

To: Planning Commission

From: Mary Phillips, Senior Planner
Sarale Hickson, Planner 2

Memo Date: February 20, 2022

Meeting Date: February 28, 2022

Subject: Discussion of Draft Development Code Amendments for the Middle Housing Project

Exhibits: A. Draft Council Bill

Attachments: 1. Draft Tables 4.0120 - 4.0131 – Residential District Permitted Uses and Development Standards.
2. Draft Table 4.1130 – Downtown Development Standards
3. Draft Table 4.1408 – Pleasant Valley Development Standards
4. Draft Table 4.1508 – Springwater Development Standards
5. Draft Table 6.0321 – Standards Allowed for PD Residential Developments
6. Draft Section 6.0500 – Middle Housing Land Divisions
7. Draft Sections 7.0200 - 7.0400 Design Standards
8. Draft Table 9.0111(A) – Buffer Matrix
9. Draft Table 11.0204 - Land Use Applications and Review Authorities

This work session provides an opportunity for staff and members of the Planning Commission to discuss the Draft Development Code Amendments for the Middle Housing Project.

PROJECT DESCRIPTION

The Middle Housing Project will update the development code to allow middle housing (duplexes, triplexes, quadplexes, townhouses, and cottage clusters) to be built in Gresham’s residential neighborhoods as required by Oregon House Bill 2001. The project also includes incorporation of a middle housing land division process as required by Oregon Senate Bill 458. In essence, House Bill 2001 allows multiple housing units to be developed on one lot and Senate Bill 458 allows that lot to be divided so each middle housing unit can be on its own lot.

The State-required development code changes will allow for a greater number of housing units and a greater variety of housing types to be built in the city, creating more opportunities for renters and homeownership across multiple price levels, and greater variety of housing options to meet the needs of a wider range of Gresham households.

BACKGROUND

House Bill 2001 (2019)

In 2019 the Oregon State Legislature passed House Bill 2001 (HB 2001) to help address the state-wide housing crisis by increasing the amount and types of housing available to Oregonians. The bill requires Gresham (and other large cities) to update its development code to:

- Allow duplexes on any lot that allows detached single dwellings; and
- Allow all middle housing types (duplexes, triplexes, quadplexes, townhouses, and cottage clusters) in any area zoned to allow detached single dwellings.

Gresham is required by the State to comply with HB 2001 by June 30, 2022. Two of the main goals of HB 2001 are housing availability and housing attainability. By allowing more dense housing, the bill seeks to increase the availability of housing, and by allowing a greater variety of housing types, the bill supports housing options that may be attainable to a greater number of Oregon households.

Senate Bill 458 (2021)

In 2021, the Oregon State Legislature passed Senate Bill 458 (SB 458) to expand the HB 2001 middle housing requirements. SB 458 requires Gresham (and other large cities) to allow the division of a parcel that has, or will have, middle housing on it, provided each resultant lot has a single dwelling unit, utilities, and access (direct or in an easement). For such middle housing land divisions, SB 458 also requires a maximum application review time of 63 days.

The SB 458 rules require Gresham to adopt the required policy by July 1, 2022. Code updates to adopt the SB 458 requirements were initiated by Council on July 20, 2021 and are included with the middle housing project code amendments.

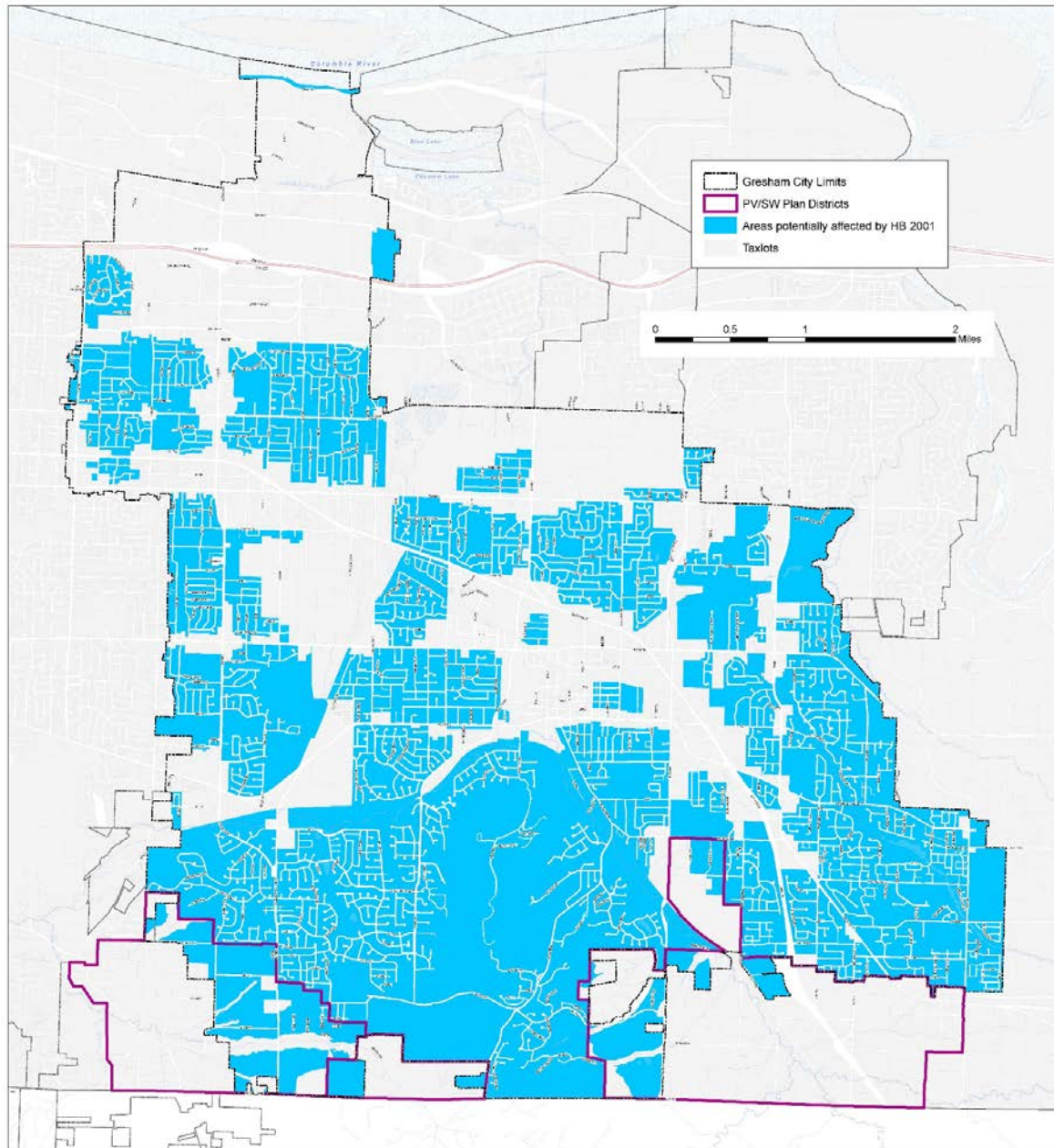
Applicability

HB 2001 and SB 458 apply to any zone district which allows single detached dwellings and where residential uses are the primary use. Some or all properties in the following 15 land use districts or plan districts meet the criteria above and must comply with Division 46:

- Low Density Residential - 5 (LDR-5)
- Low Density Residential - 7 (LDR-7)
- Transition Residential (TR)
- Transit Low Density Residential (TLDR)
- Moderate Density Residential - 12 (MDR-12) (applies only to existing lots of record)
- Office / Residential (OFR) (applies only to existing lots of record)
- Corridor Multi-Family (CMF) (applies only along the NE Glisan and NE 162nd Avenue corridors)
- Downtown Residential Low-Rise-1 (DRL-1)
- Downtown Residential Low-Rise-2 (DRL-2)
- Low Density Residential - Gresham Butte (LDR-GB)
- Low Density Residential - Pleasant Valley (LDR-PV)
- Medium-Density Residential - Pleasant Valley (MDR-PV)

- Very Low Density Residential - Spring Water (VLDR-SW)
- Low Density Residential - Spring Water (LDR-SW)
- Townhouse Residential - Springwater (THR-SW)

Map 1: Areas Subject to HB 2001 and SB 458



Note: The Kelly Creek Headwaters Plan Area is shown within the PV/SW Plan Districts boundaries.

State Requirements: Oregon Administrative Rules and the Large City Model Code

The Department of Land Conservation and Development (DLCD) developed a set of administrative rules that specify in detail how local governments are required to satisfy the requirements of HB 2001. The rules were incorporated on December 9, 2020, as Division 46 of Chapter 660 of the Oregon Administrative Rules (OAR 660-046 Middle Housing). These rules are referred to as Division 46.

DLCD also developed a “Large City Middle Housing Model Code” (Model Code or LCMC) which establishes a set of site and design standards that a city could choose to adopt in their entirety in order to comply with Division 46. The Model Code also provides a benchmark against which certain local middle housing regulations could be compared to determine compliance with HB 2001. In addition, if a large city does not adopt middle housing regulations that comply with Division 46 prior to the State deadline of June 30, 2022, then the Model Code will automatically be applied to them and will supersede any local regulations that apply to middle housing.

Compliance Approach

Based on City Council direction and Planning Commission, Design Commission, and community feedback to date, the priority when drafting policies to comply with the State regulations was to develop standards as specific to the Gresham context as possible. To do so, the required Division 46 rules were applied (as outlined below) and draft residential design standards developed.

Site Standards

Division 46 and the Model Code outline very specific requirements for site standards for middle housing. Any site standard not addressed in Division 46 or the Model Code (such as those unique to Gresham) that is applied to middle housing must be the same, or less restrictive than that for single detached dwellings in the same zone district.

Design Standards

Division 46 only allows the application of design standards to new middle housing development, not conversions. The options for developing design standards in compliance with HB 2001 and Division 46 are listed below, and a combination of these approaches was followed to ensure design standards specific to the Gresham context.

- a. Apply some or all of the design standards directly from the Model Code.
- b. Apply design standards that are less restrictive than those from the Model Code.
- c. Apply other clear and objective design standards which are also applicable to single detached dwellings in the same zone. Such design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances, but may scale with form-based attributes such as floor area.

Design Standards Intent:

Based on project feedback to date, the following design priorities were identified and used to guide development of the proposed design standards:

- Pedestrian Friendly Neighborhoods:
 - Orienting buildings to street.
 - Reducing curb cuts/maintaining space for street trees.
 - Increasing façade variety.
 - Requiring windows facing streets.
 - Pushing garages back behind main facades.
 - Reducing the proportion of the street-facing facade that is garage.
- Reducing Perceived Bulk:
 - Articulating large walls.
 - Limiting floor area based on lot size (floor area ratio).
 - Providing windows and doors facing streets.
- Supporting Green and Sustainable Communities:
 - Requiring sustainable design strategies in occupied buildings.
 - Requiring open space.
 - Increasing space for street trees.
 - Requiring site trees.

SUMMARY OF PROPOSED COMPREHENSIVE PLAN CHANGES

Changes proposed to Volume III (Development Code) of the Comprehensive Plan are outlined in full in Exhibit A and its associated attachments. The following table provides an overview and description of the proposed Comprehensive Plan updates to comply with HB 2001 and SB 458.

VOLUME III - Development Code

Location/Section	Description of Proposed Updates
Definitions and Use Classifications	
<i>3.0102 List of Terms</i>	New definitions are established or updated, per HB 2001, for middle housing, the five middle housing uses, and associated terminology is either newly defined or existing definitions refined (such as cottage, floor area, floor area ratio, townhouse project, etc.) The definition of multifamily is proposed to be updated to clearly allow for detached multifamily and exclude those uses defined as middle housing (duplex, triplex, quadplex, townhouse, and cottage cluster.)
<i>3.0200 Use Classifications</i>	Terms and descriptions updated for compliance with HB 2001 and to clarify where a proposed development can meet the definition of more than one use (such as either a primary dwelling unit with an ADU or a duplex), the applicant shall state which they are applying for.

Creation of New Uses/Allowed Uses

Through the middle housing project, several new use types (triplex, quadplex, and cottage cluster) were required to be introduced into the Development Code. In both the HB 2001 applicable residential land use districts, and in all other districts these uses must be called out as either allowed, allowed with limitations, or not permitted. The existing district characteristics, intended uses, densities, and existing review standards were used to guide how these uses are proposed to be allowed, in order to best match the existing code and district intents.

For those residential land use districts subject to HB 2001, all the middle housing uses are permitted.

For the remaining land use districts, in most cases where a land use district previously permitted duplexes, triplexes and quadplexes are proposed to be allowed and subject to the same standards as a duplex is.

Cottage clusters mostly follow the same permitted uses as townhouses currently do and are subject to the new 7.0440 Cottage Cluster Design Standards. However, within the Rockwood, Corridor (except MDR-12, MDR-24, OFR, and certain areas of CMF), Civic, and Downtown Design Districts (except DRL-1 and DRL-2) there are established design standards and guidelines which each district is intended to follow. In order to ensure development in these areas continues to meet the existing design principals and guidelines set for them, cottage clusters are proposed to not be permitted. However, "cluster style" housing could still be built as a multifamily use (under the refined definition), and would therefore be subject to the applicable design district multifamily design guidelines and standards, as is intended for all developments in those design districts.

<i>Townhouse Terminology</i>	Currently the code uses confusing and inconsistent terminology to refer to this housing type as "single family attached dwellings", "single family attached" or "attached single family". All terminology within the development code referring to this housing type will be updated to consistently call it a "townhouse".
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<i>Townhouse Design Standards</i>	<p>Currently townhouses typically follow one of two paths for design standards, either the existing Section 7.0201 standards, or the design district design guidelines and standards where they specifically address townhouses (in the Downtown and Civic Neighborhood Plan Districts). HB 2001 has narrow parameters for allowed design standards that may apply to townhouses in HB 2001 districts, which creates a third design standards path, the proposed 7.0431 Residential District Townhouse Design Standards. These 7.0431 townhouse design standards are consistent with HB 2001 and the neighborhood design goals established through project outreach. In addition to applying to HB 2001 districts, they are intended to apply to townhouses in the remaining residential districts and areas of districts not subject to HB 2001 so that there is consistent treatment of the same housing type across residential areas and within individual districts.</p> <p>The existing 7.0201 standards will apply to townhouses in Corridor zone districts (including Rockwood districts) where they currently apply now. The standards will move and become the Section 7.0432 Corridor District Townhouse Design Standards. The section will be updated to remove redundancies and be reorganize for ease of use and consistency with other code sections.</p>
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<i>Cottage Clusters</i>	<p>This new use is added per HB 2001. Development standards and design standards are primarily based on the model code with specific modifications which reflect the Gresham Context and project goals.</p> <p>In addition, cottage cluster standards may limit the number of cottages per common courtyard to at least 8 cottages per courtyard. The current innovative housing standards (to be repealed in their entirety) allow up to 12 cottages per shared open space. As the design standards for cottage clusters are based on the model code the proposed code amendments would allow up to 10 cottages per common courtyard.</p>
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New Development Standards

<i>Floor Area Ratio (FAR)</i>	<p>The proposed amendments establish an FAR standard for single detached dwellings, duplexes, triplexes, and quadplexes in the LDR-7, LDR-5, TR, LDR-GB, VLDR-SW, LDR-SW, and LDR-PV districts. (Note, FAR may not be applied to townhouses or cottage clusters per HB 2001.)</p> <p>This standard, in combination with the rear height reduction and sidewall articulation standards in 7.0420, replace the existing neighborhood compatibility standards which did not fully comply with HB 2001.</p> <p>Proposed FAR limits are per the model code (max. 0.7) in the LDR-7 and VLDR-SW districts, and extend the existing downtown FAR standards (max. 1.0) for DRL-1 and DRL-2 to LDR-5, TR, LDR-GB, and LDR-PV districts.</p>
<i>Rear Height Limits</i>	<p>A new reduction to height limits at the rear of residential lots is proposed in the VLDR-SW, LDR-SW, LDR-PV, LDR-7, LDR-5, LDR-GB, and TR districts. Max. height would be equal to the distance from the rear lot line, or 17 ft., whichever is greater. This standard is one of those established to replace the existing residential compatibility standards which do not comply with HB 2001.</p>
<i>Maximum Number Attached Townhouses</i>	<p>HB 2001 allows limits on the number of attached townhouses before side setbacks would be required. The proposed amendments would limit the applicable lower density residential districts to 4 attached townhouses, the low to moderate districts to 6, and the moderate districts to 8.</p>

New Design Standards

Draft residential design standards were developed based on the State model code, the identified priorities to support a neighborhood feel and reflect the Gresham context, and the preferences identified in the visual preference survey. The topics addressed by the design standards are outlined below. The proposed standards are formatted into three sections based on housing type:

- 7.0420 Design Standards for Single Detached, Duplex, Triplex, and Quadplex Residential;
- 7.0431 Residential District Townhouse Design Standards; and
- 7.0440 Cottage Cluster Design Standards.

(Note the existing standards for townhouses in districts not subject to HB 2001 are located in Section 7.0432 Corridor District Townhouse Design Standards.)

<i>Entry Orientation</i>	<p>Proposed standards combine the large city model code with existing Gresham standards and requires at least one primary entry per lot (or per townhouse fronting a street), be oriented to the street. Supports goals for neighborhood feel and pedestrian scale.</p>
<i>Vehicle Access and Parking</i>	<p>Encourages shared curb cuts, limits total curb cut per lot based on frontage, and requires alley access where improved alleys exist. Supports street parking and street trees.</p> <p>Standards limit the amount of garage/parking area visible from the street while maintaining the flexibility to build more than the minimum required number of parking spaces on a site. This supports goals for neighborhood feel and stated preferences to allow for more than the minimum parking.</p> <p>Townhouse standards combine model code with the proposed standards for single detached and plex structures.</p>

	Cottage Cluster standards are primarily from the model code, with some modification based on the standards for single detached and plexes.
<i>Pedestrian Connections</i>	Requires a continuous 4 ft. pedestrian path on site which connects primary entries, parking areas, shared amenities, and sidewalks. Supports goals for pedestrian scale and accessibility.
<i>Open Space</i>	Requires a minimum percent of the lot(s) to be outdoor open space for single detached, plexes, and townhouses. For all uses requires one tree per 3,000 sq. ft. of lot area. Supports goals for maintaining and increasing tree coverage, sustainability, and stated preferences for yard space to be provided.
<i>Sustainable Design</i>	Requires one or two sustainable design strategies to be used based on total building square footage. Provides a range of options for flexibility. Supports goals for sustainable development, with individual options supporting other goals such as canopy coverage.
<i>Rear Height Limit Reductions</i>	For single detached and plex dwellings in the VLDR-SW, LDR-SW, LDR-PV, LDR-7, LDR-5, and TR districts, the maximum allowed building height is limited at the rear of the lot. This standard, in combination with the FAR and sidewall articulation standards, replace the existing neighborhood compatibility standards which did not fully comply with HB 2001.
<i>Sidewall Articulation</i>	For all uses, requires side setback facades to use one of a list of options for sidewall articulation to help limit perceived bulk at side lot lines. Supports goals for neighborhood feel and pedestrian scale.
<i>Transparency</i>	For all uses requires a minimum 17% of street facing facades, and 5% of all other facades to be windows. Supports neighborhood feel and livability.
<i>Townhouse Specific Standards</i>	Unit Definition standards (per the model code) are proposed to provide articulation on the front façade of each townhouse. Supports neighborhood feel and connection to the sidewalk.
<i>Cottage Cluster Specific Standards</i>	<ul style="list-style-type: none"> - Cottage orientation standards (per the model code) require cottages to cluster around the common courtyard. - Common courtyard design standards (per the model code) provide minimum size, dimension, connectivity, and landscape standards for courtyards to supports a sense of openness and community. Tree requirements (per those for single detached and plexes) are incorporated. - Additional access and parking standards (per the model code) require shared parking areas to be screened from courtyards and public sidewalks. - Common buildings limited to one per courtyard and a maximum footprint of 900 sq. ft. each. - Accessory structures are limited to 400 sq. ft. (per model code). - Special provisions for incorporating existing single detached dwellings into cottage clusters are proposed per the mode code.

4.0100 Residential Land Use Districts

Updates permit middle housing in the LDR-5, LDR-7, TLDR, TR, MDR-12, and OFR districts per HB 2001. Middle housing is also proposed to be allowed in MDR-24 as it is consistent with the

district characteristics and it currently allows duplexes, townhouses, and multi-family. Development requirements are also updated to be in compliance with HB 2001.

<i>4.0132(D) Safe Neighborhood Design Performance Standards</i>	These standards are removed from this section, and are incorporated into the new Section 7.0400 Residential Design Standards.
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<i>4.0138 Residential Compatibility Standards for LDR-5, LDR-7, TLDR, and TR</i>	The existing standards for flag lots are maintained. The majority of the residential compatibility standards are removed entirely as they are not compliant with HB 2001 and/or have a disproportionate impact on middle housing (vs single detached). The intent for these standards to maintain pedestrian scale and limit the perceived bulk of developments is incorporated into the new 7.0400 Residential Design Standards, including those for rear height limitations and side wall articulation, as well as the proposed floor area ratio.
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4.0400 Corridor Districts

Certain areas of CMF are updated for compliance with HB 2001. Outside these areas HB 2001 is not applicable. In those areas existing duplex allowances are proposed to be applied to triplexes and quadplexes. In order to ensure development in the Corridor and Rockwood Design Districts continues to meet the design principals and guidelines set for it, cottage clusters are proposed to not be permitted. However, “cluster style” multifamily could still be developed, and would follow the applicable Design District Multifamily Design Guidelines and Standards.

4.1150 Downtown Plan District

DRL-1 and DRL-2 are proposed to be updated to comply with HB 2001, the remaining Downtown districts include minimal changes, with duplex allowances and standards extended to triplexes and quadplexes in the DCC and DTM sub-districts.

<i>Table 4.1130 Development Standards</i>	Changes to the downtown development standards are the minimum necessary to comply with HB 2001.
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<i>4.1151 Downtown Design Guidelines and Standards</i>	Proposed updates clarify that single detached and middle housing in DRL-1 and DRL-2 are not subject to the Downtown Design Guidelines and Standards, and reference the new applicable 4.0400 Residential Development Design Standards.
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4.1300 Gresham Butte Plan District

The Gresham Butte Plan District (LDR-GB) provides special regulations for developments near the top of the Gresham Butte. LDR-GB is required to comply with HB 2001, however, OAR 660-046-0010(3) allows limits on middle housing uses (other than duplexes) in certain areas to comply with protective measures related to environmental resources and hazards. The LDR-GB plan district is entirely within the Hillside and Geologic Risk Overlay (HGRO), and includes limited areas of High Slope Subarea (HSS), Natural Resources Overlay (NRO), and High Value Resource Area (HVRA) overlays. In order to comply with the intents of these overlays and to limit risks to properties and the number of people exposed to hazards, and in compliance with the Division 46 standards, it is proposed that only duplexes be allowed in the LDR-GB plan district, and other middle housing types be prohibited.

4.1400 Pleasant Valley Plan District

There are three residential subdistricts in Pleasant Valley, two of which are subject to HB 2001 (LDR-PV and MDR-PV). HDR-PV does not have to comply with HB 2001 but the intent and characteristics of the subdistrict are best served by adding the middle housing types as allowed uses. The middle housing design standards of 7.0400 will be applied to duplexes, triplexes, quadplexes, townhouses, and cottage clusters as in other residential districts, to ensure the most consistent treatment of housing types across the city's residential districts.

A number of sections were deleted from the Pleasant Valley Plan District in error during the Environmental Overlay Project and are being replaced.

Development in Pleasant Valley must be in conformance with an approved master plan which ensures housing variety. The existing housing variety standards have not resulted in distinct neighborhoods or a noticeable variation in housing at the street level. The variety standards have been modified to increase ease of implementation and support a more varied streetscape.

4.1500 Springwater Plan District

There are three residential sub-districts in Springwater currently subject to HB 2001 (VLDR-SW, LRD-SW, and THR-SW). In the VLDR-SW and LDR-SW districts the allowed uses are updated to allow middle housing, and are subject to the 7.0400 design standards. Based on the sub-district characteristics the intent for Townhouse Residential Springwater (THR-SW) is to be a mix of townhouses and "homes on small lots, also called patio, or green court homes". These green court homes were classified as single detached homes, but had their own design standards which ensured they were developed in a form very similar to cottage clusters. In order to maintain the intent of the sub-district to be just these two uses, the green court homes are proposed to be updated to be classified as cottage clusters. Both uses would follow the 7.0400 design standards as in other residential districts, which will ensure the most consistent treatment of housing types across residential districts.

This approach will mean that HB 2001 will not be applicable in THR-SW (single detached dwellings are not allowed), and therefore the district's existing characteristics, unique lot sizes, densities, and setbacks will not need to be updated, and no new uses will be required to be allowed here.

This will also mean that the recently developed land in the Brickworks site (as described in Volume 1, Appendix 44, Section 4.9.2) will become a legal non-conforming situation. This area is completely built out, and per 8.0200 will still be allowed to rebuild if lost to fire etc. Since this is a fully developed and new area it will limit any issues arising from it becoming nonconforming, and this outcome is balanced by the ability of the sub-district to maintain its intended characteristics and uses.

Article 5 Overlay Districts

<i>5.0200 Hillside and Geologic Risk Overlay (HGRO)</i>	Updates the overlay to expand allowances/restrictions applicable to single detached dwellings to middle housing except in the High Slope Subarea (HSS). OAR 660-046-0010(3) allows limits on middle housing uses (other than duplexes) in certain areas to comply with protective measures related to environmental resources and hazards. The HGRO was developed in compliance with Goal 5 and Goal 7 (Natural Hazards) and reduces the amount the landslide prone slope that can be disturbed. As the HSS has the steepest slopes, middle housing is restricted to duplexes to reduce the number of people living in hazardous areas.
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<i>5.0300 Historic & Cultural Landmarks Overlay District</i>	Applicability section is added to clarify when a historic review is not needed.
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<i>5.0600 Gresham Butte Scenic View Overlay District (GBSVOD)</i>	GBSVOD was developed in compliance with Goal 5. The boundaries are also coincident with much of the Gresham Butte Plan District and HGRO. Middle housing is limited to duplexes in GBSVOD pursuant to the OAR 660-046-0010(3) provisions protecting environmental resources and reducing natural hazards risk.
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<i>5.0700 Natural Resource Overlay</i>	Updates require middle housing to comply with existing disturbance limit standards.
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Article 6 Land Divisions

Provisions for single detached dwellings are extended to middle housing per HB 2001 requirements.

<i>Section 6.0400</i>	Land Division Final Plat requirements are updated to reflect current City and County processes.
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<i>Section 6.0500</i>	A new Section 6.0500 is introduced to include the Middle Housing Land Division procedure and regulations in compliance with SB 458. Allows the division of a parcel that has, or will have, middle housing on it, provided each resultant lot has a single dwelling unit, utilities, and access (direct or in an easement).
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Corridor Design District Guidelines and Standards

<i>Section 7.0100 (Multi-Family Design Guidelines and Standards)</i>	Section 7.0100 is updated to apply to duplexes, triplexes, and quadplexes in the Rockwood Design District and in the DCC, DMU, and DTM sub-districts of the Downtown Plan District (existing section applies to duplexes in Downtown and Rockwood). Middle housing subject to HB 2001 shall not follow the 7.0100 standards.
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Innovative Housing Standards

<i>Section 7.0300 Innovative Housing Demonstration Projects</i>	The existing 7.0300 Innovative Housing Standards are removed in their entirety as they are superseded by the updates of the middle housing project. Some existing standards were referred to for design intent in the new 7.0400 Residential Design Standards.
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Rockwood Design District Design Guidelines and Standards

<i>Section 7.0500 (Rockwood Design District Design Guidelines and Standards)</i>	Updates clarify middle housing is not subject to the standards of Section 7.0500 except for townhouses in Corridor districts not subject HB 2001.
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Height Transition Standards

<i>Section 9.0600 Height Transition</i>	The current standards do not apply to single detached dwellings, this exception is extended so that the standards do not apply to middle housing per HB 2001 requirements.
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9.0800 Parking

<i>HB 2001 Districts</i>	The amendments propose the largest number of minimum off street parking spaces that may be required per HB 2001 as followed: <ul style="list-style-type: none"> • <i>Duplexes</i>: 2 off-street spaces.
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<ul style="list-style-type: none"> • <i>Triplexes</i>: 1 space for lots less than 3,000 sq. ft., 2 spaces for lots 3,000 to 4,999 sq. ft., or 3 spaces for lots 5,000 sq. ft. or greater. • <i>Quadplexes</i>: 1 space for lots less than 3,000 sq. ft., 2 spaces for lots 3,000 to 4,999 sq. ft., 3 spaces for lots 5,000 to 6,999 sq. ft., or 4 spaces for lots 7,000 sq. ft. or greater. • <i>Townhouses</i>: 1 space per Townhouse. • <i>Cottage Clusters</i>: 1 space per Cottage.

<p><i>Middle housing in other districts</i></p>	<p>In districts not subject to HB 2001 and which newly establish middle housing as an allowed use, the required number of parking spaces is proposed to be applied based on the most similar existing parking standard (rather than the new, lower, HB 2001 standards).</p>
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Accessory Dwelling Unit (ADU) Code

<p><i>Section 10.0100</i></p>	<p>A maximum of 4 dwelling units per lot, inclusive of Accessory Dwellings Units, is allowed for triplex and quadplex developments in the VLDR-SW, LDR-SW, LDR-7, LDR-5, TR, and LDR-PV districts (per OAR 660-046-0205(4)(b) and Model Code Chapter 3, Section (B)(2)). (The total number of units per lot may not be limited in any other HB 2001 applicable areas.)</p>
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Development Permit Requirements

<p><i>Section 11.0100 Development Permit Requirements</i></p>	<p>New provision added to clarify middle housing is reviewed the same as single detached dwellings (as a building permit) and are not subject to design review.</p>
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Initiation and Classification of Applications

<p><i>Section 11.0200 Initiation and Classification of Applications</i></p>	<p>Updates call out that a Middle Housing Land Division review is not is not a land use decision per ORS 197.360(2). Table 11.0204 - Land Use Applications and Review Authorities is updated to reflect new middle housing review requirements and reformatted/reorganized for ease of use.</p>
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Appendix 5 Public Facilities

Provisions for single detached dwellings are extended to middle housing where required by HB 2001.

<p>Appendix A5.510</p>	<p>The proposed revisions to Appendix A5.510 are not a part of the HB 2001 required updates, but have been included in the proposed development code updates as ongoing code maintenance. Revisions are intended to simplify requirements for placing overhead utilities underground and to make those requirements more equitable by revisiting which development types are subject to these requirements; expanding the option for payment-in-lieu of undergrounding to most development types; and simplifying how to calculate the payment-in-lieu.</p>
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PUBLIC INVOLVEMENT

Public involvement efforts include or are planned to include:

- Three public open houses
- Three digital surveys
- Project website with interested parties email list

- Educational articles and project updates in City newsletters including:
 - Around the Table (emailed to Community Based Organizations)
 - GRESHAM (quarterly articles mailed to every address in the city)
 - Neighborhood Connections (emailed to residents)
 - Postings on the City's social media pages
 - A visually engaging graphic pdf/handout explaining the HB 2001 and SB 458 changes
 - Meetings with the Coalition of Gresham Neighborhood Association and the Kelly Creek Neighborhood Association
 - Design Commission work session
 - Eight Planning Commission work sessions and public hearing
 - Council work sessions and public hearings
 - Published notice of hearings
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NEXT STEPS

A draft timeline for adoption of the Middle Housing Project code amendments is outlined below.

Schedule

Feb 28, 2022	Planning Commission Draft Code Review
Mar. 29, 2022	City Council Draft Code Work Session
April 25, 2022	Planning Commission Public Hearing
May 17, 2022	City Council Public Hearing with Emergency Enactment
June 16, 2022	Effective Date

FOR MORE INFORMATION

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