



PLANNING COMMISSION

WEDNESDAY, OCTOBER 9, 2019

II. WORK SESSION

- A. Residential Code Modernization Project (Pauly) (60 minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: October 9, 2019		Subject: Residential Code Modernization Project: Lot Standards Staff Member: Daniel Pauly, Planning Manager Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion	<input type="checkbox"/> Public Hearing Date: 02/13/19	<input type="checkbox"/> Approval	<input type="checkbox"/> Denial
<input type="checkbox"/> Ordinance 1 st Reading Date:	<input type="checkbox"/> Ordinance 2 nd Reading Date:	<input type="checkbox"/> None Forwarded	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Resolution	Comments: N/A		
<input checked="" type="checkbox"/> Information or Direction			
<input type="checkbox"/> Information Only			
<input type="checkbox"/> Council Direction			
<input type="checkbox"/> Consent Agenda			
Staff Recommendation: Provide feedback and direction on draft recommendations to update lot standards in the PDR Zones.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement; Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Staff prepared draft recommendations for development code text amendments and now seeks feedback and direction from the Planning Commission. At the July work session, the Commission discussed density and lot size changes to the City’s Planned Development Residential (PDR) zones. Related to the lot size change are lot standards including setbacks, lot coverage, and lot width and depth. Not directly related, but grouped with these standards in the code is also building height. Given the discussion at the July work session, staff decided to bring these items back for a focused discussion. The October work session will outline the proposed changes and gather the Commission’s feedback on how the standards are presented in the code and what changes to incorporate related to lot coverage.

EXECUTIVE SUMMARY: For this work session, staff drafted potential changes to regulations regarding residential lot standards as follows. The areas impacted by these recommended code changes are the same as the previously discussed code changes: vacant and potentially re-developable residential lands outside of Frog Pond and Villebois.

Lot Standards in Table Format

Both the Village (V) Zone and Residential Neighborhood (RN) Zone present the various lot standards in a table format. Currently lot standards for the PDR Zones are text lists repeated seven times in the code. This information lends itself to being in a single table for increased simplicity and interpretation by users of the code. Presentation of lot standards in a table is typical in other jurisdictions and will be familiar to code users. The recommended PDR lot standards table is as follows, with standards different than current PDR Zone standards noted:

Table 1. Proposed PDR Lot Standards

Highlighted lot standards (not including lot size) are different than current PDR standards

PDR Zone	Min. Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings ^{C D}	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot ^{A D} (feet)	Minimum Lot Depth ^D (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 ^B	60	
PDR-4	3,000		75/75	35/35 ^B	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to

Most Lot Standards Do Not Change

While presented in a different format, most lot standards do not change from those currently listed for the various PDR Zones. These standards are achievable under typical circumstances. In addition, the updated lot sizes have substantially the same standards as the lot sizes for the zone listed in the current code or are not affected by the difference in the proposed changes to lot sizes (discussed at the July work session). The standards that do not change include: setbacks from property lines, minimum lot width and depth, and lot coverage for the PDR-1, PDR-4, PDR-5, PDR-6, and PDR-7 Zones. In addition, non-lot size related maximum building height does not change. As discussed below, staff recommends the following policy changes: the lot coverage standards for PDR-2 and PDR-3 Zones; how bonus lot coverage for accessory buildings is defined; and the applicability of standards when lots are larger than typical for the underlying PDR zone.

Lot Coverage Standards for the PDR-2 and 3 Zones

In the current code, the PDR-2 Zone (current minimum lot size of 12,000 square feet) has a maximum lot coverage of 25% for residential dwellings and 30% for all buildings. The PDR-3 Zone currently has maximum lot coverage broken down based on lot size, with 40% for lots 8,000 square feet or larger, 45% for lots 7,000-8,000 square feet, and 50% for lots less than 7,000 square feet.

As proposed in the previous work session for density and lot size, the minimum lot size for the PDR-2 Zone is proposed to change from 12,000 square feet to 7,000 square feet. The main proposed code change is to add the current PDR-3 Zone standards for lots 7,000 to 12,000 square feet to the PDR-2 Zone, while keeping the existing standards for lots over 12,000 square feet. The PDR-3 Zone would retain existing lot coverage standards for lots less than 7,000 square feet. These proposed lot coverage standards for the PDR-2 and 3 Zones correlate to current PDR standards for applicable lot sizes and ensure consistency between the Zones based on lot size. The proposed changes also ensure the same standards for all sizes of PDR-3 lots existing today still apply.

Table 2. Comparison of Lot Coverage Standards Informing Proposed PDR-2 and PDR-3 Lot Coverage Standards

Zoning	Proposed Minimum Lot Size (sf)	Current Minimum Lot Size (sf)	Current-Based on Zone Residential/All Buildings	Current- Based on Proposed Lot Size Residential/All Buildings	RN Zone Residential/ Accessory Buildings	Proposed Largest footprint Building/All Buildings
PDR-2	7,000	12,000	25/30	40/40 (More than 8000 sf) 45/45(7000-8000 sf)	40/50 (More than 8000 sf) 45/55 (7000-8000 sf)	25/30 (More than 12,000) 40/50 (More than 8,000 to 12,000) 45/55 (7000-8000 sf)
PDR-3	4,500	5,000	40/40 (More than 8000) 45/45 (7000-8000) 50/50 (Less than 7000)	50/50	45/55 (More than 6000 sf lot) 60/70 (4500-6000)	50/60

Additionally, staff propose to change the standards to modernize the code to acknowledge the allowance of accessory dwelling units (ADUs) and propose standards consistent with the Residential Neighborhood Zone. For lots over 12,000 square feet a 5% bonus lot coverage for accessory buildings exists in the current code and is being carried over. For PDR-4 through PDR-5 the 75% lot coverage is generous enough to allow an accessory building of any type. Staff recommends allowing a 10% lot coverage bonus for accessory buildings for the PDR-3 and PDR-2 Zones for lots less than 12,000 square feet, which is the same for comparable sized lots in the Residential Neighborhood Zone.

Lot Coverage for Accessory Buildings and ADUs

Where bonus lot coverage for accessory buildings is allowed under the current PDR Zones it only applies to non-dwelling units. This language predated the allowance of ADUs throughout the City. When the Residential Neighborhood Zone was adopted the bonus language changed to allow the bonus to be used for any type of accessory structure, including ADUs. Staff recommends an approach similar to the Residential Neighborhood Zone to appropriately reflect the current allowance of ADUs and provide the necessary flexibility to allow their development. However, some confusion has existed under the RN Zone language over whether the bonus received for having an accessory building can be applied to the primary dwelling. Staff has interpreted it to only apply to accessory buildings, but updated language for the PDR Zones aims to further clarify the intent. The updated language simply allows one lot coverage for the building with the largest footprint on a lot, in virtually all circumstances the primary dwelling, and one lot coverage for all buildings, clarifying to not be considered part of the largest building a structure needs to be completely detached.

Lot Standards and Larger Lot Sizes Created by Averaging Density

The casual observer may not know that Wilsonville Meadows has a higher zoned density than Renaissance at Canyon Creek and Morey's Landing. Two subdivisions of substantially different densities may have many lots the same size due to the ability to average density over a Stage I Master Plan area. A few examples of this include: Wilsonville Meadows density was averaged with the adjacent apartment complexes, the single-family homes at the end of Vlahos were averaged with the Sundial apartments, and the Brenchley Estates single-family homes off Parkway Avenue were averaged with the adjacent apartments. These subdivisions may appear very similar, with residential lots of the same size. However, the current code does not have consistent standards for the same size lots as the standards are set based on the underlying density of the zone.

The two larger tracts of vacant land in the city, off Canyon Creek Road north of Town Center and south of Wilsonville Road at Montebello are large enough to allow the same type of density averaging. To provide consistent standards based on lot size, and ensure a subdivision or lots in a denser zone with lot sizes typical of a less dense zone are treated similarly to lots in the less dense zone, a note is added to the proposed lot standards table. The note states that when the lot size is equal to or exceeds the minimum lot size in the less dense zone, it needs to meet the lot coverage, lot width, and lot depth requirements of the less dense zone.

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential lot standards for the PDR Zones.

TIMELINE:

Following this work session staff will perform public outreach during October and November. The Planning Commission is scheduled to hold a 5th work session in December to discuss outreach feedback, review the project, and answer additional questions. Staff then will schedule a public hearing in the first quarter of 2020 to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff has developed a list of parties involved in residential development in the recent past in Wilsonville as well as other interested parties. The list includes developers, builders, real estate brokers, planners, architects, and engineers. The City will specifically gather feedback from this group beyond the typical public notice and advertisement. Over October and November Staff will do outreach and gather feedback on the potential changes from the interested parties.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS: N/A