

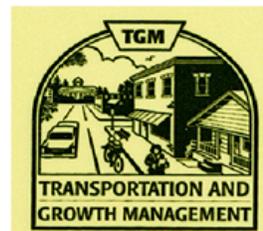
City of Grants Pass Code Assistance Project

Urbanization Code Update

Prepared for the City of Grants Pass
Prepared by Angelo Planning Group
December 2012



Funded by a grant from:
Oregon Transportation & Growth Management
Smart Development Code Assistance



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Urbanization Code Update

Project Overview

The City of Grants Pass (City) is a community of approximately 34,533 people located in Josephine County, Oregon. The City is in the process of reviewing and expanding its urban growth boundary (UGB) and has recently adopted a new Urbanization Element in its comprehensive plan. The Urbanization Element identifies efficiency measures for residential and other land uses in the current UGB and potential expansion areas; promotes policies for a more livable community; and provides greater housing choices and opportunities supportive of alternative transportation modes.

Recognizing a need to update the current land use regulations to support the new Urbanization Element policies, the City requested and received assistance from the Oregon Transportation and Growth Management (TGM) Program. The TGM Program provided funding for a land use consultant (Angelo Planning Group) to work with the City to evaluate and draft new code provisions intended to implement the Urbanization Element policies.

Specific provisions targeted in an update of the development code included:

- Small lot allowance percentage in lower density zones
- Clear and objective single-family attached development standards
- Simplified cluster development/average density standards separate from the PUD process.
- Measures that consider actual density (units/acre) and other intensity, open space, and affordability considerations to provide additional density for developments
- Co-housing
- Parking reductions
- Simplified home occupation standards and procedures
- Greater opportunities for owner-occupied zero-lot line structures at same densities in zones where duplexes and other multi-family are already authorized.
- Additional density allowances associated with affordable units.
- Accessory dwelling unit standards

The project consisted of three primary tasks. Task 1 involved preparation of a Discussion Memorandum that identified the key questions resulting from a review of the Grants Pass development code and discussions with City staff. A Summary Memorandum was also prepared to memorialize decisions that were made in response to the Discussion Memorandum. The Summary Memorandum served as the foundation for the rest of the project. The Summary Memorandum is provided in Appendix A of this report.

Task 2 provided an evaluation of alternative code concepts for each of the key issues identified in Task 1. This task included examples from the TGM Model Code and other jurisdictions to help the City visualize potential code approaches. The Task 2 Evaluation Memorandum is provided in Appendix B of this report.

Task 3 involved several rounds of draft code amendments intended to implement the code concepts agreed upon in Task 2. The fourth round of draft code amendments is considered the final deliverable for this project and is provided in this report.

Acknowledgements

This project was made possible through the work of planning staff of the City of Grants Pass and a Project Advisory Team that helped guide decision-making throughout the entire process. Those involved are recognized here.

- Tom Schauer, Senior Planner, City of Grants Pass
- Carla Angeli Paladino, Principal Planner, City of Grants Pass
- Gary Fish, Agency Project Manager, Department of Land Conservation & Development
- Ian Horlacher, Planner, Oregon Department of Transportation Region 3
- Josh Lebombard, Regional Representative, Department of Land Conservation & Development

Consultant Team

- Catherine Corliss, Principal, Angelo Planning Group
- Serah Breakstone, Planner, Angelo Planning Group
- Michelle Marx, Urban Designer, SERA Architects
- Ben Weber, Urban Designer, SERA Architects

This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), local government, and the State of Oregon funds.

The contents of this document do not necessarily reflect views or policies of the State of Oregon.

Memorandum

Date: December 28, 2012
To: Tom Schauer, Senior Planner City of Grants Pass
Carla Angeli, Principal Planner, City of Grants Pass
Gary Fish, Transportation Planner, ODOT
From: Serah Breakstone and Cathy Corliss
Re: City of Grants Pass Urbanization Update Code Assistance Project -
Task 6.2 Final Recommended Code Amendments

INTRODUCTION

The purpose of this memo is to provide the City of Grants Pass with a set of recommended code amendments intended to improve land use efficiency within the Urban Growth Boundary and expansion areas as described in the Urbanization Element (Element 14)¹ of the city's Comprehensive Plan. The recommended amendments in this memo are guided by code concepts and tools that were identified during Tasks 1 and 2 of this project. The final reports from Tasks 1 and 2 are provided in Appendices A and B respectively. During those tasks, the Project Management Team and Project Advisory Team identified a list of potential efficiency measures and discussed alternative approaches to implementing those measures. Where several options were available for implementation, the city chose the option that appeared most suitable for Grants Pass.

The portions of the Grants Pass Development Code (last amended March 7, 2012) that are impacted by the recommended amendments include:

Article 12: Zoning Districts	Article 22: Residential Development Standards
Article 14: Certain Uses	Article 25: Parking And Loading Standards
Article 18: Planned Unit Development (PUD)	Article 30: Definitions
Article 19: Site Plan Review	

The Task 2 Final Evaluation Report dated August 31, 2012 provides a detailed discussion of the alternatives that were considered and the city's preferred approach for each efficiency measure. For consistency, this memo indicates which measures are being implemented, both in the summary table on the following page and at the beginning of each section. The title and number of each measure corresponds with the discussion in the Task 2 Report. Because this memo is organized by code chapters (articles), there is some overlap. For example, Measure #2, Single-Family Attached Housing is implemented through amendments to both Articles 12 and 22.

¹ Grants Pass & Urbanizing Area Comprehensive Plan, Element 14, adopted 11/4/2009 (Urbanization Element).

Summary Table: Efficiency Measures by Code Section

Task 2 Efficiency Measures	Code Sections Proposed for Amendment						
	Article 12: Zoning Districts	Article 14: Certain Uses	Article 18: Planned Unit Development (PUD)	Article 19: Site Plan Review	Article 22: Residential Development Standards	Article 25: Parking And Loading Standards	Article 30: Definitions
1. Small lot allowances	X						
2. Single-family attached development standards	X				X		X
3. Cluster development and lot size averaging standards	X						
4. Additional measures to increase density	X			X	X		
5. Co-housing development (group quarters vs. family)	X	X					X
6. Cottage housing development	X		X				X
7. Parking reductions						X	
8. Simplified home occupation standards		X					
9. Additional density allowances for affordable housing [Not included*]							
10. Accessory dwelling unit standards	X				X		X
11. Flexible planned unit development (PUD) standards	X		X				
12. Mixed-use development	X						
13. Terminology							X

(Note that one measure - density bonuses for affordable housing - is not addressed in this memo because the team concluded that there was little to no demand for additional density)*

The recommended text amendments in this memo are shown in text boxes in underline and ~~strikeout~~ format. Underlined text indicates new language; strikeout text indicates language that will be deleted. Where an entirely new section of code language is recommended, a new section number will be chosen as appropriate within the context of the code. In some cases, new graphics are also included to help clarify and illustrate the standards.

This memo provides the fourth and final version of recommended code amendments.

DRAFT CODE AMENDMENTS - ARTICLE 12: ZONING DISTRICTS

These amendments to Article 12: Zoning Districts are recommended to implement the following measures:

1. **Small lot allowance in lower density zones:** Permit small lot allowance outright.
2. **Single-family Attached Housing :** Add single attached to list of permitted uses (Schedule 12-2), apply standards through Article 22.
3. **Lot size averaging and cluster development standards separate from the PUD process.** Add provisions to allow lot size averaging and clustering.
4. **Additional Measures to Increase Density:** Reduce the open space standard for small multi-dwelling projects in commercial zones to promote efficient use of land.
5. **Co-housing (group quarters):** Allow group quarters in more residential zones, apply standards through Article 14.
6. **Cottage Development:** Allow cottage development in residential zones, apply standards through Article 18.
10. **Accessory dwelling unit (ADU) standards:** Allow ADUs in residential zones, apply standards through Article 22.
11. **Planned Unit Development (PUD) standards:** Allow a broader mix of trade and service uses in residential PUDs, apply limitations through Article 18.
12. **Mixed Use Developments:** Allow multi-dwelling residential in the RTC-II and RTC-III zones when on the upper floor of a mixed-use development.

Article 12: Zoning Districts

Schedule 12-2 Permitted Uses and Site Plan Review Procedures

Land Use Types	UR	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3	R-4
(2) Residential Dwelling Units						
(b) New						
6. <u>Single Attached, Two Units, per 22.700</u>	<u>PUD</u>	<u>PUD</u>	<u>P-II</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>
7. <u>Single Attached, Three or More Units, per 22.700</u>	<u>PUD</u>	<u>PUD</u>	<u>PUD</u>	<u>P-II</u>	<u>P-I-C</u>	<u>P-I-C</u>
8. <u>Accessory Dwelling Unit, per 22.720</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>
9. <u>Cottage Development, Four Units, per 18.100</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>
10. <u>Cottage Development, Five to Twelve Units, per 18.100</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>
(c) <u>Group quarters, per 14.700</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-II</u>
(3) Trade						
a) Retail Indoor	-	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>

(4) Services						
a) Professional Office	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-II
b) Business Office	-	<u>PUD (j)</u>				
f) Eating and Drinking Establishment	-	<u>PUD (j)</u>				
k) Group Care	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-III	P-III
q) Personal Service	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-II

Table Notes:

(j) Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures			
Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
1. Residential			
a. Multi-dwelling residential	P-III-r	<u>P-III-r⁽¹⁾</u>	<u>P-III-r⁽¹⁾</u>
b. Condominiums	P-III-r	<u>P-III-r⁽¹⁾</u>	<u>P-III-r⁽¹⁾</u>

Table notes:

(1) Residential uses are permitted in the RTC-II and RTC-III zones only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.

12.140 Determining Residential Density

(3) The maximum density for any given zone is not subject to increase using the variance process, ~~the PUD process~~, or the subdivision option process. The maximum density for any given zone may be increased only by using the PUD process, small lot allowance, or density incentives as provided in this Code.

12.150 Residential Base Development Standards

12.250 Commercial Base Development Standards...

12.251 Purpose...

12.152 Lot Requirements

(1) Minimum lot requirements shall be as given in Schedule 12-5, except as specified in subsection (3):

(3) Exceptions to minimum lot size and width. The following exceptions to minimum lot size and width are allowed outright:

(a) Small lot allowance. The small lot allowance applies to new subdivisions with five (5) lots or more in the R-1-6, R-1-8, R-1-10 and R-1-12 zones. The small lot allowance is intended to promote efficient use of land and flexibility in subdivision design.

(i) Up to 20 percent (20%) of new residential lots within a subdivision may be below the minimum lot size, but not smaller than 5,000 square feet.

(ii) Small lots created in accordance with this provision shall not be included in the calculation of maximum density set forth in Schedule 12-4.

(b) Lot size averaging. In order to promote efficient use of land and allow flexibility in

subdivision design to address site constraints such as cul-de-sacs or irregularly shaped lots, the lot area standards may be modified through the use of lot size averaging as follows:

- (i) This option is allowed only within the R-1-12, R-1-10 and R-1-8 zones.
 - (ii) Up to 50 percent (50%) of the lots within the subdivision may be smaller than the minimum lot size required by the zone provided that the smallest lots created are not less than 80 percent (80%) of the minimum lot size.
 - (iii) For each lot below the minimum lot size, there shall be one lot that is above the minimum lot size. For example, if five lots below the minimum lot size are created using lot size averaging, five lots above the minimum lot size shall also be created. Combining the "leftover" square footage from small lots into one very large lot is not allowed.
 - (iv) The minimum lot width may also be reduced only on the smaller lots created through lot size averaging. On those lots, the lot width shall not be less than 80 percent of the minimum lot width established by the base zone.
 - (v) The overall density of the subdivision shall not exceed the maximum density standard for the zone unless the small lot allowance in (a) above is also used.
 - (vi) A deed restriction shall be placed on any lots that could be further divided if such a subsequent land division would exceed the maximum density of the zone.
 - (vii) This option may be used in conjunction with the small lot allowance provisions in (a) above.
- (c) Cluster lots. These standards are intended to provide an option to allow for greater flexibility in preserving natural features and providing open space while achieving zoned density. These provisions are allowed in any residential zone.
- (i) Lot Size Reductions. If a subdivision creates one or more public or private open space lots meeting the requirements of Subsection (ii), any developable lot with at least 50 feet abutting the open space lot on one or more interior side or rear lot lines may have a reduced minimum lot size, as follows:
 - (1) Those lots shall not be less than 50% of the minimum lot size of the zone, and not less than 4,000 square feet, whichever is larger.
 - (2) The lot width for a lot may be reduced below the minimum lot width requirement by the same percentage that the lot size is reduced below the minimum lot size, but not less than 50 feet. (For example, in the R-1-12 zone, if a lot is reduced to 80% of the minimum, from the 12,000 square feet minimum to 9,600 square feet, lot width for that lot may be reduced to 80% from 80 feet to 67 feet).
 - (3) These provisions do not allow for an overall increase above maximum density for the parent parcel that would exceed the maximum allowed density of the zone. However, these provisions may be used together with the small lot allowance provisions in Subsection (a).
 - (ii) Common Open Space Area. The common open space lot required to allow smaller cluster lots described in Subsection (i) shall meet the following requirements:
 - (1) The common open space lot or lots shall be created as part of the subdivision. It may be public or private. If public, the applicant must have prior approval from the affected public agency to accept the dedication. If private, it shall be a common area.
 - (2) A common open space lot shall contain an area no less than the sum of the difference between the actual lot size and minimum lot size for each reduced size lot abutting the common open space. However, in no case shall any open space lot shall be less than 5,000 square feet. (For example, if 10 lots abutting the open space each have lot sizes 2,000 square feet below the minimum lot size of the zone, the open space lot shall contain at least 20,000 square feet).
 - (3) The common open space lot shall have a minimum width or depth dimension of no less than 20 feet at any point.

- (4) The common open space lot shall have at least 50 feet of frontage on a public right-of-way.
- (5) The common open space lot shall be for preservation of special natural features or and/or provision of natural or recreational open space.
- (6) The open space lot shall be predominantly vegetated, but may contain hardscape elements such as pedestrian and bicycle trails, play structures, etc., that may be counted toward the minimum area requirements for the open space lot. Sidewalks and bike lanes located within an adjacent public right-of-way shall not be counted toward the open space area.
- (7) Any area provided for vehicular parking adjacent to an open space lot will not count toward the minimum lot area requirement.
- (8) If the common open area lot contains a delineated resource (wetland, wetland buffer, riparian area, etc.), the open space lot lines shall be set back at least 20 feet from the edge of the delineated resource.
- (9) The applicant shall record a covenant for any lot abutting the open space lot that precludes sight-obscuring fencing taller than 4 feet within 20 feet of a pedestrian path in a common area lot. Taller fencing may be permitted within the specified distance, provided it isn't sight-obscuring.

(d) Lot requirements for Single Attached development. The following lot requirements apply to Single Attached residential development.

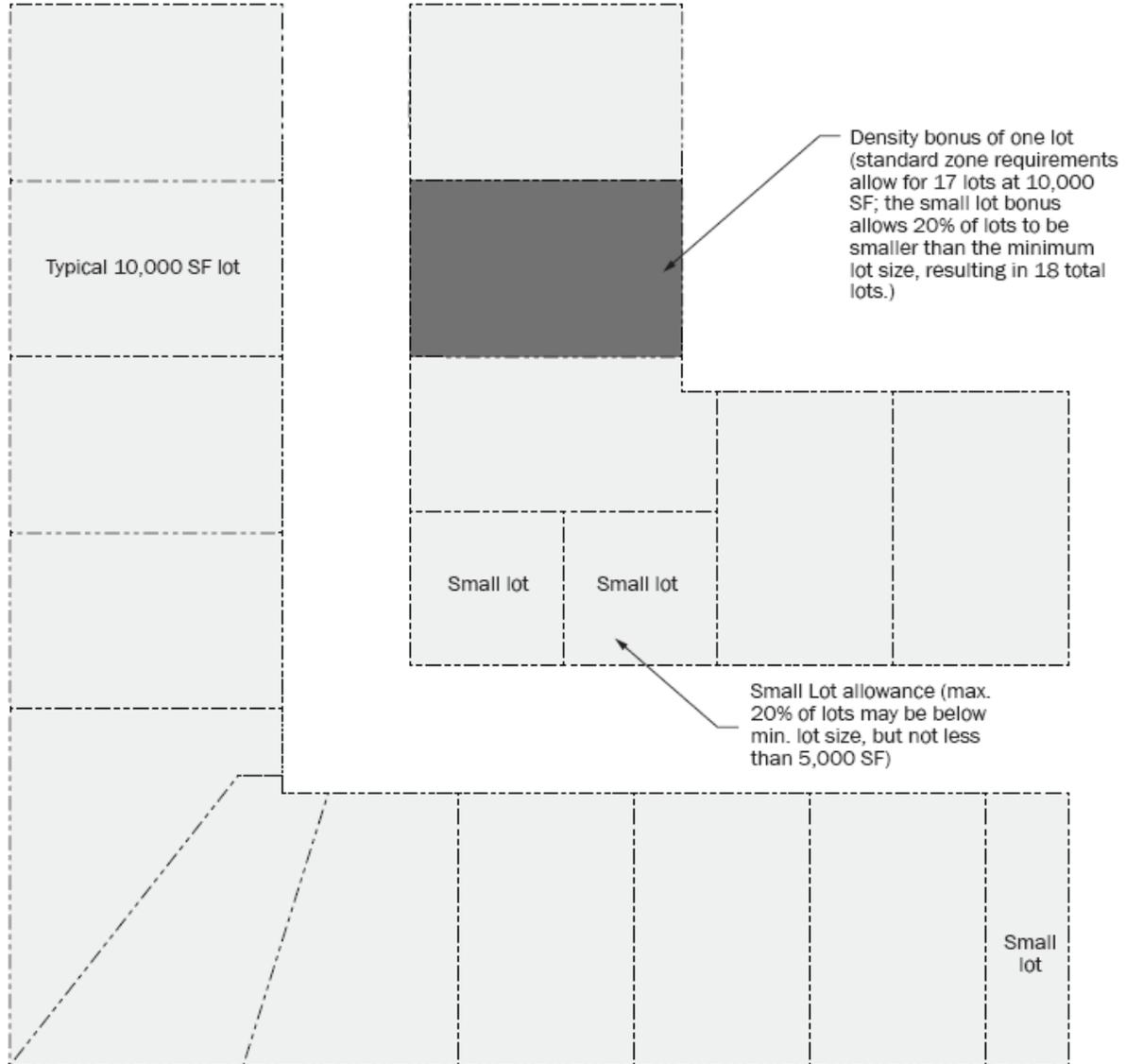
- i. The minimum lot size for a Single Attached lot shall be 2,000 square feet. The maximum density requirements per the base zone apply.
- ii. No side yard setback is required for an interior property line (lots that have a Single Attached dwelling on both sides).
- iii. The minimum lot width shall be 20 feet for interior Single Attached lots (lots that have a Single Attached dwelling on both sides).
- iv. The minimum lot width shall be 30 feet for exterior Single Attached lots (lots with a Single Attached dwelling on only one side).

[Note: Renumber rest of this section]

12.156 Alternate Development Options. Residential Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development & Alternative Development Options, Article 18.
- (2) Modified Setback Option, Residential Development Standards, Article 22.
- (3) Variance, Article 6.

Figure X: Illustration of small lot allowance



Zone: R-1-10
Parent Parcel: 5 acres
Minimum Lot Size: 10,000 SF
Maximum Density: 4.4 du/acre

80 ft

Figure X: Illustration of lot size averaging

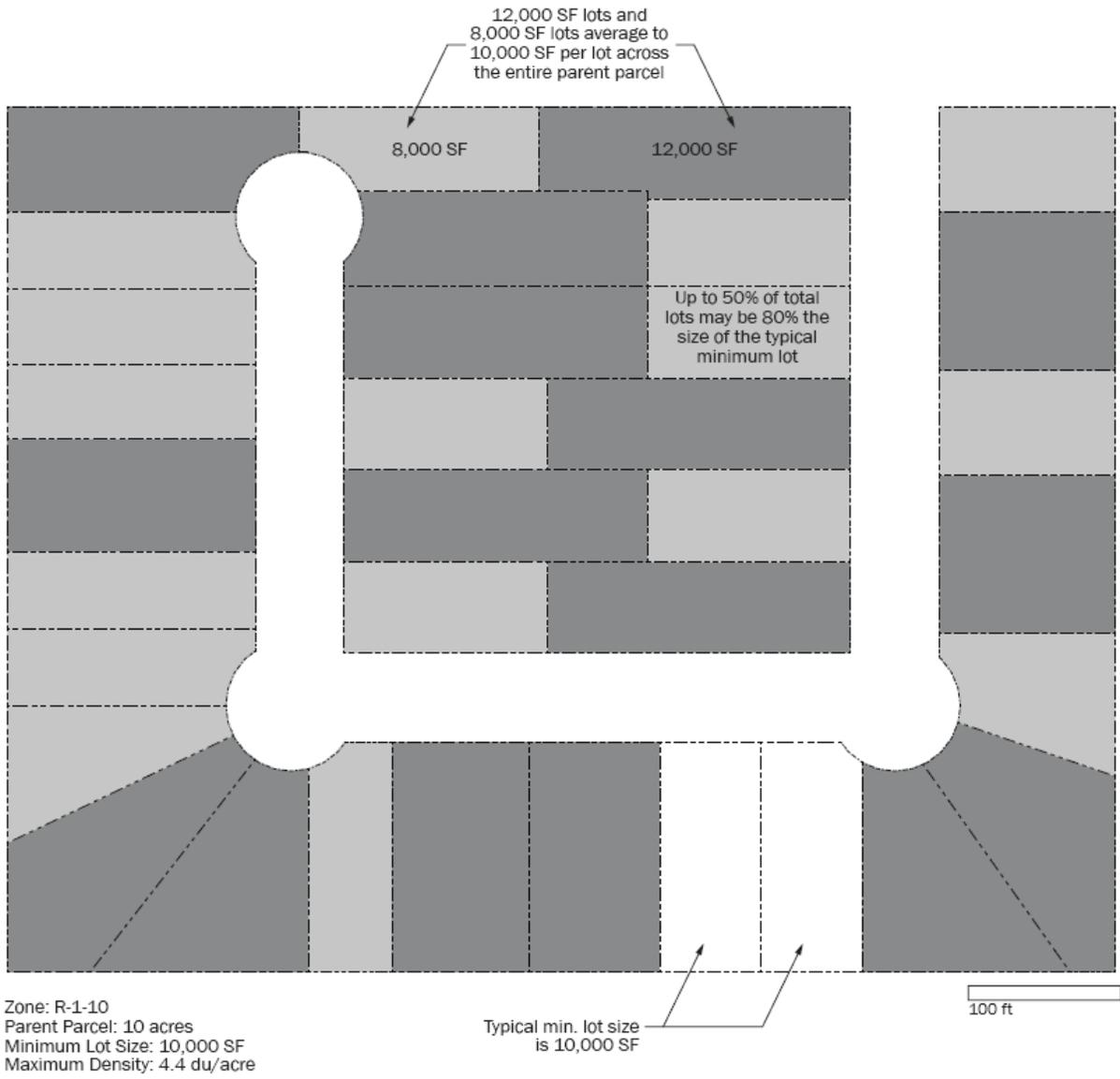
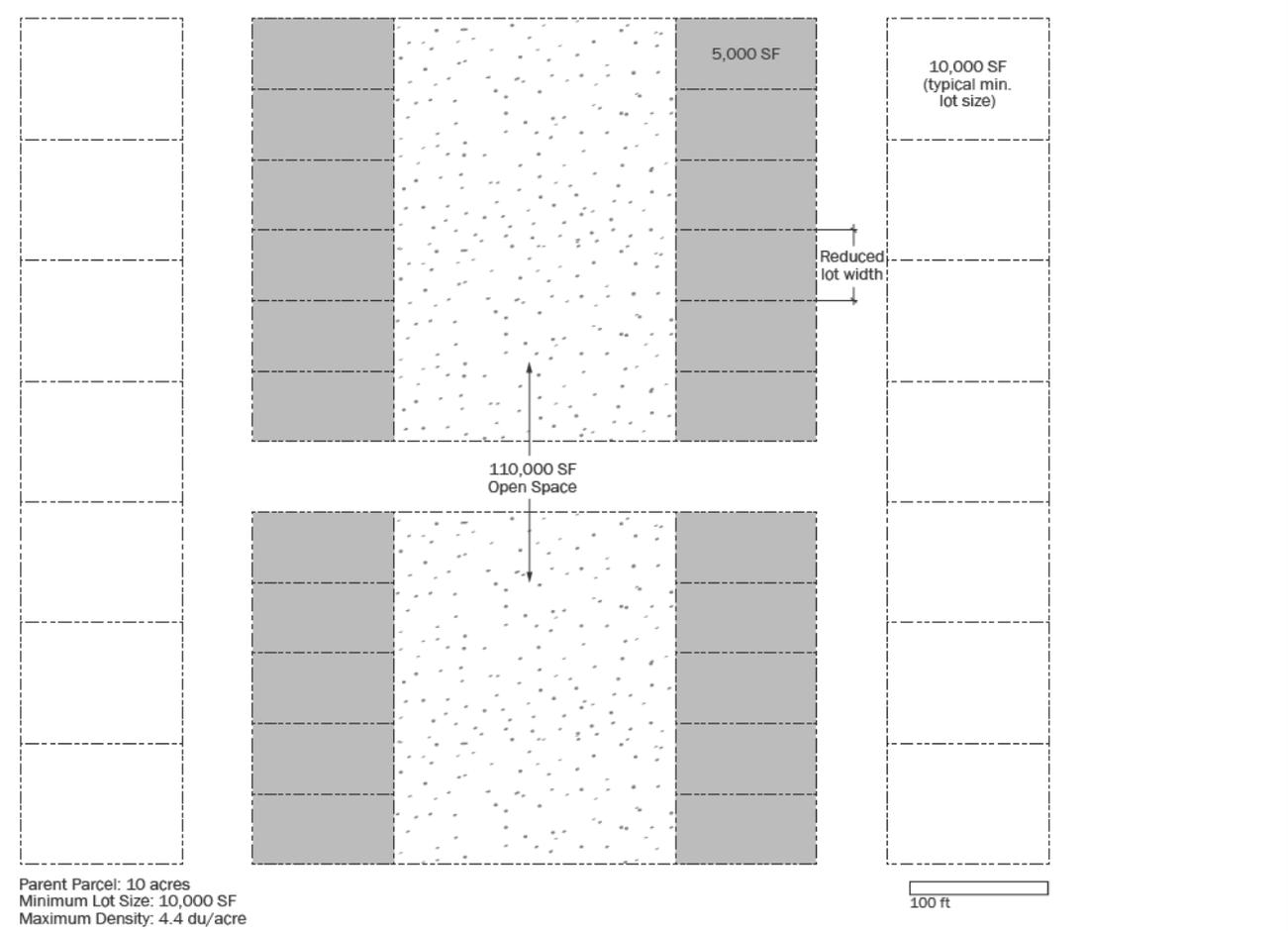


Figure X: Illustration of lot clustering



12.200 Commercial Zoning Districts

12.224 Riverfront Tourist Commercial District (RTC).

- (2) Riverfront Tourist Commercial District-II (RTC-II). The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this subdistrict is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.
- (3) Riverfront Tourist Commercial District-III (RTC-III). The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor- serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

12.240 Residential Densities in Commercial Zones

- 12.241 New Residential Dwelling Units. New residential dwelling units may be permitted in General Commercial and Central Business Districts. No minimum or maximum density standard applies in these districts. Residential Development in the GC zone must meet the applicable open space standards in Article 22, Schedule 22-1 and additional applicable Residential Development

Standards of Article 22 for the R-3 zone. Residential development in the RTC zones is permitted as noted below.

12.243 Residential Density Within the RTC zones ~~RTC-I District~~.

- (1) The RTC-I District allows for residential development up to R-3 densities or 17.4 dwelling units/acre.
- (2) The RTC-II District has no minimum or maximum density standards for allowed upper floor residential development.
- (3) The RTC-III District allows for upper floor residential development up to R-4 densities, or 34.6 dwellings units/acre.

DRAFT CODE AMENDMENTS - ARTICLE 14: CERTAIN USES

The recommended amendments in this section are intended to implement the following measures:

5. Co-housing (group quarters): Apply standards and limitations to group quarters (which are permitted in more zones per the amendments to Article 12 in this memo).

8. Simplified home occupation standards and procedures: Encourage home occupations by providing more exemptions and allowing more flexibility for minor home occupations.

Article 14: Certain Uses

214.200 Home Occupation

14.211 Exemptions. The following occupational uses are not required to apply for home occupation permits. The uses are required to comply with the standards for minor home occupations.

- (1) Building contractors, home builders, building tradespeople, landscaping services, and janitorial services, and truck drivers, where the work is conducted entirely off-site, and
- (2) Other businesses where the office in the home serves only as a secondary office and there are no customers visiting the site and no outside employees working from the site.
- (3) Primary home offices that have no customers visiting the site and no outside employees working from the site.
- (4) Exempt home occupations are limited to one business-related vehicle parked on the site at any given time.

14.220 Permit Required. A permit for a Minor Home Occupation and a Development Permit for a Major Home Occupation shall be obtained from the Director of the Community Development Department prior to any said use. Before any appropriate permit can be issued for a Home Occupation, the appropriate criteria shall be met.

14.225 Home Occupations in Multifamily and Cottage Developments. The following types of home occupations are allowed in multifamily and cottage developments:

- (1) Multifamily development. Only exempt home occupations are allowed in multifamily developments, and must be consistent with the applicable standards in this section.
- (2) Cottage development. Only exempt and minor home occupations are allowed in cottage developments, and must be consistent with the applicable standards in this section.

14.230 Criteria.

- (1) General Criteria for all Home Occupations and occupational uses exempted from home occupation permits. Home occupations and those exempted from permits shall comply with the following requirements:
 - (c) Only members of the family residing in the dwelling shall be employees working at that site. For non-exempt home occupations, only members of the family residing in the dwelling plus one outside employee (a person not residing in the home) shall be allowed to work at the home occupation site.
 - (i) One business sign no larger than four (4) square feet in area is permitted. The sign shall be attached to the dwelling of the home occupation and shall not be internally illuminated.

(2) Additional Criteria for Minor Home Occupations. Minor Home Occupations and occupational uses exempted from home occupation permits shall comply with the following additional requirements:

- (a) ~~There shall be no clients or customers on site.~~ Only one client or customer shall be on site at any given point in time, and there shall be no more than eight (8) total client or customer visits to the site per day. There shall be no client/customer visits between the hours of 9:00 pm and 7:00 am.
- (b) ~~No signs advertising the occupational use shall be permitted.~~
- (c) ~~There shall be no regular (weekly) deliveries.~~ There shall be no more than three (3) business-related deliveries per day, and no deliveries between the hours of 9:00 pm and 7:00 am.
- (d) There shall be no outside storage related to the home occupation on the site.

14.240 Mitigation.

- (1) The issuance of a home occupation permit may require the mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
- (2) Methods of mitigation may include, but are not limited to: limiting the hours of operation, limiting the hours of deliveries, buffering, controlling the number of clients on-site at any one given time and the total number of customers per day, controlling the number of on-site parking spaces, and restricting the type of equipment, supplies, chemicals which may be stored onsite and limiting the type and amount of signage.

14.260 Prohibited Home Occupations. [NEW SECTION] The following types of home occupations are prohibited:

- (1) Ambulance service
- (2) Auto and other vehicle repair, including auto painting
- (3) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on site

14.700 Group Quarters [NEW SECTION]

14.710 Standards for group quarters in all zones. Group quarters in all zones must meet the following development standards:

- (1) The review body may require landscaping or site obscuring fencing when necessary to mitigate conflicts with adjacent properties.

[Note: The city may want to include additional standards here based on previous discussions.]

DRAFT CODE AMENDMENTS - ARTICLE 18: PLANNED UNIT DEVELOPMENT
(PUD)

The recommended amendments in this section are intended to implement the following measures:

6. **Cottage Development:** Apply design and development standards for cottage development.
11. **Planned Unit Development (PUD) Standards:** Provide a density bonus for PUDs that provide open space, remove private street requirement for existing density bonus, apply limitations to trade and service uses in residential PUDs (to correspond with amendments to Article 12 allowing more commercial uses in residential PUDs).

Article 18: Planned Unit Development (PUD) & Alternative Development Options

18.090 PUD Development Standards

18.091 Density Determination.

- (1) Potential Units. ~~Unlike conventional development, which must use public streets for access, a~~ A Planned Unit Development may use public or private streets, and thereby not have to deduct these private but in either case, rights of way do not have to be deducted from the total site area prior to determining maximum dwelling units. Increases in actual density of 10% to 20% are often accomplished. The degree to which the applicant benefits from this potential increase in actual density shall depend on the effectiveness of the PUD design in meeting the purpose and approval criteria for the PUD as provided in Sections 18.012 and 18.043.
- (2) Density bonus for open space. Within a residential PUD, applicants may earn a density bonus of one dwelling unit per acre for each acre of open space that is provided in excess of the minimum required. The open space shall be set aside and permanently protected from future development through a deed restriction or other instrument acceptable to the City.
- ~~(2)~~ (3) Density Range. The applicant, therefore, has a range to work with in terms of maximum dwelling unit yield. At the low end of the range, applicant deducts actual area utilized for streets (public or private) and then determines potential units.

Example: 6 acres (total site area) minus 1.2 acres (streets) equals 4.8 acres (usable site area used to calculate number of units). Multiply 4.8 x 5.5 (density factor for Low Density Comp Plan) = 26.4 units = 26 units. If actual street area is unknown, deduct a normal standard of 20%.

At the high end of the range, applicant does not deduct any area used for public or private streets and takes advantage of the density bonus for open space in accordance with (2) above. deducts only the area dedicated for public right of way.

Example: 6 acres (total site area) ~~minus 5 acres (public streets)~~ x 5.5 (density factor for Low Density Comp Plan) equals ~~30.25~~ 33 units plus 2 additional units for setting aside 2 acres of open space = 35 units. = 30 units.

The review body may require density at the low end of the range, or at any intermediate point up to the high end of the range, depending on how well the applicant meets the criteria and purpose of the PUD. Therefore, the applicant has an incentive to pull together the best possible design to achieve his maximum potential units.

18.097 Limitations on Commercial Uses in Residential PUD [NEW SECTION]. The following limitations apply in PUDs in a residential zone.

- (1) The total amount of land dedicated to trade or service uses (including required parking) within the residential PUD shall not exceed 10 percent (10%) of the total PUD site area.
- (2) Individual buildings containing trade and service uses shall not have a footprint larger than 20,000 square feet.
- (3) Trade or service uses may be located along an abutting arterial, within the interior of the PUD, or in other locations that will not impact adjacent residential uses outside the PUD.
- (4) The proposed street plan shall be designed to ensure safe and efficient access to the proposed trade or service use(s).
- (5) Mitigation. Trade or service uses within a residential PUD may require mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
Methods of mitigation may include, but are not limited to: limiting the hours of operation; limiting the hours of deliveries; buffering; controlling the number of clients on-site at any given time and the total number of customers per day; controlling the number of on-site parking spaces; restricting the type of equipment, supplies, chemicals that may be stored onsite; and limiting the type and amount of signage.

18.300 Alternative Development Option: Cottage Developments [NEW SECTION]

18.310. Purpose and Guiding Principles

18.311. Purpose. This section establishes standards for cottage housing development as an alternative housing choice in order to encourage creation of usable common open space in residential communities; promote neighborhood interaction and safety through design; ensure compatibility with surrounding neighborhoods; and provide opportunities for creative infill development.

18.312. Concept.

1. The standards of this chapter provide a voluntary option to allow compatible infill development with an automatic density bonus together with standards designed to limit the intensity of development and provide for high-quality construction. Density standards address the number of dwellings per acre. Intensity standards address how spacious a development feels. Intensity standards address elements such as amount and arrangement of dwellings, lot coverage, and open space.
2. By reviewing cottage development (and the associated land division together, if applicable) with a set of cohesive standards, it is possible to ensure higher density development occurs in a way that is compatible with the surrounding area.

18.313. Guiding Principles. The following elements are intended to guide cottage developments to foster community and ensure a balance between privacy, security and neighborhood interactions. The guiding elements are encouraged. The city may require proposed cottage development to be consistent with the guiding elements.

1. Shared Open Space. The shared common space binds the cottage development together and gives it vitality. Residents surrounding this space share in its management, care and oversight,

thereby enhancing a sense of security and identity.

2. Active Commons. Development can be arranged to encourage community interaction in the commons. This can be achieved by arrangement of mailboxes, parking areas and common buildings, and by orienting front doors toward the commons. Rather than having homes turn their backs to their neighbors, active interior rooms can be oriented so they look onto the active commons.
3. Common Buildings. An advantage of living in a cottage development is being able to have shared buildings. These can be simple and inexpensive shared amenities such a tool shed, outdoor barbeque, or picnic shelter. A multipurpose room with a kitchenette, bathroom and storage room can be used to host community events such as potlucks, meetings, exercise groups, and movie nights.

Example X Common buildings

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



4. Adequate Parking that does not Dominate. Parking areas should be located so they are shielded or screened from the surrounding neighborhood, adjoining public street, and the central commons. Parking areas can also be located and arranged to encourage interaction of residents and guests. Locating parking areas away from the homes can allow more flexible use of a site, limit the dominance of garages and driveways, decrease the amount of hard surface, and allow more light into homes.
5. Connection and Contribution to the Neighborhood. A cottage development should make the neighborhood a better place. The site should be designed to connect and contribute to the fabric of the surrounding houses and streetscape. The development should be designed to make improvements that serve both personal needs and the larger community at the same time.

Example X Connection and Contribution to Neighborhood

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



6. Eyes on the Commons. When the active spaces of the houses look onto the shared common areas, safety for all residents is enhanced.
7. Layers of Personal Space. When living closer together, the design and relationship of public and private space is important. It is desirable to help define and provide for transitions from public to semi-private to private space. Creating multiple 'layers of personal space' will help achieve the right balance between privacy and community.

This can be achieved between the cottage development and its surrounding neighborhood, as well as between the commons and homes within the cottage development. At the transition between the public street and the semi-public commons, this can be achieved by creating a passage of some sort: a gateway, arbor, or narrowed enclosure of plantings, for example.

Between the commons and the front door of the homes, this can be achieved by creating a series of layers such as a private yard with a low fence and/or border of shrubs and flowers at the edge of the sidewalk, a covered porch with a low railing and flowerboxes, and then the front door. With this layering, residents will feel comfortable being on the porch with enough enclosure to be private, with enough openness to acknowledge passersby.

Example X Layers of Personal Space

Project: Greenwood Avenue Cottages in Shoreline, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



8. Private Space and a Place for Planting. Include private ground space for each dwelling, such as a small yard or a planting bed. Locating at least some of the private garden in view of the shared common area provides a personal touch that contributes to the character of the commons, as well as a way of fostering connections with neighbors, and transitioning between public and private space.
9. Front Porches. The front porch is a key element in fostering neighborly connections. Its placement, size, relation to the interior and the public space, and height of railings are important to creating strong community connections.
10. Nested Houses. Residences should be designed with open and closed sides so that neighboring homes 'nest' together. This means the open side has large windows facing its side yard, while the closed side has high windows and skylights to bring in ample light while preserving privacy. The result is that neighbors do not peer into one another's living space.
11. Smaller, High-Quality, Well-Designed Dwellings. Slightly smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the surrounding neighborhood. Together, the common areas and individual home elements, such as the porch, gardens and shared common buildings serve as additional living area. There are opportunities for privacy while fostering connection among neighbors with a spacious feeling and without a sense of overcrowding.

Figure XX. Additional Illustrations of Key Guiding Principles and Cottage Development Elements

	<p><u>Shared open space</u></p> <p><u>Project: Danielson Grove in Kirkland, WA.</u></p> <p><u>Architect: Ross Chapin Architects.</u></p> <p><u>Developer: The Cottage Company.</u></p>
	<p><u>Connection to the neighborhood</u></p> <p><u>Photo provided by SERA Architects</u></p>
	<p><u>Eyes on the common</u></p> <p><u>Photo provided by SERA Architects</u></p>
 <p><small>Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA</small></p>	<p><u>Porches</u></p> <p><u>Project: Greenwood Avenue Cottages in Shoreline, WA.</u></p> <p><u>Architect: Ross Chapin Architects.</u></p> <p><u>Developer: The Cottage Company.</u></p>



Project: Conover Commons in Redmond, WA.

Architect: Ross Chapin Architects.

Developer: The Cottage Company.

18.320. Applicability and Review.

1. Review Procedure. Cottage development is permitted in all residential zones and shall be processed in accordance with the procedure specified in Schedule 12-2. (4 units, Type II. 5-12 units, Type III).
2. If a cottage development includes creation of individual lots, subsequent development of those individual lots shall be in accordance with the approved cottage development plan and the provisions of this Chapter, rather than the standards of the applicable zoning district. Special use and development standards apply to lots within a cottage development that don't apply to other lots. Those use and development provisions are specified in this Section.
3. Cottage development is not considered "needed housing" per the definition in Oregon Revised Statutes, and as such is not limited to clear and objective review standards. Cottage development provides a voluntary alternative to standard land division and development methods to provide creative housing solutions. However, the standards of this Section are intended to provide a "template" that clearly identifies the necessary elements to successfully obtain approval of a cottage development.
4. Whether or not lots are created as part of the cottage development, all provisions of the Development Code pertaining to frontage improvements along any public street frontage shall apply to the parent parcel. Improvements within the cottage development shall be as specified in this Section.

18.321. Definitions. See Article 30.

18.322. Submittal Requirements and Review Procedures

1. The applicant shall submit all items required for Major Site Plan review specified in Section 19.051 of the Development Code. The application shall include site plans and elevations for the structures.
2. If the application includes creation of individual lots, the applicant shall also submit all items required for a Preliminary Subdivision Plat specified in Section 17.411 of the Development Code.
3. If the application includes creation of individual lots, the applicant shall submit a final plat for approval upon completion of the XX.

18.325. Approval Criteria.

1. The application complies with all criteria for Major Site Plan review specified in Section 19.050.

2. If the application includes creation of individual lots, the application complies with all of the criteria for tentative plan approval in Section 17.410. However, the base lot standards in Articles 12 and 17 may be modified as specified in this Section.
3. The application complies with all provisions for public street frontage improvements.
4. The application complies with the standards of this Section for all development and lots.
5. The application is consistent with the purpose and guiding principles of this Section.

18.330. Permitted Uses and Structures within a cottage development.

1. Cottage. Permitted in all zones where cottage development is permitted.
2. Community Building. Permitted on common area lots in all zones where cottage development is permitted. Not for commercial use. May include guest quarters.
3. Shared Accessory Structures. Permitted in all zones where cottage development is permitted. May include parking, storage buildings. Shall not be permitted within central common area and must be screened from view from central common areas.
4. Individual Accessory Structures. Individual attached garages may be permitted for a cottage. Garages shall not face a central common area.
5. Two Cottage Unit (Attached). Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to XX % of units.
6. Carriage House (1 unit above a common parking structure). Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to XX % of units.

18.332. Limitations on Use and Accessory Uses

1. Accessory Dwelling Units are not permitted as part of cottage development.
2. Home Occupation Limits. Home occupations are limited to exempt home occupations that don't have outside employees or on-site clients and which are only be conducted within the dwelling unit or attached garage. If the home occupation is located within an attached garage, it shall not preclude parking in the garage.

18.340. Density.

1. An automatic density bonus is allowed with cottage developments that meet the requirements in this section. Cottage developments may reach a density of up to 125% of the maximum density established by the base zone.
2. In any zone that has a minimum density requirement, cottage development shall only be permitted if it meets those requirements, independently, or together with other development included in the overall proposal.

18.350. General site requirements.

1. Ownership options. Ownership may be a common lot, fee simple lots with a homeowner's association holding common areas, or condominium ownership of the whole development. NOTE: Any development meeting the definition of a "Planned Development" or "Condominium" per state statute shall comply with all applicable provisions of state law. If condominium ownership, common areas shall be designated as 'general common elements' and private yard spaces shall be designated as 'limited common elements' for purposes of ORS Chapter 100 Condominium Law.
2. Overall site requirements.
 - (a) The parent parcel shall be at least 8,000 square feet. The lot may be further subdivided to facilitate individual lot ownership combined with shared ownership of common spaces.
 - (b) Cottage developments shall contain a minimum of four cottages, and no more than a total

of 12 cottage units (single or attached).

- (c) Lot Coverage. Principal and accessory structures in the cottage development shall account for no more than 35 percent of the gross lot area in the overall development.
- (d) If individual lots are created, the lots shall not be subject to the minimum lot size provisions of the zone. They may be smaller subject to compliance with the density requirements for the overall cottage development, and in accordance with the provisions of this Section, including requirements for provision of common areas and private open space. There is no minimum lot size for the individual cottage lots, provided they include the footprint and private yards areas for the individual cottages.

3. Lot/cottage arrangement

- (a) Cottages shall be arranged around a common open space, and each cottage shall have frontage on the common open space.
- (b) Units along the public right-of-way should have an inviting facade such as a primary or secondary entrance facing the right-of-way.
- (c) All other units shall be arranged around the common open space and have their primary entry and porch facing that common open space.
- (d) Lots fronting common area and public right-of-way should generally be arranged at a corner to avoid a need for "two fronts" that would preclude full-height fencing, if desired, of both the front and back sides of the unit.
- (e) A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development, consistent with the standards in subsection (17) below.

4. Setbacks.

- (a) Front yards (yards facing a public right-of-way) shall meet the front yard setback of the zoning district.
- (b) Exterior side and rear yards (facing public right-of-way) shall be a minimum of 10 feet.
- (c) Interior units on a common lot or separate lots shall be spaced at least 10 feet apart.
- (d) If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy. [May need language requiring an easement]
- (e) Setbacks from central common area – private area between sidewalk and unit. Minimum of 5 feet to porch.

5. Private and common open space.

- (a) Central Common Open Space.
 - (i) Common open space is a defining characteristic of a cottage housing development. A minimum of 400 square feet of central common open space per unit shall be provided.
 - (ii) Up to 50 percent of the central common open space requirement may be provided in an area constrained from development such as a wetlands, steep slope, or forested area.
 - (iii) Cottages shall be present on at least two sides of common open space to provide a sense of enclosure.
 - (iv) Common space should be in one contiguous area, or no more than three separate areas. Each contiguous common area shall have a minimum of four cottages arranged around at least 2 sides of the common area.
 - (v) Each common open space area should have minimum width and depth

dimensions of 20 feet.

- (vi) The central common shall include a sidewalk (width) around the open space, connecting to each cottage front entrance facing the common area.
- (vii) No vehicular areas shall be located between dwellings and central common areas. Vehicular areas shall be screened as specified in Subsection [City will provide correct reference here].

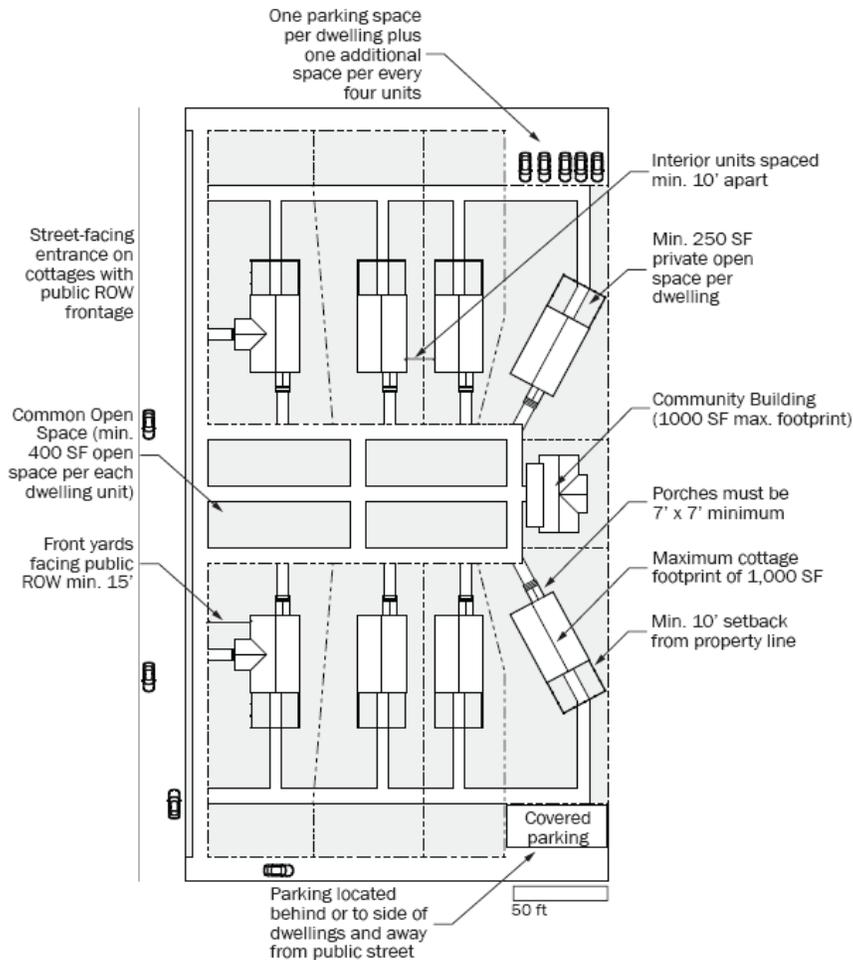
(b) Private Open Space.

- (i) A minimum of 250 square feet of usable private open space shall be provided adjacent to each unit.
- (ii) Required exterior side yards shall not apply to the calculation of required private open space.

6. Frontage, access, parking, and vehicular circulation.

- (a) Frontage. The parent parcel shall have frontage on a public street.
- (b) If individual lots are created within the cottage development, each lot shall abut a common area, but is not required to have public street frontage.
- (c) Access. Access, parking and circulation will be provided through a shared private lane. A lane is similar to a private driveway and parking area serving multiple units. There shall be pedestrian connectivity to the common area, but a lane is not a public street and is not subject to street standards. A lane will not fulfill block length and connectivity standards and is not intended for through-connectivity to other properties, although shared access may be required or desirable in some cases. If a public street connection is required to meet connectivity requirements or other street connectivity standards or plans, a public street connection shall be required where applicable.
- (d) Parking. A minimum of one parking space per unit shall be provided, plus one additional parking space for every four cottages to provide for visitors and extra vehicles.
- (e) Parking and/or garage structures shall be located behind or to the side of the residential area and open space. They shall be accessed from the back of the cottages.
- (f) Parking areas, shared parking structures, and garages shall be screened from common space and public streets by landscaping or architectural screening, not chain link.
- (g) Shared covered or uncovered parking is permitted. Parking should be limited to groups not to exceed 4 spaces, with each group separated by at least 20 feet.
- (h) If the property has frontage on a public alley, access and parking may be provided from the alley.
- (i) If individual lots are created, parking and access shall be provided in a common area with access easement.
- (j) Fire Access. [City is awaiting a response from the fire department regarding fire access]
- (k) On-Street parking may be counted toward meeting the guest parking requirements for the development.

Figure X: Cottage Development Layout



7. Landscaping and vegetation.

- (a) Where feasible, cottage developments should be designed to retain existing mature trees (at least 6 inches in diameter) that do not pose a safety hazard.
- (b) Landscaping located in common open spaces shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs.

8. Fences.

- (a) No fence taller than 36 inches in height shall be located between the front wall of a cottage or community building and the common open space.
- (b) Fences around dwelling units or on the street frontage shall not exceed 36 inches in height.
- (c) If private yards between buildings are fenced, they shall not exceed 6 feet in height.

9. Utilities.

- (a) Cottage development is subject to any applicable code provisions regarding public street frontages.
- (b) Water. Water meters shall be installed within the public right-of-way. If the property is retained as a single lot, a master meter or individual meters may be used. If individual lots are created, each lot shall have a separate meter and service. Service lines may cross common areas to the individual lots, but shall not cross individual lots. If on-site fire hydrants are required, they shall be served by a public fire line located in a drivable easement within the parking and circulation areas.
- (c) Sewer. Service laterals may be extended from a sewer main in the public right-of-way. Sewer mains may be extended in the driving and circulation areas in a public utility easement, with service laterals to individual units. Private sewer laterals may be extended across common areas, but shall not cross individual building lots.
- (d) Gas/Electric/Phone/Cable/Utility Pedestals. These utility services may be extended from the public right-of-way across common areas to individual lots, or they may be extended in circulation areas in a public utility easement, and extended across common areas to individual lots. [City is considering language to limit the location and number of utility pedestals]
- (e) Trash Storage. Any areas where communal trash and recycling are stored shall be screened by a sight-obscuring fence and/or vegetation.
- (f) Mailboxes. Mailboxes may be individual or grouped and are encouraged to be placed within or near a common area. Mailboxes are subject to all post office requirements.

10. Addressing. Cottages should be addressed from a public street, not a private lane.

18.360. Building Requirements

1. Cottages.

- (a) Building footprint. Cottages shall have a maximum building footprint of 1,000 square feet. The footprint of an attached one-car garage is not included in this maximum, but shall not exceed 200 square feet per unit.
- (b) Cottages may have a second partial or full story, provided that the floor area of the second story is no more than 0.6 of the square footage of the main floor (e.g., a cottage with an 800-square-foot building footprint (main floor) could have a second floor of 480 square feet, for a total floor area of 1,280 square feet).
- (c) The maximum total floor area of cottages shall be 1,600 square feet (e.g., a cottage with a 1,000-square-foot building footprint (main floor) could have a second floor of 600 square feet, for a total floor area of 1,600 square feet).. An additional 200 square feet is permitted for an attached garage.
- (d) A below-grade partial story may be allowed, but habitable space on that story shall count toward the total floor area of the cottage.
- (e) Building Height. The maximum building height shall be 24 feet.
- (f) Porches. Attached, covered porches are required and shall have minimum width and depth dimensions of seven feet. (for cottages, two-unit cottages). Carriage units are not required to have porches, but are encouraged to have an outdoor patio or deck).
- (g) Other design requirements. Cottages shall contain a variety of designs that include articulation of facades; changes in materials, texture, color, and window treatments; and other architectural features so all units do not appear identical. (Some repetition is acceptable.)

2. Two-Unit Structures.

- (a) Where permitted, two-unit attached cottages shall not exceed a building footprint of 2,000 square feet for one-story units (average 1000 square feet footprint per unit) or 1,800 square feet for either one-and-a-half or two-story units (average 900 square feet footprint per unit).
- (b) The number of attached units in a cottage development may not exceed one-third of the total number of units.
- (c) Attached two-unit structures are allowed and must be similar in appearance to detached cottages.
- (d) Attached two-unit structures shall have one primary shared entry facing the common open space.

3. Carriage Units.

- (a) [Placeholder - city is considering building standards for carriage units]

4. Community Buildings.

- (a) Community buildings are intended as an amenity for the use of the cottage development residents and to help promote the sense of community. They may include a multi-purpose entertainment space, a small kitchen, library, or similar amenities. Guest quarters, storage space, or a carriage unit could be included as part of a community building.
- (b) A community building shall be of similar scale, design, and height as the cottages, with a maximum footprint of 1,000 square feet and with the second floor not to exceed 0.6 square footage of the first floor.
- (c) Commercial uses are prohibited in the community building.

5. Accessory Structures.

- (a) Accessory structures such as garages, carports, storage or tool sheds shall not exceed 200 square feet per unit, or 1,000 square feet per accessory structure that is shared by five or more dwelling units. Storage space may be included in a garage structure, but vehicle space may not be used for storage or uses other than parking.
- (b) The design of garages, carports, and other accessory structures must be similar or compatible with that of the cottages in the development.

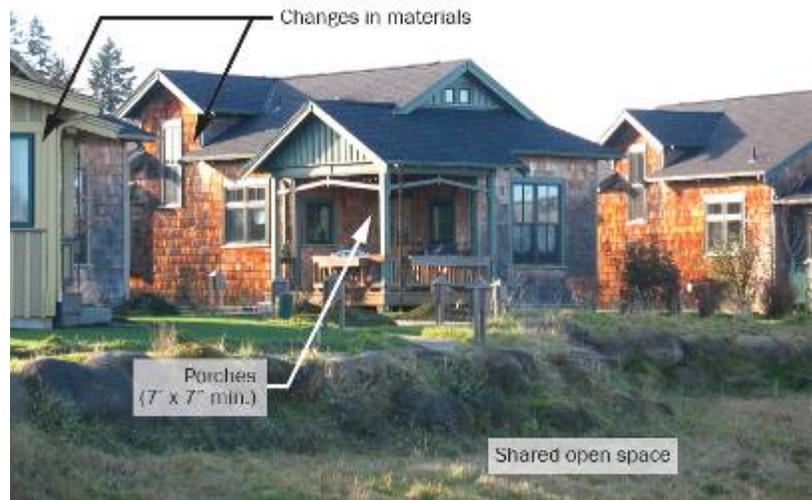
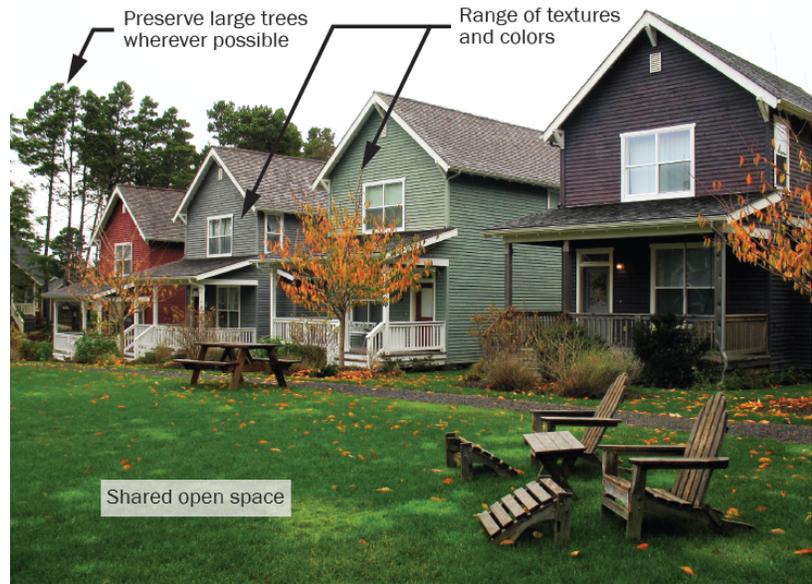
6. Existing Dwellings on the Site. Existing dwellings may be incorporated into the development as a residence or community building, and may be nonconforming to standards. Noncompliance may not be increased.

7. Renovation and Expansion.

- (a) Renovations shall be in keeping with the size and architectural character of the new development.
- (b) A covenant restricting any increases in unit size after initial construction beyond the maximum allowed by this section shall be recorded against the property.

18.370. Transportation SDCs. Cottages shall be classified as [City will determine appropriate classification here] for purposes of calculating transportation SDCs.

Figure X: Cottage development design standards



DRAFT CODE AMENDMENTS – ARTICLE 19: SITE PLAN REVIEW

The recommended amendments in this section are intended to help implement the following measures:

4. **Additional Measures to Increase Density:** Remove compatibility criterion to provide more flexibility for in-fill residential development.

Article 19: Site Plan Review

19.050 Major Site Plan Review

19.052 Criteria for Approval. The Review Body shall approve, conditionally approve, or deny the request based upon the following criteria:

- (8) The characteristics of existing adjacent development have been determined and considered in the development of the site plan. At a minimum, special design consideration shall be given to:
 - (a) Areas of land use conflicts, such as more restrictive use adjacent or across street from proposal. Mitigate by orienting business operations away from use, additional setbacks, screening/buffering, landscaping, direct traffic away from use.
 - (b) Setbacks. Where existing buildings are setback deeper than required by Code, new setbacks to be compatible.
 - ~~(c) Building Size and Design. Existing surrounding architecture and building size to be considered to insure compatible scale and balance to the area.~~
 - (c) Transitions between existing development and new development. New development should be consistent with the purpose statement of the base zone but also recognize compatibility with existing, adjacent development.
 - (d) Signs. New signs shall not block primary view to existing signs, and shall be sized consistent with Code or existing signs, whichever is less.
 - (e) Lighting. Exterior lighting shall not impact adjacent development or traveling motorist.

DRAFT CODE AMENDMENTS - ARTICLE 22: RESIDENTIAL DEVELOPMENT STANDARDS

These amendments to Article 22 Residential Development Standards are recommended to implement the following measures:

- 2. Single-family Attached Housing:** Apply design and development standards for single attached housing.
- 4. Additional Measures to Increase Density:** Clarify and reduce the open space requirements for small (one acre or less) multi-family development and multi-family in commercial zones.
- 10. Accessory dwelling unit (ADU) standards:** Apply design and development standards for ADUs.

Article 22: Residential Development Standards

22.030 Applicability

A development permit shall not be issued for any parcel or lot where compliance with the provisions of this Article has not been met.

The standards specifically apply to:

- (5) Single detached, single attached, and duplex residences
- (7) Accessory dwelling units

22.100 Multi-Dwellings

22.102 Open Space

- (3) Minimum Requirements. All multi-dwelling projects shall provide open space as shown in Schedule 22-1, unless the special open space requirements in subsection (4) below apply. Where only a total is provided in Schedule 22-1, the open space may be recreational, pervious or any combination of the two types.

Multi-Dwelling Open Space Requirements Schedule 22-1			
Zone	Minimum Percent of Lot Required to be Open Space		
	Recreational	Pervious	Total
<u>GC</u>	-	-	<u>10%</u>
<u>RTC-I</u>	-	-	<u>10%</u>
<u>RTC-II</u>	-	-	<u>10%</u>
<u>RTC-III</u>	-	-	<u>10%</u>
<u>CBD</u>	-	-	<u>0%</u>

- (4) Special open space requirements for smaller lots. For lots that are one-half (0.5) acre or less in size in the R-2, R-3 and R-4 zones, the following open space requirements apply. The requirements in this section supersede those requirements in Schedule 22-1.
 - (a) A minimum of 20 percent of the lot must be dedicated to open space. The open space may be recreational, pervious, or any combination of the two types.
 - (b) Open space areas not otherwise developed with recreational facilities shall be landscaped.
- (5) Exceptions. In the GC, CBD and RTC zones, the open space requirement may be reduced to

zero percent (0%) if the development is located within a one-quarter mile radius of an existing public park or open space.

~~22.103 Separation Between Buildings. To provide privacy, light, air and access to the dwellings within the development, the following minimum standards shall apply:~~

- ~~(1) Between the walls of principal buildings, at least one-half (1/2) the sum of the height of both buildings.~~
- ~~(2) Separations between the walls of principal buildings may be less than required by 22.103(1) if one of the following design standards exist:
 - ~~(a) Buildings with windowed walls facing blank building walls – 15 feet minimum.~~
 - ~~(b) Buildings with blank walls facing buildings with blank walls, or with windows oriented so as not to face another building – 10 feet minimum.~~~~
- ~~(3) Where buildings exceed a horizontal distance of 60 feet, the minimum wall separation shall be increased. For each 15 feet of horizontal distance exceeding 60 feet, the building separation shall be increased by one foot.~~

22.400 Architectural Features for Single and Duplex Residences.

22.402 Applicability. All single detached, single attached and duplex residences shall have architectural features along any face of the building that is visible from a street.

22.700 Additional Standards for Single Attached Development [NEW SECTION]

22.701 Purpose. These additional developments standards for single attached are intended to promote compatibility with single-family neighborhoods, attention to detail, human-scale design and street visibility, while affording flexibility to use a variety of building styles.

22.702 Standards. All new single attached developments shall meet the following standards.

- (1) Number of consecutive units. Single attached developments with street-facing driveways and/or garages are limited to six consecutive attached units. Single attached developments that have no street-facing driveways or garages (rear access only) have no limitation on number of attached units, but shall not exceed [city is considering either 300 or 600] feet in length.
- (2) All units shall include at least three of the following features on any building elevation that faces the street (if on a corner lot, this standard applies on the street-facing elevation where the dwelling takes access).
 - (a) Covered porch at least 5 feet deep
 - (b) Entry area recessed at least 2 feet from the exterior wall to the door
 - (c) Bay or bow window that projects at least 1 foot from exterior wall
 - (d) Offset on the building face of at least 16 inch from one exterior wall surface to the other
 - (e) Dormer
 - (f) Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls
 - (g) Roof line offsets of at least 16 inches from the top surface of one roof to the top surface of the other
 - (h) Attached garage
 - (i) Cupola
 - (j) Tile or wood shingle roofs

(k) Horizontal lap siding

(l) Brick covering at least 40% of the building elevation that is visible from the street

(3) The design of front building elevations may not be repeated on more than four consecutive units.

(4) Driveway and garage standards. Single attached developments with street-facing garages shall meet the following criteria:

(a) Where two abutting units have street-facing garages, they shall share one driveway access that does not exceed 16 feet in width where it crosses the sidewalk and intersects the street;

(b) All primary building entrances shall be connected to a driveway (and sidewalk) via a pedestrian walkway that is not less than three (3) feet wide;

(c) The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing primary dwelling façade.

(d) Where the street-facing façade of a primary dwelling unit is less than 22 feet long, an attached garage is not allowed as part of that façade.

(e) A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

(5) Common areas. Any common areas shall be owned and maintained by a homeowners association or other legal entity, unless a public dedication is approved by the City. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

22.703 Alternative design. As an alternative to Section 22.702, single attached dwellings of three or more units may be designed to de-emphasize individual units and create the impression of a larger, single-family dwelling. Elements that could be used to achieve such an impression include shared porches and upper floor extensions, unified exterior colors/treatments, continuous overhangs above the ground floor and continuous rooflines extending across units. Architectural features similar to those required for single family detached dwellings (Article 22.400) should also be used. Single attached development using this alternative design approach shall be reviewed as a Major Site Plan in the R-2, R-3 and R-4 zones and through a PUD in all other zones where single attached is allowed per Schedule 12-2.

Figure X: Single attached development site standards

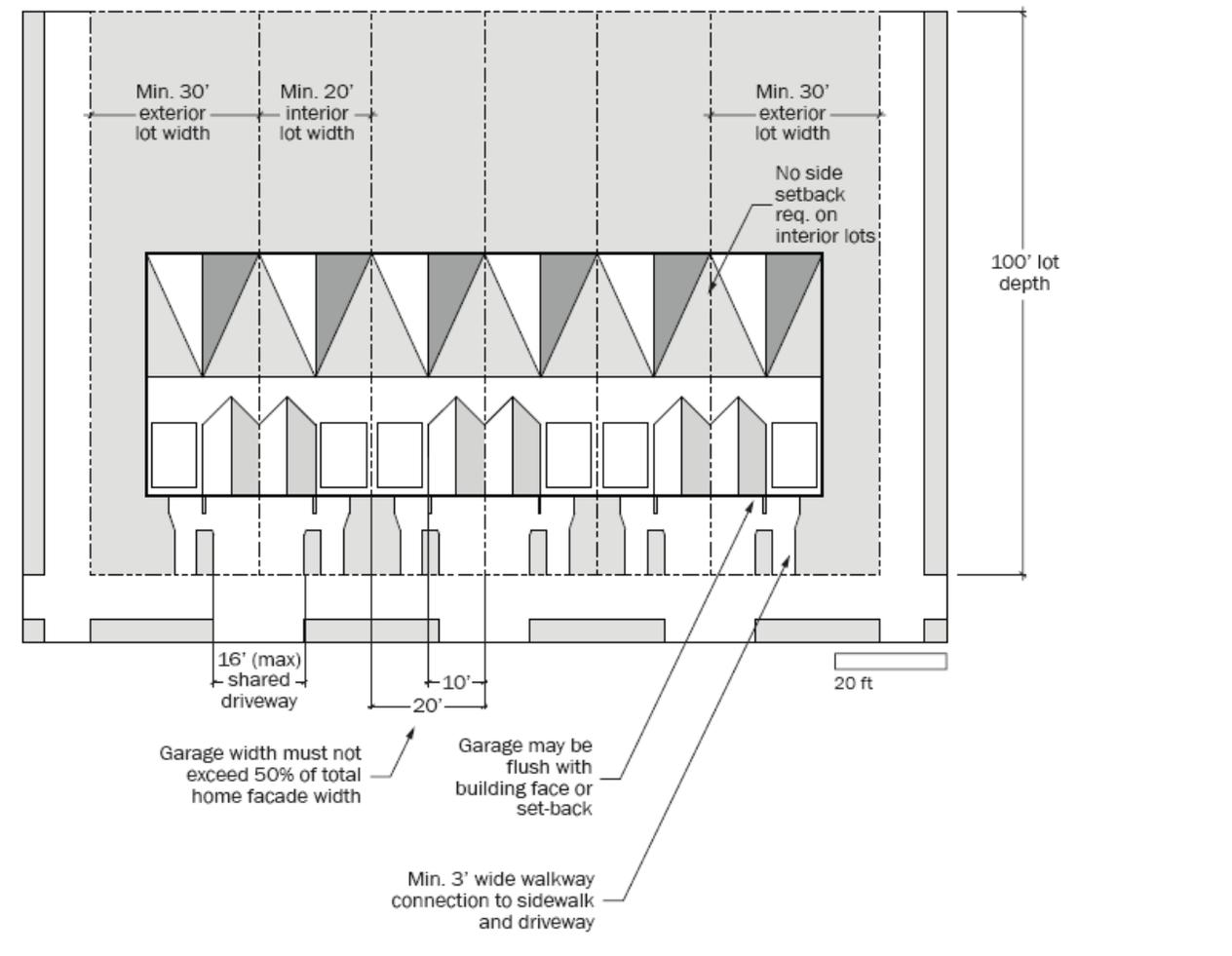


Figure X: Single attached development building standards

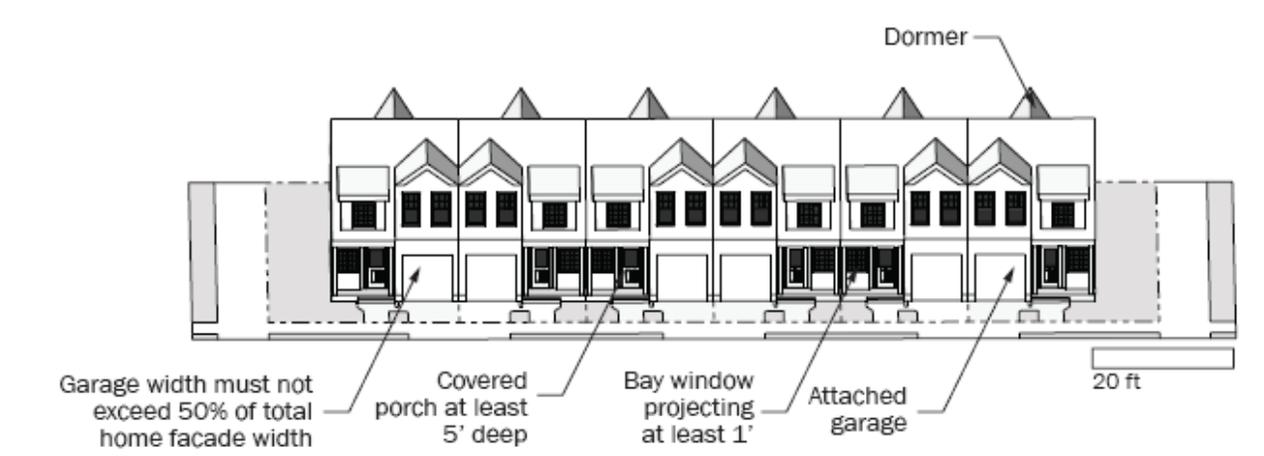


Figure X: Single attached development examples



22.720 Accessory Dwelling Unit Standards [NEW SECTION]

22.721 Purpose. These standards are intended to support the provision of affordable and decent housing while providing homeowners with alternative financial resources, thereby encouraging maintenance of existing housing stock. It is the intent of this section that development of accessory dwelling units not diminish the single-family character of a neighborhood and that any single-family residence containing an accessory dwelling maintain the appearance of a single-family dwelling as viewed from the street.

22.725 Creation of an accessory dwelling unit. An accessory dwelling unit may only be created on a lot with one single-family detached dwelling through one of the following methods:

- (1) Conversion of existing space in one of two ways:
 - (a) Conversion of attached space (for example, attached garage, basement or attic)
 - (b) Conversion of detached space (for example, detached garage or storage shed).
- (2) Addition of new space in one of two ways:
 - (c) Addition of a new unit attached to a single-family dwelling.
 - (d) Addition of a new, detached unit (this includes accessory dwelling units added to a detached garage, either on the second story or same level).

22.727 Applicability. The standards in this section apply to all new accessory dwelling units.

22.730 Density exemption. Accessory dwelling units are exempt from the residential density standards of this code.

22.732 Development and design standards.

- (1) Standards for all accessory dwelling units:
 - (a) No more than one accessory dwelling unit per lot is permitted.
 - (b) No portion of an existing building that encroaches within a required yard setback may be converted to or used as an accessory dwelling unit.
 - (c) Building design standards:
 - i. The size of the accessory dwelling unit shall not exceed 800 square feet.
 - ii. Exterior access to an attached accessory dwelling unit shall be located in side or rear yards or by means of the existing main entrance or front-facing basement entrance.
 - iii. Exterior finish materials shall visually match in type, size and placement, the exterior finish materials of the primary dwelling.
 - iv. The roof pitch shall be the same as the predominant roof pitch of the primary dwelling.
 - v. If the street-facing façade of the accessory dwelling unit is visible from the street, windows shall match, in proportion and orientation, the windows of the primary dwelling.
 - vi. If the primary dwelling has eaves, the accessory dwelling must have eaves that project the same distance from the building. If the primary dwelling does not have eaves, no eaves are required on the accessory dwelling unit.
 - vii. Fire escapes or exterior stairs for access to an attached upper level accessory dwelling unit shall not be located on the front of the primary dwelling.
- (2) Additional standards for detached accessory dwelling units. The following additional standards apply only to conversion of an existing detached space or creation of a new detached unit.
 - (a) The accessory dwelling unit shall be located at least six feet behind the primary dwelling, unless the accessory dwelling unit is in an existing detached space that does not meet this standard.
 - (b) The height of the accessory dwelling unit shall not exceed 1.5 stories or 18 feet, whichever is less.
 - (c) The building footprint of the accessory dwelling unit shall not be larger than the footprint of the primary dwelling.

22.735 Approval criteria. Applications for accessory dwelling units must meet the following criteria.

- (1) The applicant must demonstrate that the accessory dwelling unit complies with all development and design standards in 22.732 above.
- (2) The applicant must demonstrate the proposed modifications comply with applicable building and fire safety codes.
- (3) Ownership and Tenancy. Either the primary residence or the accessory dwelling unit must be occupied by the property owner. Proof of owner-occupancy shall be made annually in accordance with a procedure and submittal requirements established by the Planning Director. Ownership of the accessory units shall not be subdivided or otherwise separated from ownership of the primary residence.
- (4) Business License Required. A business license is required for operation of rental property, pursuant to [city will provide appropriate reference here].

Figure X: Detached ADU site standards

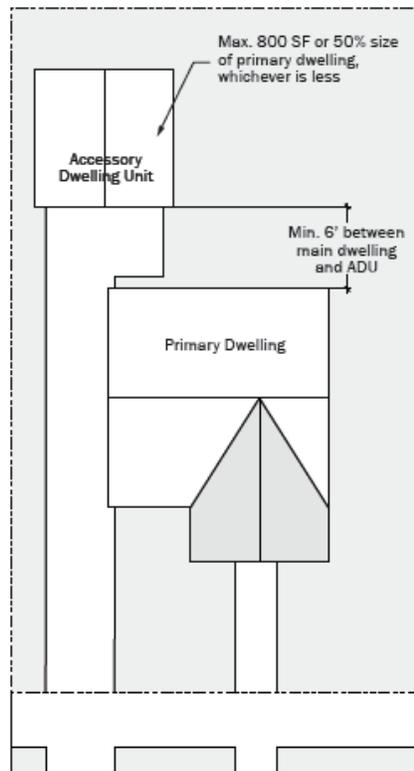


Figure X: Examples of detached and attached ADUs



DRAFT CODE AMENDMENTS - ARTICLE 25: PARKING AND LOADING STANDARDS

Recommended amendments to Article 25 are intended to implement the following:

- 7. **Parking reductions:** Reduce the minimum parking requirements, facilitate shared parking and allow on-street parking to count towards minimum requirements.

[Note: The recommended parking requirements were taken from the Model Code².]

Draft 3 Revisions: None

Article 25: Parking and Loading Standards

25.030 General Provisions

25.031 Applicability

(8) In the case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements for the various uses, unless joint use of parking facilities can be established consistent with Section 25.032(3).

(9) ~~Parking spaces in a public right-of-way shall not be counted as fulfilling any part of the parking requirements.~~

25.032 Location of Parking and Loading Facilities.

(1) Residential. All off-street parking facilities for residential uses shall be located on the same lot as the use or an abutting lot on a parcel or tract owned in common by all the owners of the properties that will use the parking area. If parking is provided on a separate ~~an abutting~~ lot, an easement or shared parking agreement shall be recorded allowing use of the parking.

(2) Other Uses. For uses other than residences, parking spaces shall be located on the same parcel or on another parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building or use. Where parking is located on a parcel not owned by the applicant, a lease or other evidence of agreement shall be submitted to the Director that the use of the facilities are is exclusively for the applicant. On-street parking may be counted toward the minimum parking requirements when it is on the block face abutting the subject use. On-street parking counted toward the minimum requirement shall remain open and available to the public.

~~24.040~~ **25.040 Off-Street Parking and Loading Requirements by Use**

25.042 Parking facilities

Land Use	Off-Street Parking Requirements
(1) Residential Uses	
(a) Studio and one bedroom dwelling unit	1.00 space per dwelling unit.
(b) Two bedroom dwelling units	1.50 spaces per dwelling unit.
(c) Three and four bedroom dwelling units	2.00 spaces per dwelling unit.
(d) Five or more bedrooms	3.00 spaces per dwelling unit.
(e) For projects not providing on street parking add:	0.20 space per dwelling unit (guest).

² Model Development Code & User's Guide for Small Cities, Draft #4 – 3rd Edition, Oregon Transportation and Growth Management Program, April 2012 (unless an earlier version is specified).

	<u>2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b).</u>
(d) Medical or dental:	One space per 250 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(e) Other office buildings, business and professional offices:	One space for every 400 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(f) Pharmacies:	One space for each 150 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(g) Establishments for the sale and consumption on the premises of food and beverages <u>(restaurants and bars):</u> Restaurant or tavern — Restaurant with separate tavern	10 spaces per 1,000 sq. ft. of gross floor area. 15 spaces per 1,000 sq. ft. of gross floor area. <u>5 spaces per 1,000 sq. ft. of gross floor area</u>

DRAFT CODE AMENDMENTS – ARTICLE 30: DEFINITIONS

The recommended amendments in this section are intended to help implement the following measures:

2. **Single-family Attached Housing:** Revise definition
6. **Cottage Development:** Add definition and delete the term “cluster” from the list of terms that are not considered building types.
10. **Accessory dwelling unit (ADU) standards:** Add definition
13. **Terminology:** A discussion regarding terminology can be found at the end of this section.

Article 30: Definitions

30.020 Definitions

Building Types: The description of buildings according to their placement and arrangement on a site or sites as follows:

(2) Residential - That group of building types comprising the following:

(a) Single Detached-One: One dwelling unit, freestanding and structurally separated from any other dwelling unit or buildings, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(b) Single Detached-Two: Two dwelling units located on the same lot that are not attached in any manner. (See Concept Sketch 30-Building Types.)

(c) Duplex: Two dwelling units placed so that some structural parts are in common and are located on a single lot or development site. (See Concept Sketch 30-Building Types.)

(d) Single Attached: Two or more dwelling units attached side-by-side with some structural parts in common at a common property line. (See Concept Sketch 30-Building Types.)

(e) Multi-Dwelling: A structure or complex of structures containing at least three dwelling units in any vertical or horizontal arrangement, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(f) Accessory Dwelling Unit (ADU): A second dwelling unit created on a lot with a primary single-family detached house. The second unit is created auxiliary to, and is always smaller than the primary house. The ADU includes its own independent living facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more people, independent of the primary dwelling unit. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside.

(g) Cottage Development: A grouping of four to twelve small, single family dwelling units clustered around a common open space area and developed with a coherent plan for the entire site. Cottage units may have other shared amenities. The shared common area and coordinated design may allow densities that are somewhat higher than typical in single family neighborhoods possible while minimizing impacts on adjacent residential areas.

Family: Any of the following:

- (1) An individual or group of persons not to exceed fifteen in number, related by blood, marriage or adoption;

(2) An individual or group of disabled persons, not to exceed fifteen in number.

(3) An individual or a group of not more than five persons (excluding servants) who need not be related by blood, marriage or adoption, living together in a dwelling unit. A group of six to fifteen unrelated persons may qualify as a "family" under this definition if the group:

(a) Shares the entire house.

(b) Lives and cooks together as a single housekeeping unit.

(c) Shares expenses for food, rent or mortgage, utilities or other household expenses, and

(d) Is permanent and stable (e.g., all parties have long-term leases or ownership interest in the property).

[Note: The definition of family should be reviewed with legal council]

Group Quarters: The residential occupancy of living units by groups of ~~more than five~~ of persons who do not meet the definition of "family" are not all related by blood, marriage or adoption, and where the communal kitchen and/or dining facilities are provided. Residential facilities are defined separately and are not included as group quarters.

(3) The following commonly used terms are not considered building types for purposes of this

Code:

~~(a) Cluster~~

(b) Condominium

(c) Townhouse

(d) Apartment

Terminology. Because the issue of terminology for residential building types was raised after the Final Evaluation Report was drafted, a brief discussion is included here.

Per comments from the Planning Commission, terminology used in the code should be consistent with common real-estate and financing terms to the extent practicable to avoid barriers to financing. Some development types (condominiums and developments with shared common space, for example) have real-estate disclosure requirements per the Oregon Revised Statutes.

Existing terminology is shown in the text box above. Terms that are not used in Grants Pass code but are commonly used in other jurisdictions and are regulated by the Oregon Residential Specialty Code (ORSC) include townhouse and rowhouse.

- Townhouse: Single-family dwelling unit in a group of three or more attached units. Each unit extends from foundation to roof and has yard or public way on at least two sides. All units are on the same lot. Per the Oregon Residential Specialty Code (ORSC), townhomes are considered separate buildings and must have a fire wall
- Rowhouse: A rowhouse is a single family unit constructed in a row of attached units separated by property lines. Rowhouses have a different set of building code standards per the ORSC.

It is unclear which development types were being referenced in the Planning Commission discussion, and what conflicts have occurred in the past that may need to be addressed. It's also unclear if the city's building code conflicts with the development code in terms of residential

building type naming or definitions. Further clarification from the city will be needed in order to draft recommended code amendments.