60%</u></td> <td data-bbox="1284 1136 1523 1241"><u>70%</u></td> </tr> </tbody> </table>			<u>Lot Size</u>	<u>Largest Building</u>	<u>All Buildings</u>	<u>20,000 sf or more</u>	<u>20%</u>	<u>25%</u>	<u>More than 12,000 sf and less than 20,000 sf</u>	<u>25%</u>	<u>30%</u>	<u>More than 8,000 sf up to 12,000 sf</u>	<u>40%</u>	<u>50%</u>	<u>More than 7,000 sf up to 8,000 sf</u>	<u>45%</u>	<u>55%</u>	<u>7,000 square feet or less</u>	<u>50%</u>	<u>60%</u>	<u>5,000 sf or less</u>	<u>60%</u>	<u>70%</u>
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Height	35'																							
Minimum Setbacks	<i>Lots over 10,000 sf</i> Front: 20' Rear: 20' Side: 10' To garage or carport entry: 20'	<i>Lots not exceeding 10,000 sf</i> Front: 15' Rear: 15' (1 story), 20' (2+ story) Side: 5' (1 story), 7' (2+ story) To garage or carport entry: 20'																						
	<i>All lots</i> <ul style="list-style-type: none"> <li><u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u></li> <li><u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u></li> </ul>																							
Minimum Street Frontage	30' ( <u>20' for townhouses</u> )																							

# Triplex (Attached)

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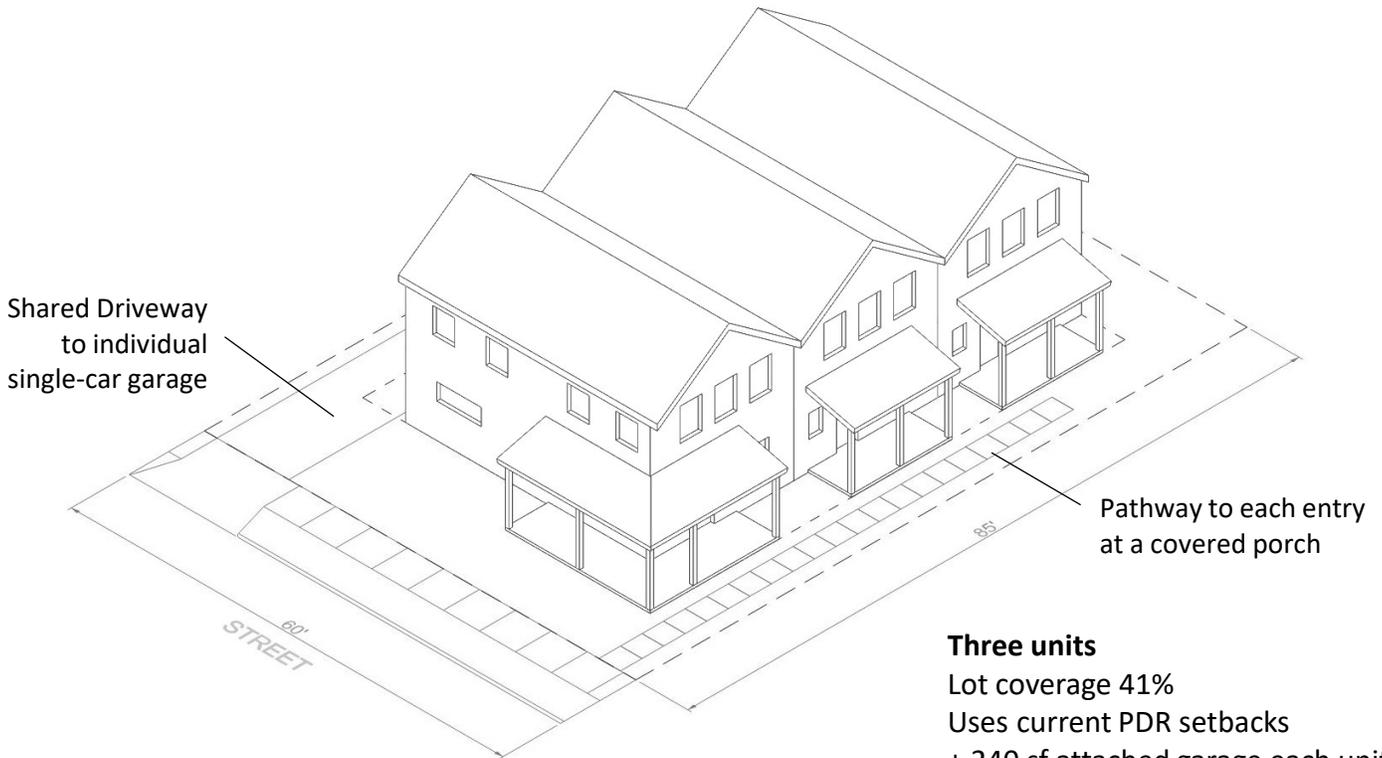
## INFORMATION ABOUT THE BELOW PROTOTYPE

1000 sf livable  
space each

5,000 sf lot size

150 sf side yard  
(for front/rear  
dwellings)

2 bedrooms  
each



### Three units

Lot coverage 41%

Uses current PDR setbacks

+ 240 sf attached garage each unit

+ 85 sf front porch

## EXAMPLES



Attached triplex with homes running deep into the lot.



Triplex with strong street presence from variety of roof pitches and materials; and no parking.



Triplex with shared surface parking located behind.

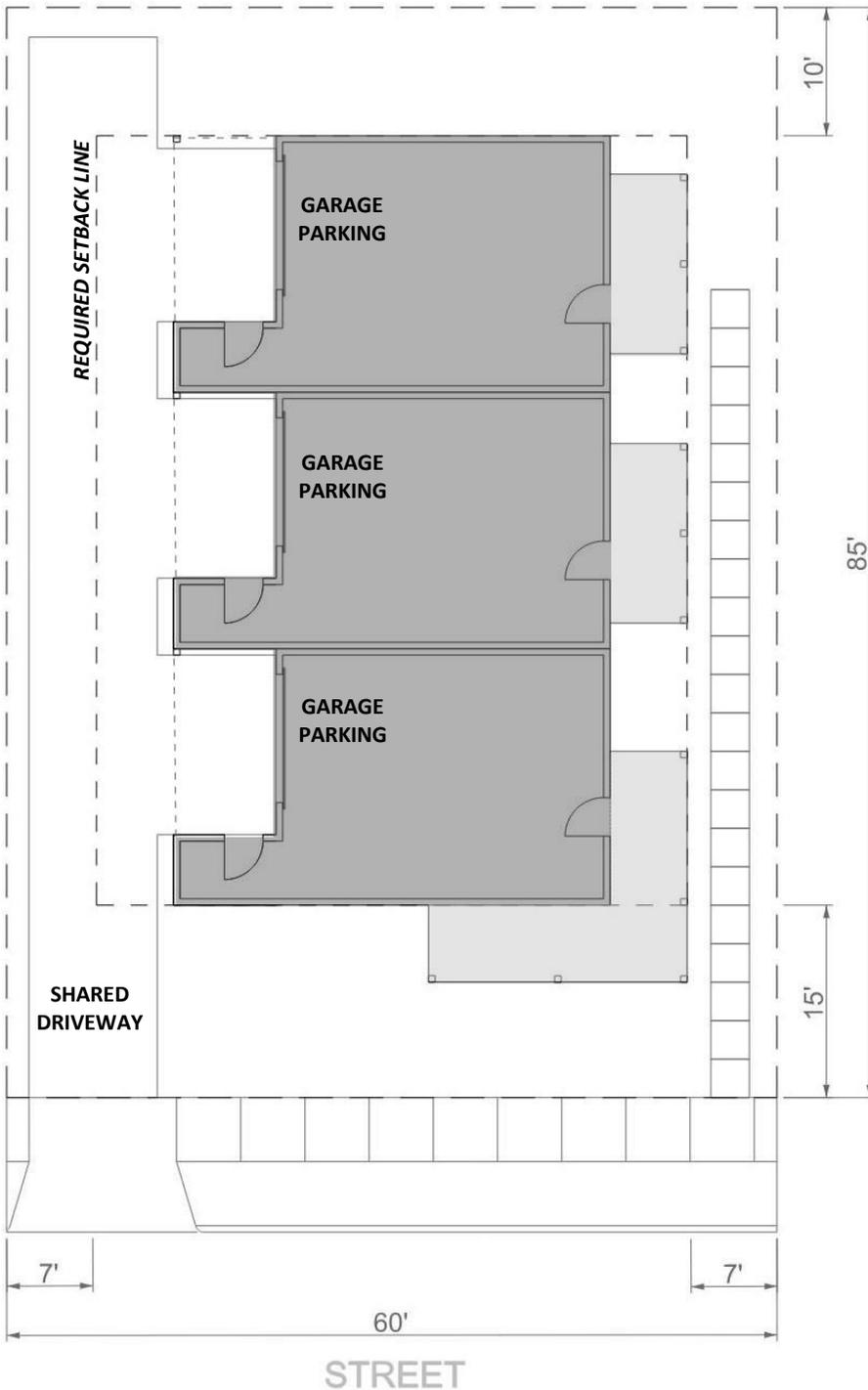
**EXAMPLES**



**Triplex of three attached three-story homes, two of which with parking**



**Triplex built to setback lines with three private street-facing garages**



**KEY CONSIDERATIONS**

- Triplex must be allowed on 5,000sf and larger sites in PDR-3
- Triplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- Other development features are consistent with current PDR-3 standards

# Quadplex (Attached)

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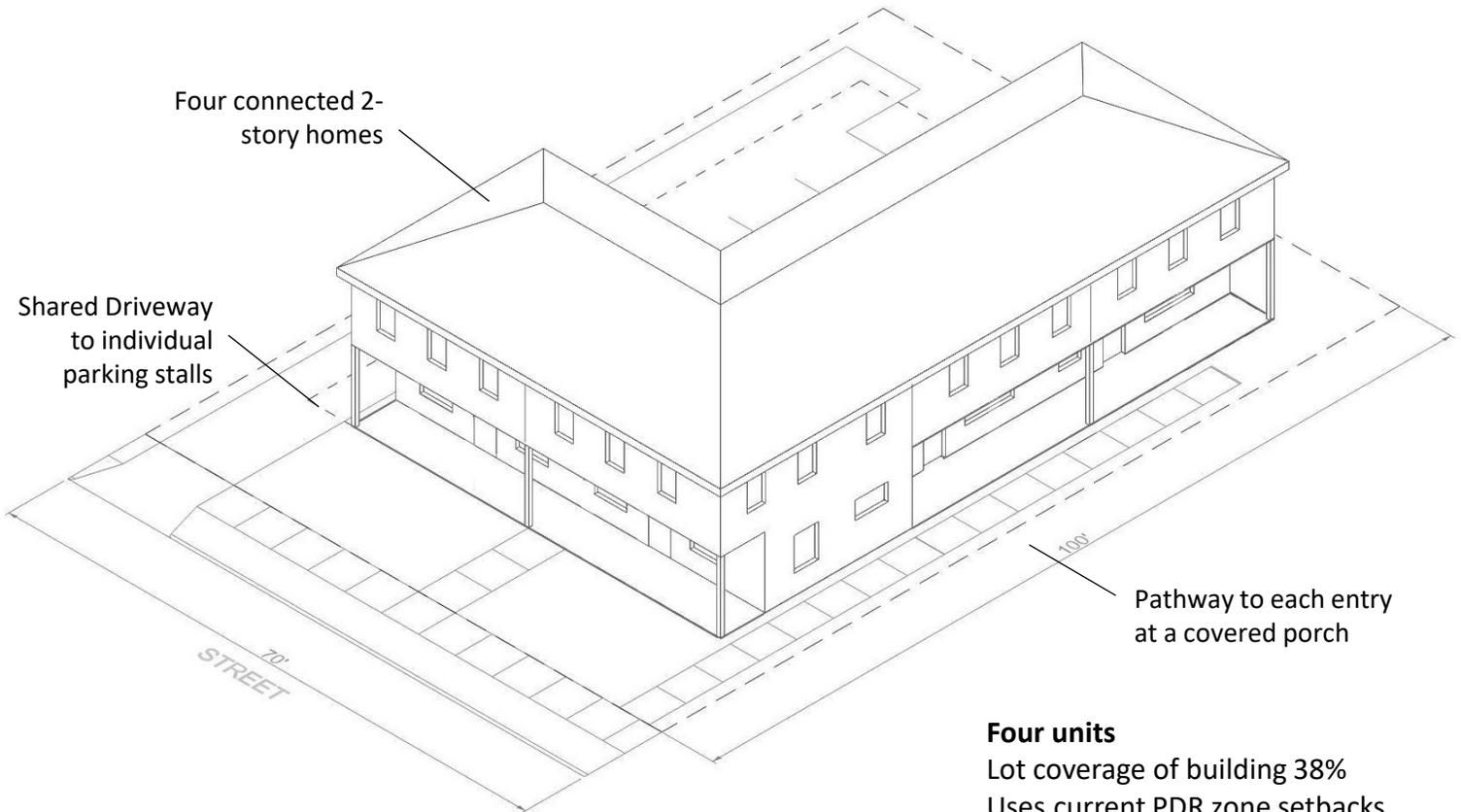
## INFORMATION ABOUT THE BELOW PROTOTYPE

1150 sf home

7,000 sf lot size

~1,900sf  
shared yard

3 bedrooms



### Four units

Lot coverage of building 38%  
Uses current PDR zone setbacks  
+ one off-street parking stall  
+ 175 sf front porch each home

## EXAMPLES



Attached quadplex with strong street presence; two homes with two parking and two homes with no parking.



Quadplex built to front setback line; no parking.



Four-pack quadplex of two-story attached homes; parking provided from two separate driveways

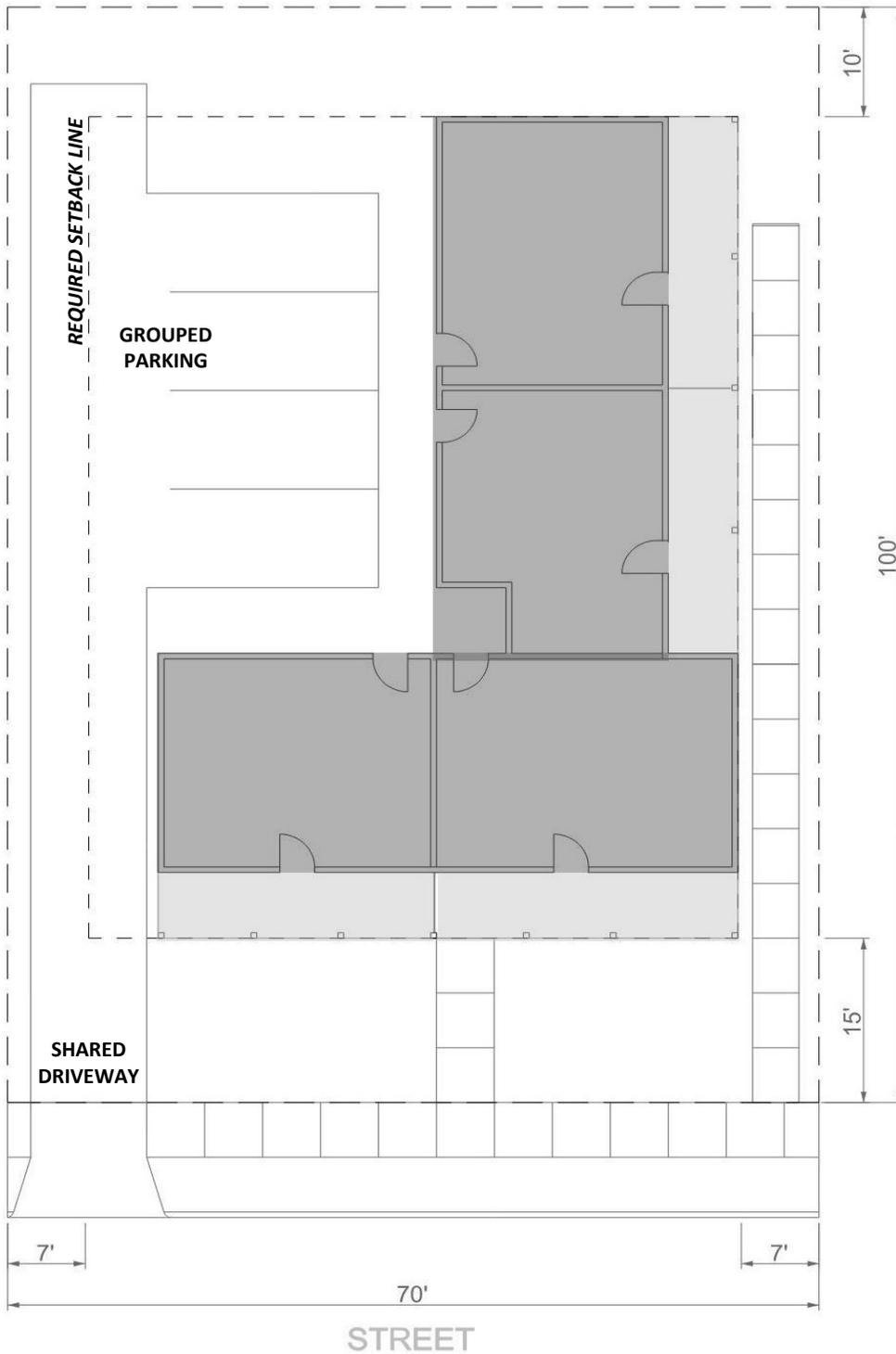
**EXAMPLES**



Quadplex as two separate two-dwelling structures



Historic quadplex with two dwellings on each floor; parking on shared side driveway



- KEY CONSIDERATIONS**
- Quadplexes must be allowed on 7,000sf and larger sites in PDR-3
  - Quadplexes cannot be regulated by dwelling density
  - No more than one parking space per dwelling can be required
  - Other development features are consistent with current PDR-3 standards

# Townhouse

Definition: Two or more attached dwellings, each on their own lot

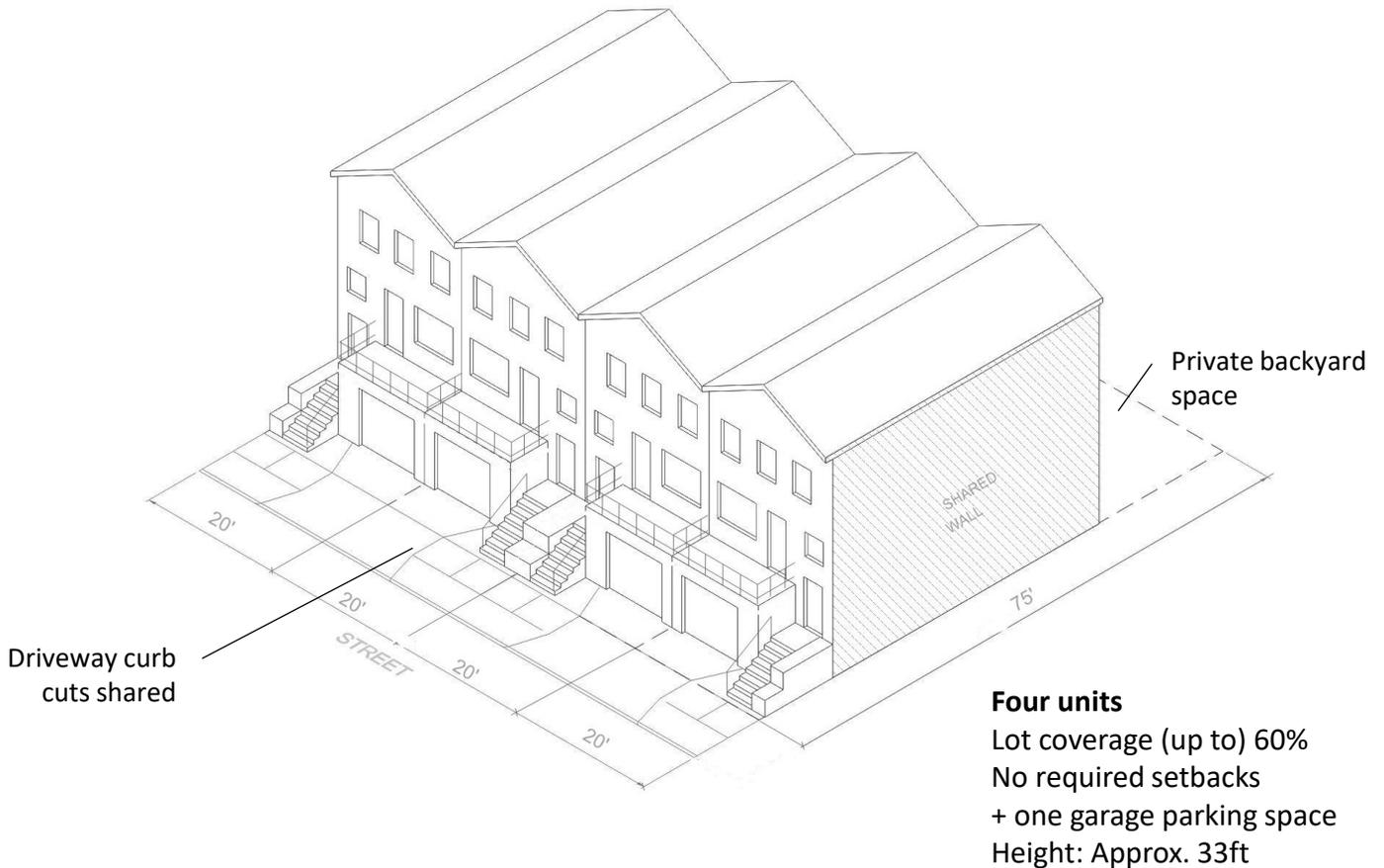
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2,300sf home

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3+ bedrooms



### Four units

Lot coverage (up to) 60%

No required setbacks

+ one garage parking space

Height: Approx. 33ft

## EXAMPLES



Elevated stoops provide privacy from the street and a place for front landscaping



Porches and front façade variation help lessen the visual impact of front driveway.



Three-story home, with ground floor parking and two habitable floors above.

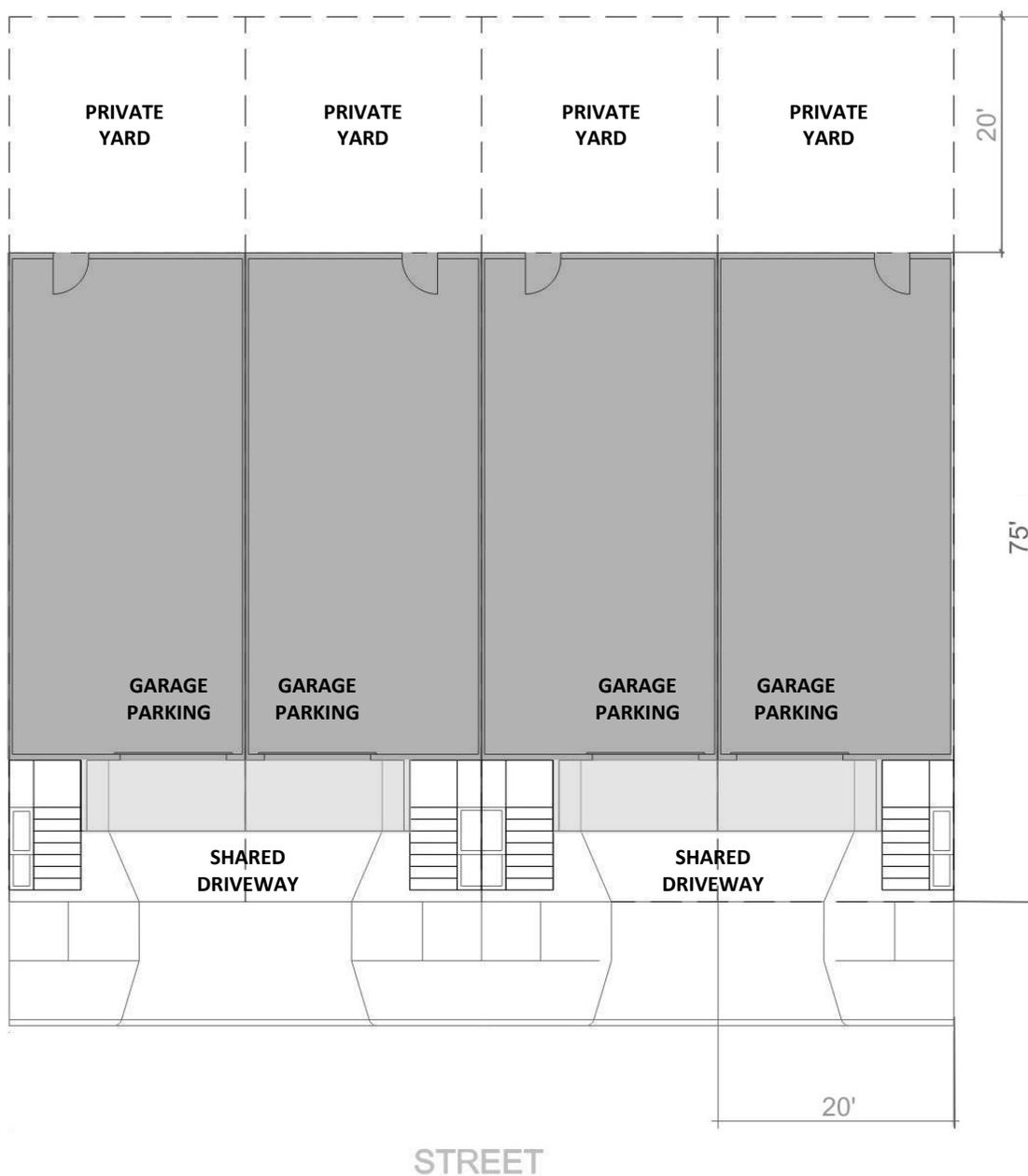
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Shared driveways serve each home's garage.



Pitched roofs and inset front patios create a small building effect; no parking in this example.



**KEY CONSIDERATIONS**

Townhouse lot sizes cannot be required larger than 1,500sf

No more than one parking space per dwelling can be required

Proposal for reducing or eliminating townhouse setback (especially side) requirements

Proposal to allow greater lot coverage by townhouses

<b>Planned Development Residential 3 (PDR-3) Zone</b> Applicable to Triplex attached, Quadplex attached, and Townhouse prototypes	<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code	
Minimum Lot Size	Single-Dwelling: 4,500 sf <u>Duplexes: 5,000sf</u> <u>Triplexes: 5,000 sf</u> <u>Quadplexes: 7,000 sf</u> <u>Townhouses: 1,500sf</u> <u>Cottage Clusters: 7,000sf</u>	
Minimum Lot Dimensions	W: 40' ( <u>20' for townhouses</u> ) D: 70'	
Density per Acre	Single-Dwelling: Maximum: 5; Minimum: 4 <u>Duplex, Triplex, and Quadplex: No maximum density</u> <u>Townhouse: Maximum density may be set as low as 20 dwellings per acre.</u> <u>Cottage Cluster: Minimum 4 dwellings per acre; no Maximum</u>	
Maximum Lot Coverage	Largest Building: 50% All Buildings: 60% <u>Triplexes on a 5,000-#,###sf lot are permitted 60% (largest building) and 70% (all buildings)</u> <u>Townhomes on a 1,500-2,000sd lot are permitted 65% (largest building) and 75% (all buildings)</u> <u>Not applicable to Cottage Clusters</u>	
Building Height	35'	
Minimum Setbacks	<i>Lots over 10,000 sf</i> <ul style="list-style-type: none"> <li>• Front: 20'</li> <li>• Rear: 20'</li> <li>• Side: 10'</li> </ul>	<i>Lots not exceeding 10,000 sf</i> <ul style="list-style-type: none"> <li>• Front: 15' (porches may encroach by 5") (<u>Townhouses 5'</u>)</li> <li>• Rear: 15' (1 story), 20' (2+ story) (<u>Townhouses 10'</u>)</li> <li>• Side: 5' (1 story), 7' (2+ story) (<u>Townhouses 0'</u>)</li> </ul>
	<i>All lots</i> <ul style="list-style-type: none"> <li>• To front-facing garage or carport entry: 20',</li> <li>• Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained.</li> <li>• To alley-facing garage or carport entry: 4' from alley property line</li> <li>• <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u></li> <li>• <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u></li> </ul>	
Minimum Street Frontage	40' (24' for lots fronts on cul-de-sacs; <u>20' for townhouses</u> )	

# Cottage Cluster

Definition: At least four detached dwelling units of under 900sf footprint clustered around a common open space

## INFORMATION ABOUT THE BELOW PROTOTYPE

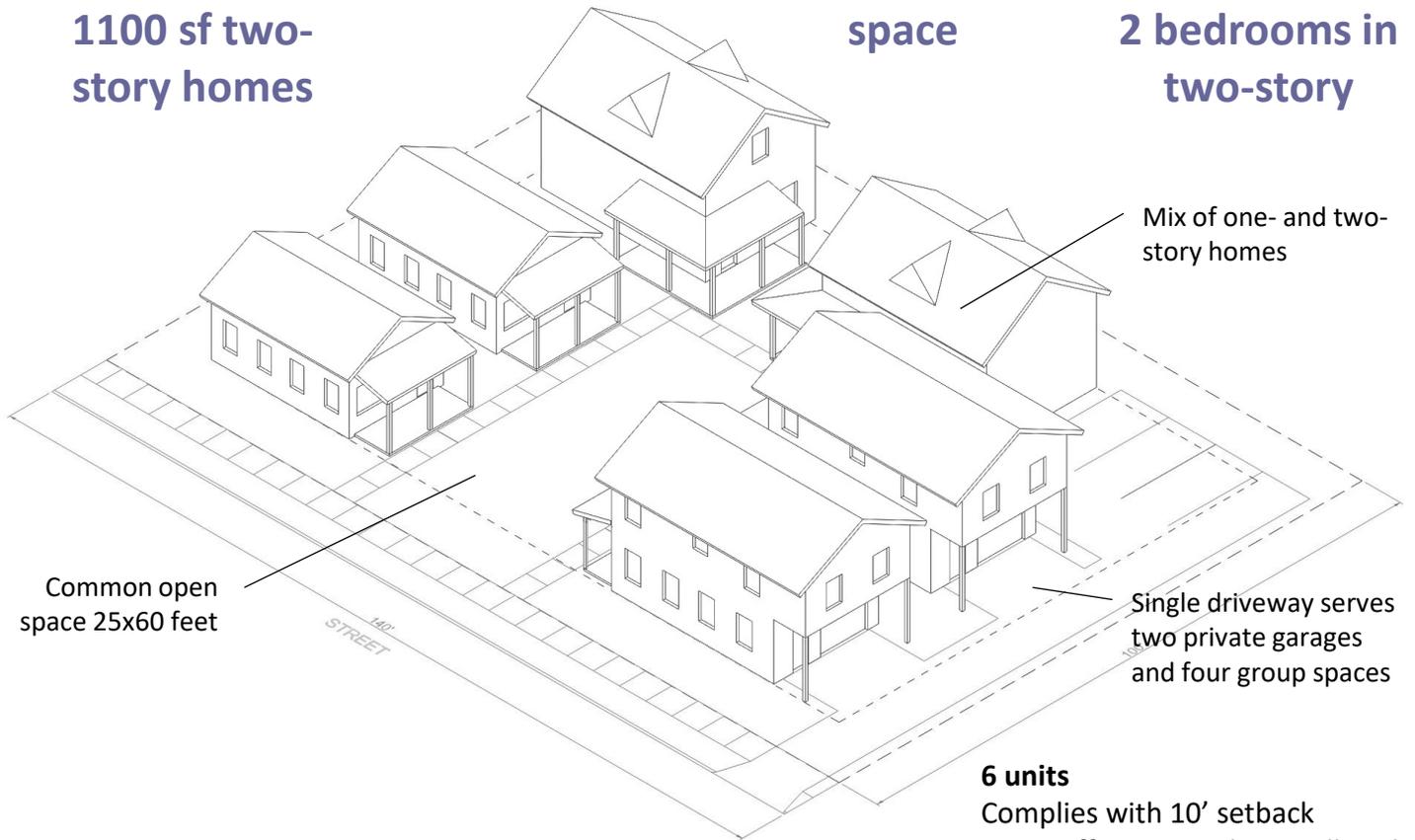
450sf one-story homes

1100 sf two-story homes

14,000sf lot size

2,000sf common open space

1 bedrooms in one-story  
2 bedrooms in two-story



6 units

Complies with 10' setback

+ one off-street parking stall each

## EXAMPLES



Street-facing entrances on cottages closest to the street



Parking clustered behind or beside the homes



Common open space enclosed by numerous cottages' front door porches

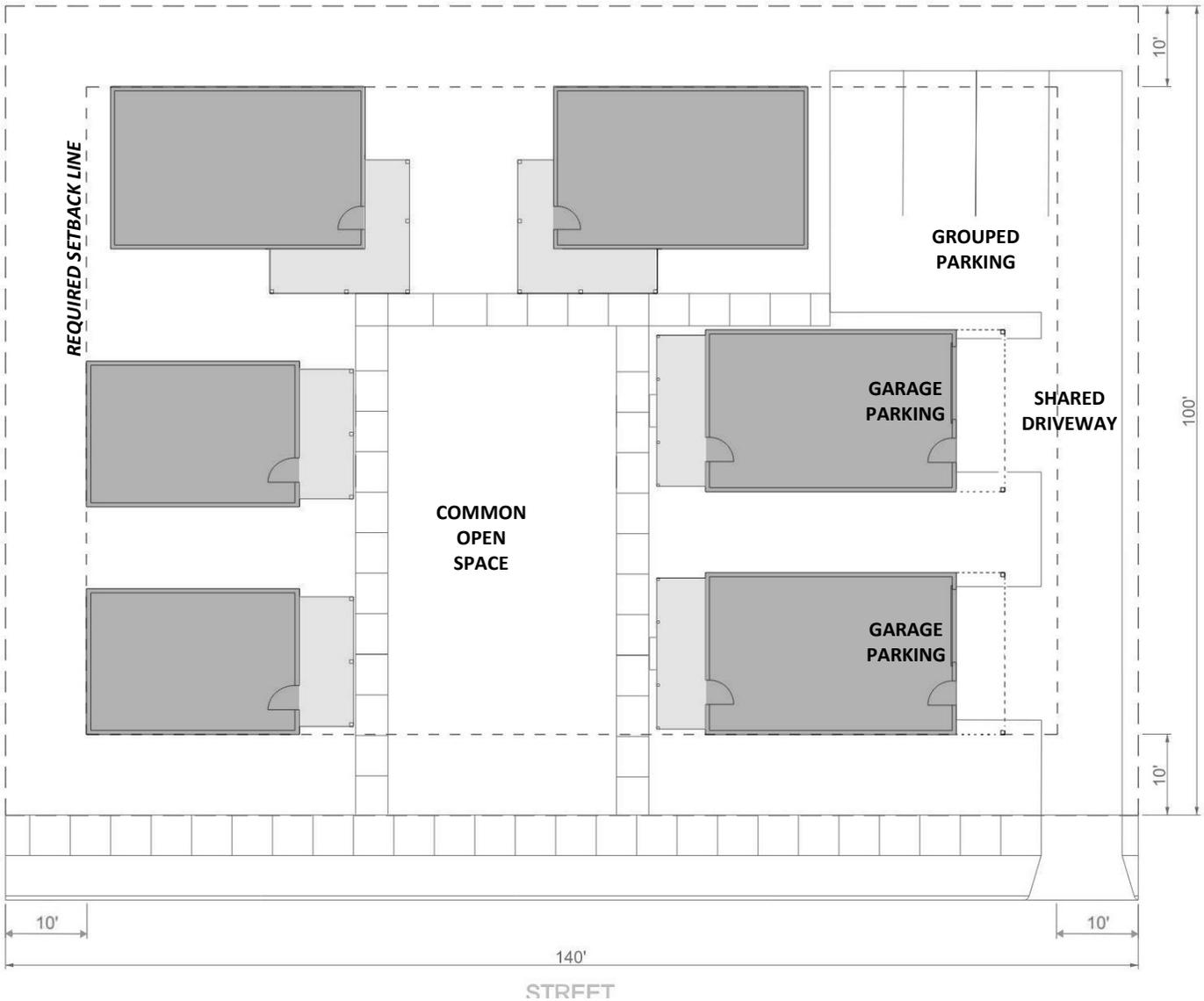
**EXAMPLES**



Each cottage can have private open space connected to the dwelling



A prominent entryway features highlights the location of required walkways and circulation



<p><b>KEY CONSIDERATIONS</b></p> <p>Cottage cluster lot sizes cannot be required larger than 8,000sf in RN zone</p> <p>No more than one parking space per dwelling can be required</p>	<p>Setback minimums can be no larger than 10'</p> <p>Lot coverage requirements cannot be applied</p>
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<b>Residential Neighborhood (RN) zone</b> <b>R-10 Large Lot zone sub-district</b> Applicable to Cottage Cluster prototype	<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code
Minimum Lot Size	<ul style="list-style-type: none"> <li>• Single Family Dwelling: 8,000 sf</li> <li>• Duplexes: <del>6,000 sf</del> <u>8,000 sf</u></li> <li>• <u>Triplexes: 8,000 sf</u></li> <li>• <u>Quadplexes: 8,000 sf</u></li> <li>• <u>Townhouses: 1,500sf</u></li> <li>• <u>Cottage Clusters: 8,000sf</u></li> </ul>
Minimum Lot Dimensions	Width: 40' Depth: 60' <ul style="list-style-type: none"> <li>• <u>Min. lot width for townhouses is 20'</u></li> </ul>
Maximum Lot Coverage	40%; <u>Not applicable to Cottage Clusters</u>
Maximum Height	35'
Setbacks	Front: 20' / Rear: 20' On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet Garage from street: 20' / Garage from Alley: 18' <ul style="list-style-type: none"> <li>• <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u></li> <li>• <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u></li> </ul>
Garages & Driveways	<ul style="list-style-type: none"> <li>• No more than 50% of street-facing façade length</li> <li>• Front-loaded garages are limited to one shared driveway/apron per street</li> <li>• There must be at least 20 feet between the garage door and the sidewalk <u>unless the garage is integrated with a cottage cluster unit at which point the setback is 10 feet</u></li> <li>• Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access.</li> </ul>
Windows	Front façade window requirement varies from 10-15% coverage depending on stories of building and use of 4.127 (0.15) E, Design Menu options
Main Entry Location	Within 12' of longest street-facing wall of the dwelling unit
Main Entry Orientation Options	<ul style="list-style-type: none"> <li>• Face the street or angled up to 45 degrees from the street</li> <li>• Open onto a porch that is at least 6' deep, has at least one entrance facing the street, and is covered with a roof or trellis</li> </ul>
House Plan Variety	No two directly adjacent or opposite <u>dwelling structures</u> may possess the same front or street-facing elevation. 4.127(16)(f) provides options.
Landscaping and Open Space	Minimum 25% of the Gross Development Area <ul style="list-style-type: none"> <li>• Open Space: 10% of net developable</li> <li>• Useable open space: 50% of open space</li> <li>• Min. Individual Open Space: 2,000 sf</li> </ul>

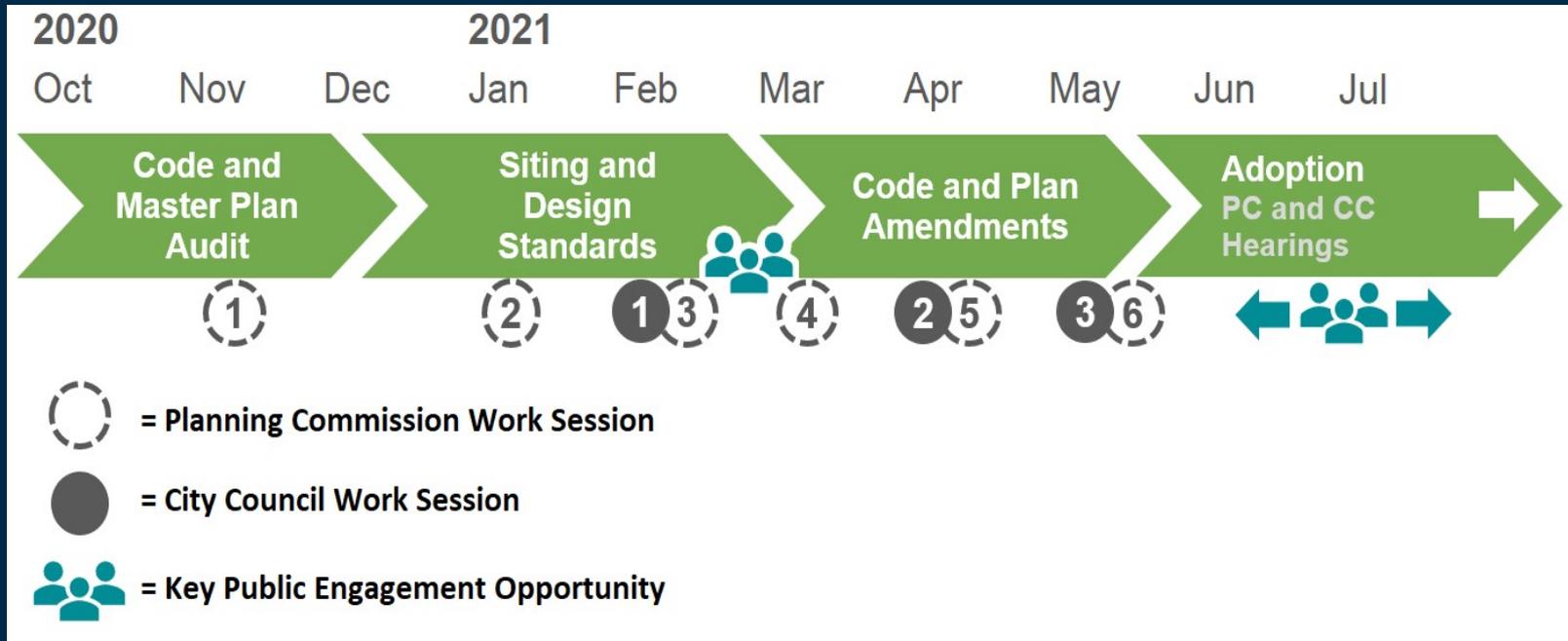
**DISCLAIMER: This table does not reflect final policy direction on allowed middle housing uses in Frog Pond or the Residential Neighborhood (RN) zone**

# Topics for Discussion

- Review Desired Project Outcomes
- Updated Frog Pond West Concepts
- Existing Planned Developments  
Code Concepts
- Siting and Design Cut Sheets
- Outreach Plans



# Project Outreach General



# Community Meeting Draft Questions

- Level of support for different types of middle housing?
- Concerns about middle housing?
- How to make middle housing successful?
- Old Town zoning options



# Latinx Outreach

- Focus groups
- Spanish language surveys
- Coordinated by Centro Cultural of Washington County



**Additional Questions or  
Discussion?**

