

Date: 02 June 2021
Subject: Gresham Middle Housing – Draft Code Amendments, Article 4
To: Mary Phillips, Sarale Hickson, City of Gresham
From: Marcy McInelly AIA, Urbsworks, Inc.

GRESHAM | PROPOSED AMENDMENTS FOR HB2001 COMPLIANCE

Below are the proposed amendments for Article 4 required for compliance with House Bill 2001.

Article 4 Land Use Districts and Plan Districts, Amendments

Article 4 Land Use Districts and Plan Districts Section 4.0100 Residential Land Use Districts is amended as follows:

Proposed Text Amendment	Commentary
<p>4.0110 Low Density Residential-5 (LDR-5)</p> <p>The Low Density Residential-5 District is primarily intended for <u>residential uses including single detached dwellings, manufactured homes, duplexes, triplexes, quadplexes, townhouses, and cottage clusters</u> single family detached dwellings and manufactured homes at a maximum net density of 8.71 units per acre. For all subdivisions, and for those partitions of parent parcels greater than 20,000 square feet, a minimum net density of 6.22 units per acre is required.</p>	
<p>4.0111 Low Density Residential-7 (LDR-7)</p> <p>The Low Density Residential-7 District is primarily intended for <u>residential uses including single detached dwellings, manufactured homes, duplexes, triplexes, quadplexes, townhouses, and cottage clusters</u> single family detached dwellings and manufactured homes at a maximum net density of 6.22 units per acre. For all subdivisions, and for those partitions of parent parcels greater than 20,000 square feet, a minimum net density of 4.35 units per acre is required.</p>	<p><i>Amend Land Use District Characteristics to be consistent with HB 2001 terminology; delete reference to "single family."</i></p> <p><i>Amend to clarify that density maximums do not apply to duplexes, quadplexes, triplexes, or cottage clusters; clarify that townhouses have a maximum density of 25 dwelling units per acre; clarify that cottage clusters have minimum density requirement of 4 dwelling units per acre and are exempt from density maximums.</i></p>
<p>4.0112 Transit Low Density Residential (TLDR)</p> <p>The Transit Low Density Residential District designation is applied primarily to existing low-density residential neighborhoods within close proximity of light rail and/or bus transit service and is intended for <u>residential uses including single detached dwellings, manufactured homes, duplexes, triplexes, quadplexes, townhouses, and cottage clusters</u> single family detached and attached dwellings, manufactured homes, and duplexes at a maximum net density of 20 units per acre. For all subdivisions, and for those partitions of parent parcels greater than 13,000 square feet, a minimum net density of 10 units per acre is required. This district is intended to continue as a lower-density neighborhood, with detached single-family housing on small lots. Manufactured dwelling parks are allowed at a maximum net density of 14 units per acre and a minimum net density of 7 units per acre.</p>	<p><i>Either delete reference to minimum or maximum densities in this section or clarify which housing types which subject and which are exempt.</i></p>

<p>4.0113 Transition Residential (TR)</p> <p>The Transition Residential District designation is intended for a mix of residential uses including single detached dwellings, manufactured homes, duplexes, triplexes, quadplexes, townhouses, and cottage clusters single family detached, single family attached and duplex housing. It is applied primarily to locations between more intense land use districts (such as those that allow multi-dwelling family residential and commercial uses) and less intense land use districts such as LDR-5 and LDR-7. TR provides a transition between these intensities while providing for a variety of housing types. The residential net density is 6.22 to 14.52 or 18.15 units per acre, depending on site size.</p>	
<p>4.0114 Moderate Density Residential-12 (MDR-12)</p> <p>The Moderate Density Residential District-12 is primarily intended for attached housing at a maximum net density of 12.1 units per acre and manufactured dwelling parks at a maximum net density of 8.71 units per acre. Manufactured dwelling parks shall be designed in conformance with standards and procedures of the Oregon Department of Consumer and Business Services, Building Codes Division as contained in Oregon Administrative Rules Chapter 918 Div. 600. Where standards of OAR 918-600 conflict with the following standards, the more restrictive standard shall apply.</p>	
<p>4.0116 Office / Residential (OFR)</p> <p>The Office/Residential District is primarily intended for business offices, professional clinics and attached housing at a minimum net density of 8.71 units per acre and a maximum net density of 12.1 units per acre.</p>	

Article 4 Land Use Districts and Plan Districts Section 4.0120 Permitted Uses is amended as follows:

Proposed Text Amendment	Commentary
<p>Table 4.0120</p>	<p><i>Update table to include HB defined housing types (triplex, quadplex, townhouse, cottage cluster). Remove reference to "single family" and "single-family attached dwelling."</i></p> <p><i>Permit HB defined housing types in LDR-5, LDR-7, TLDR, TR, MDR-12, and OFR.</i></p>

Article 4 Land Use Districts and Plan Districts Section 4.0130 Residential Land Use District Standards is amended as follows:

Proposed Text Amendment	Commentary
<p>Table 4.0130 <u>See below for revised table to be amended</u> Table 4.0130 (E) <u>See below for revised table to be amended</u></p>	<p><i>Update table for all Residential Land Use Districts affected by HB 2001 (LDR-5, LDR-7, TLDR, TR, MDR-12, and OFR).</i></p> <p><i>Certain standards cannot apply as they are not applied to single detached dwellings in the same zone.</i></p>

Table 4.0130: Development Requirements for Residential Land Use Districts

	LDR-5¹	LDR-7¹	TLDR	TR	MDR-12	MDR-24	OFR
A. Minimum Site Size	None	None	None, except 20,000 square feet for manufactured dwelling park ²	None	Attached dwellings: 7,200 square feet Manufactured dwelling parks: 20,000 square ft.	11,000 square feet	7,200 square feet
B. Minimum Lot Size:							
Detached single dwelling, duplex, manufactured home:	5,000 square feet	7,000 square feet	None	4,000 square feet	Not Applicable	Not Applicable	Not Applicable
Duplex:	5,000 square feet	7,000 square feet	None	4,000 square feet	Not Applicable	3,600 square feet	Not Applicable
Triplex:	5,000 square feet	7,000 square feet	None	4,000 square feet	5,000 square feet		5,000 square feet
Quadplex:	7,000 square feet	7,000 square feet	None	7,000 square feet	7,000 square feet		7,000 square feet
Townhouse:	None	None	None	None	None	None	None
Cottage Cluster:	7,000 square feet	7,000 square feet	None	7,000 square feet	7,000 square feet		7,000 square feet

C. Density:							
1. Minimum Net Density (See definition of Net Density in Article 3)	6.22 units per acre	4.35 units per acre	10 units per acre Manufactured dwelling park: 7 units per acre	6.22 units per acre	ALL except Manufactured dwelling park: 8.71 units per acre Manufactured dwelling park: 3.78 units per acre	12.1 units per acre ²	8.71 units per acre
2. Maximum Net Density	Single detached dwelling: 8.71 units per acre Townhouse: 25 units per acre Also See Section 4.0131(A) Duplex/Triplex/ Quadplex/ Cottage Cluster: No max	Single detached dwelling: 6.22 units per acre Townhouse: 25 units per acre Also See Section 4.0131(A) Duplex/Triplex/ Quadplex/ Cottage Cluster: No max	Single detached dwelling: 20 units per acre Manufactured dwelling park: 14 units per net acre Townhouse: 25 units per acre Duplex/Triplex/ Quadplex/ Cottage Cluster: No max	Sites less than 1.5 acres: Single detached dwelling: 18.15 units per acre Townhouse: 25 units per acre Sites greater than 1.5 acres: Townhouses: 25 units per acre Duplex/Triplex/ Quadplex/Cottage Cluster: No max	Manufactured dwelling park: 8.71 units per acre Townhouse: 25 units per acre Duplex/Triplex/ Quadplex/Cottage Cluster: No max	24.2 units per acre Also See Section 4.0134(D)	Single detached dwelling: 12.1 units per acre Townhouse: 25 units per acre Duplex/Triplex/ Quadplex/ Cottage Cluster: No max

D. Minimum Lot Dimensions:							
1. Width at building line a. Interior lot	All uses except Townhouse: 35 feet	All uses except Townhouse: 40 feet	All uses except Townhouse: None	All uses except Townhouse: 35 feet.	All uses except Townhouse: 65 feet.	All uses except Townhouse and Duplex: 60 feet.	All uses except Townhouse: 60 feet
	Townhouse: 16 feet	Townhouse: 16 feet	Townhouse: 16 feet	Townhouse: 16 feet	Townhouse: 16 feet	Townhouse and Duplex: 16 feet	Townhouse: 16 feet
b. Corner lot	All uses except Townhouse: 40 feet.	All uses except Townhouse: 40 feet.	All uses except Townhouse: None	All uses except Townhouse: 40 feet.	All uses except Townhouse: 70 feet.	All uses except Townhouse and Duplex: 70 feet.	All uses except Townhouse: 70 feet.
	Townhouse: 20 feet	Townhouse: 20 feet	Townhouse: 20 feet	Townhouse: 20 feet	Townhouse: 20 feet	Townhouse and Duplex: – Abutting an alley - 16 feet; – shared access - 25 feet; – no alley or shared access - 42 feet	Townhouse: 20 feet
2. Depth a. Interior lot	All uses except Townhouse: 70 feet	All uses except Townhouse: 70 feet	None	All uses except Townhouse: 70 feet	All uses except Townhouse: 90 feet	All uses except Townhouse and Duplex: 100 feet	All uses except Townhouse: 100 feet
	Townhouses: 0 feet	Townhouses: 0 feet		Townhouse: 0 feet	Townhouse: 0 feet	Townhouse and Duplex: 0 Feet	Townhouse: 0 feet

<p>b. Corner lot</p>	<p>All uses except Townhouse: 70 feet</p> <p>Townhouses: 0 feet</p>	<p>All uses except Townhouse: 70 feet</p> <p>Townhouses: 0 feet</p>	<p>None</p>	<p>All uses except Townhouse: 70 feet;</p> <p>Townhouses: 0 feet</p>	<p>All uses except Townhouse: 100 feet</p> <p>Townhouses: 0 feet</p>	<p>All uses except Townhouse and Duplex: 100 feet</p> <p>Townhouse and Duplex: 0 Feet</p>	<p>All uses except Townhouse: 100 feet</p> <p>Townhouse: 0 feet</p>
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E. Minimum Yard Setback	See Table 4.0130(E) . See Section 4.0138 for flag lot setback standards.	See Table 4.0130(E) . See Section 4.0138 for flag lot setback standards.	See Table 4.0130(E) . See Section 4.0138 for flag lot setback standards.	See Table 4.0130(E) . See Section 4.0138 for flag lot setback standards.	See Table 4.0130(E)	See Table 4.0130(E)	See Table 4.0130(E)
F. Maximum Building Height	35 feet See Section 10.1100 for shoreline height standards. Cottage Cluster: 25 feet or 2 stories, whichever is greater	35 feet Cottage Cluster: 25 feet or 2 stories, whichever is greater	35 feet Cottage Cluster: 25 feet or 2 stories, whichever is greater	35 feet Cottage Cluster: 25 feet or 2 stories, whichever is greater	35 feet Cottage Cluster: 25 feet or 2 stories, whichever is greater	Townhouses: 35 feet Other attached dwellings: 3 stories or 40 feet. Also see Sec. 4.0134(A) . Cottage Cluster: 25 feet or 2 stories, whichever is greater	35 feet See Section 4.0134(C) . Cottage Cluster: 25 feet or 2 stories, whichever is greater
G. Height Transition	N/A	N/A	N/A	N/A	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.

H. Minimum Street Frontage³	All uses except Townhouse: 35 feet Corner lots: 40 feet Townhouse: none	All uses except Townhouse: 40 feet Townhouse: none	All uses except Townhouse: 35 feet Corner Lots: 40 Townhouse: none	All uses except Townhouse: 35 feet Corner Lots: 40 Townhouse: none	All uses except Townhouse: 45 feet Townhouse: none	Attached dwelling units on a single lot: 45 feet Townhouse: 16 feet Townhouse on a corner lot: varies depending on access	Not Applicable,
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I. Public Facilities. Site and Supplement'ry Requirements	See Section 4.0132(F)	See Section 4.0132(F)	See Section 4.0132(F)	See Section 4.0132(F)	See Section 4.0134(F)	See Section 4.0134(F)	See Section 4.0134(F)
J. Commercial Development	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See Section 4.0134(B)
K. Limited Retail Trade, Retail	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See Section 4.0134(B)
L. Off Street Parking	See Section 9.0800	See Section 9.0800	See Section 9.0800 ⁴	See Section 9.0800	See Section 9.0800	See Section 9.0800	See Section 9.0800
M. Design Standards	See Section 7.0300 and 7.0400 ⁵	Section 7.0300 and 7.0400 ⁵	Section 7.0300 and 7.0400 ⁵	Section 7.0300 and 7.0400 ⁵	Section 7.0100, 7.0300 and 7.0400 ⁶	Section 7.0100	Section 7.0200, 7.0300 and 7.0400 ^{5,7}
N. Buffers	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Sec. 9.0100 ⁴	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100
O. Flag lot Standards	See Section 4.0138	See Section 4.0138	See Section 4.0138	See Section 4.0138	Not Applicable	Not Applicable	Not Applicable

Table 4.0130 Notes:

- ¹ Refer to Section 4.0131(D).
- ² This does not apply to lots of record less than 11,000 square feet in size.
- ³ A reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code.
- ⁴ For manufactured dwelling parks this provision is replaced by the requirements of **Section 7.04XX**
- ⁵ 7.0300 applies to single detached, duplex, triplex and quadplex development. 7.0400 applies to townhomes, cottage clusters and manufactured home parks.
- ⁶ 7.0100 applies to apartments and townhomes except townhomes on lots legally created prior to December 19, 1996. 7.0300 applies to single detached, duplex, triplex and quadplex development. 7.0400 applies to townhomes on lots created since December 19, 1996, cottage clusters and manufactured home parks.

⁷ 7.0200 applies to commercial development. 7.0300 applies to single detached, duplex, triplex and quadplex development. 7.0400 applies to townhomes, cottage clusters and manufactured home parks.

Table 4.0130(E) - Minimum Setbacks in Residential Districts¹

	FRONT			SIDE						REAR	
	Front Facade/ Wall	Front Porch	Garage	Interior Side (Not Zero or Common Wall)	Common Wall (Townhouse Only)	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear/ No Alley	Rear/ With Alley
All Housing Types Except Cottage Clusters and Attached Dwellings on a Single Lot:^{3,4}											
LDR-5²	10 feet	8 feet	20 feet	5 feet	0 feet	6 inches on zero/ 6 feet on other side ⁵ Townhouse:N/A	10 feet	8 feet	20 feet	15 feet	8 feet
LDR-7²	10 feet	8 feet	20 feet	5 feet	0 feet	6 inches on zero/ 6 feet on other side ⁵ Townhouse:N/A	10 feet	8 feet	20 feet	15 feet	8 feet
TLDR²	10 feet	8 feet	20 feet	5 feet	0 feet	6 inches on zero/ 6 feet on other side ⁵ Townhouse:N/A	10 feet	8 feet	20 feet	15 feet	8 feet
TR²	10 feet	8 feet	20 feet	5 feet	0 feet	6 inches on zero/ 6 feet on other side ⁵ Townhouse: N/A	10 feet	8 feet	20 feet	15 feet	8 feet
MDR-12	10 feet	10 feet	20 feet	10 feet	0 feet	NA	20 feet	20 feet	20 feet	15 feet	NA
OFR	10 feet	10 feet	20 feet	10 feet	0 feet	NA	20 feet	20 feet	20 feet	15 feet	NA
MDR-24	10 feet	6 feet	20 feet	5 feet	0 feet	NA	6 feet	6 feet	20 feet	10 feet	8 feet

	FRONT			SIDE						REAR	
	Front Porch	Garage	Interior Side (Not Zero or Common Wall)	Front Porch	Garage	Interior Side (Not Zero or Common Wall)	Front Porch	Garage	Interior Side (Not Zero or Common Wall)	Front Porch	Garage
Cottage Clusters:											
All zones	10 feet	8 feet	NA	10 feet	NA	NA	10 feet	8 feet	20 feet	10 feet	10 feet
Attached Dwellings on a Single Lot: 3, 6, 7, 8											
MDR-12	10 feet ⁹	NA ⁹	NA ^{6, 9}	10 feet	NA	NA	5 feet ⁹	5 feet ⁹	20 feet ⁹	15 feet	15 feet
MDR-24	10 feet ⁹	6 feet ⁹	NA ^{6, 9}	10 feet	NA	NA	5 feet ⁹	5 feet ⁹	20 feet ⁹	15 feet	15 feet
OFR	10 feet ⁹	NA ⁹	NA ^{6, 9}	10 feet	NA	NA	⁹	NA ⁹	NA ⁹	15 feet	15 feet

Table 4.0130(E) Notes:

- 1 In cases where sidewalk access is provided by easement, the setback shall be measured from the easement line closest to the house or garage per Table 4.0130(E).
- 2 See Section 10.0200 for setbacks of detached accessory structures and for setbacks of attached and detached patio covers in LDR-5, LDR-7, TLDR and TR.
- 3 For double-fronted lots, each street frontage shall be considered a front yard in terms of setback requirements (except when one of the frontages is an alley or private accessway, in which case that yard will be the rear).
- 4 The maximum setback for single detached dwellings from the end of a Minor Access Street is 25 feet.
- 5 The Zero Lot Line option may only be employed on a lot designated as a zero lot line lot through a land division approval. See Section 4.0132(A)(3).
- 6 Buffering and Screening Standards of Section 9.0100 may apply.
- 7 Height Transition Standards of Section 9.0600 may apply.
- 8 20 foot minimum distance between major structures on same lot, except for townhouses style apartments on the same lot where zero-foot side setbacks are permitted where a minimum of 10 feet in between major structures (side to side) will be required. Detached carports and detached garages are not major structures. See Section 10.0200 for accessory structure setback standards.
- 9 Maximum front and street-side setbacks apply as provided for the Corridor Multi-Family District in Table 4.0430 and Section 4.0433(B)

Article 4 Land Use Districts and Plan Districts Section 4.0131 Additional Standards for the LDR-5 and LDR-7 Districts is amended as follows:

Proposed Text Amendment	Commentary
<p>A. Density Calculations</p> <p>1. Accessory dwellings are not included in the determination of density nor are dedicated streets or tracts created for non-dwelling unit purposes such as open space tracts, except where transfer of density from the tract to the remainder of the site is allowed by a Special Purpose Overlay District.</p> <p>1. A new lot created with a pre-existing dwelling on it may be excluded from the density calculation only if this new lot is less than 8,400 square feet or if the dwelling sits on a "leftover parcel" as described with Section 4.0132(E).</p> <p>B. Development of a Lot of Record in LDR-5: A lot of record which is less than 5,000 square feet may be developed for all uses permitted in the LDR-5 district when in compliance with the other requirements of the LDR-5 District.</p> <p>C. Development of Duplexes on a Lot Created under standards in effect Prior to December 19, 1996: A lot that was created under standards in effect prior to December 19, 1996, may be developed with a duplex, only if:</p> <p>1. It is 8,000 square feet or more in size and any portion is located within 275 feet of a major arterial or standard arterial street; or</p> <p>2. It is designated on a recorded plat as a duplex lot.</p> <p>D. Development of a Lot of Record in LDR-7: A lot of record which is less than 7,000 square feet may be developed for all uses permitted in the LDR-7 District when in compliance with the other requirements of the LDR-7 District.</p>	<p><i>Explanation of density calculations for accessory dwellings moved to Section 3.0120 definition of "density" and "density, net."</i></p> <p><i>Regarding density calculations as applied to pre-existing dwellings, strike reference to minimum lot size. As written, the provision discourages conversions of existing dwellings to middle housing. Review 6.0014 (Land Division with Leftover Parcels) and the issue of "leftover parcels" and non-conforming lots for compliance with HB 2001. Conditions in that section must be applied equally to single dwellings and middle housing.</i></p> <p><i>Restrictions on duplex development are struck through so duplexes are treated the same as single detached dwellings.</i></p>

Article 4 Land Use Districts and Plan Districts Section 4.0132 Additional Standards for the LDR-5, LDR-7, TR, and TLDR Districts is amended as follows:

Proposed Text Amendment	Commentary
<p>A. Yard Setbacks for Single-Family Detached Dwellings</p> <ol style="list-style-type: none"> 1. Refer to Table 4.0130(E) for setbacks of single family detached dwellings. 2. See Section 10.0200 for yard setback requirements for detached accessory structures and for attached and detached patio and deck covers. 3. Zero lot line special side yard setback conditions: <ol style="list-style-type: none"> a. For an adjacent lot, the yard abutting the 6 inch side shall be a minimum of 6 feet. b. A zero lot line side yard setback shall not be employed where the abutting property is not part of a zero lot line development. When the zero lot line cannot be employed, the structure shall be a minimum of 5 feet from the interior side yard property boundary. c. All side yard setbacks in a zero lot line development shall be clearly indicated on each lot for both the tentative partition or subdivision plan and final partition or subdivision plat. d. A perpetual six foot maintenance and general utility easement shall be provided on the lot adjacent to the zero lot property line. This easement shall be kept clear of structures or any other object which could physically preclude access to areas within the easement for utilities access and for maintenance of the wall on the zero lot line side of the structure. <p>B. Yard Setbacks for Single Family Attached Dwellings. Refer to Table 4.0130(E) and Table 7.0201(M)(3)(a) for setbacks of single family attached dwellings.</p> <p>C. Maximum number of units per lot: No more than one dwelling unit or duplex may be located on a lot except as authorized for those residential uses subject to a Special Use Review pursuant to Section 8.0100 and except as authorized through the Accessory Dwelling provisions of Section 10.0100 of the Community Development Code.</p> <p>D. Safe Neighborhood Design Performance Standards</p>	<p><i>Delete reference to "single family." Delete reference to redundant setback requirements.</i></p> <p><i>Delete maximum number of units per lot to be HB compliant.</i></p> <p><i>Delete reference to Safe Neighborhood Design Performance Standards. All development in LDR-5, LDR-7, TR, and TLDR Districts subject to new design standards in Section 7.0200</i></p>

Article 4 Land Use Districts and Plan Districts Section 4.0134 Standards for Residential Districts other than LDR-5, LDR-7, TR, and TLDR Districts is amended as follows:

Proposed Text Amendment	Commentary
<p>D. Moderate Density Residential District-24: A lot of record which is less than 11,000 square feet may be developed for all uses permitted in this district. Attached dwellings may be developed on a lot of record which is less than 11,000 square feet when in compliance with the following density requirements:</p> <p>1. — Minimum net density — a duplex</p> <p>2. — Maximum net density — 24.2 units per acre</p> <p>E. Office/Residential District: A lot of record which is less than 7,200 square feet may be developed for all uses permitted in this district, except an attached dwelling when in compliance with the other requirements of the Office/Residential District.</p> <p>F. All developments shall also be subject to the applicable requirements of Section 4.0130; Article 9- Common Requirements; and Section A5.000 - Public Facilities; and Section 7.0200 Additional Design Standards.</p>	<p><i>Delete reference to development on lots of record in MDR-24 and OFR limiting attached dwellings. Reference new design standards in Section 7.0200.</i></p>

Article 4 Land Use Districts and Plan Districts Section 4.0135 Standards for Residential Districts other than LDR-5, LDR-7, TR, and TLDR Districts is amended as follows:

Proposed Text Amendment	Commentary
<p>A. The construction of a single family detached dwelling, manufactured home or duplex <u>single detached dwelling, manufactured home, duplex, triplex, quadplex, townhouse, or cottage cluster</u> in an LDR-5, LDR-7, TR or TLDR District, or single family attached dwelling in the TR or TLDR Districts on a lot within an approved land division where sewer lines, water lines, storm drainage facilities, and streets are constructed to the city standards that were in effect when the land division was approved, and (in the case of single family attached dwellings in TR or TLDR) an active design approval is in effect or the land division predated said requirement, shall be reviewed under the Type I procedure to determine if the proposal meets the site development requirements in Standards Section 4.0130 or in the Variation to Development Standards of Section 6.0321 (Planned Development) of the Gresham Community Development Code. The property owner shall still obtain all required permits.</p> <p>B. The construction of a single family detached dwelling, manufactured dwelling, or duplex, triplex, quadplex, townhouse, or cottage cluster dwelling or single family attached dwelling that does not meet the requirements of Subsection (A) shall also be reviewed under the Type I procedure except that this review shall focus on street and utility requirements for new construction as per Section A5.000.</p> <p>C. Except as provided by Section 5.0300, the Manager may approve alterations to existing single family detached dwellings, <u>duplexes, triplexes, quadplexes, townhouses, and cottage clusters</u> under the Type I procedure. The proposal need not comply with Section A5.000 of the Community Development Code. If the application for an alteration is processed with another development permit application, all the standards of the Community Development Code shall apply.</p>	<p><i>Amend to remove additional review process for HB 2001 defined middle housing types. Delete references to "single family."</i></p>

Article 4 Land Use Districts and Plan Districts Section 4.0138 Residential Compatibility Standards for LDR-5, LDR-7, TLDR, and TR is amended as follows:

Proposed Text Amendment	Commentary
4.0138 Residential Compatibility Standards	<i>Amend to not apply these standards to HB 2001 defined housing types (duplexes, triplexes, quadplexes, townhouses, and cottage clusters). Amended design standards in Section 7.0200 to apply instead.</i>

Article 4 Corridor Districts Section 4.0412 Corridor Multi-Family is amended as follows:

Proposed Text Amendment	Commentary
<p>4.0412 Corridor Multi-Family (CMF) This district designation is applied to properties along segments of Transit Streets. The CMF district primarily provides opportunities for moderate-density residential development, including townhouses and multi-dwellings attached dwellings and attached single family dwellings. <u>Duplexes, triplexes, quadplexes, townhouses, and cottage clusters are permitted along the NE Glisan and NE 162nd Avenue corridors.</u> To help create a pleasant pedestrian environment, most new residential buildings will be oriented to public sidewalks, with parking lots behind or beside buildings. Standards will require that the scale of new housing diminish as buildings approach abutting single detached family residential districts.</p> <p>***</p> <p>Table 4.020 Permitted Used in the Corridor Land Use Districts</p> <p>***</p> <p>Table 4.030 Development Requirements for Corridor Districts</p> <p>***</p> <p>4.0431 Lot Size and Dimensions</p> <p>C. Existing lots of record which do not meet the minimum lot size or street frontage standard, or the minimum lot width/depth ratio standard, may be developed with a duplex or two single family attached dwellings, consistent with permitted uses as listed in Table 4.0420. Development permitted under this subsection is exempt from the minimum residential density standard of Table 4.0430.</p> <p>***</p> <p>4.0434 Building Height Maximum building heights are specified in Table 4.0430. Any required building story must contain a habitable floor.</p> <p>C. Heights of single-family attached dwelling buildings are identified in Table 7.0201(L)(3)(g), <u>except in specified area in CMF.</u></p>	<p><i>Delete references to “single family.” Amend to update area where HB 2001 defined middle housing types are allowed (permitted only along the NE Glisan and NE 162nd Avenue corridors).</i></p> <p><i>Amend Permitted Uses table to include HB 2001 defined middle housing types and permit in CMF district as L use with footnote 2 similar to single detached dwellings in SFD district. Continue to permit townhouse and duplex uses with no limitations.</i></p> <p><i>Amend Development Requirements table to refer to 4.0431 (D) via a footnote that addresses different minimum street frontage requirements for duplexes and townhouses only in certain areas of CMF where middle housing is permitted.</i></p>

Article 4 Civic Neighborhood Plan District (Section 4.1200), Pleasant Valley Plan District (Section 4.1400), and Springwater Plan (Section 4.1500) are amended as follows:

Proposed Text Amendment	Commentary
<p>Amendments apply to</p> <p>***</p> <p>Permitted Uses in the Downtown Zone (Table 4.1120)</p> <p>Permitted Uses in the Pleasant Valley District (Table 4.1407)</p> <p>Permitted Uses in the Springwater District (Table 4.1507)</p> <p>***</p> <p>Development Standards Table in the Downtown Zone (Table 4.1130)</p> <p>Development Standards Table in the Pleasant Valley District (Table 4.1408)</p> <p>Development Standards Table in the Springwater District (Table 4.1508)</p> <p>***</p> <p>Design Guidelines and Standards</p>	<p><i>Districts being amended:</i></p> <ul style="list-style-type: none"> · <i>DRL-1 (Downtown Residential Low-Rise)</i> · <i>DRL-2 (Downtown Residential Low-Rise-2)</i> · <i>LDR-PV (Low Density Residential - Pleasant Valley)</i> · <i>MDR-PV (Medium-Density Residential - Pleasant Valley)</i> · <i>VLDR-SW (Very Low Density Residential - Spring Water)</i> · <i>LDR-SW (Low Density Residential - Spring Water)</i> · <i>HR-SW (Townhouse Residential - Spring Water)</i> <p><i>Amendments to Permitted Uses, development and siting standards, and design standards are similar to those listed for single dwelling zones.</i></p> <p><i>Amend Land Use Districts Characteristics to be consistent with HB 2001 terminology; delete reference to "single family."</i></p> <p><i>Amendments to Permitted Uses Table 4.1120, zones DRL-1 and DRL-2</i></p> <p><i>Amendments to Permitted Uses Table 4.1407 (Pleasant Valley District), zones LDR-PV and MDR-PV</i></p> <p><i>Amendments to Permitted Uses Table 4.1507 (Springwater District), zones VLDR-SW and LDR-SW, and HR-SW</i></p> <p><i>Amendments to development and siting standards Table 4.1130 (Downtown District), zones DRL-1 and DRL-2</i></p> <p><i>Amendments to development and siting standards Table 4.1408 (Pleasant Valley District), zones LDR-PV and MDR-PV</i></p> <p><i>Amendments to development and siting standards 4.1508 (Springwater District), zones VLDR-SW and LDR-SW, and HR-SW</i></p> <p><i>Application of design standards are similar to those listed for single dwelling zones.</i></p>