



Accessory Dwelling Unit (ADU)
Code Amendments
Changes from July Public Hearing
Wilsonville Planning Commission
Continued Public Hearing
LP18-0006

CC&R's Required to Allow ADU's

- Recommendation: Based on feedback, leave code as is, however Metro is likely to require as part of UGB Expansion for Frog Pond East and South

Overall recommendations for four city expansion proposals

With the goal of expanding housing choices and reducing housing costs, I recommend that the Council place several conditions on any UGB expansions:

- Set an expectation that the cities will allow and encourage the integration of different housing types throughout the expansion areas.
- Set an expectation that the cities will explore ways to implement variable SDCs to reduce the costs of building smaller homes.
- Require that any future homeowners associations in the expansion areas not regulate ADUs¹. Any such regulation should occur only through city zoning that complies with state law.

Architectural Standards

Recommendation: Add simple requirements where design requirements don't exist

- Roof pitch
 - Sloped roof, 4:12-12:12, no flat roofs unless primary dwelling unit also has approved flat roof
- Roof and siding materials
 - Material used for roof or siding, respectively, shall match on one or more of the following:
 - Primary dwelling unit on the lot, primary dwelling unit on immediately adjacent lot, or primary dwelling unit within same subdivision. Fiber cement siding made to appear like wood, stucco, or masonry may be used to match wood, stucco, or masonry siding to meet this requirement.



Lot Coverage

Key Research Findings

- Review issue is not only existing lot coverage, but old lot coverages approved in PDR zones approved based on old averages.
 - Extensive waiver and variation of lot sizes in different PDR zones due to master plans where density is balanced between MF and SF. Lot size does not correspond to PDR density designation to the extent you would think. I.e. an 8000 square foot lot in Park at Merryfield is limited in current code to 25% DU/30% all buildings, while an 8000 sf lot in Courtside estates or Wilsonville Meadows could be up to 75%.



Lot Coverage

Key Research Findings (Continued)

- Lot sizes and lot coverage vary widely within the same zones, and subdivisions, and for similarly size lots
 - Examples
 - Fox Chase 19.8% have lot coverages more than 30%, 28% have less than 20%
 - Park at Merryfield 26.1% have more than 30%, 18.6% have less than 20%
 - For the approximately 1000 lots 6000-8000 square feet in size, 21% have lot coverages over 35%, 22% have lot coverage 20% or lower

Lot Coverage

- Recommendation: Make no changes with current code edits, defer more discussion to upcoming broader residential code updates.

Questions & Comments

