

**Date:** 29 April 2021  
**Subject:** Gresham Middle Housing – Code Outline and Summary of Amendments  
**To:** Mary Phillips, City of Gresham  
**From:** Marcy McInelly AIA, Urbsworks, Inc.

PLANNING COMMISSION #4 HANDOUT | OUTLINE OF CODE AMENDMENTS

This memo outlines the changes anticipated to be included in the Middle Housing development code update to comply with House Bill 2001 (HB 2001).

**Gresham Development Code sections that will be amended to comply with HB 2001**

Acronyms:

GCDC Gresham Community Development Code (Volume 3 is the Code of the Community Development Plan and are designated the "Gresham Community Development Code," or "code" or "Community Development Code," or "GCDC.")

LCMC Large City Model Code

Article / Sub-article	Proposed amendments
3 General terms	
Article 3, General Terms amendments affect 3.0103 General Terms and Definitions, 3.0200 (Land Use Classifications), and 3.0210 (Residential Classifications)	
3.0103	Amendments to these sections include: <ul style="list-style-type: none"> <li>· Coordinate definitions and terms with a new section in land uses that clarifies that housing types are not land uses.</li> <li>· Strike use of the term single family. Limit definitions to residential structure types only, i.e., attached, detached single or multidwelling.</li> <li>· These classifications confuse <i>land use</i> and <i>residential structure type</i>, and those two characteristics should be listed separately. In addition, the residential classifications do not line up with HB 2001 definitions.</li> <li>· This classification system does not permit flexibility in units being detached or attached in order to respond to different neighborhood contexts and site conditions.</li> <li>· Add definition of middle housing and definitions of the middle housing types per HB 2001.</li> </ul>

Article / Sub-article	Proposed amendments
4 – Land Use Districts and Plan Districts	
4.0100 Sections (Residential Land Use Districts) include amendments to 4.0110 Low Density Residential-5 (LDR-5), 4.0111 Low Density Residential-7 (LDR-7), 4.0112 Transit Low Density Residential (TLDR), 4.0113 Transition Residential (TR), 4.0114 Moderate Density Residential-12 (MDR-12) , and 4.0116 Office / Residential (OFR)	

Article / Sub-article	Proposed amendments
4 – Land Use Districts and Plan Districts	
4.0100 – Residential Land Use Districts	HB 2001 compliance: Amendments to these sections consist of making GCDC terms and definitions consistent with HB 2001 housing types, including deleting reference to “single family.”
4.0120 – Permitted Uses	HB 2001 compliance: Required changes to this section include deletion of references to residential structure types in the land use table. Since all HB 2001-required housing types are permitted, depending on lot size of the base zone, an overview table which lists out <i>housing types by zone</i> is recommended (see Table 1: Housing Types Table). The table would appear in a subsection separate from Land Uses.
4.0130 – Residential Land Use District Standards	<p>Minor revisions are needed to Table 4.0130: Development Requirements For Residential Land Use Districts contains standards for all the Residential Land Use Districts that are affected by HB 2001 (LDR-5, LDR-7, TLDR, TR, MDR-12, and OFR).</p> <p>Certain standards cannot apply to Cottage Clusters, such as Minimum Net Density and Maximum Net Density.</p> <p>Group standards which apply to all housing types into a universal table, similar to the universal setback standards table for all categories (Table 4.0130(E)). The table would include height and height transition standards.</p> <p>Certain Safe Neighborhood Design Performance Standards (N), Section 4.0132 (D) and Infill Development Standards (P), Section 4.0138 would be handled for all housing, see Amendments to Site Standards and Design Standards.</p>
4.0131– Additional Standards for LDR-5 and LDR-7, and TLDR zones	Revisions are needed to <i>Additional Standards for Density Calculations</i> in LDR-5 and LDR-7 zones, since Cottage Clusters are exempt from density standards, and revisions will reconcile methods for density calculations with new housing types and potential densities.
4.0132 – Additional Standards for LDR-5, LDR-7, TR, and TLDR zones	Revisions are needed to <i>maximum number of units per lot in LDR-5 and LDR-7 zones</i> , since Cottage Clusters are subject to different maximum number of lots standards, based on required open space.
4.0134 – Standards for Residential Districts other than LDR-5, LDR-7, TLDR, and TR	Standards in this section will be checked for consistency with HB 2001 amendments elsewhere, specifically for MDR-12 (Lots of record less than 10,000 square feet), and for OFR (lots of record less than 7,200 square feet).
4.1035 – Single Family and Duplex Construction on a Lot	Standards in this section need to be checked for consistency with HB 2001. This section clarifies review procedures that apply in certain land division situations, such as on lots in approved land division where infrastructure was constructed to city standards in effect when land division was approved.
4.0136 – Manufactured Dwelling Requirements	Standards in this section need to be checked for consistency with HB 2001.

Article / Sub-article	Proposed amendments
4 – Land Use Districts and Plan Districts	
4.0138 – Residential Compatibility Standards for LDR-5, LDR-7, TLDR, and TR	Clarify those standards in this section that cannot apply to certain HB 2001 required housing types, such as Cottage Clusters; reconcile how standards in this section will apply to Townhouses. Reconciliation will take into account whether the LCMC or current GCDC standards are proposed to be used for certain housing types (see Table 2: Amendments to Site Standards and Design Standards).
4.0139 – Large Lot Subdivision Option for LDR-5 and LDR07	Clarify how these standards and lot size minimums (average lot size in a subdivision within the 8,000 sq. ft. to 14,000 sq. ft. range in LDR-5 or LDR-7) apply to various HB 2001 required housing types. Clarify which standards in this section cannot apply to certain HB 2001 required housing types, such as Cottage Clusters; reconcile how standards in this section will apply to Townhouses.
4.0140 (Solar Energy Standards for Residential Uses), 4.0141 (Wind Energy Standards), 4.0142 (Biomass Energy Standards), 4.0143 (Geothermal Energy Standards), 4.0144 (Micro-Hydro Energy Standards)	Check applicability and ensure there are no issues. These sections govern energy systems type, height, and setbacks / yards, and apply to HB-2001 applicable zones: LDR-5, LDR-7, TLDR, and TR; also, MDR-12, OFR.
4.0400 – Corridor Districts 4.0412 Corridor Multi-Family (CMF)	Amend Land Use Districts Characteristics to be consistent with HB 2001 terminology; delete reference to “single family.”  Amendments are similar to those listed for single dwelling zones  These amendments only apply to areas that currently permits Single Family Detached, so this only applies to Corridor Multi-Family (CMF) lots with frontage on NE Glisan and NE 162 <sup>nd</sup> Avenue corridors.
4.1000 – Plan Districts	Amendments apply to DRL-1 (Downtown Residential Low-Rise), DRL-2 (Downtown Residential Low-Rise-2), LDR-PV (Low Density Residential - Pleasant Valley), MDR-PV (Medium-Density Residential - Pleasant Valley), VLDR-SW (Very Low Density Residential - Spring Water), LDR-SW (Low Density Residential - Spring Water), HR-SW (Townhouse Residential - Spring Water). Amend Land Use Districts Characteristics to be consistent with HB 2001 terminology; delete reference to “single family.” Other amendments are similar to those listed for single dwelling zones.

Article / Sub-article	Proposed amendments
Article 5 – Overlay Districts	
5.0100 - Floodplain Overlay District 5.0200 - Hillside and Geologic Risk Overlay 5.0500 - Open Space Overlay District 5.0600 - Gresham Butte Scenic View Overlay District 5.0700 - Natural Resource Overlay	Clarify which standards in these sections apply to certain HB 2001 required housing types, and where certain overlays prohibit certain middle housing type uses.

Article / Sub-article	Proposed amendments
6 - Land Divisions	
Article 6 - Land Divisions	Check applicability and ensure there are no issues.

Article / Sub-article	Proposed amendments
Other sections	
8.0100 – Special Use Review, 8.0110 – Special Use Review, Type II Procedure	Amendments are needed to ensure that middle housing types are permitted with the same processes used to permit detached single dwellings.
9.0800 – Parking	Amend to meet new HB 2001 standards for off-street parking
11.0100 (Development Permit Requirements), 11.0200 (Initiation And Classification Of Applications)	Amendments are needed to ensure that middle housing types are permitted with the same processes used to permit detached single dwellings. These include modifications to exclusions.

EXAMPLES

**Table 1: Housing Types Table**

A housing type is not a use category. It describes a type of development that can contain a Residential Use.

Housing types table	LDR-5	LDR-7	TLDR	TR	MDR-12	OFR	CMF
<b>Housing types permitted</b> Font style denotes: <i>Amended housing type name</i>   <del>old name</del>   optional name							
<i>Single dwelling detached</i> <del>Single-Family Detached Dwelling</del>							
<i>Attached or Detached Dwellings on a Single Lot, Two [Duplex]</i>							
<i>Single dwelling attached</i> <del>Single-Family Attached Dwellings</del>							
<i>Attached or Detached Dwellings on a Single Lot, Three [Triplex]</i>							
<i>Attached or Detached Dwellings on a Single Lot, Four [Quadplex]</i>							
<i>Dwelling, accessory</i>							

EXAMPLE

<b>LEGEND</b>	Permitted	Not permitted
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**Table 2: Amendments to Site Standards and Design Standards**

<p>All sections affected by amendments will incorporate updated site standards and design standards. The drafting of site and design standards amendments consists of the following steps:</p> <ul style="list-style-type: none"> <li>· Compare the OAR Section 660 Division 46 Standards and/or Large City Model Code (LCMC) standards against any current standards contained within the Gresham Development Code (GDCD). Many of the standards within the GDCD apply to duplex or other multidwelling structures.</li> <li>· Recommend which standards should be applied. Generally, LCMC standards can be applied exclusively to HB 2001-required housing types, while Gresham-customized standards (which meet OAR benchmarks) must apply to single detached dwellings and all HB 2001-required types in the same zone district.</li> <li>· Draft the recommended amendments.</li> </ul>	
Site Standards	Design Standards
<p>Setbacks/building separation</p> <p>FAR</p> <p>Lot coverage</p> <p>Height</p> <p>Attached or detached building forms</p> <p>Allowing individual units on individual lots (cottage cluster)</p> <p>Number of units on a lot (duplex, triplex, quadplex)</p> <p>Off-street parking</p> <p>On-street parking credit</p> <p>Minimum street frontage</p>	<p>Entry orientation</p> <p>Window coverage</p> <p>Garage/parking location and width</p> <p>Driveway approach (including width of curb cut)</p> <p>Townhouse unit definition</p> <p>Cottage cluster orientation/courtyard design</p> <p>Private open space/common open space</p> <p>Pedestrian connections</p> <p>Buffers/screening</p>