



PLANNING COMMISSION

WEDNESDAY, JANUARY 8, 2020

II. WORK SESSION

- B. Residential Zoning Standards Modernization Project (Pauly)
(45 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Meeting Date: January 8, 2020		Subject: Residential Code Modernization Project: Review and Feedback Summary	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development, Planning Division	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion		<input type="checkbox"/> Approval	
<input type="checkbox"/> Public Hearing Date:		<input type="checkbox"/> Denial	
<input type="checkbox"/> Ordinance 1 st Reading Date:		<input type="checkbox"/> None Forwarded	
<input type="checkbox"/> Ordinance 2 nd Reading Date:		<input checked="" type="checkbox"/> Not Applicable	
<input type="checkbox"/> Resolution		Comments: N/A	
<input checked="" type="checkbox"/> Information or Direction			
<input type="checkbox"/> Information Only			
<input type="checkbox"/> Council Direction			
<input type="checkbox"/> Consent Agenda			
Staff Recommendation: Provide direction regarding comments received and staff's recommendation for a final set of code updates to go forward to a public hearing.			
Recommended Language for Motion: NA			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities Organizational Excellence and Continuous Improvement; Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review the feedback the Staff received on the proposed development code updates. Provide final feedback on staff's recommended package of development code updates prior to taking them forward to a public hearing in March.

EXECUTIVE SUMMARY:

This report helps the Planning Commission prepare for the work session by providing: (1) an explanation of the completed outreach, (2) staff-recommended actions based on the feedback and comments received. The attached survey text (Attachment 1) also provides a good summary of the proposed code updates discussed during previous work sessions.

Explanation of Outreach

Staff developed a detailed survey (see Attachment 1) to provide information about the proposed changes and solicit feedback from potentially interested parties. The City published the survey on Let's Talk, Wilsonville! on November 19. That same day, staff sent an email link to the survey with an invitation to take the survey and submit comments to over 60 potentially interested parties. The distribution list included residential developers, consultants, the Homebuilders Association of Metropolitan Portland, and others engaged in previous residential zoning discussions or development projects. Staff also posted the survey for the public on the home page of Let's Talk, Wilsonville! The survey received three responses within the first few days and no additional responses over the following weeks. Staff sent a follow-up reminder on December 16 notifying the same initially-notified parties the survey was about to close and inviting them to either take the survey or request additional time. The survey received one additional response after the reminder, for a total of four, and no parties requested additional time.

While the response rate was lower than hoped, it was not surprising. A couple factors likely contributed to the low response rate. First, the survey emphasized, up front, the proposed changes don't impact Frog Pond, Villebois, or existing development in the PDR zones, but rather only about 63 acres currently within the City. This limited interest as many of the parties' primary interest was in the new urban areas. Second, the type of information required more than a casual survey taker. A party would need a high level of interest to invest the time to review all the recommended updates and provide feedback.

Because of the relatively limited applicability of the code updates and their detailed technical nature, additional outreach, beyond that already planned, would not likely garner a significantly higher level of participation. The additional outreach planned includes notifying all of the emailed parties of the January work session and inviting them to participate, including providing written or oral comments in the work session and the public hearing process. With the low level of previous involvement in mind, staff will be especially mindful to thoroughly review and consider any additional comments. If the Planning Commission feels additional outreach beyond the work session and public hearing is prudent, staff is open to recommendations.

Recommended Actions Based on Feedback and Comments Received

The feedback received through the survey provides anonymous comments representing a variety of perspectives helpful in refining the recommended code updates. The results of the survey, including all comments, can be found in Attachment 2. Overall, staff does not recommend major changes to the previously discussed code updates as presented in the survey text. As noted further below, staff recommends the Commission consider whether or not to include a couple of updates based on lack of support and concerns raised in comments.

The low level of response reemphasizes the prudent approach of relying on the results of the more robust public involvement from the development of the Residential-Neighborhood zone for Frog Pond West. The Residential Neighborhood Zone combined broad public input with the best standards of the City's then existing residential zones and standards from model codes. The standards for the Residential Neighborhood Zone are therefore Wilsonville's most modern residential zone standards. They provide an excellent source for updated standards on which to base updates to the PDR zoning standards. If lacking convincing new information, the default of staff's recommendations is honoring the previous community conversation and professional work and making changes mirroring the Residential Neighborhood zone.

Many of the critical comments reflect broader community conversations around housing, density, open space and prioritizing land uses. The viewpoints expressed are known to exist in the community and were part of the broad community discussion during the development of the Residential Neighborhood zone standards. These comments include concerns about the potential negative externalities of more ADU's, the amount of lot coverage for ADU's (one commenter suggested less, one suggested more), and the amount of backyards counted as open space.

One focus of the updated standards is clear and objective standards, which a few comments address directly.

- Regarding the recommended requirement that a qualified professional design usable open space, one comment suggests clear standards would provide more assurance for quality open space over the requirement for a credentialed design professional. However, staff recommends keeping with the design professional approach as developing extensive standards to appropriately address every open space scenario would be difficult.
- A comment suggests adding the definition of "gross buildable area" explained in the recommended code text to the definition section of the code. Staff concurs this could provide additional clarity and recommends the definition be added.
- One comment worries too much discretion still remains in the proposed adjustment process. The adjustment process replaces the current waiver process for certain defined situations. The comment notes the adjustment process is an improvement over the current waiver process, but still lacks sufficient clarity, particularly around who determines whether it is possible to meet minimum density requirements. Staff is exploring if additional clarity language is prudent. While additional language is not ready at the time of publishing this staff report, staff aims to have a recommendation for any updated language prior to the work session.

Beyond the clarity of the process, another comment related to the new adjustment process expresses concern over prioritizing density over open space. While this comment is understood, the process needs to reflect that minimum density is a legal requirement for the City under the

state's Metropolitan Housing Rule and therefore, other standards that are not legal requirements beyond the local level (i.e. open space and lot size) need some flexibility. The City currently has to allow waivers at times to ensure minimum density is met. The proposed adjustment process makes it more specific and clear concerning what happens when other land-consuming requirements leave insufficient area for the required minimum number of lots at the minimum lot size.

The feedback and comments received highlight a lack of strong support for and potential issues for the following recommended changes: (1) applying standards from different PDR zone when a lot size is larger than typical for the zone and (2) adding the ability to count nearby public parks as required open space without a waiver.

For the atypical lot size standards, a comment raises a concern that the provision may be confusing. Staff understands how it could be confusing and how it's proper application could be missed by reviewers. Removing the note in the table would let the standards of the zone apply regardless of lot size (see Attachment 4). This would lead to variation of standards on lots of the same size in different zones, but would maintain consistent standards within a subdivision with varying lot sizes and would be more straightforward for subdivision designers and reviewers. The Planning Commission's additional feedback and direction on this change is requested. Should the City allow lot standards, especially setbacks and lot coverage, to apply to all lots in a zone regardless of an atypical large size or require atypical large lots to meet the standards for the zone where their size is typical?

For existing public parks being counted as open space, the feedback lacks strong support with only one of the four respondents agreeing with the recommendation. With the lack of support, staff completed a more critical review of this recommendation. Staff sees potential for this provision to lead to confusion, particularly in trying to identify if a park was counted as open space for another development. Staff is not aware of any past use of such a provision nor has the development community or others pushed for this provision. Also, potentially a park may be in close proximity, but have access limited by major roads or other barriers. The Planning Commission's additional feedback and discussion is requested on whether or not to include the language to allow count nearby public active open space against a subdivision's requirements (see Attachment 4). Does the Planning Commission's feel a developer should be able to automatically count existing nearby public active open space as part of the usable open space for their development or require a waiver to do so as provided for in the current code?

EXPECTED RESULTS: Feedback and direction on draft recommendations for updating residential lot standards for the PDR Zones.

TIMELINE:

A public hearing is scheduled for the Planning Commission in March to recommend adoption of a final set of comprehensive plan text and development code text amendments to City Council.

CURRENT YEAR BUDGET IMPACTS: This project is using funded internal staff resources.

FINANCIAL REVIEW / COMMENTS: N/A

Reviewed by: Date:

LEGAL REVIEW / COMMENT: N/A

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS: Staff developed a survey discussing the various aspects of the proposed changes and posted it on Let’s Talk Wilsonville. Staff sent an invitation to participate as well as a link to the survey to list of identified stake holders. The list included developers, builders, real estate brokers, planners, architects, and engineers. The City will also advertise the public hearing as typical.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups): Clearer standards and better design of residential neighborhoods and open spaces.

ALTERNATIVES: N/A

CITY MANAGER COMMENT: N/A

ATTACHMENTS:

Attachment 1: Survey Text (provides summary of previous discussed code updates)

Attachment 2: Survey Results

Attachment 3: Recommended Comprehensive Plan and Development Code Edits (version 12.26.19a incorporating additional edits regarding lot size standards, counting nearby parks as open space, and defining buildable gross area)

- Comprehensive Plan
- PDR Zone Standards
- Open Space Standards
- Definitions

Attachement 4: Excerpt from Draft Standards with Language for Potential Removal Highlighted

ATTACHMENT 1

Introduction

Scope of Project

The Wilsonville Residential Zoning Modernization Project seeks to update City rules controlling how and where residential buildings and other improvements can be built (zoning standards). The updates seek to address issues raised over the years of applying the rules to the building of neighborhoods. The updates aim to make the rules more understandable and certain, ensure the ability to meet rules in most circumstances, and better tailor rules originally contemplated for bigger neighborhoods for smaller neighborhoods. The proposed updated rules focus on clarifying how many housing units can be built on a given amount of land, clarifying the size of individual properties or lots and related rules, and clarifying the amount of parks, natural areas, and similar open spaces in neighborhoods.

The City determines which rules apply to which portions of the City by mapping the entire City with zones. Each zone has rules specific to it. Wilsonville has eleven different residential zones. Seven of the residential zones are Planned Development Residential (PDR) zones split up based on the number of housing units they allow per a given area of land (density). The proposed updated rules are most applicable to about 63 acres of unbuilt and underbuilt land within the City limits currently within one of the seven PDR zones or likely to be in one of these zones in the future. The proposed updates may also apply to land added to the City in the future if the land is assigned a PDR zone. **The proposed updates will not apply to the Frog Pond residential area (Residential Neighborhood Zone) or Villebois residential areas (Village Zone)** as these areas are not in PDR zones. **The proposed updates also do not apply to existing neighborhoods** planned and built under existing rules, including those within PDR zones. Previously approved plans will continue to control what can be built in these neighborhoods unless a neighborhood is redesigned and rebuilt on a large scale.

ATTACHMENT 1

Proposed Project Approach

The overall approach of modernizing the rules (standards) under review is to replace rules that have issues related to clarity, consistency, or feasibility with rules mirroring those of the recently adopted Residential Neighborhood (RN) zone. The City adopted the Residential Neighborhood Zone and associated rules for the Frog Pond area in 2017 after extensive community conversation and research. The Residential Neighborhood Zone combined the best rules of the City's then existing residential zones with rules considered the most current and effective by professionals in the field. The rules for the Residential Neighborhood Zone are Wilsonville's most modern residential zone rules and thus provide an excellent source for updated standards in other zones in Wilsonville.

Before finalizing these new standards, the City wants your comments on the Proposed Project:

ATTACHMENT 1

Zoning Survey

The following survey will step through each proposed update to the zoning standards. The survey divides the proposed updates into 2 sections:

- (1) How many housing units can be built on a given amount of land, the size of individual properties or lots and related standards, and
- (2) The amount of parks, natural areas, and similar open spaces in neighborhoods.

Each subsequent page of the survey will address a proposed update and will have the following components:

- Explanation of the issues identified within the current standard and reason for the proposed update;
- Information about the updated zoning standards “Draft Updates;”
- Links for more detailed review of proposed updates;
- An opportunity to indicate the level to which you agree with the proposed updates; and
- An opportunity to provide written comments.

You can also email questions and comments about the project to the project manager Daniel Pauly, Planning Manager, at pauly@ci.wilsonville.or.us

Following the feedback from this online survey and other comments, City staff will work with the Planning Commission to further refine the proposed updates and create a final package for review and adoption by the Planning Commission and City Council.

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.1 Comprehensive Plan Map/Text inconsistency about the required minimum number of housing units by land area.

Explanation of Issue/Reason for Update:

- The City's Comprehensive Plan is the guiding policy document that controls how land is used in the city, and it establishes a number of housing or dwelling units allowed by land area (range of allowed density) for all residential land in the City. These ranges of allowed density vary from 0-1 dwelling units per acre to 18-20 dwelling units per acre.
- The Comprehensive Plan has two components that establish the range of allowed density:
 - (1) a map prescribing land uses, and density for residential land, for all land in the City (Comprehensive Plan Map) and
 - (2) a text description of all the land uses, policies, and steps to make them happen (Comprehensive Plan Text).
- Currently, for one of the ranges of allowed density, the Comprehensive Plan Text refers to 18-20 dwelling units per acre while the Comprehensive Plan Map refers to 16-20 dwelling units per acre creating an inconsistency between two numbers that should match. Fixing the inconsistency will improve clarity of the standards.

Draft Update:

- Correct the Comprehensive Plan Text to match the 16-20 dwelling units per acre on the Comprehensive Plan Map. Other language in the Comprehensive Plan states the minimum number of dwelling units per acre is 80% of the maximum, which in this case would be 16, as it is 80% of 20.

Links for Detailed Review:

- Comprehensive Plan Language Changes (see pages 71 and 74 of 103)

Do you agree with the draft updates described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.2 Correlation of Comprehensive Plan and Zoning Standards for allowed number of housing units by land area

Explanation of Issue/Reason for Updates:

- The City has a guiding policy document that controls how land is used in the city (Comprehensive Plan) as well as standards that buildings and other improvements must meet to ensure compliance with the Comprehensive Plan (Zoning Standards). Both the Comprehensive Plan and the Zoning Standards address how many housing units are allowed by land area (density) and how this correlates to various zones located throughout the City. The Comprehensive Plan text includes discussion of the correlation between the density ranges on the Comprehensive Plan Map with the City's seven Planned Development Residential (PDR) zones, which are differentiated from one another by allowed density. The Zoning Standards text includes a table intended to provide the same density information. However, the correlations established in the text of the Comprehensive Plan and in the table in the Zoning Standards are not consistent creating a conflict and creating a lack of clarity for development applications. Removing the conflict will ensure an important standard controlling the number of homes in neighborhoods is clear to all parties involved.

Draft Updates:

- Remove the residential zone references in the Comprehensive Plan; and
- Update the table in the Zoning Standards listing the correlation between the Comprehensive Plan density ranges and the seven Planned Development Residential (PDR) zones. The updated table reflects the correlation between density range in the Comprehensive Plan and the PDR zones in a manner consistent with how it has been interpreted by the City in land use approvals over the past number of years.

Links for Detailed Review:

- Comprehensive Plan Language Updates (see pages 73 and 74 of 103)
- Draft Amendments to PDR Zone Text (see Table 1 on page 3 of 9)

Do you agree with the draft updates described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.3 Calculating the number of housing units allowed by land area

Explanation of Issues/Reason for Updates:

- Current Zonings Standards are not explicitly clear whether the number of housing units allowed by land area (density) is calculated based on the entire area of a property (gross area) or based on the area of a property on which buildings and other private improvements can be built (net area).
- Density required by the Comprehensive Plan does not consistently correlate with certain current Zoning Standards, which are intended to implement the Comprehensive Plan. The Zoning Standards this pertains to include Average Lot Size and Minimum Density at Buildout requirements. Also, certain Zoning Standards text provides examples of typical development that does not consistently correlate with the Comprehensive Plan density requirements.
- Updated standards will provide additional clarity for how to find out how many housing units can be built on a given amount of land as well as ensure standards do not conflict and can be met under typical circumstances.

Draft Updates:

- Clarify density calculation is based on gross area of a residential master plan minus areas in the City's Significant Resource Overlay Zone and/or within Bonneville Power Administration power line transmission easements (Buildable Gross Area). This is consistent with the approach in the Residential Neighborhood Zone.
- Remove potentially conflicting Zoning Standards including Average Lot Size, Minimum Density at Buildout, and Examples of Typically Permitted Development. A new table will reflect Zoning Standards for minimum and maximum density.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Subsections (.05) and (.06) on pages 3-4 of 9 and deleted text on pages 5-9 of 9)

Do you agree with the draft update described above regarding using buildable gross acreage to calculate density?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding removing potentially conflicting Zoning Standards?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

ATTACHMENT 1

Your Comments:

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.4 Conflicting Land Consuming Zoning Standards

Explanation of Issue/Reason for Updates:

- It is sometimes mathematically impossible to meet all current Zoning Standards controlling building of residential neighborhoods that take up or “consume” land (Land Consuming Zoning Standards). These standards include the number of housing units allowed by land area (density), the minimum size of individual properties or lots (lot size), the minimum amount of parks and natural areas (open space), the requirements for streets, and standards for stormwater treatment areas. The difficulty particularly exists when trying to design how housing and other components are placed in small projects of less than five acres. Updating these standards will provide more clarity and certainty of what can be built in a new neighborhood. In addition, it will ensure Zoning Standards can be met under typical circumstances and are more easily applied to smaller-scale residential projects.

Draft Updates

- Reduce minimum lot size required for certain zones to enable existing density standards to be met along with other land consuming zoning standards in typical circumstances.
- Establish a clearly defined, and certain, adjustment process when the math does not work to meet all land consuming zoning standards, rather than rely on the current less defined and uncertain waiver process. Under the adjustment process, 20% of the lots can be reduced in size by 20%, as necessary, to ensure density standards are met. Once lot reduction is maximized, required open space may be reduced to ensure density standards are met.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Subsections (.08) on pages 4-5 of 9)

Do you agree with the draft update described above regarding reducing certain minimum lot sizes?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding adjustments?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

ATTACHMENT 1

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.5 Accessory Building Lot Coverage

Explanation of Issue/Reason for Updates:

- A common Zoning Standard controlling building on each property or lot is the maximum amount of the lot that can be covered by buildings (lot coverage). Lot coverage is expressed as a percentage of the total lot area. Zoning standards often provide one lot coverage for the primary house and bonus lot coverage for accessory buildings. The current standards for additional lot coverage for accessory buildings only applies to non-dwelling accessory buildings (i.e. sheds etc.) and not secondary or accessory housing units (accessory dwelling units or ADUs) that are now allowed in all residential zones following changes to state law over the last few years. Updating these standards will clarify and make consistent the type of accessory uses that can benefit from bonus lot coverage allowances and make the flexibility to add accessory structures consistent across different zones. Builders often build homes to the maximum lot coverage, so not having a bonus lot coverage for accessory buildings acts as a de facto prohibition on accessory buildings.

Draft Updates:

- Update the lot coverage standards to be consistent with the Residential Neighborhood Zone allowing bonus lot coverage for any detached accessory building whether an accessory dwelling unit, shed, etc.
- For zones with lot coverage standards from 40-50% for primary house add a 10% bonus for accessory buildings consistent with what is allowed in the Residential Neighborhood Zone.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Table 2 on page 4 of 9)
- Presentation slides October 9, 2019 Planning Commission

Do you agree with the draft update described above regarding allowing bonus lot coverage to apply to any permitted accessory structure, including accessory dwelling units?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding adding a 10% bonus lot coverage for accessory buildings for zones with a maximum lot coverage of 40-50%?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.6 Update, As Necessary, Lot Related Zoning Standards

Explanation of Issue/Reason for Updates:

- Ensure Zoning Standards controlling the dimensions of properties or lots, and how buildings are placed on individual properties or lots, correlate with updated minimum lot sizes proposed under item 1.4 and present the standards in a concise and readable manner. These standards include setbacks, maximum lot coverage, and minimum lot width and depth.

Draft Updates:

- Reformat lot related zoning standards now listed as text in seven different zoning standards subsections into a single table; and
- No updates to lot-related zoning standards besides minimum lot size as discussed in item 1.4 and additional lot coverage for accessory buildings discussed in item 1.5 above.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Table 2 on page 4 of 9 and deleted text on pages 5-9 of 9)
- Presentation slides October 9, 2019 Planning Commission

Do you agree with the draft updates described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 1

How Many Housing Units Can Be Built On A Given Amount of Land, The Size of Individual Properties or Lots and Related Standards

1.7 Lot Size and Averaging Density

Explanation of Issue/Reason for Updates:

- Wilsonville relies on looking at larger areas (master planning) in applying its standards for how many housing units can be built on a given amount of land (density). Averaging of density between higher density housing (i.e. apartments, condos, and row-houses) and less dense housing (i.e. medium to large-lot single-family homes) during master planning can lead to a disconnect between the larger than typical lot sizes for the zone and lot standards of a zone intended for higher-density development. Updating will provide clear and consistent standards for neighborhoods to those with similar sized lots throughout the city.

Draft Update:

- Add a note to the proposed lot standards table stating that where a lot is larger than typical for a zone it must use the lot standards for a lower density zone where the lot size would be typical.

Links for Detailed Review:

- Draft Amendments to PDR Zone Text (see Table 2, especially note D, on page 4 of 9)
- Presentation slides October 9, 2019 Planning Commission

Do you agree with the draft update described above?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 2 Open Space Standards

2.1 What to Count as Open Space?

Explanation of Issue/Reason for Updates:

- The City requires new development to provide open space (parks and/or natural area), to serve the new neighborhood. In some cases, an existing park can meet the park needs of the new development. However, in order to allow existing parks to count towards the required amount of a neighborhood to be reserved for open space, current standards require an exception to the rules, called a waiver .
- In addition, the City has a history of trying to balance how much of private yards in single-family neighborhoods to count towards the amount of open space required in a neighborhood. Prior to 2005, the City allowed most required open space to be met by yards, but in 2005 the standards were updated to not allow any private yard area on single-family lots to be counted as required open space. On occasion, the prohibition on yards has created conflict between the amount of land needed to meet open space standards and other standards that take up land (i.e. density, lot size).
- Updates will set clear and certain standards for what can be counted as open space, which will allow standards to be met under most circumstances.

Draft Updates:

- Remove waiver requirement to count nearby public parks as part of required open space if the park has not otherwise been counted as open space for another neighborhood;
- Base the approach to the amount of private yards that can be counted as open space after the Residential Neighborhood Zone, which is for private single-family lots 6,000 square feet or larger, up to 10% of the lot area can be counted as open space; and
- All other existing areas that can be counted toward the open space requirement remain the same.

Links for Detailed Review:

Draft Open Space Changes to Section 4.113 (see Subsection (.01) B. 2. On page 2 of 4)

Do you agree with the draft updates described above regarding counting nearby public parks as required open space?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft updates described above regarding the amount of private yards that can be counted as open space?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

ATTACHMENT 1

Your Comments:

ATTACHMENT 1

Section 2 Open Space Standards

2.2 Calculating Usable Open Space

Explanation of Issues/Reason for Updates:

- The City currently uses a tiered approach to determine how much open space (park and natural area) is required in a neighborhood. These current tiered standards require ¼-acre of open space for any subdivision with 50 or less lots. Even if there is ¼-acre of open space in preserved natural area, another ¼-acre has to be designed for active use. These standards have been difficult to meet for smaller subdivisions (e.g. 5-10 lots), especially those with a large percentage of preserved natural area on site, and often conflict with other standards that take up land (i.e. density, minimum lot size).

Draft Updates:

- Move from the current tiered approach to a percentage approach for calculating the required amount of open space, similar to the methodology for the new Residential Neighborhood Zone; and
- Clearly define the amount of the open space (50%) that must be designed for active use outside the protected natural areas (the City's Significant Resource Overlay Zone or SROZ).

Links for Detailed Review:

- Draft Open Space Changes to Section 4.113 (see Subsection (.01) B. On page 2 of 4)

Do you agree with the draft updates described above regarding moving from a tiered approach to a percentage approach?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft updates described above regarding the amount of open space required to be designed for active use?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

ATTACHMENT 1

Section 2 Open Space Standards

2.3 Ensuring Usable Open Space is Usable

Explanation of Issue/Reason for Updates:

- Over the years of requiring open space (parks and natural areas) in neighborhoods, a number of situations have arisen where very small, odd shaped, or under-utilized open spaces become a liability for homeowners associations without providing the value a better-designed open space could provide. Updating the standards will ensure efficient use of the limited amount of land, better preserve high-quality wildlife habitat areas, and provide quality, usable park areas.

Draft Updates:

- Establish a minimum size for individual open space tracts or areas:
 - 2,000 square feet for most developments, and
 - 1,000 square feet for subdivisions of 10 lots or less.
- Require “usable” open space be designed by an appropriately credentialed and experienced landscape architect with focus on maximizing use for a variety of users with varying abilities.
- Establish standards to ensure when open space is designed as new wildlife habitat it connects to existing wildlife habitat to the extent possible.

Links for Detailed Review:

- Draft Open Space Changes to Section 4.113 (see Subsection (.01) C. On page 2 of 4)

Do you agree with the draft update described above regarding a minimum size for individual open space tracts?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding the requirement usable open space by designed by credentialed professional?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Do you agree with the draft update described above regarding the connection of created habitat to existing habitat?

Strongly Disagree Somewhat Disagree Neutral Somewhat Agree Strongly Agree

Your Comments:

Thank you for your input!

Survey Report

19 July 2019 - 22 December 2019

WELCOME TO THE RESIDENTIAL ZONING STANDARDS MODERNIZATION SURVEY

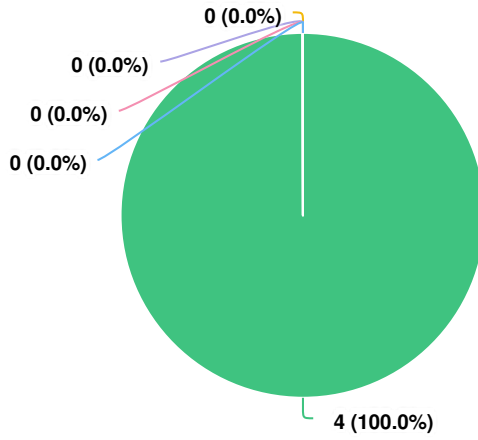
PROJECT: Wilsonville Residential Zoning Standards
Modernization Project

Let's Talk, Wilsonville!



ATTACHMENT 2

Q1 | Do you agree with the draft updates described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q3 Additional Comments:

Anonymous

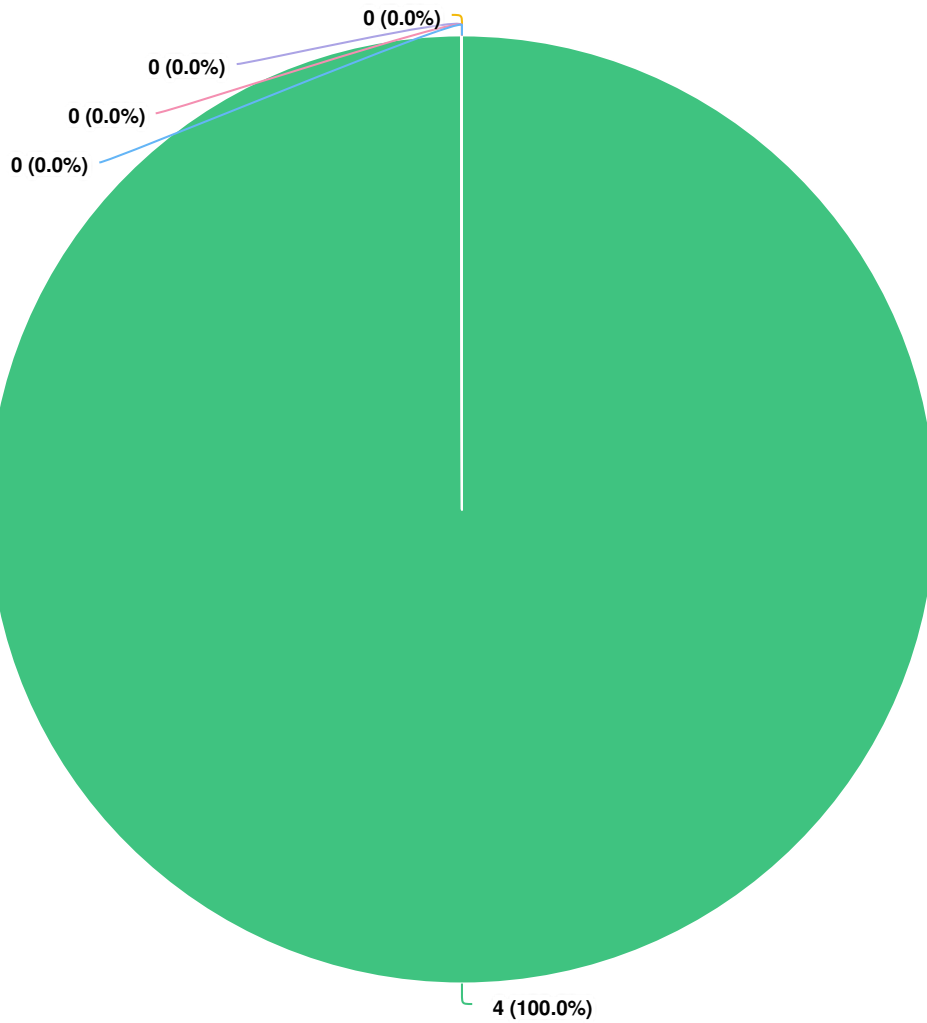
12/17/2019 06:44 AM

The 80% of maximum density is the appropriate standard for minimum density.

Optional question (1 responses, 3 skipped)

ATTACHMENT 2

Q10 Do you agree with the draft updates described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q11 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

Suggest adding a definition of gross buildable area or a measurement to clarify that only SROZ and BPA easements are subtracted (if that is the case).

Anonymous

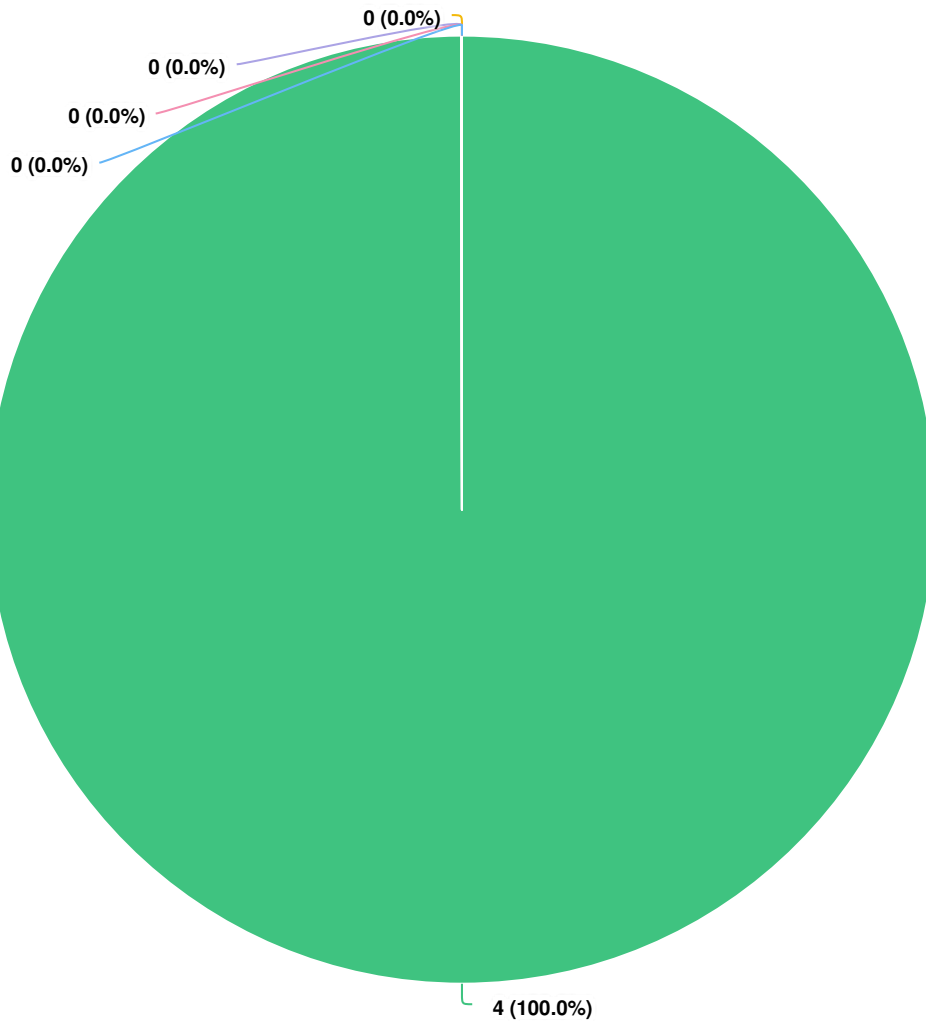
12/17/2019 06:44 AM

Much clearer and easy to understand.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q12 Do you agree with the draft update described above regarding removing potentially conflicting Zoning Standards?



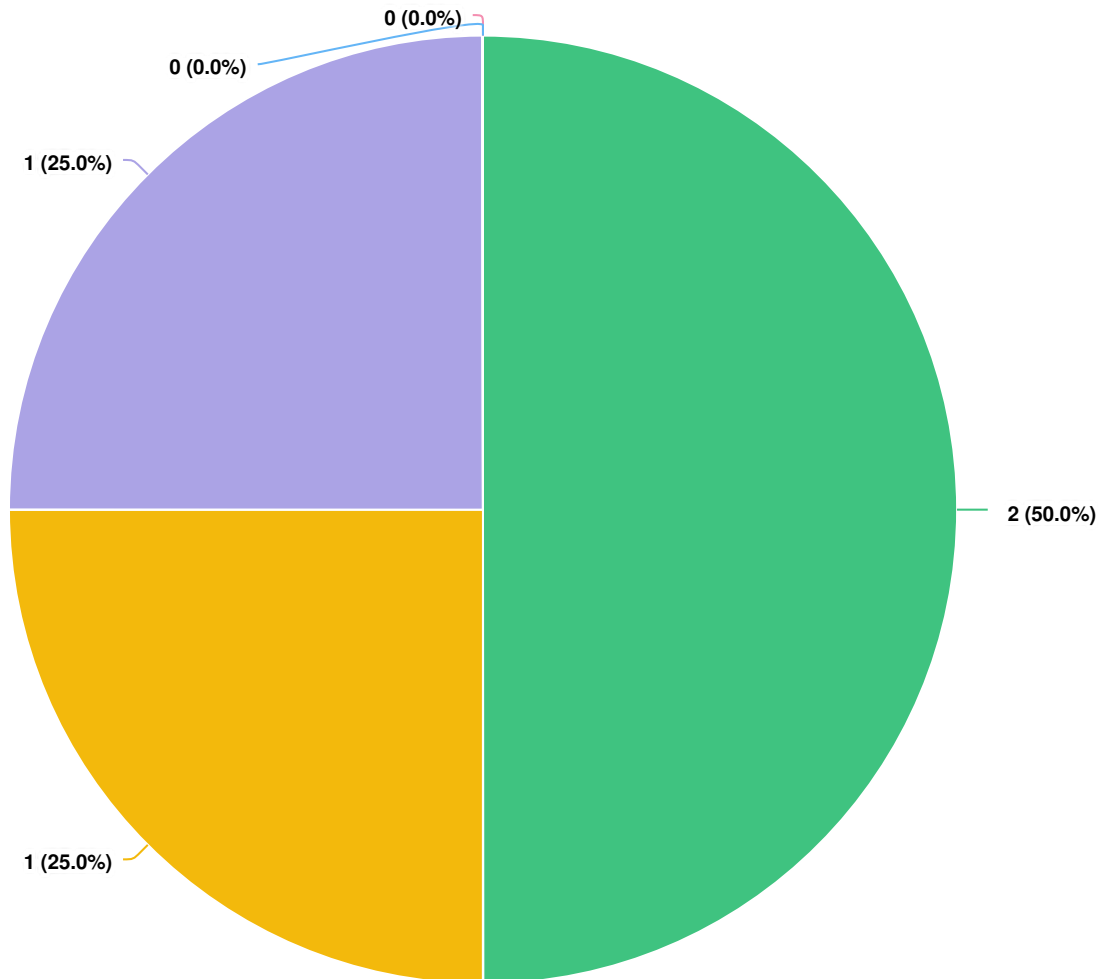
Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q13 Do you agree with the draft update described above regarding using buildable gross acreage to calculate density?



Question options

- Strongly Agree
- Somewhat Agree
- Somewhat Disagree
- Neutral
- Strongly Disagree

Optional question (4 responses, 0 skipped)

Q14 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

Calculations based on gross area can yield a higher minimum (and maximum) which can be beneficial if you are able to accommodate the same number of units outside of the SROZ and BPA easement areas. Suggest "test driving" these regulations to confirm that the permitted development types (SFR, duplex, etc.) would still be achievable in scenarios where a significant amount of the site is required for ROW dedication, stormwater facilities, etc.

Anonymous

11/19/2019 06:34 PM

I believe more thought needs to be put into the calculation of buildable area. Whether it be in multi-family project or SFR, parking seems to be a continuing problem. I think it's important that there is a value established as a part of the formula when deciding density.

Anonymous

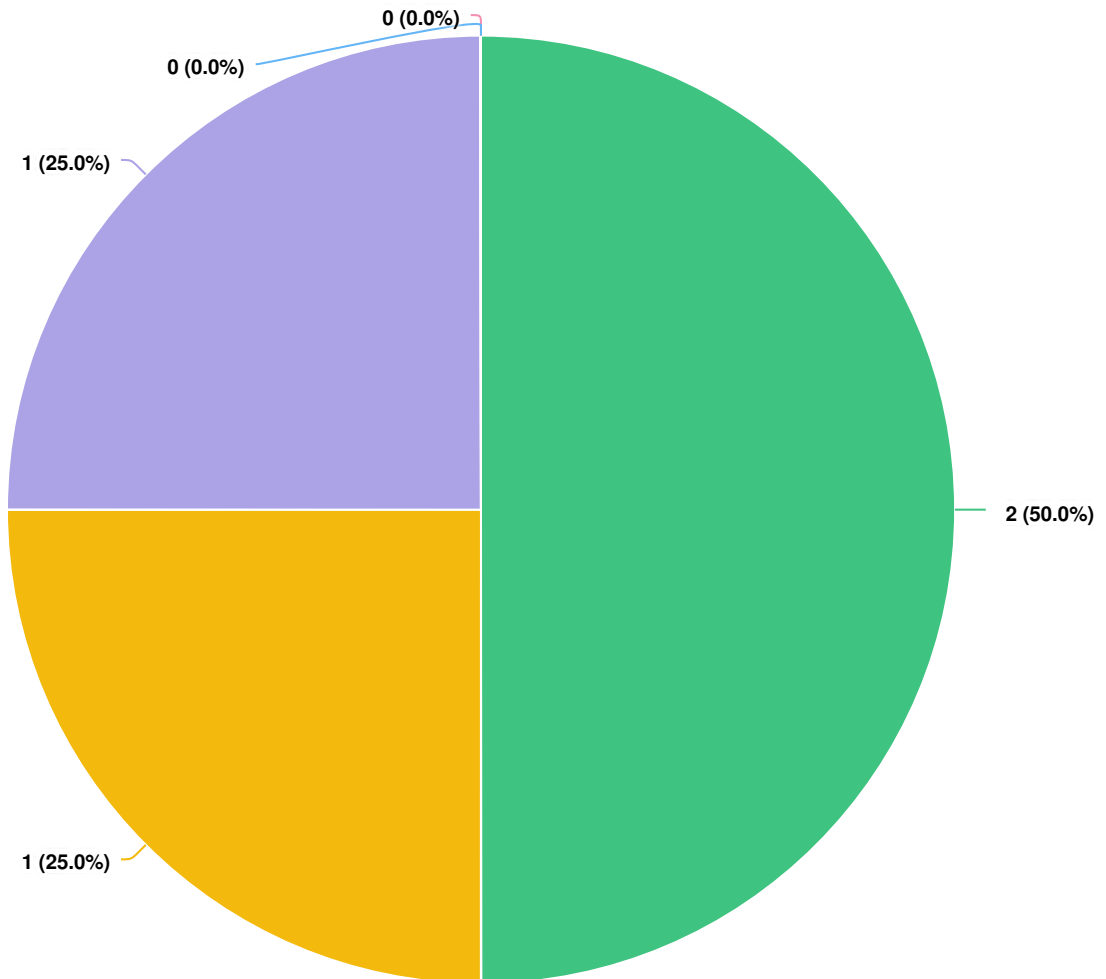
12/17/2019 06:44 AM

The proposed edits clarify what has been a confusing section of the Code. The average lot size never made sense, as to how it was intended to be applied.

Optional question (3 responses, 1 skipped)

ATTACHMENT 2

Q15 Do you agree with the draft update described above regarding reducing certain minimum lot sizes?



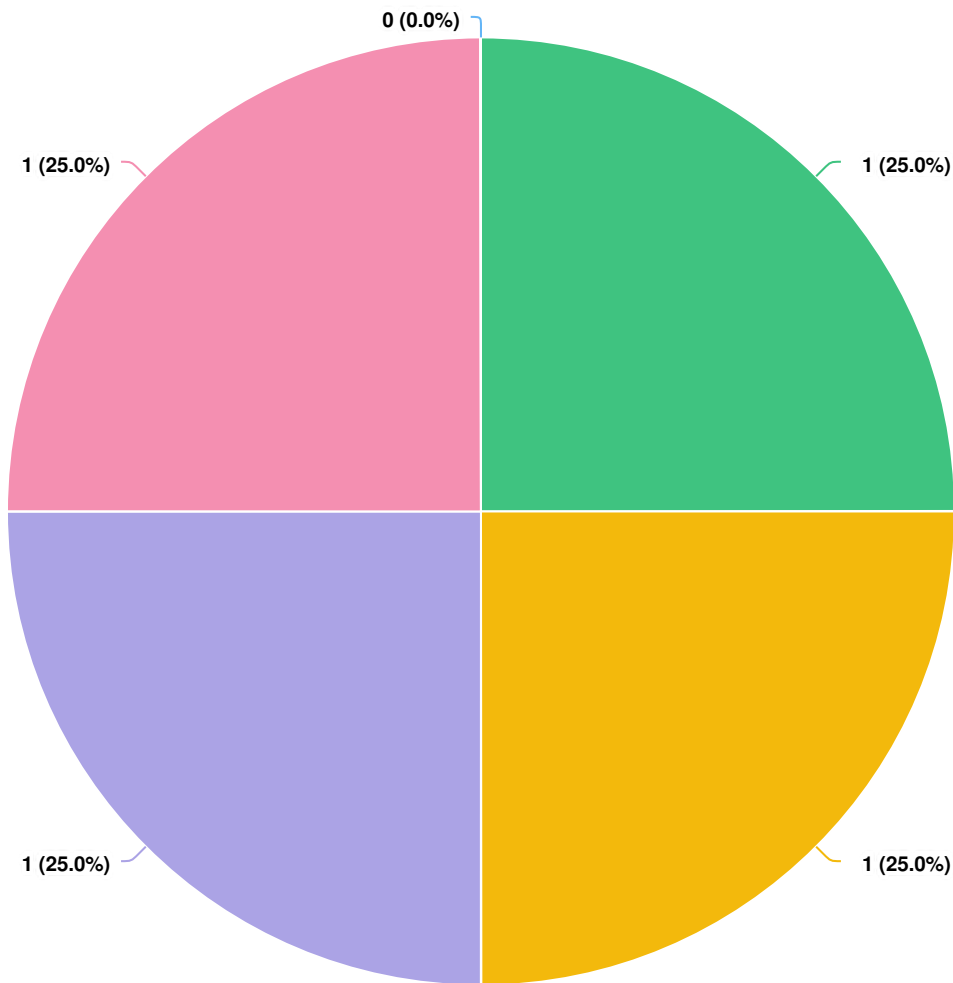
Question options

- Strongly Agree
- Somewhat Agree
- Strongly Disagree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q16 Do you agree with the draft update described above regarding adjustments?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Strongly Disagree
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

Q17 | **Additional Comments:**

Anonymous

11/19/2019 04:01 PM

Though improved, the proposed adjustment process is still fairly complex and requires discretion at several points of its application (demonstration that it is not physically possible to meet density - who decides?, the minimum amount necessary, etc.) which still results in a lack of clarity for the designer/applicant about what is permitted.

Anonymous

11/19/2019 06:34 PM

I believe standards were set for a reason. Once something doesn't become buildable, it doesn't mean the code/density needs to be change to accommodate that property. Why were the requirements made in the first place? Your not protecting present landowners that purchased with the understanding of current codes but now you want to change and essentially make exceptions.

Anonymous

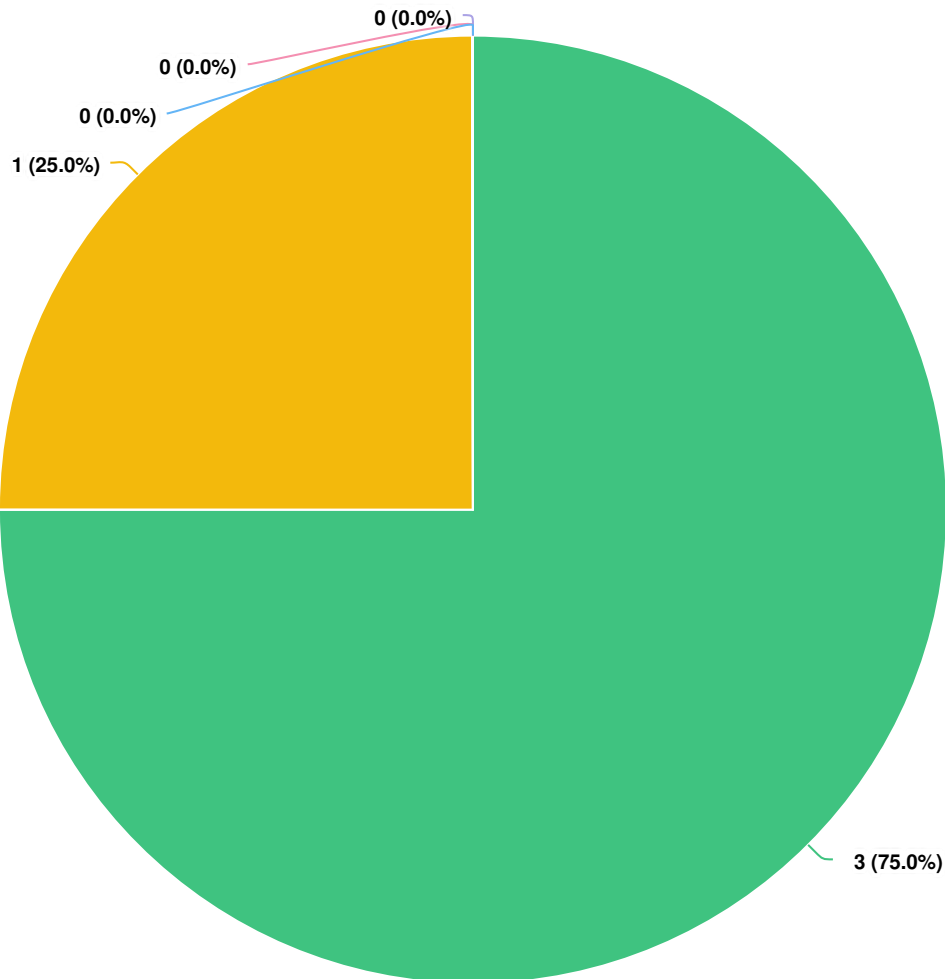
12/17/2019 06:44 AM

Provide clarity over the vague waiver provision.

Optional question (3 responses, 1 skipped)

ATTACHMENT 2

Q18 Do you agree with the draft update described above regarding allowing bonus lot coverage to apply to any permitted accessory structure, including accessory dwelling units?



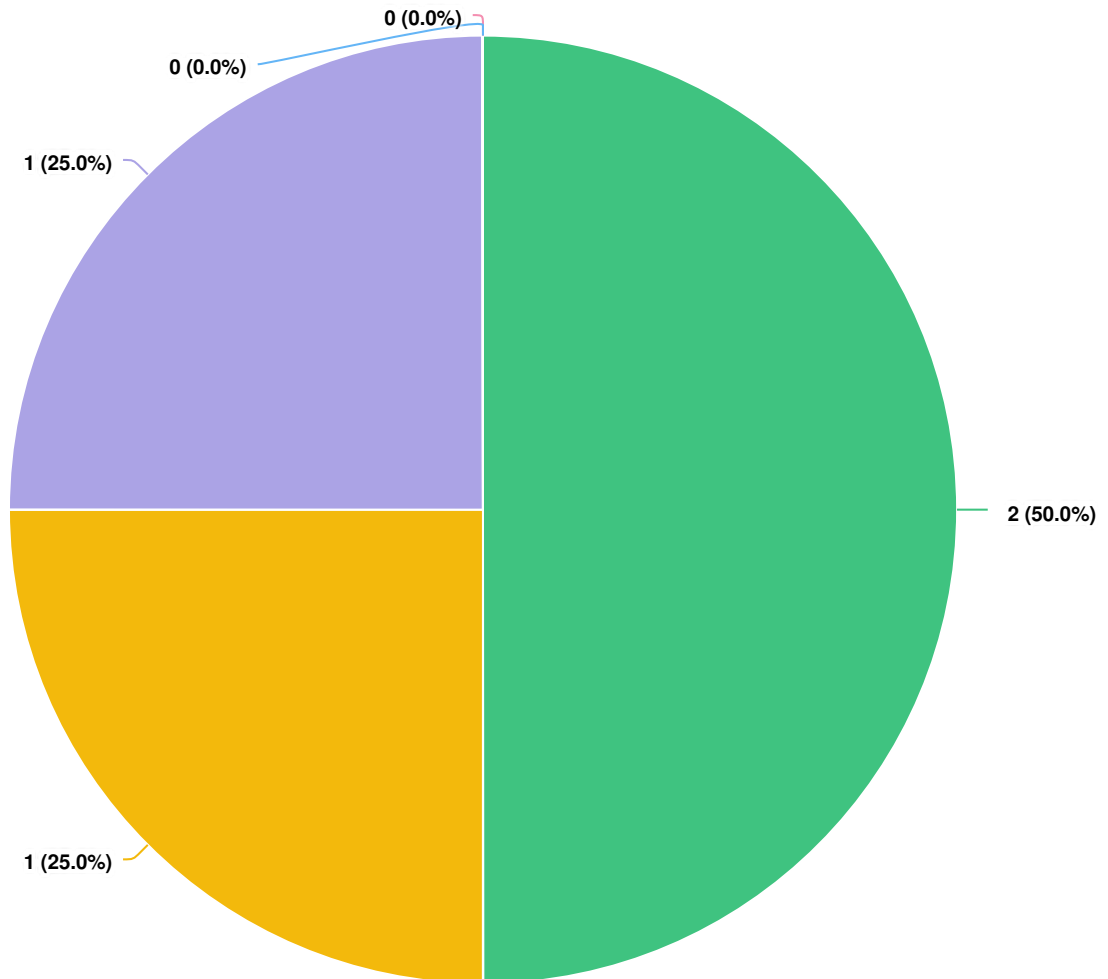
Question options

- Strongly Agree
- Strongly Disagree
- Somewhat Agree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q19 Do you agree with the draft update described above regarding adding a 10% bonus lot coverage for accessory buildings for zones with a maximum lot coverage of 40-50%?



Question options

- Strongly Disagree
- Somewhat Disagree
- Strongly Agree
- Neutral
- Somewhat Agree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q20 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

This is still a very restrictive lot coverage allowance (most suburban jurisdictions, especially in PUDs, allow much higher lot coverage allowances).

Anonymous

11/19/2019 06:34 PM

This will get twisted as time goes on and land owners will take advantage of things and begin to rent these out. Adding parking issues and other issues neighbors cannot protect themselves against.

Anonymous

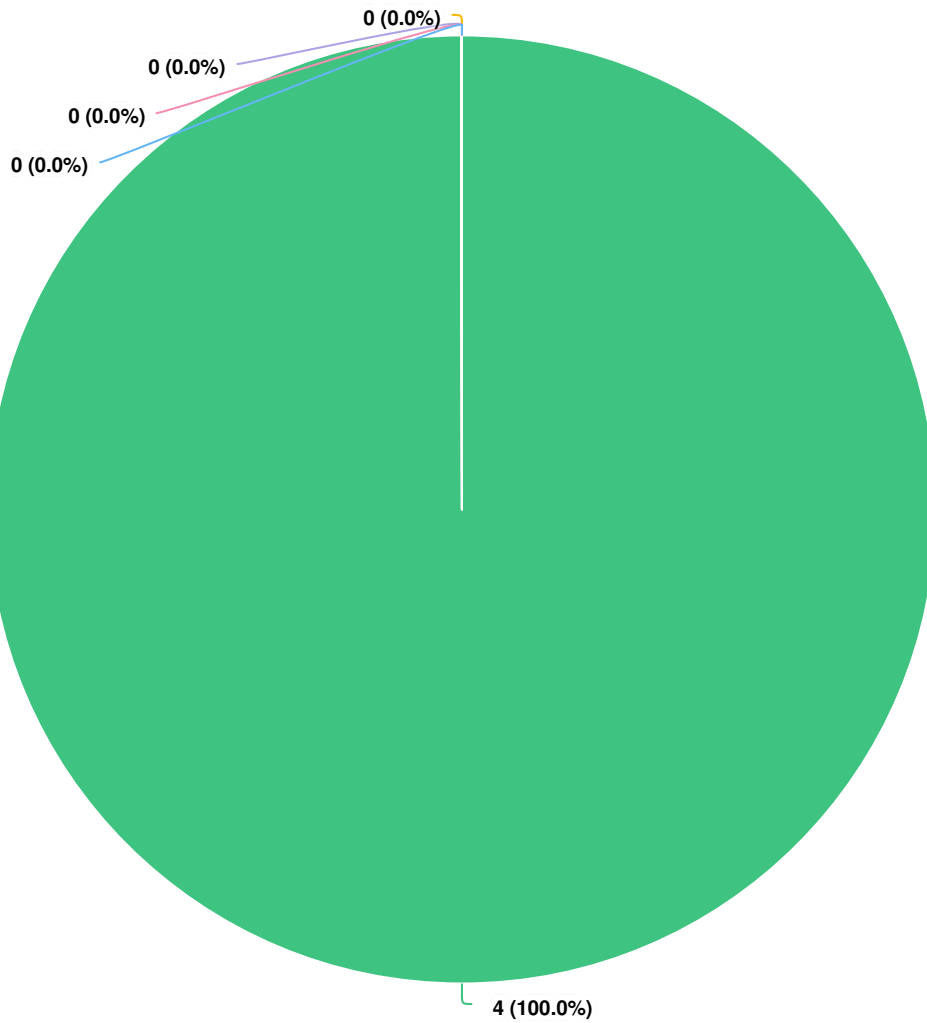
11/20/2019 09:45 AM

The allowance should be larger than 10% to make a detached accessory structure pencil on the lot. The City should consider up to 25%.

Optional question (3 responses, 1 skipped)

ATTACHMENT 2

Q21 | Do you agree with the draft updates described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q22 | Additional Comments:

Anonymous I'm a big fan of tables!

11/19/2019 04:01 PM

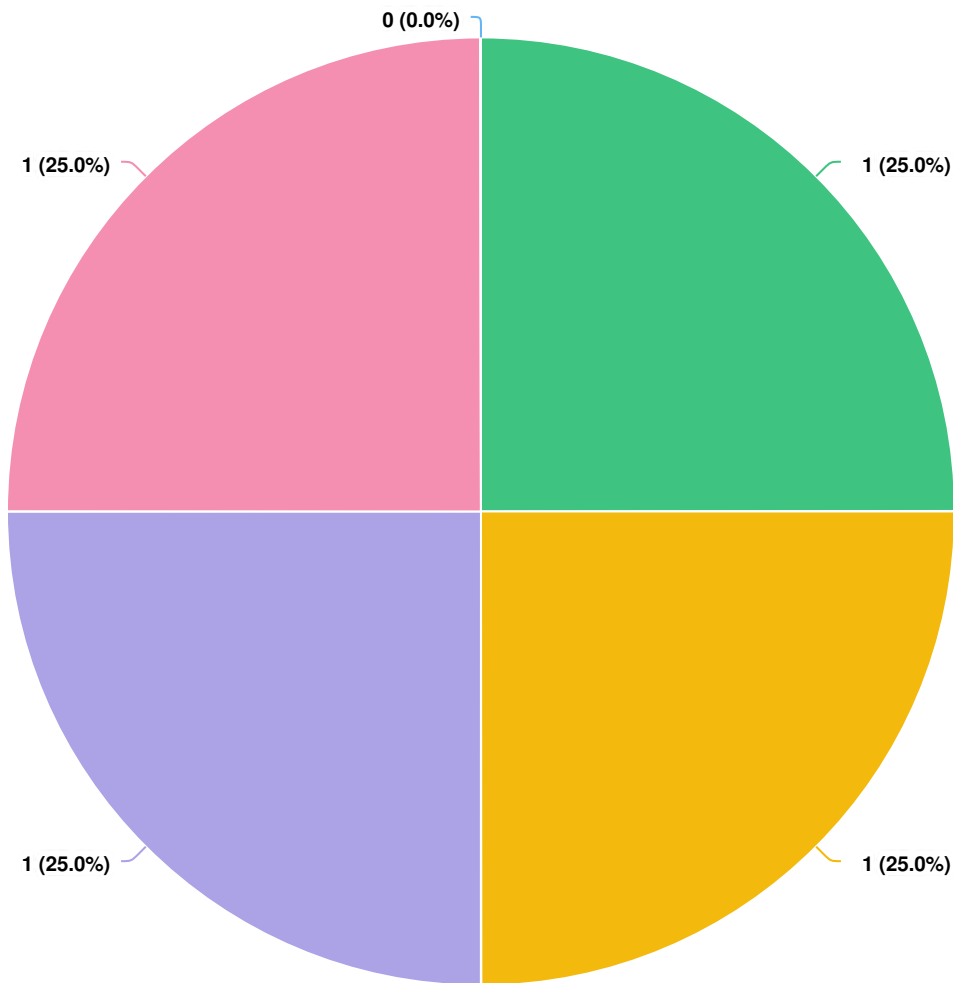
Anonymous Improves clarity

12/17/2019 06:44 AM

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q23 Do you agree with the draft update described above?



Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Strongly Disagree
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q24 | Additional Comments:

Anonymous

11/19/2019 04:01 PM

I understand the goal but this is still a confusing standard and I'm curious about how you can apply zoning regulations from one zone to another?

Anonymous

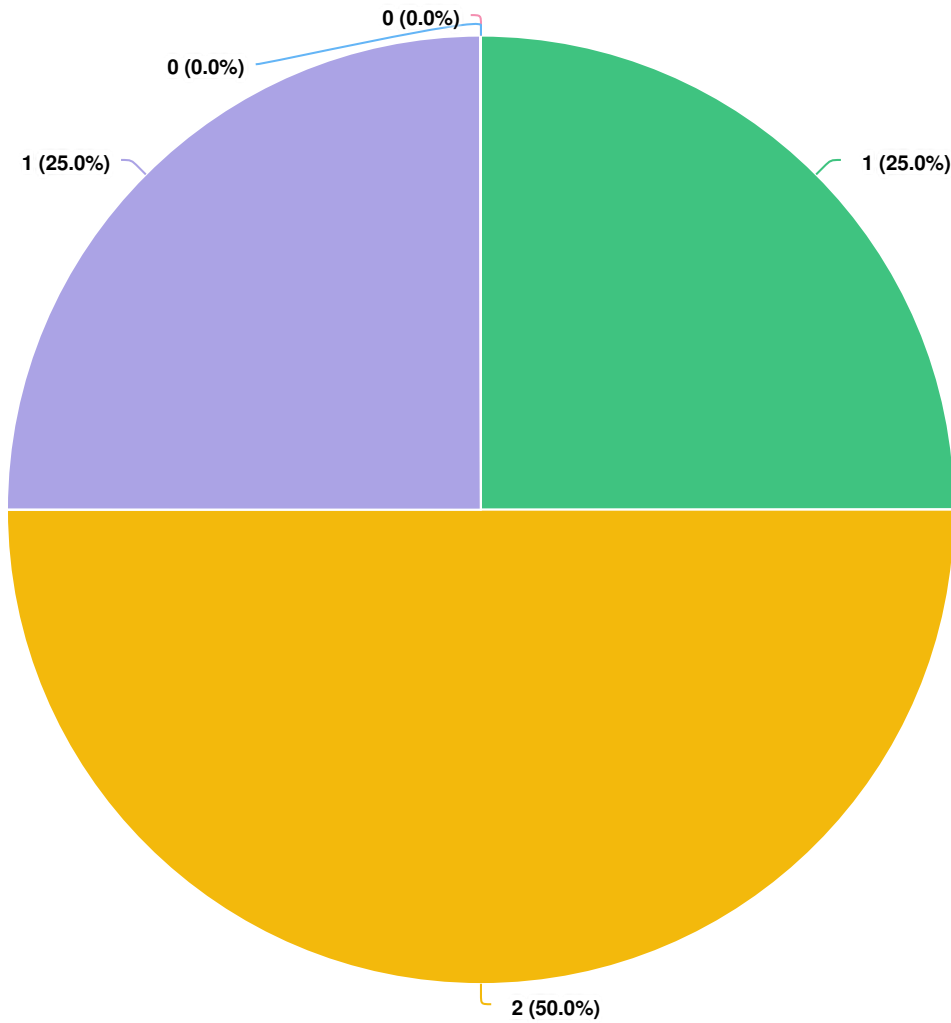
12/17/2019 06:44 AM

Seems appropriate, maintains consistency relative to actual lot size.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q25 Do you agree with the draft updates described above regarding counting nearby public parks as required open space?



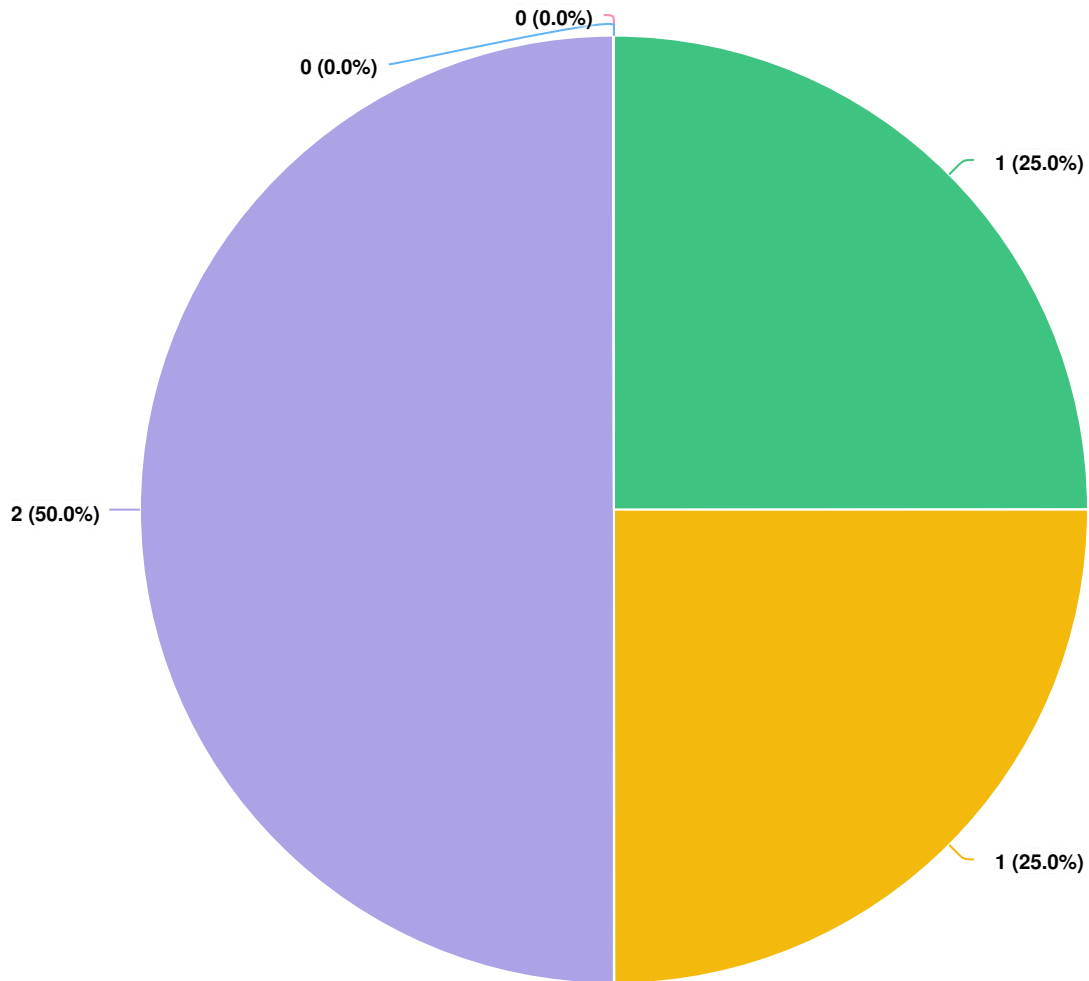
Question options

- Strongly Agree
- Neutral
- Strongly Disagree
- Somewhat Agree
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q26 Do you agree with the draft updates described above regarding the amount of private yards that can be counted as open space?



Question options

- Strongly Agree
- Neutral
- Somewhat Disagree
- Somewhat Agree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q27 | Additional Comments:

Anonymous

11/19/2019 06:34 PM

How much "open space" is required per individual? This for an average family of four, I believe would exceed the 10% that's be required. I believe there should be more than 10% established for open space per lot.

Anonymous

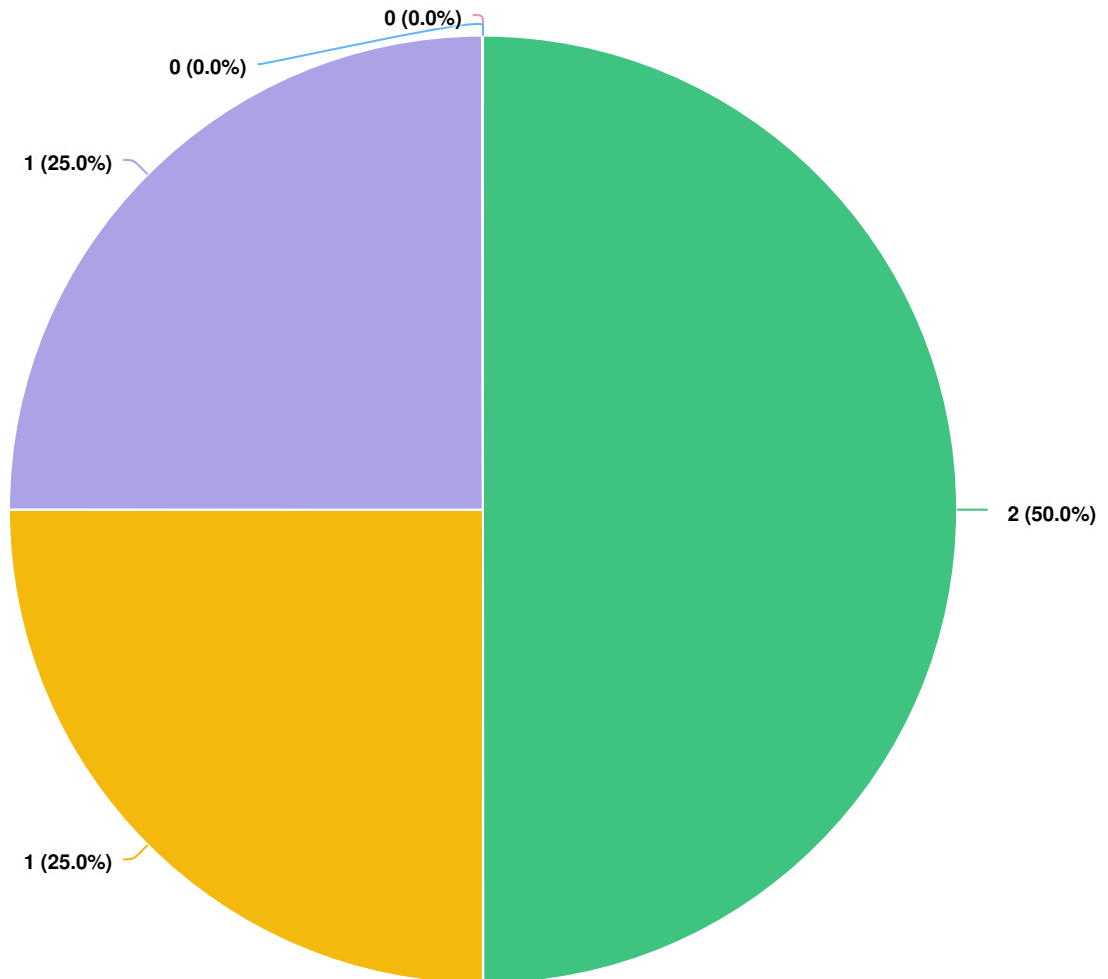
12/17/2019 06:44 AM

My only suggestion is to clearly exclude Land Partitions 1-3 lots from the open space requirement. These standards should only apply to subdivisions.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q28 Do you agree with the draft updates described above regarding moving from a tiered approach to a percentage approach?



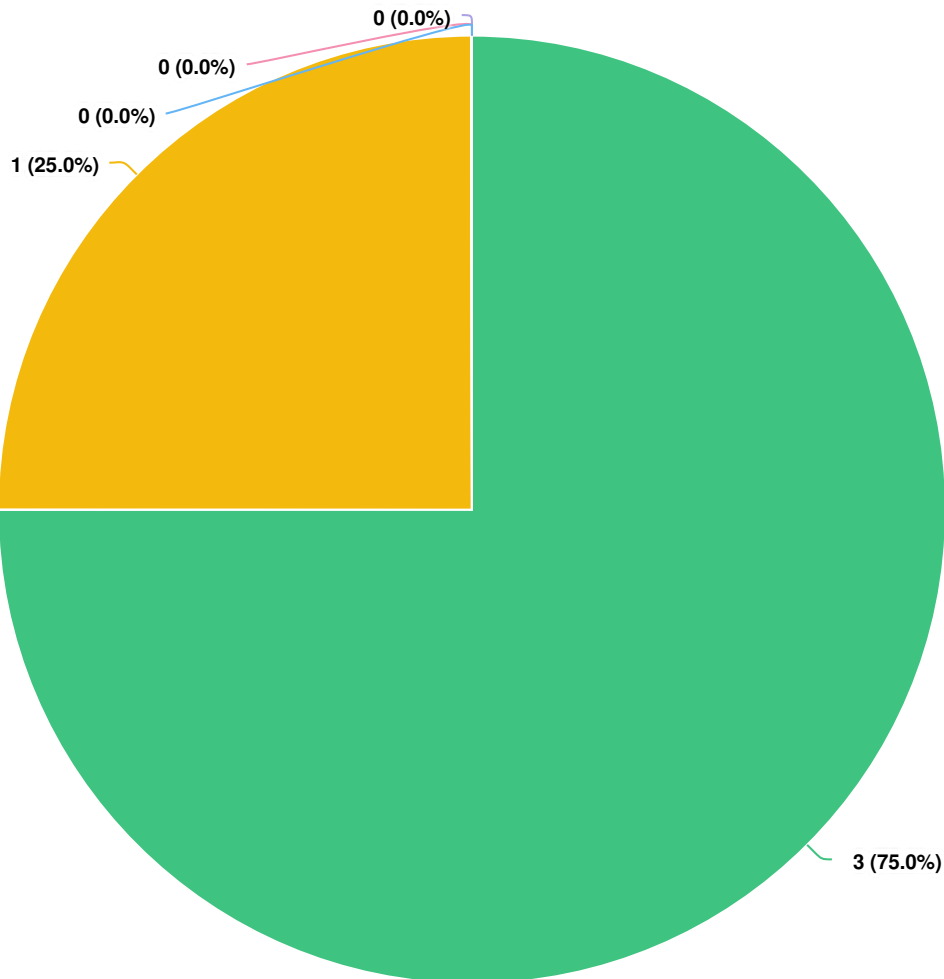
Question options

- Strongly Agree
- Somewhat Agree
- Strongly Disagree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q29 Do you agree with the draft updates described above regarding the amount of open space required to be designed for active use?



Question options

- Strongly Agree
- Strongly Disagree
- Somewhat Agree
- Neutral
- Somewhat Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q30 | Additional Comments:

Anonymous

11/19/2019 06:34 PM

Stop making exceptions for what is important. If you can't get the open space required, build less units. Preserve what's important to the home owners not the benefit of the developer.

Anonymous

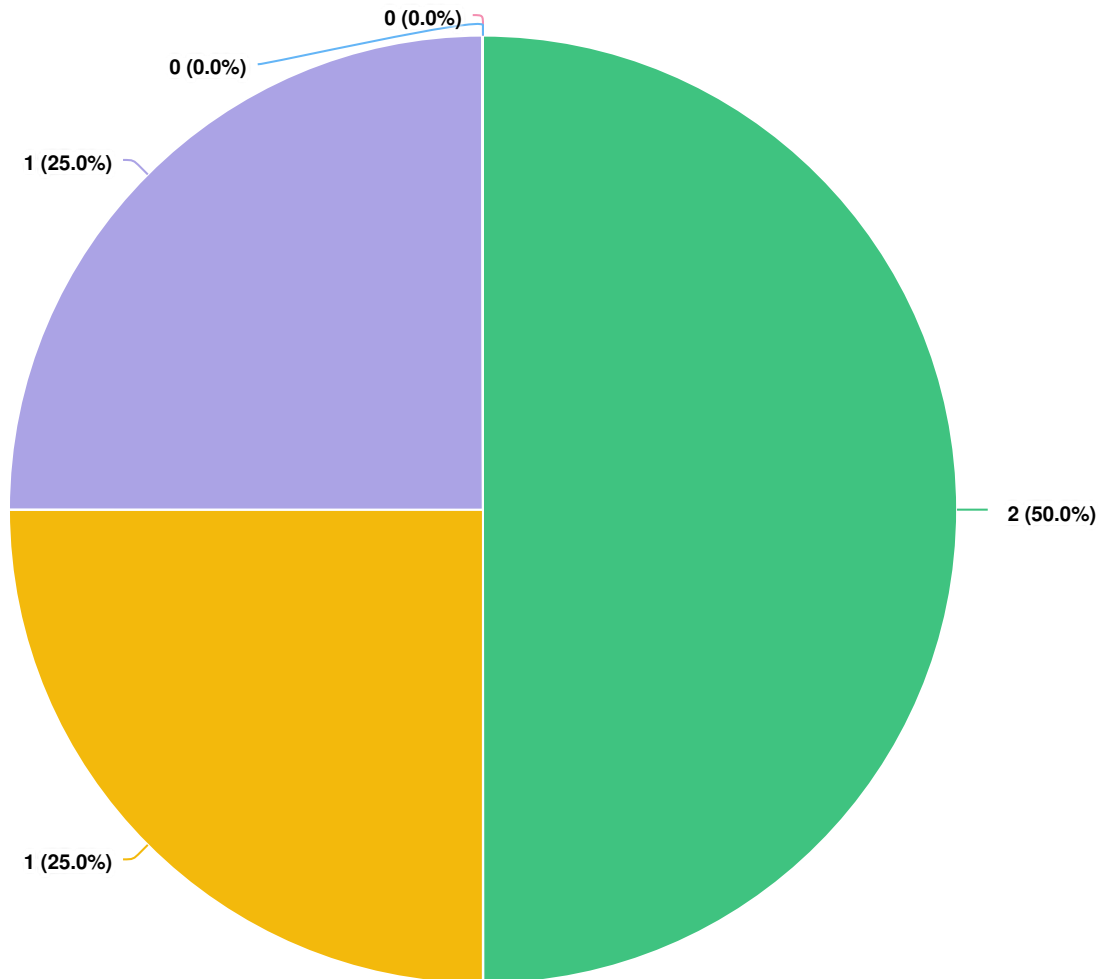
12/17/2019 06:44 AM

Same comment as previous, clearly exclude land partitions from the open space standards.

Optional question (2 responses, 2 skipped)

ATTACHMENT 2

Q31 Do you agree with the draft update described above regarding a minimum size for individual open space tracts?



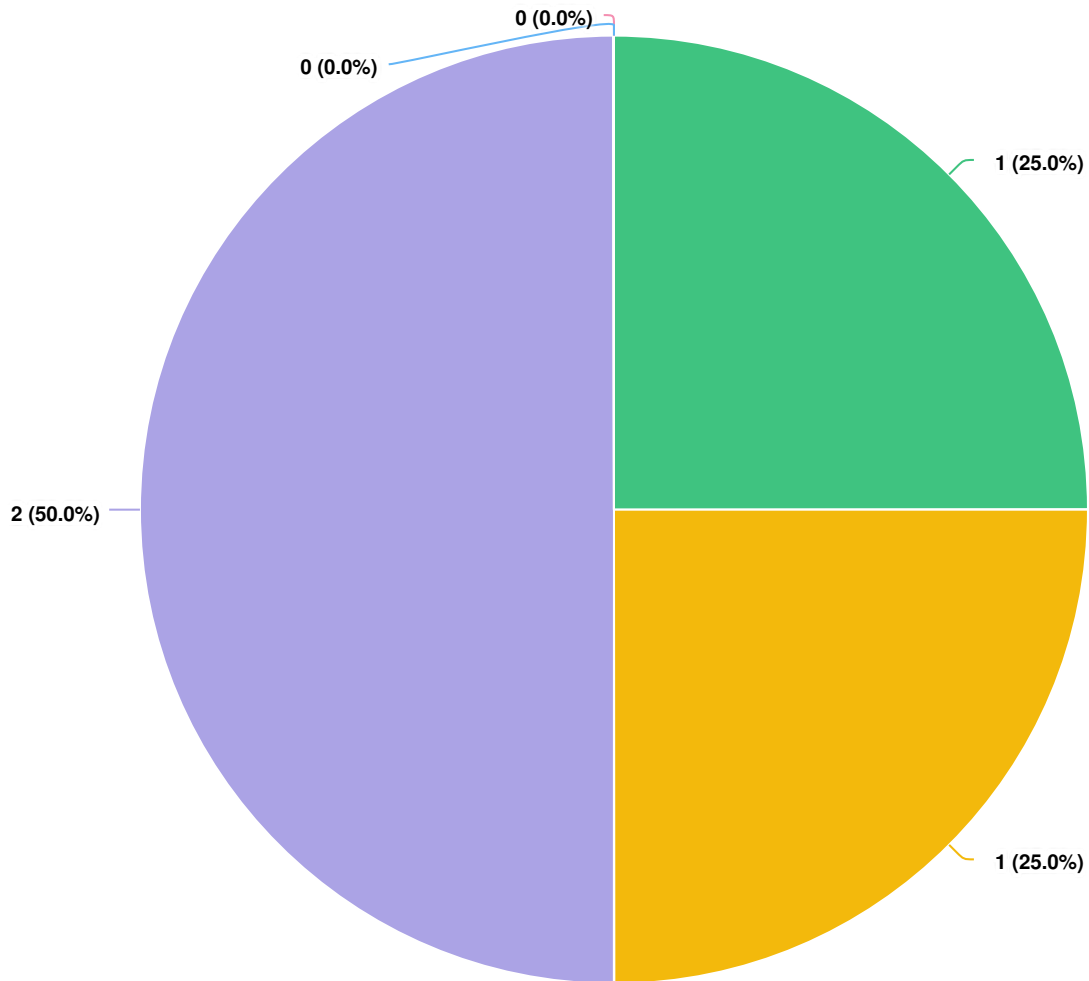
Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q32 Do you agree with the draft update described above regarding the requirement usable open space by designed by credentialed professional?



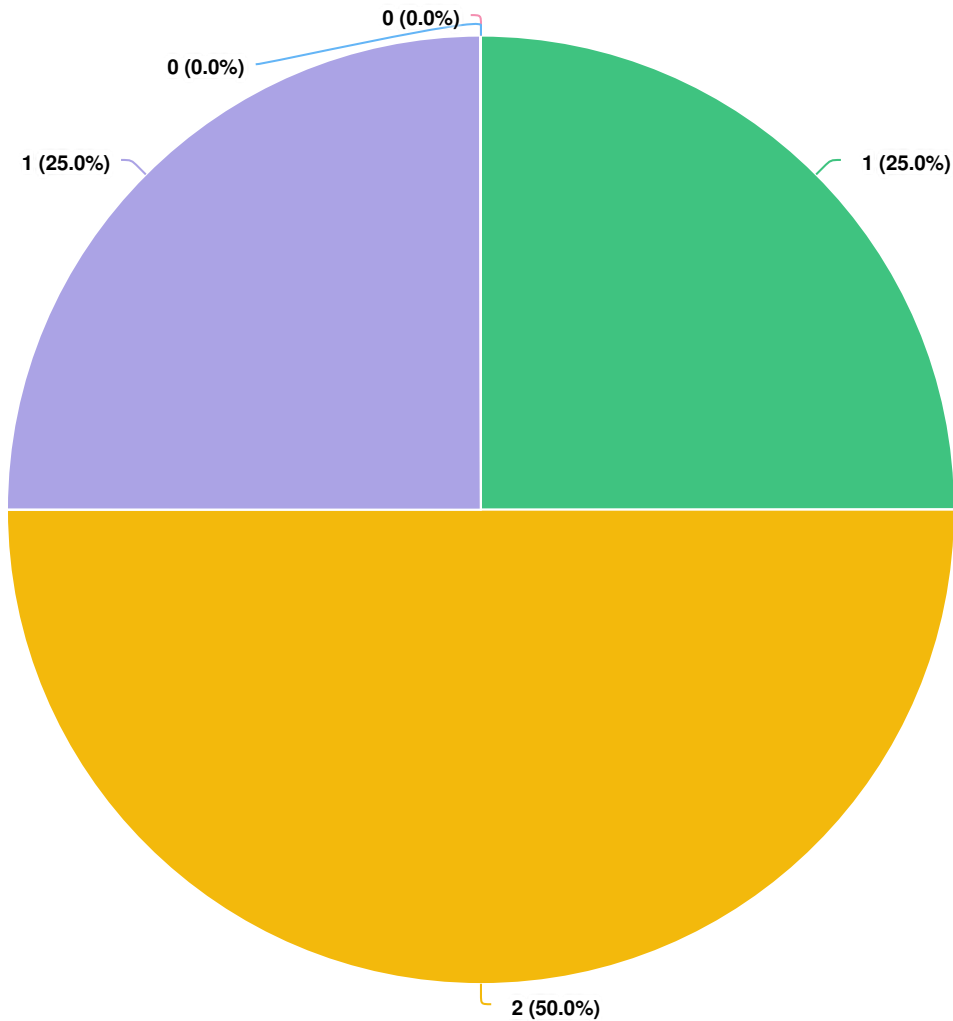
Question options

- Strongly Agree
- Somewhat Agree
- Neutral
- Somewhat Disagree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

ATTACHMENT 2

Q33 Do you agree with the draft update described above regarding the connection of created habitat to existing habitat?



Question options

- Strongly Agree
- Neutral
- Somewhat Disagree
- Somewhat Agree
- Strongly Disagree

Optional question (4 responses, 0 skipped)

Q34 | **Additional Comments:**

Anonymous

11/19/2019 04:01 PM

Suggest minimum dimensions for open space tracts to ensure they are usable/functional. Design by a credentialed professional is helpful but does not guarantee high quality open space as much as clear standards. Are there many situations where development is creating habitat?

Optional question (1 responses, 3 skipped)

Additionally, the City is required to periodically review its public facility capacities and plans to assure that planned public facilities can be provided to accommodate the calculated capacity within the planning period.

The City is required to calculate the increases in dwelling unit and job capacities by the year 2017 from any proposed changes to the current Comprehensive Plan and Development Code that must be adopted and add the increases to the calculation of expected capacities.

The City is required to determine the effect of each of the following on calculated capacities, and include any resulting increase or decrease in calculated capacities:

1. Required dedications for public streets, consistent with Metro's Regional Accessibility requirements;
2. Off-street parking requirements, consistent with the Metro Urban Growth Management Functional Plan;
3. Landscaping, setback, and maximum lot coverage requirements;
4. The effects of tree preservation ordinances, environmental protection ordinances, view preservation ordinances, solar access ordinances, or any other regulations that may have the effect of reducing the capacity of the land to develop at the zoned density;
5. The effects of areas dedicated to bio-swales, storm water retention, open space dedications, and other requirements of local codes that may reduce the capacity of the land to develop at the planned density.

If any of the calculated capacities are determined to be less than the City's target dwelling unit and job capacities specified by Metro, either jurisdiction-wide or in mixed-use areas, or both, then the City is required to increase calculated capacities, as needed, to comply with the calculated capacities of Metro's Urban Growth Management Functional Plan. The City is required to achieve the target capacities for both dwelling units and jobs.

As stated above, housing is a basic human need. Therefore, residential development is considered a primary element of this Plan. A priority is given to satisfying the housing Goal. In so doing, however, it is not the intent of this section to ignore other sections of the Plan. Rather, the intent is to balance conformance to other provisions of the Plan so as to best satisfy housing needs within the City. To complete the framework for evaluating residential development, the following Implementation Measures have been established.

Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Implementation Measure 4.1.4.a The City shall encourage that at least an area of land equal to that now utilized for existing mobile home parks within the City, shall be identified within

the City for development of replacement mobile or manufactured parks or subdivisions prior to redevelopment of the existing parcels for other uses. Preservation of existing parks will be encouraged where consistent with other provisions of this Plan.

Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.

Implementation Measure 4.1.4.c Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters and legislative Master Plans.

Implementation Measure 4.1.4.d Encourage the construction and development of diverse housing types, but maintain a general balance according to housing type and geographic distribution, both presently and in the future. Such housing types may include, but shall not be limited to: Apartments, single-family detached, single-family common wall, manufactured homes, mobile homes, modular homes, and condominiums in various structural forms.

Implementation Measure 4.1.4.e Targets are to be set in order to meet the City's Goals for housing and assure compliance with State and regional standards.

Implementation Measure 4.1.4.f Accommodate the housing needs of the existing residents of the City of Wilsonville. The future status of existing mobile home dwellers within the City is a particular concern in establishing this Measure.

Implementation Measure 4.1.4.g Coordinate housing development with the social and economic needs of the community.

Implementation Measure 4.1.4.h Require new housing developments to pay an equitable share of the cost of required capital improvements for public services.

Implementation Measure 4.1.4.i Restrict the number of housing starts to the capacities of public facilities and services.

Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Implementation Measure 4.1.4.k The City shall adopt specific goals for low and moderate cost housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working within the City of Wilsonville.

Implementation Measure 4.1.4.l The City shall work to improve the balance of jobs and housing within its jurisdictional boundaries.

Implementation Measure 4.1.4.m The City will consider the use of the following tools identified by Metro to improve availability of sufficient housing affordable to households of all income levels and manufactured housing to assure a diverse range of available housing types.

1. Donation of buildable tax-foreclosed properties to nonprofit organizations or governments for development as mixed-market affordable housing.
2. Development of permitting process incentives for housing being developed to serve people at or below 80% of area median income.
3. Provision of fee waivers and property tax exemptions for projects developed by nonprofit organizations or governments serving people at or below 60% of area median income.
4. Creation of a land-banking program to enhance the availability of appropriate sites for permanently affordable housing.
5. Adoption of replacement ordinances that would require developers of high-income housing, commercial, industrial, recreational or government projects to replace any affordable housing destroyed by these projects.
6. Creation of linkage programs that require developers of job-producing development, particularly that which receives tax incentives, to contribute to an affordable housing fund.
7. Committing locally controlled funds, such as Community Development Block Grants, Strategic Investment Program tax abatement funds, or general fund dollars, to the development of permanently affordable housing for people at or below 60% of area median income.
8. Within the limits set by State law, consider inclusionary zoning requirements, particularly in tax incentive programs, for new development in transit zones and other areas where public investment has contributed to the value and developability of land.

Implementation Measure 4.1.4.n Amend the Development Code to permit manufactured homes configured as duplexes, triplexes, fourplexes, etc. outside manufactured dwelling parks, consistent with zoning densities.

Implementation Measure 4.1.4.o The City will encourage the development of housing of various types and densities. Guided by the urbanization, public facilities, and economic elements, the City will, however, manage residential growth to ensure adequate provision of public facilities and that proposed housing satisfies local need and desires, i.e., type, price and rent levels.

Implementation Measure 4.1.4.p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

Implementation Measure 4.1.4.q The City will continue to allow for mobile homes and manufactured dwellings, subject to development review processes that are similar to those used for other forms of housing. Individual units will continue to be allowed on individual lots, subject to design standards. Mobile home parks and subdivisions shall be subject to the same procedures as other forms of planned developments.

Implementation Measure 4.1.4.r All development, except as indicated in the lowest density districts, will coincide with the provision of adequate streets, water, and sanitary sewerage and storm drainage facilities, as specified in the Public Facilities and Services Section of the Plan. These facilities shall be (a) capable of adequately serving all intervening properties as well as the proposed development and (b) designed to meet City standards.

Implementation Measure 4.1.4.s Residential subdivisions, including mobile home subdivisions, shall be developed with paved streets, curbs and gutters, street lights and walkways, according to City standards. All utilities, other than storm water facilities, will be placed underground.

Implementation Measure 4.1.4.t Site plans will provide for adequate open space to (a) protect adjacent properties; and (b) provide ample yard space and play areas for residents. The residential character of established neighborhoods, particularly low density developments, shall also be protected as surrounding development occurs. Site development standards shall continue to be applied to ensure compatibility with adjacent land uses. High design standards will be established for signage and appearance, including the landscaping of setback areas and the designation of access points.

Implementation Measure 4.1.4.u To provide variety and flexibility in site design and densities, residential lands shown on the Land Use Map and legislative Master Plans of the Comprehensive Plan have been divided into districts, with different density ranges for each district. In all residential developments, other than those that are so small that it is not mathematically feasible to achieve the prescribed minimum density, the 80% minimum shall apply. The following density ranges have been prescribed for each district:

- Density: 0-1 units/acre
- 2-3 units/acre
- 4-5 units/acre
- 6-7 units/acre
- 10-12 units/acre
- ~~16~~16-20 units/acre

Densities may also be defined for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.v Site development standards and performance criteria have been developed for determining the approval of specific densities within each district. Densities may be increased through the Planned Development process to provide for meeting special needs (e.g., low/moderate income, elderly, or handicapped). Site development standards, performance criteria, density flexibility and other standards may be established for specific areas in legislative Master Plans.

Implementation Measure 4.1.4.w These Implementation Measures shall not be administered in such a manner as to violate other provisions of this Plan.

Implementation Measure 4.1.4.x Apartments and mobile homes are to be located to produce an optimum living environment for the occupants and surrounding residential areas.

Development criteria includes:

1. Buffering by means of landscaping, fencing, and distance from conflicting uses.
2. Compatibility of design, recognizing the architectural differences between apartment buildings and houses.
3. On-site recreation space as well as pedestrian and bicycle access to parks, schools, mass transit stops and convenience shopping.
4. The siting of buildings to minimize the visual effects of parking areas and to increase the availability of privacy and natural surveillance for security.

Implementation Measure 4.1.4.y Housing units shall be designed, constructed, and maintained so that the community is assured of safe, sanitary, and convenient living conditions in dwellings that are sound, energy efficient, and attractive in their appearance.

Conservation of housing resources shall be encouraged through code enforcement, renovation, and rehabilitation of the existing housing stock.

Implementation Measure 4.1.4.z The City shall continue to apply a minimum density standard to all zones allowing residential use, such that all development, including subdivisions, will result in the eventual build-out of 80 percent or more of the maximum number of dwelling units per net acre permitted by the zoning designation for a given development. The minimum density requirement does not apply inside areas designated by the City as open spaces or significant resource sites. The maximum-zoned density does not include the density bonus for zones that allow them.

Implementation Measure 4.1.4.aa The City will continue to allow partitioning or subdividing where existing lot sizes are two or more times that of the minimum lot size in the Development Code, and all other applicable requirements are met.

Implementation Measure 4.1.4.bb The City allows the construction of one accessory dwelling unit with any detached or attached single family dwelling that is permitted to be built in any zone, subject to standards in the Land Development Code or density and size standards in Neighborhood Plans, Stage II Development Plans or Final Development Plans. Regulations of such units include size, architectural design to match the primary unit on the site, and parking requirements. [Amended by Ord. 676, 3/3/10]

Implementation Measure 4.1.4.cc In order to encourage originality, flexibility, and innovation in land development, and minimize monotonous standardized subdivisions, all subdivisions over two acres in size require Planned Development review (P.D.R.). Multi-plexes and single-family attached units may also be approved as part of a planned development.

Implementation Measure 4.1.4.dd Continue the development of a renewal program to update/upgrade the "Old Town" area of Wilsonville.

RESIDENTIAL PLANNING DISTRICTS SHOWN ON THE LAND USE MAP OF THE COMPREHENSIVE PLAN

Density (0-1 du/ac)

The purpose of this district is to provide for very low density housing areas to satisfy individuals desiring to own a large lot within an urban setting. This district recognizes and protects existing and future large-lot developments within the City. ~~This density would generally fall under the PDR-1 zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas which are currently developed at suburban densities and where little need exists for redevelopment.
2. Areas where transportation is limited to minor collector and local streets, and where high volume traffic would create safety problems.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (2-3-or 4-5 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to provide for low density residential areas. ~~The 2-3 du/acre density would generally fall under the PDR-2 zoning district category as outlined in the Development Code. The 4-5 du/acre density would generally fall under the PDR-2 and PDR-3 (or other categories that could work out to this level of density) zoning district category as outlined in the Development Code.~~

The following areas should be designated and developed at this density:

1. Areas with access to a minor arterial, collector, or local streets. However, direct vehicular access from individual lots onto a minor arterial will be restricted.
2. Undeveloped areas adjacent to existing lower density developments, or near the fringe of the Urban Growth Boundary.
3. Areas where sensitivity to the natural environment or natural hazards warrant a reduced density.

Density (6-7 or 10-12 du/ac)

The purpose of ~~this~~ these districts ~~is~~ are to ensure an efficient use of urban land by providing for the development of medium density housing areas. ~~This density would generally fall under the PDR 3 and PDR 4 (or other categories that could work out to this level of density) zoning districts category as outlined in the Development Code.~~

The following areas should be designated and developed as urban medium density:

1. Areas with access to a major or minor arterial or collector street. Siting should not, however, result in significant traffic impacts through lower density residential areas.
2. Areas located near or adjacent to commercial areas, employment centers and/or mass transit routes.
3. Areas adjacent to urban lower density developments or planning districts.

Permitted uses in this district typically include single family dwellings, whether detached or attached, accessory dwelling units, multi-family dwellings, including duplexes and tri-plexes, and mobile home parks or subdivisions, multi-family developments, including duplexes and multi-plexes and mobile home parks or subdivisions, will be subject to Development Review approval.

Neighborhood or convenience commercial uses may be permitted as part of a Planned Development but should be integrated into the design of the surrounding residential development, i.e., first floor of multi-story structure or similar design as residential units. Such commercial developments shall be limited to locations where there is clearly demonstrated local need. All such uses shall be subject to Development Review approval.

Density (~~18~~16-20-du/ac)

The purpose of this district is to provide for efficient use of land near the major commercial or employment centers by providing for high-density residential development. It is a further purpose of this district to encourage mixed uses in commercial areas. ~~This density would generally fall under the PDR 6 and PDR 7 (or other categories that could work out to this level of density) zoning district categories as outlined in the Development Code.~~

The following areas may be designated urban high-density residential:

1. Areas located on major or minor arterials and where such development will not result in significant traffic impacts through low- or medium-density residential areas.
2. Areas located within or adjacent to major shopping centers, employment centers and/or adjacent to mass transit routes.

Because of the land use intensity allowable in this district, the zoning will be restricted to a Planned Development review.

All developments will be subject to Development Review Board approval, including lot sizes, setbacks, open space, and parking requirements. Where feasible, under-structure parking will be encouraged on structures over two (2) stories in height.

Residential – Village

See the Compact Urban Development section of this Plan for the description of the Residential Village designation.

Residential – Neighborhood

See the Residential Neighborhood section of this Plan for the description of the Residential Neighborhood designation.

ENVIRONMENTAL RESOURCES AND COMMUNITY DESIGN

At a glance, most land appears to be much the same as the lands surrounding it, with the exception of obvious differences such as topography and vegetation. However, a more detailed analysis can reveal distinct differences in the land composition and physical characteristics of nearly any two adjacent parcels of land. These differences can affect the overall suitability of a particular parcel of land for various types of land use. Each piece of land has a natural land use intensity potential which results from variations in its physical features and their interrelationships with natural processes, such as:

1. Underlying geological deposits and associated characteristics.
2. Types of surface soils and associated characteristics.
3. Water, the hydrologic cycle and natural drainage.
4. Slope of the land.
5. Vegetative cover (type, size, and location).
6. Weather conditions.
7. Character of adjoining natural features and developments.

Certain combinations of these natural features and processes can create inherently hazardous or unstable conditions which have special significance to humans and their land use activities. These conditions, referred to as natural hazards, are more appropriately labeled physical or natural limitations and occur in the form of:

1. Flood plains and wetlands
2. Runoff and erosion potentials.
3. Soil instability, including landslides, settlement, shrink/swell potential and earthquakes.

In addition to natural limitations, there are also natural potentials which can provide a more desirable living environment if given proper consideration in determining land use patterns and development design. The elements which offer these potentials are:

1. Existing vegetation.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- (.01) Examples of principal uses that are typically permitted:
- A. Open Space.
 - B. Single-Family Dwelling Units.
 - C. Duplexes. [Added by Ord. #825, 10/15/18]
 - D. Multiple-Family Dwelling Units. [Amended by Ord. #825, 10/15/18]
 - E. Public parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than forty-five (45) feet from any other lot.
 - F. Manufactured homes, subject to the standards of Section 4.115 (Manufactured Housing).
- (.02) Permitted accessory uses to single family and detached dwelling units: [Amended by Ord. #825, 10/15/18]
- A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.
 - B. Living quarters without kitchen facilities for persons employed on the premises or for guests. Such facilities shall not be rented or otherwise used as a separate dwelling unless approved as an accessory dwelling unit or duplex.
 - C. Accessory dwelling units, subject to the standards of Section 4.113 (.11). [Amended by Ord. #825, 10/15/18]
 - D. Home occupations.
 - E. A private garage or parking area.
 - G. Temporary real estate signs, small announcement or professional signs, and subdivision signs, as provided in the provisions of Sections 4.156.05, 4.156.07, 4.156.09, and 4.156.10. [Amended by Ord. No. 704, 6/18/12]
 - H. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - I. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - J. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.03) Permitted accessory uses for duplexes and attached multiple-family dwelling units: [Amended by Ord. #825, 10/15/18]

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- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid principal permitted uses, located on the same lot therewith.
 - B. Home occupations.
 - C. A private garage or parking area.
 - D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
 - E. Accessory buildings and uses shall conform to front and side yard setback requirements. If the accessory buildings and uses do not exceed 120 square feet or ten (10) feet in height, and they are detached and located behind the rear-most line of the main buildings, the side and rear yard setbacks may be reduced to three (3) feet.
 - F. Livestock and farm animals, subject to the provisions of Section 4.162.
- (.04) Uses permitted subject to Conditional Use Permit requirements:
- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, sub-stations and pump stations.
 - B. Public or private clubs, lodges or meeting halls. Public or private parks, playground, golf courses, driving ranges, tennis clubs, community centers and similar recreational uses.
 - C. Churches, public, private and parochial schools, public libraries and public museums.
 - D. Neighborhood Commercial Centers limited to the provisions of goods and services primarily for the convenience of and supported by local residents, and not requiring a zone change to a commercial designation:
 1. The site of a Neighborhood Commercial Center was proposed at the time of the original application.
 2. Such centers are of a scale compatible with the surrounding residential structures.
 3. Such centers shall be compatible with the surrounding residential uses.
 4. The site of a Neighborhood Commercial Center shall be at least one-quarter (1/4) mile from any other sites zoned for commercial uses.
 5. The site of a Neighborhood Commercial Center shall not exceed five percent (5%) of the total area or one (1) acre, whichever is less.
 6. The site of a Neighborhood Commercial Center shall have direct access to a street of a collector classification and shall have direct pedestrian access to the residential areas.
 7. The site of a Neighborhood Commercial Center shall not include more than one quadrant of an intersection and shall not result in traffic of a nature which causes a substantial adverse impact on the residential character of the planned development.

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E. Commercial Recreation which is compatible with the surrounding residential uses and promotes the creation of an attractive, healthful, efficient and stable environment for living, shopping or working. All such uses except golf courses and tennis courts shall conform to the requirements of subsection “D” (Neighborhood Commercial Centers), above.

F. Home businesses. [Added by Ord. #825, 10/15/18]

(.05) Appropriate PDR ~~zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District:

<u>Comprehensive Plan Density*</u>	<u>Zoning District</u>
<u>0-1 u/acre</u>	<u>PDR-1</u>
<u>2-3 u/acre</u>	<u>PDR-2</u>
<u>4-5 u/acre</u>	<u>PDR-3</u>
<u>6-7 u/acre</u>	<u>PDR-4</u>
<u>10-12 u/acre</u>	<u>PDR-5</u>
<u>16-20 u/acre</u>	<u>PDR-6</u>
<u>20+ u/acre</u>	<u>PDR-7</u>

<u>Zoning Designation</u>	<u>Comprehensive Plan Map Density Range District*</u>	<u>Max Density per Acre</u>	<u>Min Density per Acre</u>
<u>PDR-1</u>	<u>0-1</u>	<u>1</u>	<u>0.8</u>
<u>PDR-2</u>	<u>2-3</u>	<u>3</u>	<u>2.4</u>
<u>PDR-3</u>	<u>4-5</u>	<u>5</u>	<u>4</u>
<u>PDR-4</u>	<u>6-7</u>	<u>7.5</u>	<u>6</u>
<u>PDR-5</u>	<u>10-12</u>	<u>12</u>	<u>9.6</u>
<u>PDR-6</u>	<u>16-20</u>	<u>20</u>	<u>16</u>
<u>PDR-7</u>	<u>Over 20</u>	<u>As approved by Zoning Order/Stage 1 Master Plan, at least 20</u>	<u>80% of Max Density</u>

Table 1: PDR ~~Zone~~Zoning Designation and Maximum and Minimum Density based on Comprehensive Plan Density Range District

**All dwelling unit types, except accessory dwelling units, are included for calculating density.*

[Amended by Ord. #825, 10/15/18]

(.06) Unit count limitations. Unit count limitations are calculated by multiplying the density number in Table 1 by the buildable gross area of the Stage I Master Plan area (gross area minus SROZ area and BPA Easements) and rounding down to the nearest whole number. For example, any number greater than 4 and less than 5 shall be rounded down to 4. If the Stage I Master Plan area is subject to more than one Comprehensive Plan Map Density Range District and Zoning Designation, calculations for areas of differing densities

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shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Gross buildable area (gross area minus SROZ and BPA Easements) multiplied by Maximum Density per Acre number in Table 1 above.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

(.07) Lot Standards

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area)</u> <u>Largest Building/All Buildings^C</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^A (feet)</u>	<u>Minimum Lot Depth (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>	<u>Per Section 4.113 (.03)</u>	<u>20/25</u>	<u>80/80</u>	<u>100</u>	<u>35</u>
<u>PDR-2</u>	<u>7,000</u>		<u>25/30 (more than 12000 and less than 20000 sf lot)</u> <u>40/50 (more than 8000 up to 12000 sf lot)</u> <u>45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^B</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^B</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

A. Lot frontage may be on a public street or approved, platted private drive.

B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

Table 2: Lot Standards for All PDR Zoned Lots

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

Section 4.124. Standards Applying To All Planned Development Residential Zones.

- A. Adjustments to Minimum Lot Size, Width, Depth: Up to 20% of the lots rounded down to the nearest whole number, or a minimum of 1 for subdivisions of 4 lots, can be reduced below the minimum lot size by 20%. For example, the maximum allowed, as necessary, adjustment for a 100 lot subdivision in the PDR-5 zone would be to reduce 20 lots to as low as 4,000 square feet (20% of 5,000 square foot minimum lot size). The minimum lot width and minimum lot depth can also be adjusted by up to 20% as necessary to allow the reduction of lot size by up to 20%.
- B. Adjustment to Open Space Area: Non-SROZ open space may be reduced to the extent necessary following maximizing the allowed reduction of lot size. However, all subdivisions with 10 or more lots shall require a minimum of one individual usable, programmed open space of at least 2,000 square feet meeting the requirements of Subsection 4.113 (.01) C. 1.-2. and subdivisions with 4-10 lots shall require one individual usable open space of at least 1,000 square feet meeting the same requirements.

~~(.0609)~~ Block and access standards:

- 1. Maximum block perimeter in new land divisions: 1,800 feet.
- 2. Maximum spacing between streets or private drives for local access: 530 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions meeting this standard. [Amended by Ord. 682, 9/9/10]
- 3. Maximum block length without pedestrian and bicycle crossing: 330 feet, unless waived by the Development Review Board upon finding that barriers such as railroads, freeways, existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions meeting this standard.

[Section 4.124(.06) amended by Ordinance No. 538, 2/21/02.]

~~(.0710)~~ Signs. Per the requirements of Sections 4.156.01 through 4.156.11.
[Amended by Ord. No. 704, 6/18/12]

~~(.0811)~~ Parking. Per the requirements of Section 4.155.

~~(.0912)~~ Corner Vision Clearance. Per the requirements of Section 4.177.

~~Section 4.124.1. PDR-1:~~

~~The following standards shall apply in PDR-1 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:~~

- ~~(.01) Average lot size: 30,000 square feet.~~
- ~~(.02) Minimum lot size: 25,000 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 37,500 square feet.~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.

~~(.04) — Other standards:~~

- ~~A. Minimum lot width at building line: Eighty (80) feet.~~
- ~~B. Minimum street frontage of lot: Eighty (80) feet.~~
- ~~C. Minimum lot depth: One hundred (100) feet.~~
- ~~D. Setbacks: per Section 4.113(.03)~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty percent (20%) for all residential dwelling units; twenty five percent (25%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Ten single family dwellings on individual lots, or~~
- ~~B. Fourteen dwelling units (any combination of multiple family or single family units).~~

[Section 4.124.1 (.05) A & B Amended by Ord. #825, 10/15/18]

Section 4.124.2. PDR-2:

The following standards shall apply in PDR-2 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

~~(.01) — Average lot size: _____ 16,000 square feet.~~

~~(.02) — Minimum lot size: _____ 12,000 square feet.~~

~~(.03) — Minimum density at build out: One unit per 20,000 square feet.~~

~~(.04) — Other Standards:~~

- ~~A. Minimum lot width at building line: Sixty (60) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet; however, no street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
- ~~C. Minimum lot depth: Seventy (70) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building or structure height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Twenty five percent (25%) for all residential dwelling units; thirty percent (30%) for all buildings.~~

~~(.05) — Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Twenty single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Twenty nine dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124. Standards Applying To All Planned Development Residential Zones.

Section 4.124.3. PDR-3:

The following standards shall apply in PDR-3 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot size: _____ 7,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 5,000 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 8,000 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Forty (40) feet.~~
 - ~~B. Minimum street frontage of lot: Forty (40) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~
 - ~~D. Setbacks: per Section 4.113(.03).~~
 - ~~E. Maximum building or structure height: Thirty five (35) feet.~~
 - ~~F. Maximum lot coverage: Fifty percent (50%) for lots containing less than 7000 square feet. Forty five percent (45%) for lots between 7000 and 8000 square feet. Forty percent (40%) for lots exceeding 8000 square feet.~~
- ~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~
 - ~~A. Fifty four single family dwellings) on individual lots, or~~
 - ~~B. Sixty two dwelling units (any combination of multiple family or single family units).~~

Section 4.124.4. PDR-4:

The following standards shall apply in PDR-4 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot size: _____ 5,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 4,000 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 6,000 square feet.~~
- ~~(.04) Other standards:~~
 - ~~A. Minimum lot width at building line: Thirty five (35) feet.~~
 - ~~B. Minimum street frontage of lot: Thirty five (35) feet; however, street frontage may be reduced to twenty four (24) feet when the lot fronts a cul-de-sac. No street frontage is required when the lot fronts on an approved, platted private drive. [Amended by Ord. 682, 9/9/10]~~
 - ~~C. Minimum lot depth: Sixty (60) feet.~~

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- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. Seventy two single family dwellings (with or without accessory dwelling units) on individual lots, or~~
- ~~B. Eighty seven dwelling units (any combination of multiple family or single family units with or without accessory dwelling units).~~

Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: 3,000 square feet.~~
- ~~(.02) Minimum lot size: 2,500 square feet.~~
- ~~(.03) Minimum density at build out: One unit per 4,000 square feet.~~

~~(.04) Other Standards:~~

- ~~A. Minimum lot width at building line: Thirty (30) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum Lot Depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10-acre site):~~

- ~~A. 108 town house units on individual lots, or~~
- ~~B. 145 dwelling units (any combination of multiple family or single family units).~~

Section 4.124.6. PDR-6:

The following standards shall apply in PDR-6 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: 2,000 to 2,500 square feet.~~
- ~~(.02) Minimum lot size: None.~~
- ~~(.03) Minimum density at build out: One unit per 2,500 square feet.~~

~~(.04) Other standards:~~

- ~~A. Minimum lot width at building line: Thirty (30) feet.~~

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- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10 acre site):~~

- ~~A. 174 condominium units, or~~
- ~~B. 217 multiple family units.~~

Section 4.124.7. PDR-7:

The following standards shall apply in PDR-7 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- ~~(.01) Average lot area per unit: _____ 2,000 square feet.~~
- ~~(.02) Minimum lot size: _____ 1,500 square feet.~~
- ~~(.03) Minimum density at build out: _____ One unit per 2,400 square feet.~~
- ~~(.04) Other standards:~~

- ~~A. Minimum lot width at building line: Thirty (30) feet.~~
- ~~B. Minimum street frontage of lot: Thirty (30) feet.~~
- ~~C. Minimum lot depth: Sixty (60) feet.~~
- ~~D. Setbacks: per Section 4.113(.03).~~
- ~~E. Maximum building height: Thirty five (35) feet.~~
- ~~F. Maximum lot coverage: Seventy five percent (75%) for all buildings.~~

~~(.05) Examples of development that is typically permitted (hypothetical 10 acre site):~~

- ~~A. 174 condominium units, or~~
- ~~B. 217 multiple family units.~~

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Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

- ~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~
- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
 - ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
 - ~~3. In mixed use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
 - ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:~~
 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~
 - ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

- ~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~
- ~~A. Area shall be provided in the following manner Required. :~~
- ~~B. A. At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to~~

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be counted towards the open space requirement. For developments with 4-10 units (excluding ADU's) an open space are must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.
 2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.
 - a. Preserved natural areas, including those within the SROZ
 - b. New natural/wildlife habitat areas
 - c. Non-fenced vegetated stormwater features
 - d. Play areas and play structures
 - e. Open grass area for recreational play
 - f. Swimming and wading areas
 - g. Other areas publically accessible areas similar to a. through f.
 - h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.
 - i. 10% of each single-family or duplex lot 6,000 sf or larger.
- €. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use. The minimum amount of usable open space, regardless of the amount of non-SROZ open space, in a subdivision of 10 or more lots is 2,000 square feet, or a subdivision of 4-10 lots is 1,000 square feet.
1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.
 2. The area shall be designed and programmed for a variety of age groups or other user groups.
 3. The minimum open space size requirements in Subsection B above apply.
- Đ. Enhancing Existing Wildlife Habitat through Design of Open Space.
1. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.

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2. To the extent feasible, open space shall be designed to connect preserved wildlife habitat to other preserved wildlife habitat where a lack of connection exists.

~~In all residential subdivisions including subdivision portions of mixed use developments where (1) the majority of the developed square footage is to be in residential use or (2) the density of residential units is equal or greater than 3 units per acre, at least twenty five percent (25%) of the area shall be in open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations and usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths, and other like space. For subdivisions with less than 25% SROZ lands and those with no SROZ lands, the minimum requirement shall be ¼ acre of usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. Front, side and rear yards of individual residential lots shall not be counted towards the 25% open space.~~

~~Provided, however, where SROZ is greater than 25% of the developable area for any development, the development must also provide ¼ acre of usable park area for a development of less than 100 lots, and ½ acre of usable park area for a development of 100 lots, and pro rata amounts based on this formula for subdivisions exceeding 100 lots. The Development Review Board may waive the usable open space requirement if there is substantial evidence in the record to support a finding that the intent and purpose of the requirement will be met in alternative ways. Irrespective of the amount of SROZ, a development may not use phasing to avoid the minimum usable space requirement.~~

~~Multi-family developments shall provide a minimum of 25% open space excluding streets and private drives. Open space must include, as a minimum natural areas that are preserved under the City's SROZ regulations, and outdoor recreational area as provided in 4.113(.01)(A)(1) through (5) [Amended by Ord. 589 8/15/05, Ord. 682, 9/9/10]~~

BD. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City parks standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the

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development site for the purpose of computing density or allowable lot coverage.

EE. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review any pertinent bylaws, covenants, or agreements prior to recordation.

F. The open space requirements of this subsection are subject to adjustments in PDR zones pursuant to Subsection 4.124 (.08).

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Section 4.001 Definitions.

E. Cycle Track: A cycle track is a bike lane with a physical barrier between the bike and motor vehicle travel lanes, such as a curb or parking lanes. Cycle tracks must “rejoin” the motor vehicle travel lanes at signalized intersections. Cycle tracks may require a two stage left turn for bicyclists.

F. See also: Multipurpose Pathway or Path.

[Amended by Ord. #719, 6/17/13.]

32. Block: A tract of land bounded by streets, or bounded by such features as the City limits or barriers such as bodies of water or steep slopes.
33. Block Complex: An assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.
34. Block Perimeter: The outer boundary of a block.
35. Board: The Development Review Board established pursuant to Chapter 2 of the Wilsonville Code.
36. Buffers or Buffering: Distance, landscaping, walls, berms, or other measures used to separate one land use from another, and to mitigate or minimize the adverse effects of one land use on another.
37. Build-To Line: A line shown on a final plat or other development plan indicating that buildings are required to be built to it, rather than set back from it.
- 37-38. Buildable Gross Area: The total or entire area of land after subtracting out (1) land area within the City’s Significant Resource Overlay Zone and (2) land area encumbered by a Bonneville Power Administration power line easement.
- 38-39. Building: Any structure built for the support, shelter or enclosure of any persons, animals, chattels, or property of any kind which requires location on the ground or is attached to something having a location on the ground.
- 39-40. Building Façade: The exterior elevation(s) of a building; usually set parallel to the front lot line, often distinguished by elaboration of architectural characteristics.
- 40-41. Building Façade, Primary: The main exterior elevation of a building; usually associated with its primary entrance and/or street address.
- 41-42. Building Frontage Width, Minimum: A Development Standard that controls the degree of spatial definition of public open space. Described as a percentage, the Minimum Building Frontage Width is calculated as the ratio of the length of the primary building façade(s) to its corresponding lot line length, exclusive of required setbacks.
- 42-43. Building Line: A line that is adjacent to the front side of a main building parallel to the front lot line.
- 43-44. Building Official. The person holding the position of Building Official of the City of Wilsonville. [Added by Ord. 649, 6/2/08]
- 44-45. Building or Structure Height: The term 'height of building or structure' shall be deemed to mean the perpendicular distance from the average elevation of the adjoining ground to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the middle height gable between the eaves and ridge of a pitch or hip roof. If

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Section 4.124. Standards Applying To All Planned Development Residential Zones.

shall be done separately and then summed together, and the final summed number rounded down to the nearest whole number.

- A. Maximum unit count at build out of Stage I Master Plan area: Gross buildable acreage (gross acreage minus SROZ and BPA Easements) multiplied by Maximum Density per Acre number in Table 1 above.
- B. Minimum unit count at build out of Stage I Master Plan area: 80% of maximum unit count described in A. above.

(.07) Lot Standards

<u>Zoning Designation</u>	<u>Minimum Lot Size (square feet)</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage (percent of lot area)</u> <u>Largest Building/All Buildings^{C,D}</u>	<u>Minimum Lot Width at Building Line/Minimum Street Frontage of Lot^{A,D}(feet)</u>	<u>Minimum Lot Depth^D (feet)</u>	<u>Maximum Building Height (feet)</u>
<u>PDR-1</u>	<u>20,000</u>	<u>Per Section 4.113 (.03)</u>	<u>20/25</u>	<u>80/80</u>	<u>100</u>	<u>35</u>
<u>PDR-2</u>	<u>7,000</u>		<u>25/30 (more than 12000 and less than 20000 sf lot)</u> <u>40/50 (more than 8000 up to 12000 sf lot)</u> <u>45/55 (7000 to 8000 sf lot)</u>	<u>60/30</u>	<u>70</u>	
<u>PDR-3</u>	<u>4,500</u>		<u>50/60</u>	<u>40/40^B</u>	<u>60</u>	
<u>PDR-4</u>	<u>3,000</u>		<u>75/75</u>	<u>35/35^B</u>	<u>60</u>	
<u>PDR-5</u>	<u>2,000</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-6</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	
<u>PDR-7</u>	<u>NA</u>		<u>75/75</u>	<u>30/30</u>	<u>60</u>	

- A. Lot frontage may be on a public street or approved, platted private drive.
- B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.
- C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations
- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

Table 2: Lot Standards for All PDR Zoned Lots

(.08) Adjustments to Ensure Minimum Density is Met. In development not involving Multi-Family Dwelling Units, if demonstrated by the applicant that it is not physically possible to accommodate the minimum number of units at the required minimum lot size and the minimum open space the following adjustments shall be made to the minimum extent necessary to enable minimum density to be met plus any SROZ density transfer pursuant to Subsection 4.139.11 (.02). Adjustments to minimum lot size, width, and depth shall be used to the extent allowed prior to any adjustment to minimum open space requirements.

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Section 4.113. Standards Applying To Residential Developments In Any Zone.

~~(.01) Outdoor Recreational Area in Residential Developments.~~

~~A. Purpose. The purposes of the following standards for outdoor recreational area are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development. Outdoor recreational area shall be:~~

- ~~1. Designed with a reasonable amount of privacy balanced between indoor and outdoor living areas. Such outdoor recreational area shall be provided consistent with the requirements of this Section.~~
- ~~2. Recreational areas shall be provided in keeping with the needs of the prospective tenants and shall not be located in required yards, parking, or maneuvering areas, or areas that are inaccessible. Standards for outdoor recreational areas may be waived by the Development Review Board upon finding that the recreational needs of the residents will be adequately met through the use of other recreational facilities that are available in the area.~~
- ~~3. In mixed use developments containing residential uses, the Development Review Board shall establish appropriate requirements for outdoor recreational area, consistent with this Section.~~
- ~~4. The Development Review Board may establish conditions of approval to alter the amount of required outdoor recreation area, based on findings of projected need for the development. Multi-family developments shall provide at least the following minimum recreational area:
 - ~~a. For ten (10) or fewer dwelling units, 1000 square feet of usable recreation area;~~
 - ~~b. For eleven (11) through nineteen (19) units, 200 square feet per unit;~~
 - ~~c. For twenty (20) or more units, 300 square feet per unit.~~~~
- ~~5. Outdoor recreational area shall be considered to be part of the open space required in the following subsection.~~

~~(.0201) Open Space~~

~~A. Purpose. The purposes of the following standards for open space are to provide adequate light, air, open space and usable recreational facilities to occupants of each residential development.~~

~~A. Area shall be provided in the following manner Required. :~~

~~B. A. At least 25% of the net developable area shall be preserved in open space. For developments with 10 or more units (excluding ADU's) an open space area must be at least 2,000 square feet to~~

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be counted towards the open space requirement. For developments with less than 10 units (excluding ADU's) an open space are must be at least 1,000 square feet to be counted towards the open space requirement.

1. Calculation of the required open space area shall be based on the acreage of the Stage I Master Plan area or if no Stage I is required, the gross acreage the area covered by a tentative plat.

2. The open space requirement may be met by the following areas if they are or will be publically owned or owned by a homeowners' association or similar joint ownership entity (except for i. below), or the property owner for Multi-family Development.

a. Preserved natural areas, including those within the SROZ

b. New natural/wildlife habitat areas

c. Non-fenced vegetated stormwater features

d. Play areas and play structures

e. Open grass area for recreational play

f. Swimming and wading areas

g. Other areas publically accessible areas similar to a. through f.

h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

i. Portions of improved public parks within ¼ mile of Stage I Area if not used to meet minimum open space requirements for another development.

j. 10% of each single-family or duplex lot 6,000 sf or larger.

C. Usable, programmed Open Space Requirement. Half of non-SROZ open space must be usable and programmed for active recreational use.

1. Such usable, programmed open space shall be designed by a registered professional landscape architect with experience designing residential park areas. An affidavit of such professional's credentials shall be included in the application material.

2. The area shall be designed and programmed for a variety of age groups or other user groups.

3. The minimum open space size requirements in Subsection B above apply.

D. Enhancing Existing Wildlife Habitat through Design of Open Space.

1. Open space designed as wildlife habitat shall be placed adjacent to and connect to existing, preserved wildlife habitat to the extent feasible.