

Memorandum

Date: November 21st, 2016
 To: Cindy Walbridge, Kevin Liburdy, and Jennifer Kaden, City of Hood River
 From: Cathy Corliss, AICP, Principal
 cc: File
 Re: DRAFT Proposed Code Amendments – Townhouses

INTRODUCTION

Townhouses are currently a conditional use in R-2, R-3 and C-1 zones. The City of Hood River’s 2015 Housing Strategy prepared by EcoNorthwest recommends that the City amend HRMC Title 17 to allow townhouses as a permitted use in R-2 and R-3. In order to comply with Statewide Planning Goal 10, the Housing Strategy notes that the City needs to adopt standards for townhomes in the R-2 and R-3 zoning districts that are clear and objective, and that do not restrict the development of townhomes through unreasonable cost or delay.

This memorandum provides a revised draft of code amendments to Title 17 (Zoning) of the Hood River Municipal Code. The draft amendments below reflect the general approach to the regulation of townhouses described by the Planning Commission at its June 20th worksession and further expanded upon by the Planning Commission at its October 3rd and November 7th public hearings. ~~Note that the recently adopted amendments to Title 17 have not yet been codified and so are not included here.~~

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Draft Code Amendment	Commentary
<p>17.01.060 Definitions. As used in this title, the singular includes the plural and the masculine includes the feminine and neuter. The word "may" is discretionary, but the word "shall" is mandatory. The following words and phrases shall have the meanings given them in this section.</p> <p>TOWNHOUSE (attached single family) means a single-family dwelling unit constructed as one (1) of a row of attached units separated by property lines with open space on at least two (2) sides; <u>located on its own lot that shares one or more common or abutting walls with one or more single family dwelling units on adjacent lot(s).</u></p> <p>TOWNHOUSE BUILDING means a structure that includes two or more townhouses.</p> <p>TOWNHOUSE PROJECT means one or more townhouse buildings constructed on a building site where the land has been partitioned <u>divided</u> to reflect the townhouse property lines and the commonly owned property, if any.</p>	<p><i>The proposed definition of townhouse is from the DLCD Model Development Code. It is intended to clarify that townhouses may not be "in a row".</i></p> <p><i>No changes are proposed to the definition of "townhouse building". It is included for reference only.</i></p> <p><i>The amendment to "townhouse project" is intended to clarify that they can be done in</i></p>



Draft Code Amendment	Commentary
	<i>conjunction with a partition or a subdivision.</i>
<p>17.03.020 Urban Standard Density Residential Zone (R-2)</p> <p>A. Permitted Uses.</p> <ol style="list-style-type: none"> 1. Single-family dwellings and accessory structures 2. Duplexes 3. Home occupations 4. Manufactured homes 5. Bed and breakfast facilities 6. Mobile home parks 7. Family day care 8. Residential care facilities 9. Group residential, if less than fifteen (15) persons 10. Transportation facilities pursuant to 17.20.050(A) 11. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review 12. Accessory dwelling units <u>13. Townhouse projects, subject to site plan review</u> <p>B. Conditional Uses.</p> <ol style="list-style-type: none"> 1. Planned unit developments 2. Schools and child care centers 3. Public parks, playgrounds, and related facilities 4. Utility or pumping substations 5. Churches 6. Townhouse projects <p>C. Site Development Standards. <u>Except for townhouse projects which are subject to 17.19, the minimum site development requirements are as follows:</u></p> <ol style="list-style-type: none"> <u>1. The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:</u> <u>2. 1. The minimum requirement for building sites: per Per detached single family dwelling unit or duplex, a minimum of 5,000 square feet.</u> <u>2. Per townhouse, building, a minimum of 2,100 square feet.</u> 3. A minimum frontage of fifty (50) feet on a dedicated public street. 4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac. 5. Lot Coverage: Pursuant to 17.04.120 	<p><i>A. and B. Proposed amendments would move townhouse projects from a conditional use to a use permitted subject to site plan review.</i></p> <p><i>C. Proposed amendments would eliminate conflict between the zone standards and those in 17.19.</i></p>



Draft Code Amendment	Commentary
<p>D. Setback Requirements. The minimum setback requirements shall be as follows:</p> <ol style="list-style-type: none"> 1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street. 2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line. 3. Side yard/ rear yard. <ol style="list-style-type: none"> a. No structure shall be placed closer than five (5) feet from the side property line. b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line. c. No structure shall be placed closer than ten (10) feet from the rear property line. d. Projections may not encroach more than three (3) inches for each foot of required yard setback width. <p>E. Maximum Building Height. Thirty-five (35) feet for all uses except residential uses; twenty-eight (28) feet for all residential uses.</p> <p>F. Parking Regulations.</p> <ol style="list-style-type: none"> 1. Each dwelling unit shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be in the required front yard setback area. 2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area. 3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances: <ol style="list-style-type: none"> a. New construction b. Change of use c. New or expanded parking area 4. Bicycle parking as required by 17.20.040. <p>G. Signs. All signs shall be in conformance with the sign regulations of this title.</p>	
<p>17.03.030 Urban High Density Residential Zone (R-3)</p> <p>A. Permitted Uses.</p>	



Draft Code Amendment	Commentary
1. Single-family dwellings and accessory structures 2. Duplexes and triplexes 3. Multi-family dwellings, subject to site plan review 4. Rooming and boarding houses 5. Manufactured homes 6. Home occupations 7. Bed and breakfast facilities 8. Mobile home parks 9. Family day care 10. Residential care facilities 11. Group residential, if fifteen (15) or more persons, subject to site plan review 12. Transportation facilities pursuant to 17.20.050(A) 13. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review 14. Accessory dwelling units	
15. Townhouse projects with no more than four townhouses per townhouse building, subject to site plan review B. Conditional Uses. 1. Hospitals, sanitariums, rest homes, nursing or convalescent home 2. Schools and child care centers 3. Public parks, playgrounds, and related facilities 4. Utility or pumping substations 5. Churches- 6. Planned unit developments 7. Professional offices 8. Hostels	<i>A. and B. Proposed amendments would move townhouse projects from a conditional use to a use permitted subject to site plan review.</i>
9. Townhouse projects with more than four townhouses per townhouse building C. Site Development Requirements. <u>Except for townhouse projects which are subject to 17.19, the minimum site development requirements are as follows:</u> 1. Minimum Lot Size: Per dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet. 2. The minimum requirements for building sites are as follows: a. Per dwelling unit or duplex: A minimum area of 5,000 square feet. b. Per townhouse building: A minimum of 5,000 square feet for the first two (2) residential units and 1,500 square feet each for any additional residential units.	<i>C. Proposed amendments would eliminate conflict between the zone standards and those in 17.19.</i>

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Draft Code Amendment	Commentary
<p>b. c. A minimum frontage of fifty (50) feet on a dedicated public street.</p> <p>c. d. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.</p> <p>3. Lot coverage: Pursuant to 17.04.120</p> <p>D. Setback Requirements. The minimum setback requirements shall be as follows:</p> <ol style="list-style-type: none"> 1. No structure shall be placed closer than ten (10) feet from the public right-of-way line of a public dedicated street. 2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the public dedicated streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line. 3. Side yard/rear yard. <ol style="list-style-type: none"> a. No structure shall be placed closer than five (5) feet from the side property line. b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line. c. No structure shall be placed closer than five (5) feet from the rear property line. d. Projections may not encroach more than three (3) inches for each foot of required yard setback width. e. Structures greater than 28 feet in height shall be ten (10) feet from the rear property line. <p>E. Maximum Building Height. Thirty-five (35) feet for all uses except residential uses; twenty-eight (28) feet for all residential uses. Multi-family dwellings are permitted up to thirty-five (35) feet. All other residential uses may be conditionally permitted up to thirty-five (35) feet pursuant to Chapter 17.06 (Conditional Uses).</p> <p>F. Parking Regulations.</p> <ol style="list-style-type: none"> 1. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area. 2. Multi-family dwellings shall be required to furnish one and one-half (1½) off-street parking spaces per dwelling unit on or adjacent to the building site. 3. Required setback areas may be utilized for off-street parking for multi-family dwellings. 4. Parking spaces utilizing access from a public dedicated alley may be located 	



Draft Code Amendment	Commentary
<p>within the setback area.</p> <p>5. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:</p> <ul style="list-style-type: none"> a. New construction b. Change of use c. New or expanded parking area 6. Bicycle parking as required by 17.20.040. <p>G. Signs. All signs shall be in conformance with the sign regulations of this title.</p> <p>H. Landscaping. All landscaping shall be in conformance with the landscape standards in this title.</p>	
<p>17.03.040 Office/Residential Zone (C-1)</p> <p>A. Permitted Uses.</p> <ul style="list-style-type: none"> 1. Single-family dwellings and accessory structures 2. Duplexes and triplexes 3. Rooming and boarding houses 4. Manufactured homes 5. Home occupation 6. Bed and breakfast facilities 7. Family day care 8. Residential care facility 9. Group residential, if less than fifteen (15) persons 10. Transportation facilities pursuant to 17.20.050(A) <p>B. Permitted Uses Subject to Site Plan Review.</p> <ul style="list-style-type: none"> 1. Professional offices 2. Change of use 3. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces 4. Multi-family dwellings 5. Group residential, if fifteen (15) or more persons 6. Transportation facilities pursuant to 17.20.050(B) 7. Townhouse projects with no more than four townhouses per townhouse building 	<p><i>B. and C. Proposed amendments would move townhouse projects from a conditional use to a use permitted subject to site plan review.</i></p>

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Draft Code Amendment	Commentary
<p>C. Conditional Uses.</p> <ol style="list-style-type: none"> 1. Hospitals, sanitariums, rest homes, nursing or convalescent homes 2. Schools and child care centers 3. Public parks, playgrounds and related facilities 4. Utility or pumping substations 5. Churches 6. Planned unit developments 7. Public facilities and uses 8. Hostels 9. Townhouse projects with more than four townhouses per townhouse building <p>D. Site Development Requirements. <u>Except for townhouse projects which are subject to 17.19, the minimum site development requirements are as follows:</u></p> <ol style="list-style-type: none"> 1. Minimum Lot Area: Per dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet. 2. Minimum Townhouse Lot Area: A minimum of 5,000 square feet for the first two (2) residential units and 1,500 square feet each for any additional residential units. 2-3. Minimum Frontage: <ol style="list-style-type: none"> a. Fifty (50) feet on a dedicated public street, or b. Thirty (30) feet on a public dedicated cul-de-sac. <p>E. Setback Requirements.</p> <ol style="list-style-type: none"> 1. Professional offices: The standards outlined in the R-3 zone apply. 2. Residential uses or a combination of professional offices and residential uses: The standards outlined in the R-3 zone apply. <p>F. Maximum Building Height. Thirty-five (35) feet.</p> <p>G. Parking Regulations.</p> <ol style="list-style-type: none"> 1. Professional Offices: <ol style="list-style-type: none"> a. One (1) off-street parking space shall be provided on the building site or adjacent to the site for each employee. In addition, adequate off-street parking shall be provided on or adjacent to the building site to meet the needs of anticipated clientele. b. In no case shall there be less than two (2) off-street parking spaces. c. The Central Business District, the Heights Business District and the Waterfront 	<p><i>D. Proposed amendments would eliminate conflict between the zone standards and those in 17.19.</i></p>

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Draft Code Amendment	Commentary
<p>are exempt from this requirement but shall pay a fee in-lieu of parking in accordance with Chapter 17.24.</p> <p>d. Parking in the Central Business District, Heights Business District and Waterfront may be satisfied by substituting all or some of the parking requirement at adjacent or nearby off-site off-street locations and/or by adjacent or nearby shared parking if the substitute parking reasonably satisfies the parking requirements of this section. If no off-street or off-site parking reasonably satisfies the parking requirements of this section, the fee in-lieu of parking shall be paid in accordance with Chapter 17.24. If less than all required parking is provided, the fee in lieu of parking shall be paid in accordance with Chapter 17.24, except that a credit shall be given for the number of spaces provided.</p> <p>2. Residential Uses:</p> <p>a. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area.</p> <p>b. Multi-family dwellings shall be required to furnish one and one-half (1½) off-street parking spaces per dwelling unit on or adjacent to the building site.</p> <p>c. Required setback areas may be utilized for off-street parking for multi-family dwellings.</p> <p>d. Parking spaces utilizing access from a public dedicated alley may be located within the setback areas.</p> <p>3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:</p> <p>a. New construction</p> <p>b. Change of use</p> <p>c. New parking area</p> <p>4. Bicycle parking as required by 17.20.040.</p> <p>H. Lighting. Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than fifteen (15) feet shall not be permitted.</p> <p>I. Signs. All signs shall be in conformance with the sign regulations of this title.</p> <p>J. Landscaping. All landscaping shall be in conformance with the landscape standards in this title.</p>	



Draft Code Amendment	Commentary
<p>CHAPTER 17.16 SITE PLAN REVIEW</p> <p>SECTIONS:</p> <p>17.16.010 Applicability 17.16.020 Application Procedure 17.16.030 Submittal Requirements 17.16.040 Decision Criteria 17.16.050 Multi-Family and Group Residential Decision Criteria 17.16.060 Effect of Approved Site Plan Review Permits 17.16.070 Expiration and Extension 17.16.080 Appeal</p> <p>back to top</p> <p>17.16.010 Applicability.</p> <p>A. A site plan review permit shall be required for the following circumstances:</p> <ol style="list-style-type: none"> 1. New construction. 2. Expansion, remodel, or exterior alteration of any building or other structure. 3. Change of use. 4. Multi-family and group residential. 5. Removal or fill of over 5,000 cubic yards of land. 6. <u>Townhouse projects.</u> <p>B. Exemptions from site plan review are as follows;</p> <ol style="list-style-type: none"> 1. Any activity that does not require a building permit and is not considered by the Director to be a change in use. 2. Any activity on the exterior of a building that does not exceed ten percent (10%) of the structure’s total cost, fair market value, or \$75,000, whichever is less, as determined by the building official. 3. Interior work which does not alter the exterior of the structure or effect parking standards by increasing floor area. 4. Normal building maintenance including the repair or maintenance of structural members. 5. All residential development, except multi-family and group residential <u>and townhouse projects</u>, as provided above. <p>17.16.020 Application Procedure. ***</p> <p>17.16.030 Submittal Requirements</p>	<p><i>A. Currently townhouse projects require CU which in turn requires SPR. Once CU is no longer required, the proposed amendments are necessary to apply SPR.</i></p> <p><i>No changes proposed to 17.16.020 & 17.16.030</i></p>



Draft Code Amendment	Commentary
<p>***</p> <p>17.16.040 Decision Criteria. <u>These criteria apply to all site plan review except Multi-Family and Group Residential projects which are subject to 17.16.050 and Townhouse projects which are subject to 17.16.053.</u></p> <p>A. Natural Features: Significant natural features shall be protected to the maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development. The use of small streams in the landscaping design shall be encouraged rather than culvert and fill. Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety, or other valid purpose. Vegetative buffers should be left along major street or highways, or to separate adjacent uses. The use should have minimal adverse impacts on the land and water quality. Possible impacts to consider may include pollution, soil contamination, siltation, and habitat degradation or loss.</p> <p>B. Air Quality: The use shall have minimal or no adverse impact on air quality. Possible impacts to consider include smoke, heat, odors, dust, and pollution.</p> <p>C. Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan shall be required.</p> <p>D. Public Facilities: Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities shall be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.</p> <p>E. Traffic and Circulation: The following traffic standards shall be applicable to all</p>	<p><i>17.16.040 has been amended to clarify when the general approval criteria apply. Currently they don't apply to MF projects and in the future they would not apply to townhouses as both those development types have approval criteria that cover the same issues.</i></p> <p><i>17.16.053 – New SPR approval criteria for townhouse projects.</i></p>



Draft Code Amendment	Commentary
<p>proposals:</p> <p>1. Traffic Impact Analysis: The applicant will be required to provide a Traffic Impact Analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section 17.20.060.</p> <p>F. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.</p> <p>G. Equipment Storage: Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet, at a minimum, the requirements of the noise ordinance.</p> <p>H. Compatibility: The height, bulk, and scale of buildings shall be compatible with the site and buildings in the surrounding area. Use of materials should promote harmony with surrounding structures and sites.</p> <p>I. Design: Variety of detail, form, and siting should be used to provide visual interest. A single uninterrupted length of facade shall not exceed 100 feet. Buildings shall utilize at least three (3) of the following architectural elements to provide architectural variety:</p> <ol style="list-style-type: none"> 1. Massing 2. Offsets 3. Materials 4. Windows 5. Canopies 6. Pitched or terraced roof forms 7. Other architectural elements <p>J. Orientation: Buildings shall have their orientation toward the street rather than the parking area, whenever physically possible.</p> <p>K. Parking: Parking areas shall be located behind buildings or on one or both sides, whenever physically possible.</p> <p>17.16.050 Multi-Family and Group Residential Decision Criteria.</p> <p>A. Natural Features: Significant natural features shall be protected to the</p>	<p><i>No changes are proposed to 17.16.050. It is included</i></p>



Draft Code Amendment	Commentary
<p>maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development. The use of small streams in the landscaping design shall be encouraged rather than culvert and fill. Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety, or other valid purpose. Vegetative buffers should be left along major street or highways, or to separate adjacent uses. The use should have minimal adverse impacts on the land and water quality. Possible impacts to consider may include pollution, soil contamination, siltation, and habitat degradation or loss.</p> <p>B. Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan shall be required.</p> <p>C. Public Facilities: Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities shall be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.</p> <p>D. Traffic and Circulation: The following traffic standards shall be applicable to all proposals:</p> <p>1. Traffic Impact Analysis: The applicant will be required to provide a traffic impact analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section 17.20.060 unless waived by the City Engineer.</p> <p>E. Storage: All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.</p> <p>F. Equipment Storage: Design attention shall be given to the placement or storage</p>	<p><i>here for reference.</i></p>



Draft Code Amendment	Commentary
<p>of mechanical equipment so as to be screened from view and provide a sound buffer that meets the minimum requirements of the noise ordinance.</p> <p>G. Design: Variety of detail, form, and siting should be used to provide visual interest. A single uninterrupted length of facade shall not exceed 100 feet. Buildings shall utilize at least three (3) of the following architectural elements to provide architectural variety:</p> <ol style="list-style-type: none"> 1. Massing 2. Offsets 3. Materials 4. Windows 5. Canopies 6. Pitched or terraced roof forms 7. Other architectural elements <p>H. Orientation: Buildings shall have their orientation toward the street rather than the parking area, whenever physically possible.</p> <p>I. Parking: Parking areas shall be located behind buildings or on one or both sides, whenever physically possible.</p> <p><u>17.16.053 Townhouse Project Decision Criteria.</u></p> <p><u>A. Land Division: An application for a land division (partition or subdivision) which meets the requirements of Title 16 and which is consistent with the proposed townhouse project has been submitted for concurrent review.</u></p> <p><u>B. Compliance with Townhouse Standards: The proposed townhouse project complies the townhouse standards in Section 17.19, the requirements of the applicable zone and other applicable requirements of this Title.</u></p> <p><u>C. Grading: Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall be in accordance with Section 4.3 Grading and Erosion Control of the City’s adopted Engineering Standards. Graded areas shall be replanted as soon as possible after construction to prevent erosion.</u></p> <p><u>D. Transportation Circulation and Access Management: The application is in compliance with the applicable requirements of Chapter 17.20. The applicant will be required to provide a traffic impact analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section</u></p>	<p><i>17.16.053</i></p> <p><i>A. In order to ensure that the townhouse project is consistent with the underlying lots that are being created, this criterion would require concurrent review of the land division application.</i></p> <p><i>B. Requirements for townhouses, including design requirements, are in 17.19 and the zones.</i></p> <p><i>C. The criterion for grading is currently applied to all SPRs.</i></p> <p><i>D. This criterion is similar to one which is currently applied to all SPRs.</i></p>



Draft Code Amendment	Commentary
<p><u>17.20.060 unless waived by the City Engineer.</u></p> <p>17.16.055 Design Standards for Large Scale Light Industrial Uses ***</p> <p>17.16.060 Effect of Approved Site Plan Review Permit. ***</p>	<p><i>No changes proposed to 17.16.055 – 17.16.060</i></p>
<p>CHAPTER 17.19 TOWNHOUSES <u>PROJECTS</u></p> <p><i>Legislative History: Ord. 1774 (1999); Ord. 1806 (2001); Ord. 1903 (2006)</i></p> <p>SECTIONS:</p> <p>17.19.010 Applicable Zones</p> <p>17.19.020 <u>Criteria Standards</u></p> <p>17.19.030 Townhouse Process</p> <p>17.19.010 Applicable Zones.</p> <p><u>A. Townhouse Projects</u> are conditionally-permitted and subject to <u>site plan review conditional use review</u> in the following zones:</p> <ol style="list-style-type: none"> 1. R-2 2. R-3 – Townhouse projects with no more than four townhouses per townhouse building 3. C-1 – Townhouse projects with no more than four townhouses per townhouse building <p><u>B. Townhouse Projects</u> are conditionally permitted and subject to conditional use review in the following zones:</p> <ol style="list-style-type: none"> 1. 4. C-2 2. R-3 – Townhouse projects with more than four townhouses per townhouse building 3. C-1 – Townhouse projects with more than four townhouses per townhouse building <p>17.19.020 <u>Standards. The standards of the applicable zoning district apply except where superseded by the standards of this section.</u></p> <p>4. The site development standards for the proposed zone, setback requirements, building height restrictions, and parking regulations shall be applied to the townhouse building(s) with the exception of minimum lot frontage.</p> <p><u>A. Site Development Standards. The following site development standards apply to</u></p>	<p><i>A. Proposed amendments clarify that townhouses would no longer be subject to CU in the R-2, R-3 and C-1 zones unless there are more than 4 units attached (R-3 and C-1 zones only).</i></p> <p><i>B. In the C-2 zone, townhouses would continue to require a CU and a PUD. Townhouses buildings with more than 4 units per building would be allowed in R-3 and C-1 with CU approval.</i></p> <p><i>17.19.020 now clarifies that the below are standards rather than criteria. They have been organized to parallel the standards in the base zones where possible.</i></p> <p><i>A.1 - The proposed</i></p>



Draft Code Amendment	Commentary
<p><u>townhouse projects. Criteria.</u>—An application for a townhouse project shall meet the following criteria:</p> <p><u>1. Townhouse projects require a minimum lot or parcel size of 5,000 square feet.</u></p> <p>2. Each townhouse building shall contain:</p> <p><u>a. No no more than two (2) townhouses in the R-2 zone;</u></p> <p><u>b. No no more than four (4) townhouses in the R-3, C-1, and C-2 zones. Larger townhouse buildings (i.e., those with more than four attached townhouses) require conditional use approval.</u></p> <p><u>3. Maximum residential density is calculated per townhouse building as follows:</u></p> <p><u>a. In the R-2 zone, a minimum of 5,000 square feet per townhouse building.</u></p> <p><u>b. In the R-3 and C-1 zones, a minimum of 5,000 square feet for the first two (2) residential units and 1,500 square feet each for any additional residential units per townhouse building.</u></p> <p><u>3. The townhouse project shall have a building site of not less than 2,100 square feet per townhouse for the first two townhouses and a minimum of 1,500 square feet for each additional townhouse.</u></p> <p><u>4. The minimum lot size permitted per townhouse:</u></p> <p><u>a. In the R-2 zone, no townhouse lot may be less than 2,100 square feet.</u></p> <p><u>b. In the R-3 and C-1 zones, there is no minimum townhouse lot size.</u></p> <p><u>5. Minimum lot frontage. There is no required minimum lot frontage for townhouse lots.</u></p> <p>65. <u>1.</u> Each townhouse in the townhouse project shall have a minimum width of sixteen (16) feet.</p> <p>76. <u>Lot Coverage: Pursuant to 17.04.120.</u></p> <p>87. <u>As a part of an application for a townhouse project, an applicant may</u></p>	<p><i>standard is consistent with the existing requirements in the base zones.</i></p> <p><i>A.2 is an existing townhouse standard that has been amended to allow larger townhouse buildings to be approved through CU.</i></p> <p><i>A.3 is based on the lot size standards in the base zones which is how density is currently calculated. Amendments remove existing conflict between zones and 17.19.020.3.</i></p> <p><i>A.4 is based on the existing standards from the base zones.</i></p> <p><i>A.5 is an existing townhouse standard.</i></p> <p><i>Discussion Point: Should there be some minimum frontage requirement onto a public street for townhouse lots?</i></p> <p><i>A.7 is a new standard that provides an exception to the access standards so</i></p>

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Draft Code Amendment	Commentary
<p><u>request an exception to the standards in 17.04.020, Access for townhouse projects which have alley access. The City may approve the exception when all of the following standards are met:</u></p> <p><u>a. The proposed access plan is approved by the City Fire and Engineering Departments;</u></p> <p><u>b. The alley has been dedicated to the City for public access;</u></p> <p><u>c. The alley has a minimum hard surface width of 10 feet;</u></p> <p><u>d. The applicant provides a Traffic Analysis (TAL) letter demonstrating that the alley has adequate capacity for the proposed use; and,</u></p> <p><u>e. There is a hard surface path with a minimum width of 6 feet from the public street to the units on the alley; and signage providing directions from the public street to the units.</u></p> <p><u>B. 10.</u> Each unit shall provide a minimum of seventy-two (72) square feet of private outside open area (patio/deck/lawn). The minimum width or depth of the open area(s) shall be four (4) feet.</p> <p><u>C. 14. Setbacks.</u> The setback requirements of the applicable zone shall be applied to the townhouse building(s) except that the side yard setback for the common wall on a townhouse is reduced to zero (0).</p> <p><u>D. Maximum Building Height.</u> The maximum building height requirements of the applicable zone shall be applied to the townhouse building(s).</p> <p><u>E. Parking Regulations.</u> The parking requirements of the applicable zone shall be applied to the townhouse building(s). In addition the following standards shall apply:</p> <p><u>1. 9.</u> With the exception of the conversion of duplexes existing on or before February 8, 2001, townhouses receiving access directly from a public or private street shall comply with all of the following standards. These standards are intended to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better storm water management. See Diagram "E" – Townhomes with Street Access, below</p> <p>a. When garages face the street, they shall either be:</p> <p>(1) Recessed behind the front elevation (i.e., living area or</p>	<p><i>that townhouses can be oriented to an alley.</i></p> <p><i>Discussion point: Should townhouse lots be required to have frontage on a public street other than an alley?</i></p> <p><i>B. is an existing townhouse standard.</i></p> <p><i>C. Clarifies relationship to base zone standards and incorporates existing requirement from 17.19.</i></p> <p><i>D. Clarifies relationship to base zone standards.</i></p> <p><i>E. Clarifies relationship to base zone standards and incorporates existing requirements from 17.19.</i></p> <p><i>E.1.a - Discussion Point: Would an illustration be helpful?</i></p>

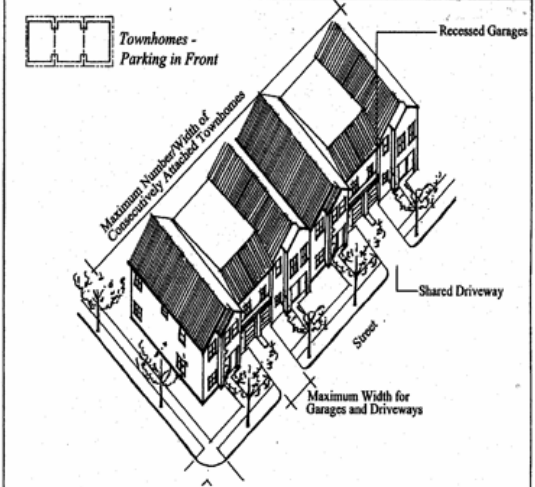


Draft Code Amendment	Commentary
<p>covered front porch) by a minimum of four (4) feet; or, (2) Flush with the front elevation, provided there is a balcony or living area habitable space with a minimum surface area of 15% covered with windows above the garage that is either flush with the front elevation or projects beyond it; or, (3) Flush with the front elevation, provided there is a habitable space above the garage that is either flush with the front elevation or projects beyond it and the front façade of that habitable space has a minimum of 15% windows.-</p> <p>b. The maximum allowable driveway width facing the street is twelve (12) feet per dwelling unit.</p> <p>c. The maximum combined garage frontage per unit is fifty percent (50%) of the total building façade facing a street lot frontage. For example, a unit with a twenty-four (24) foot wide façade facing feet of frontage onto a public or private street (excluding alleys) may have twelve (12)-feet of garage door facing the street.</p> <p>Diagram "E" – Townhomes with Street Access</p>	<p><i>E.1.c. has been amended to clarify that the 50% requirement applies to the building façade facing the street.</i></p> <p><i>Discussion point: The Planning Commission expressed an interested in making this standard more restrictive. Further direction on this would be helpful.</i></p> <p><i>E.2. The City Engineer typically does not review these easements.</i></p>

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Draft Code Amendment	Commentary
<p>Figure 2.1.200E(3) - Townhomes and Multiplex Housing With Street Access</p>  <p>2.5. A common driveway to access parking is allowed and may be located in an easement as long as a maintenance agreement is approved by the City Engineer and recorded with the plat.</p> <p>3.6. Common access driveways in an easement must be at least sixteen (16) feet wide with a minimum of twelve (12) feet of paved area with one (1) foot minimum shoulders on either side.</p> <p>4.7. No parking in common access driveways. Parking in designated parking areas only.</p> <p><u>F. Building Orientation. Townhomes abutting a public right-of-way shall have their front façade and primary pedestrian entry facing the right-of-way. On corner lots, each of the townhouse units must have its main entrance oriented towards a separate street frontage.</u></p> <p><u>G. Detailed Design. Townhouse designs shall incorporate not fewer than six architectural features per townhouse from 1-112 below. Applicants are encouraged to use those elements that best suit the proposed building style and design.</u></p> <p><u>1. Covered front porch: not less than six feet in depth and not less than 30 percent of the width of the townhouse, excluding the landing for the townhouse entrance.</u></p>	<p>F. New standards to ensure that townhomes are oriented toward the street.</p> <p>G. New design requirements will replace the existing requirements in the general SPR criteria. The new requirements which are from the DLCD Model Code are more suitable for residential development.</p> <p>Discussion Point: The SPR process and clear and objective standards are intended to removed discretion. The standards should be strong enough to ensure a reliably good outcome. If flexibility is also needed, the Planning Commission should discuss procedural changes to allow for design variances or adjustments.</p> <p>11 and 12 – two additional options have been included.</p>



Draft Code Amendment	Commentary
<p><u>2. Dormers: minimum of two required for each townhouse; must be a functional part of the structure, for example, providing light into a living space.</u></p> <p><u>3. Recessed front entrance: not less than three feet deep.</u></p> <p><u>4. Windows: not less than 30 percent of surface area of all street-facing elevation(s).</u></p> <p><u>5. Window trim: minimum four-inch nominal width (all elevations).</u></p> <p><u>6. Eaves: overhang of not less than 12 inches (around the perimeter of the townhouse building).</u></p> <p><u>7. Offset: offset or breaks in roof elevation of two feet or greater in height.</u></p> <p><u>8. Bay window: projects from street facing elevation by 12 inches.</u></p> <p><u>9. Balcony: one facing the street, balcony must project a minimum of two feet and run horizontally for a minimum length of four feet.</u></p> <p><u>10. Decorative top: e.g., cornice or pediment with flat roof, or brackets with pitched roof.</u></p> <p><u>11. Garages on corner lots: If located on a corner lot and containing two garages, shall have each garage entrance either be oriented to a different street or alley or both shall be oriented to an alley.</u></p> <p><u>12. Roof form: the roof form of the townhouse (i.e. gable, flat or hipped) shall be similar to the roof form of existing dwellings on the same block face.</u></p>	<p><i>H. This is an existing SPR criteria. Recommend that it be moved to this section and included as a standard.</i></p> <p><i>I. Includes existing standards that are currently in 17.19.</i></p> <p><i>J. This is a requirement of all of the base zones. It is included here for consistency and parallel structure.</i></p>
<p><u>H. Roof form and pitch. If there are existing dwellings on the same block face as the proposed townhouse project, then the roof form of the townhouses (e.g. gable, flat, shed or hipped) or pitch shall match the roof form of one or more existing dwellings on the same block face.</u></p>	<p><i>17.19.030 has been amended to reflect that in the R-2, R-3 and C-1 zone, townhouses require SPR and concurrent review of the land division. In the C-2 zone, CU is required as well as concurrent review of the land division.</i></p>
<p><u>I.H. Storage. All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.</u></p>	
<p><u>I. Additional Standards.</u></p> <p><u>1.-8.</u> At the intersection of the easement and public dedicated street, there shall be no visual obstruction. Refer to Diagram "A" – Vision Clearance, Section 17.09.040.</p> <p><u>2.-11.</u> Common areas (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners</p>	

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Draft Code Amendment	Commentary
<p>association or other legal entity to be formed pursuant to covenants, conditions, and restrictions for the townhouse project. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions, and conditions shall be subject to review and approval by the Planning Director for compliance with this provision and shall be recorded prior to building permit approval.</p> <p>3.13. Land survey requirements shall include a pre-construction outer boundary location so that setbacks can be measured, and a post construction pre-occupancy survey and platting so that private and common ownership can be identified and documented for recording.</p> <p>4.12. If a townhouse is destroyed in any manner, it shall be replaced in compliance with the townhouse <u>project approval</u> criteria in <u>17.16.053</u>, or the tax lots/parcels shall be legally combined to create a minimum 5,000 square foot parcel or a parcel the size of the parcel prior to the townhouse project.</p> <p><u>J. Signs. All signs shall be in conformance with the sign regulations of Title 18.</u></p> <p>17.19.030 Townhouse Process. <u>In the R-2, R-3 and C-1 zones, a townhouse project shall be processed as a site plan review concurrently with a subdivision or partition, pursuant to the provisions of Title 16 – Land Divisions. In the C-2 zone, townhouses shall be reviewed through the conditional use process concurrently with a subdivision or partition, pursuant to the provisions of Title 16 – Land Divisions.</u></p>	