

ATTACHMENT 1 | DRAFT DESIGN STANDARDS

Table 1: LCMC compared to Gresham standard (duplex, triplex, quadplex)

Gresham Desired Standard	Large City Model Code option	Gresham option		
		Existing Gresham Standard	Recommendation	Notes
<p>Entry Orientation</p> <p>Entrances are visible from the street or common areas</p>	<p>At least one main entrance for each triplex or quadplex structure must meet the standards in subsections (a) and (b) below.</p> <p>a. The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and</p> <p>b. The entrance must either:</p> <ul style="list-style-type: none"> i. Face the street (see Figure 13); ii. Be at an angle of up to 45 degrees from the street (see Figure 14); iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides (see Figure 15); or iv. Open onto a porch (see Figure 16). The porch must: <ul style="list-style-type: none"> (A) Be at least 25 square feet in area; and (B) Have at least one entrance facing the street or have a roof. 	<p>Duplex Standards:</p> <ul style="list-style-type: none"> · Except for dwellings on the flag portion of flag lots, the front door shall be oriented toward the street which the dwelling faces. <p>Single Family Attached Standards:</p> <p>E. Building Orientation</p> <ul style="list-style-type: none"> · Any building abutting a public street right-of-way shall be oriented to the street. The street orientation standard is met when the following criterion is satisfied: · The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least 20% of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for attached single-family dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley. · Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit at the corner of the building need be oriented to only one of the streets. · For buildings with a central courtyard space opening to the street, the primary entry or entries for all ground-floor units abutting the street or courtyard shall open directly to the street or onto the courtyard. 	<p><i>The following would also apply to Single Detached Dwellings.</i></p> <p>Except for dwellings not visible from the right-of-way:</p> <ol style="list-style-type: none"> 1. At least one primary entrance per lot must open directly onto the street right-of-way. 2. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit on the corner of the building need be oriented to only one of the streets. 	<ul style="list-style-type: none"> · Only requiring one entry face the street per lot for single detached, duplex, triplex, and quadplex helps reduce perceived density while maintaining a neighborhood feel. <p>For PC consideration:</p> <ul style="list-style-type: none"> · Consider if all ground floor units fronting the street should be required have an entry from the street?

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<p>Window Coverage</p> <p>Inviting facades that connect the dwelling to the yard, street, and sidewalk</p>	<p>A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 17.</p>	<p>Duplex:</p> <ul style="list-style-type: none"> · A front facing window that is large enough to see at least 75% of the street frontage is required <p>Single Family Attached:</p> <ul style="list-style-type: none"> · Windows and/or doors utilizing clear glass shall occupy a minimum of 25 percent of the total street-facing facade. · Windows and/or doors utilizing clear glass shall occupy a minimum of 20 percent of the total street facing facade, and 25 percent of the street facing ground floor living units. 	<p><i>The following would also apply to Single Detached Dwellings.</i></p> <p>Windows and/or doors utilizing clear glass and entry doors, excluding garage doors, shall occupy a minimum of 20 percent of the total street-facing facade(s).</p>	<ul style="list-style-type: none"> · Higher 20% standard is preferred to 15% LCMC standard · Applied for total street facing façades, not by individual unit facades when more than one unit faces the street. · Allow entry doors and transparency in other doors to count · Do not allow garage doors to count <p>For PC consideration:</p> <ul style="list-style-type: none"> · Consider facade transparency issues for facades not facing the street. Should there be a small required minimum transparency (or glazing) on facades not facing the street?

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<p>Garage / parking location and width</p> <p>Minimize the dominance of garages and parking areas.</p>	<ul style="list-style-type: none"> Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (a) and (b) of this subsection (C)(4). <ul style="list-style-type: none"> a. The garage or off-street parking area is separated from the street property line by a dwelling; or b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage (see Figure 18). 	<p>Duplex:</p> <ul style="list-style-type: none"> Parking is allowed anywhere on site including the front yard setback however when there is a garage it must be in front of or next to the garage. Garages can be closer to the street than the house. <p>Single Family Attached:</p> <ul style="list-style-type: none"> Exemplary setbacks for Front Façade/Wall: 10 feet Front Porch: 8 feet Garage: 20 feet Garage facades shall not be closer to the street than portions of the unit containing living space. Parking areas located to the side of the building shall be limited to 50 percent of the site's street frontage. Garage Openings. <ul style="list-style-type: none"> a. Attached garages on facades that also include a unit's primary entry shall have a maximum opening width of 50 percent of the unit width. b. Attached garages shall be located at least 4 feet behind the front facade (the facade with the primary entry). 	<p><i>The following would also apply to Single Detached Dwellings.</i></p> <ol style="list-style-type: none"> Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (a) and (b) of this subsection (C)(4). <ul style="list-style-type: none"> a. The garage or off-street parking area is separated from the street property line by a dwelling; or b. The combined width of all garage doors and outdoor on-site parking and maneuvering areas does not exceed a total of 20 ft. or 50 percent of the street frontage, whichever is greater. Attached garages shall be located at least 4 feet behind the front of the façade. <p><u>Garage Openings</u></p> <ul style="list-style-type: none"> Attached garages must meet the following criteria: <ul style="list-style-type: none"> Attached garages on façade that also include a unit's primary entrance may have a maximum opening width of 50 percent of the unit width and shall be located at least 4 feet behind the front of the façade. Dwelling units with alley access must provide access off the alley to attached garages located behind the dwelling. <p><u>Parking Areas</u></p> <ul style="list-style-type: none"> Parking areas located to the side of the building shall be limited to 50 percent of the site's street frontage. 	<ul style="list-style-type: none"> Supports needed parking while minimizing its appearance; combined with requirements for entry and minimum transparency on street facing facades helps to maintain neighborhood feel. Regulating maximum garage opening width (existing Gresham standard) is preferred to regulating width of garages and driveways combined (LCMC standard) <p>For PC consideration:</p> <ul style="list-style-type: none"> Consider setbacks for detached garages, should they follow the accessory structure setbacks or the base district standards?

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<p>Driveway Approach</p> <p>Welcoming and safe pedestrian environment that minimizes curb cuts and creates space for street trees and on street parking</p>	<p>Driveway approaches must comply with the following:</p> <p>a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 19). For lots or parcels with more than one frontage, see subsection (5)(c) of this subsection (C).</p> <p>b. Driveway approaches may be separated when located on a local street (see Figure 19). If approaches are separated, they must meet the jurisdiction’s driveway spacing standards applicable to local streets.</p> <p>c. In addition, lots or parcels with more than one frontage must comply with the following:</p> <ul style="list-style-type: none"> · i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an improved alley (defined as an alley that meets the jurisdiction’s standards for width and pavement), access must be taken from the alley (see Figure 20). · ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the jurisdiction’s access standards applicable to collectors and/or arterials. · iii. Triplexes and quadplexes on lots or parcels with frontages only on local streets may have either: <ul style="list-style-type: none"> ▪ Two driveway approaches not exceeding 32 feet in total width on one frontage; or ▪ One maximum 16-foot-wide driveway approach per frontage (see Figure 21). 	<p>Duplex</p> <ul style="list-style-type: none"> · A. One space per dwelling unit. Each parking space shall be at least 8.5 feet wide by 18 feet deep. · B. Tandem (end-to-end) parking is allowed. · C. A maximum of one required parking space per unit may be located in a driveway in the front or street side yard setback or in the rear yard setback when there is an alley. · D. Driveways shall have minimum width of 10 feet. · E. Curb cuts shall meet all of the requirements contained in Section A5.400. 	<p><i>The following would also apply to Single Detached Dwellings.</i></p> <p>Driveway Approach and On-Site Parking</p> <p><u>1. Curb Cuts</u></p> <p>Curb cuts may be shared for multiple units or developed as individual driveways. Curb cuts may occupy no greater than 34% of the lot frontage, or 28 ft, whichever is less.</p> <p>Driveway approaches and curb cuts must meet all the requirements contained in Section A5.000.</p> <p>2. For lots or parcels abutting an improved alley, access must be taken from the alley.</p> <p><u>1. Driveway Approach</u></p> <p>Driveway approaches may be shared for multiple units or developed as individual driveways. Driveway approaches must meet the following criteria:</p> <ul style="list-style-type: none"> · a. Duplexes, triplexes, and quadplexes may have either: · One driveway with a maximum width of 16-feet per frontage. · Two driveway approaches not to exceed 24 feet in total width, as measured at the property line, on one frontage. · c. If lots or parcels have more than one frontage, they must comply with the following: · Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an improved alley, access must be taken from the alley. · Lots or parcels with frontages on collectors and/or arterial streets must meet applicable access standards. <p><u>3. On-Site Parking</u></p> <ul style="list-style-type: none"> · a. On-site parking spaces for residential uses shall be at least 8.5 feet wide by 18 feet deep. · b. Tandem (end-to-end) parking is allowed for individual units. · c. A maximum of one Uncovered parking spaces may be located in a driveway in the front or street side yard setback and/or in the rear yard setback when there is an alley. 	<ul style="list-style-type: none"> · Limiting curb cuts allows for greatest flexibility while encouraging preserving space for street trees and parking. · For reference the Public Works Standards for residential driveway curb cuts are as follows: min 9 ft., Single Car max: 12 ft. Double car max: 24 ft. Triple Car max: 28 ft. · Address concerns about driveway spacing to permit street trees and on-street parking · Only address parking location, dimensions, and/or design. Number of spaces required to be addressed in other code section. <p>For PC consideration:</p> <ul style="list-style-type: none"> · Gresham Revised Code (8.25.050) also covers private property · Require subdivision to pair driveways to include more on street parking and street trees.

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<p>Private open space/ common open space</p> <p>Useable space to recreate, socialize, and enjoy the benefits of the outdoors</p>	<p>· N/A – no standards</p>	<p>Duplex:</p> <ul style="list-style-type: none"> · 40 ft covered porch or 30 ft second story balcony or deck or 6 extra feet of setback <p>Single Family Attached:</p> <ul style="list-style-type: none"> · Provide 48 square feet of private open space attached and directly accessible from each unit. · 1. Each unit’s private open space must be able to fit a 5-foot by 6-foot rectangle inside of it; and · 3. Balconies that do not meet the dimensional requirements (such as Juliet balconies) are allowed but do not count toward the minimum private open space standard; <ul style="list-style-type: none"> · Provide an attached directly accessible outdoor private space of no less than eighty (80) square feet in area for each dwelling unit. Required outdoor private space may be located at the primary entrance. Where this is the case, the outdoor private space shall not be screened. This required square footage of outdoor private space may also be added and incorporated into the required central courtyard. · Provide shared private open space or spaces including but not limited to courtyards or rooftop decks. Shared private open space at a minimum shall be provided at the rate of 48 square feet per unit up to a maximum of 2,000 square feet for sites 20,000 square feet or fewer or a maximum of 10 percent of the site for sites larger than 20,000 square feet. The minimum size for any private, shared open space to satisfy this requirement shall be 400 square feet. Applicants may voluntarily provide additional shared private open space beyond the maximums in this standard; or · Provide a combination private open space that complies with standards in (a)(1) through (a)(3) and dimensional requirements in (b). If the shared private open space reaches the maximum sizes in (b), the private open space requirement is satisfied. · All or a portion of the required square footage of outdoor private spaces may be added and incorporated into the required shared open space as long as the total outdoor areas provided meet the combined minimum size requirements. · To ensure rear yard privacy, second story and higher rear decks or balconies may not be permitted when the separation between the dwelling unit(s) and a structure on adjoining property is less than 20 feet, or, the structure on the adjoining property is residential, is a rear yard, and is shorter in height (as measured by the # of stories) than the proposed dwelling unit(s). This standard does not apply if the structure on the adjoining property is not residential, is a residential structure of the same height (in stories) as that proposed, is 	<p><i>The following would also apply to Single Detached Dwellings.</i></p> <p>Recommendation:</p> <p>A minimum of 5% of the total lot area shall be included as an outdoor open space meeting one the following conditions:</p> <ul style="list-style-type: none"> · An attached and directly accessible covered porch/balcony with railing, 64 sq. ft. or larger. The minimum dimensions of the porch/balcony shall be 6 feet in each direction; · An attached and directly accessible yard space of 100 sq. ft. or larger with minimum dimensions of 8 feet in each direction; or · A combination of spaces meeting either of the above. <p>Open spaces shall include 2 trees per lot (1 if lot is under 3,000 s.f.). Trees shall be selected from the approved parking lot tree list or the or the small space tree list.</p>	<ul style="list-style-type: none"> · Yard space was a clear priority in the public survey feedback. Standards cannot be scaled per unit so a minimum open space per lot size requirement that is structured to be able to be divided up for multiple units as applicable/desired is proposed. · Tree requirements are a simplification of existing PV requirement. <p>For PC consideration:</p> <ul style="list-style-type: none"> · Retaining, removing, expanding, or modifying flag lot buffers (9.0110(H). Development of new residential structures on flag lots shall provide a landscaped area around the perimeter of the flag portion of the flag lot. The flag pole and lot lines that are internal to the original land division that created the flag lot, or adjacent to an alley, are exempt from this requirement.)

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		<p>a residential yard other than the rear, or, a proposed deck or balcony would not be any higher in elevation than an existing deck or balcony on the abutting residential structure, or can be recessed or designed so that the deck or balcony will not directly overlook yard areas of abutting residential units.</p> <p>Innovative Housing:</p> <ul style="list-style-type: none"> · For each unit in a demonstration project, a minimum of 400 square feet shall be allocated to common open space, except in DRL-1 or DRL-2, where a minimum of 200 square feet per unit shall be allocated to common open space. · Open space shall be bordered on at least two sides by housing units. · The minimum dimensions for any shared open space shall be 20 feet in length and width. 		
<p>Pedestrian connections</p> <p>Network of connected pedestrian walkways for safe and enjoyable experience</p>	<p>No standards for triplex/quadplex.</p> <p>Relevant cottage cluster pedestrian access standard:</p> <p>a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:</p> <ul style="list-style-type: none"> i. The common courtyard; ii. Shared parking areas; iii. Community buildings; and iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks. <p>b. The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.</p>	<p>Duplex:</p> <ul style="list-style-type: none"> · Walkway at least 3 feet wide from the street to the front door (may be contiguous to or separate from the driveway). <p>Single Family Attached:</p> <ul style="list-style-type: none"> · The on-site pedestrian circulation system shall consist of hard surfaced, minimum 5-foot wide walks. A 7-foot walk shall be provided when the walk abuts shared motor vehicle parking spaces unless wheel stops are used to ensure a minimum 5-foot wide, clear walk. · Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards. · Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material different and visually contrasting from the pavement material in the auto area. · The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints. · The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code. 	<p>For single detached dwellings, duplexes, triplexes, and quadplexes, continuous pedestrian circulation shall be provided which connects primary entries, parking areas, and the public right of way or sidewalk. It shall be hard-surfaced and a minimum 3 ft. wide.</p>	<ul style="list-style-type: none"> · Cannot require pedestrian connections from the street to every entry since it scales with units, would access with shared pedestrian path <p>For PC consideration:</p> <ul style="list-style-type: none"> · Widening pedestrian walkways to 4 feet in width (this is the model code requirement, however creates 25% more impervious surface area.)