

MIDDLE HOUSING



Updates to the Hood
River Municipal Zoning
Code Title 17

Intro

From the Congress of New Urbanism:

“Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options. Missing Middle Housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability”.

From DLCD

In 2019, the Oregon Legislature passed House Bill 2001, a bipartisan bill to help provide Oregonians with more housing choices, especially housing choices more people can afford. The new law lets people build certain traditional housing types that already exist in most cities, instead of being limited to a single housing type. House Bill 2001 requires updates of local rules that have limited what sorts of housing people could build. These limitations have led to increased housing costs. The Need for More Diverse, Affordable Choices People need a variety of housing choices. Today, too many Oregonians are paying too much for the housing they have and are limited to renting or buying detached single-unit homes. Meanwhile, the composition of Oregon households is shifting; more than a quarter of households today are a single person living alone. At different times in their lives, we have different needs. Imagine what sort of housing a young adult might want or be able to afford, or think of the needs of a retired person.

The Bill: Traditional Housing Types Allowed in Most Neighborhoods. Soon Under the bill, by June 30, 2021, Oregon’s medium-sized cities must allow Oregonians to build duplexes in areas zoned for single-family dwellings. Most cities already allowed duplexes in certain circumstances. By June 30, 2022, cities in the Portland Metro region and Oregon’s other largest dozen cities (those over 25,000 population), must allow people to build duplexes, triplexes, fourplexes, cottage clusters, and townhouses in residential areas. These houses can be more affordable and meet the housing needs of many younger people, older people, and people who work hard but can’t afford a large detached house of their own.

Amendments: Chapter 17.03 Permitted Use in R-1, R-2, R-3, and C-1 to allow development of Middle Housing Development subject to Standards outlined in 17.25

Add: Chapter 17.25 -Middle Housing Development Standards
Legislative History: Ord. 20XX (2021);

Sections

17.25.010 Definitions

17.25.020 Purpose

17.25.030 Applicability

17.25.040 Relationship to Other Regulations

17.25.050 Exceptions and Variances

17.25.060 Land Division and Procedures

17.25.070 Development Standards (X Refer to Code Matrix for Two/Three Dwelling Configurations and Cottage Configurations)

Required Area Per Unit by Zone

Allowed Building Types

Setback/Yards

Building and Lot Coverage

Frontage and Utilities

Parking

Cross Access, Circulation Easements, Frontage and limits on curb cuts, driveway width and ability to pass and turn

Landscape, Open Space, and Low Impact Development

Dwelling Unit Size Restrictions

Building Orientation and Separation

Building Height

Architecture Features

Front Porches

Permitted obstructions

Windows

Fences

Accessory Buildings, Common Buildings, Existing Nonconforming Structures

17.25.010 **Definitions** The following words and phrases shall have the meanings given them in this section and chapter.

BUILDING SITE means one or more lots or parcels grouped together to form a tract of land to be used for building one or more structures. The building site lines shall be those lines, which bound the total area, exclusive of any public dedicated street.

Cottage Cluster Configuration. (Middle Housing Cottage Cluster). Means a grouping of no fewer than four dwelling units on a development site with a footprint of less than 900 square feet each that includes a common courtyard.

Floor Area: Means Gross Floor Area as measured from the exterior walls of the structure, open porches and decks below 30 inches in height shall not be calculated as gross floor area.

BUILDING HEIGHT: See exhibit.

Two Dwelling Unit Configuration (Middle Housing Duplex). Means a grouping of two dwelling units configured in an attached or detached arrangement on a development site. Depending on the resulting land division, the units are not required to be located on the same lot or parcel.

Three dwelling Unit Configurations (Middle Housing Triplex). Means a grouping three dwelling units configured in an attached or detached arrangement on a development site. Depending on the resulting land division, the units are not required to be located on the same lot or parcel.

17.25.020 **Purpose:**

A. These standards are intended to: support the City's Housing goal of more efficient use of urban residential land; support development of diverse housing types in accordance with the Comprehensive Plan Housing Needs Analysis; increase the variety of housing types available for households; provide opportunities for small, dwelling units within existing neighborhoods; increase opportunities for home ownership; and provide opportunities for creative and high-quality infill development that is compatible with existing neighborhoods.

B. Standards within this code are intended to cover the zoning development standards for middle housing under one unified chapter. Code graphics are included to supplement and provide clarity to written standards.

17.25.030 Applicability

A. Where middle housing developments are allowed, they shall be permitted by right subject to the standards listed below. Developments that do not meet size, layout, and size restrictions, shall be subject to applicable zone regulations review procedures of Title 16 and 17.

B. Developers may choose to have application requests for the development of middle housing developments processed as administrative actions subject to the procedures found in HRMC 17.09.

17.25.040 Relationship to Other Regulations

A. Conflicts. In the event of a conflict between this chapter and other zoning or land division standards, the standards of this code shall control. The standards listed below are the applicable development and design standards for middle housing. The base zone development standards for height, setbacks, yards, lot coverage, parking, and design standards in Title 17 are not applicable to middle housing subject to these standards.

B. Other Applicable Standards. Developments and buildings designed and constructed under this code shall comply with restrictions established on Goal Protected Lands including environmental hazard, wildland, riparian, wetland and floodplain regulations, Hood River Engineering standards (HRES) and Oregon Building Codes. This code is not written nor intended to grant Goal or design exceptions or waiver from state or federal regulations.

17.25.050 Exceptions and Variances

A. Requests for exceptions or variances from the requirements of this chapter are subject to the approval criteria under subsection 17.18.

17.25.060 Land Division Options and Procedures

A. Middle housing developments may be created as a subdivision or partition; as a condominium (pursuant to ORS Chapter 100 and HRMC 17.16); or as rental units or sold as undivided interest in development.

B. A subdivision, partition, or replat shall be reviewed and approved concurrently with the development of middle housing, to create the lots and tracts that will comprise the site development. Applicants shall submit engineering and subdivision plans as part of the application. The subdivision or partition may be reviewed as an Expedited Land Division. As an alternative, an applicant may request that its land division and site development plans be reviewed in accordance with standards in Title 16 and processed in accordance with HRMC 17.09.

C. Middle Housing developments meeting the standards of 17.25 are exempt from individual lot size, frontage requirements, and dimensional standards as outlined in HRMC 17.03, but shall comply with building site standards listed within this chapter.

D. Access and utility easements shall be provided to ensure utility and access rights for all units of land within the development (alt that do not have frontage on a public street), and to provide vehicle, utility, and pedestrian circulation through the site.

E. Covenants, Conditions and Restrictions. Where common utilities, tracts, and facilities are included in a development, Middle Housing and Cottage developments shall require a set of conditions, covenants, and restrictions (CC&Rs) to address maintenance of common open space and other issues. Prior to final plat approval and issuance of a site development or building permit for any structure CC&Rs shall be reviewed and, if approved by the City, recorded with Hood River County. The CC&Rs must include the following provisions:

1. Create a homeowner’s association that will provide for maintenance of all common areas in the housing development.
2. The total square foot area of each middle dwelling unit shall not be increased for the life of the dwelling unit or duration of Middle Housing regulations.

17.25.070 Development Standards

A. Required Development Site Area Per Dwelling Unit by Zone

| Zones | Area Per Unit | Minimum Number of Units per Housing Development | Maximum Number of Units per Housing Development | Minimum Building Site Size (Accommodates Minimum Number of Units) | Typical Base Lot Size |
|--------------|--|--|--|--|------------------------------|
| R-1 | 1 dwelling unit per 2,500 square feet of site area | 2 | 6 In Cottage | 5,000 square feet | 7K-14K |
| R-2 | 1 dwelling unit per 1,500 square feet of site area | 2 | 8 | 3,000 square feet | 5K-10K |
| R-3 | 1 dwelling unit per 1,500 square feet of site area | 2 | 12 | 3,000 square feet | 5K-10K |

| | | | | | |
|-----|--|---|----|-------------------|--------|
| C-1 | 1 dwelling unit per 1,500 square feet of site area | 2 | 12 | 4,500 square feet | 5K-10K |
|-----|--|---|----|-------------------|--------|

B. Building Types Allowable Under the Middle Housing Code

Two Dwelling Unit Configurations (attached and detached configurations)

Three Dwelling Unit Configurations (attached and detached configurations)

Cottage Cluster Configuration (attached and detached)

C. Setback/Yard Area

For Middle Housing, Setbacks and yard areas shall be measured from the exterior perimeter of the building site

Setbacks/Yard Area

R-1

10 feet from any public street frontage, 10 feet foot rear (account for corner), 5 feet interior side, 5 alleys,

20 feet garages and off street parking setbacks,

20 feet garages and parking street setback,

R-2, R-3, and C-1

10 feet from any public street frontage, 10 feet foot rear (account for corner), 5 feet interior side, 5 alleys,

20 feet garages and parking street setback,

*The rear yard is the yard on the opposite of the street frontage. On corner lots the rear yard may be opposite to either street frontage.

D. Lot Coverage

Lot coverage for buildings, driveways and parking shall meet the requirements of the outlined in Development Tables

E. Frontage and Utilities

Public Street Dedications. Middle Housing Development shall comply with City Standards for frontage improvements and undergrounding of utilities.

Street Connectivity and Formation of Blocks Required. To promote efficient vehicular and pedestrian circulation throughout the City, middle housing land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. Block Length and Perimeter: The maximum block length and perimeter shall not exceed Six Hundred (600) feet length and 1,600 feet perimeter
2. Exception: Exceptions to the above standards may be granted when blocks are divided by one (1) or more pedestrian or bike pathway at least five feet in width located in a dedicated right of way or within a public access easement.

Street Frontage Improvements: Shall be designed and established as part of the Plat and building site development approval. Unless waived by the City Engineer, sidewalks and street trees shall be installed to meet Hood Rivers Street and Engineering Standards. Where insufficient right of way exists, sidewalk and landscape improvements may be installed in easements to satisfy frontage improvement requirements.

Frontage Requirements. Individual lots created as part of a middle development subdivision are not required to have frontage on a public or private street. However, the development site shall have frontage or lawful access from a public or private street.

Public Utilities. All lots shall be served by individual services from a private or public distribution main. Any deviations from City standards may be approved by the City Engineer. All individual service lines that cross property shall be placed in an easement.

F. Parking:

Off-Street Parking

- (1) There shall be at least 1 off-street parking space per dwelling unit. Parking for middle housing developments shall be located on the building site, on individual lots, or in shared common areas, and identified on the tentative subdivision plan and/or site plan. Parking spaces shall be 9' by 18' minimum dimensions.
- (2) Parking spaces may be located within a garage attached or detached to the unit. Shared Garages may be allowed but may not contain more than 4 parking spaces, may not be attached to individual units, must be at least 10 ft from any dwelling; and shall not exceed 18 ft total height as measured from average grade.
- (3) Parking spaces that are not in a garage shall not be allowed in required perimeter setbacks, and, except for alleys, shall not be located between the dwellings and street frontages.
- (4) One bicycle storage space shall be provided and shown on the site plan for each unit.

G. Cross Access, Circulation Easements, Frontage and limits on curb cuts, driveway width and ability to pass and turn

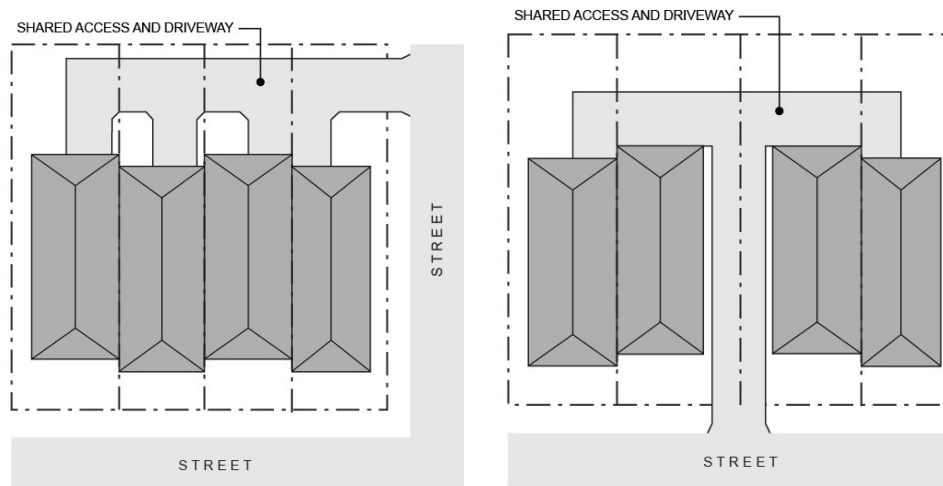
A. Building Site Development and Design Standards, middle housing developments are subject to the following requirements:

Driveway Approach. Driveway approaches must comply with the following:

- a. The width of a middle housing driveway approach may not exceed 14 feet per frontage as measured at the property line.
- b. Driveway approaches must meet the Hood River driveway spacing standards
- d. Lots or parcels must access the street with the lowest classification. For lots or parcels abutting an alley, access must be taken from the alley.

Off-street parking areas shall be accessed behind street facing buildings or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard.

A middle housing project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot.



H. Landscape, Open Space, and Low Impact Development

Storm Water and Low-Impact Development.

- a. It is recommended, but not required, that Developments include open space and landscaped features as a component of the project's storm water low-impact development techniques including natural filtration and on-site infiltration of storm water.
- b. Low-impact development techniques for storm water management are encouraged (not but required) wherever possible. Low Impact Development techniques may include the use of porous solid surfaces in parking areas and walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and rain barrels.
- c. Impervious surfaces should be located to maximize the infiltration of storm water runoff. Developers are encouraged (not required) to group dwellings and located parking areas to preserve as much contiguous, permanently undeveloped open space and native vegetation.

Land Scape and Open Space

Open space shall meet the following standards:

- a. A minimum of 30 percent of the total lot development site be landscaped, designed, or preserved open space.
- b. Open Space shall consist of a central space, or series of interconnected spaces.
- c. Physically constrained areas such as wetlands or steep slopes cannot be counted towards the open space requirement.
- d. Parking areas and driveways do not qualify as open space.
- e. Street Frontages will include Street Trees planted at 1, 2-inch caliper tree for every 30 feet. Existing trees may be counted toward street tree plantings.
- f. Building Site Perimeters shall be planted at 1, 2-inch caliper tree for every 30 lineal feet. Existing trees preserved as part of the development will be credited inch for inch toward the perimeter (not frontage) tree planting requirement.

Private Open Space

Each residential unit in a middle housing development shall have a private outdoor area. Private outdoor areas shall be separate from the open space to create a sense of separate ownership.

Required Private Open Space. Private open space adjacent to each unit is intended for the exclusive use by the resident. Development shall provide private contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the occupants of the individual dwelling unit. Porches gardening areas, patios shall count toward private open space requires.

Internal Pedestrian Circulation

Development shall include pedestrian walkways for internal circulation on-site. The minimum width for pedestrian paths shall be 4 ft. Paths must provide a connection between each unit, common open space, adjoining rights-of-way, and any other areas of common use within the development. These walkways must be shown on the subdivision plan or site plan and be part of the common areas/tracts.

Common Open Space (for Cottage Clusters Configuration)

Required Common Open Space. Common open space is intended to be an amenity shared by all residents of the cottage housing development. Each Cottage cluster development shall provide a common open space area for the Cottage Court development meeting all the following standards.

- (1). At least 50 percent of the cottages shall abut a common open space.
- (2) The common open space shall have at least 100 sq ft of area for each unit in the development.

Required common open space shall be provided at ground level in a contiguous commonly owned tract with an easement indicating that it benefits all lots in the development. The common open space shall be recorded as a perpetual open space to benefit all residents of the housing development prior to filing a final plat or prior to obtaining a building permit.

The common open space areas shall be constructed and landscaped prior to filing a final plat or, in the case of a site plan, construction and landscaping will be tied to final occupancy of the first dwelling.

Dwelling Unit Size Restrictions (method of measurements)

Maximum Floor Area.

The maximum gross floor area per dwelling unit without an attached garage is 1,100 square feet. A dwelling unit with an attached garage shall have a maximum gross floor area of 1,500 square feet including the garage.

The size of a dwelling may not be increased beyond the maximum floor area unless the building site plan and subdivision plat can be amended and meet all applicable landscape and building site standards. A deed restriction shall be placed on the property notifying future property owners of the size restriction.

Building Orientation and Separation

Interior Building Separation. A middle housing development may include attached, as well as detached, units. With the exception of attached units, there shall be a minimum separation of ten feet between the exterior walls of the dwelling units. Accessory buildings (e.g., carport, garage, shed, common house, multipurpose room) shall comply with building code requirements for separation from residential structures.

The front of a dwelling is the façade with the main entry door and front porch. This front façade shall be oriented toward a public street. If a unit is not adjacent to a public street, it shall be oriented toward a common open space or an internal pedestrian circulation path.

Height (Method of measurements) and limit and slope impacts

Height. Building height of all structures shall not exceed 25 feet. The ridge of a pitched roof may extend up to 25 feet above average grade.

Building Height. Dwelling units shall be no more than 25 feet in height and eaves and parapets shall not be greater than 20 feet.

(Exhibit) Average Grade

Required architecture

The intent of the design standards is to create architecture small home craftsmanship. Units shall include the following elements.

- (1) Units shall avoid blank walls by including at least one of the following:
 - (a) Changes in exterior siding material.
 - (b) Bay windows with a minimum depth of 2 ft and minimum width of 5 ft.

(c) Eaves of 15 inches or greater

(2) Trim around windows and doors shall be at least 3 in wide.

(3) Windows and doors shall account for at least 15% of the façade area for façades oriented toward a public street or common open space. Facades separated from the street property line by a dwelling are exempt from meeting this standard.



Front Porches

Each unit shall have a porch on the front of the building. The porch is intended to function as an outdoor room that extends the living space of the units into the semipublic area between the unit and the open space or right of way.

- (1) The minimum porch depth shall be 6 ft.
- (2) The porch area shall be at least 60 square feet.
- (3) The front door of the dwelling must open onto the porch.
- (4) The entire area of the front porch must be covered.
- (5) The front porch shall be at least 50% the total front facing façade length

Permitted obstructions

Eaves, chimneys, and gutters may project into this yard areas and building separation by 15 in.

Shared **Driveways under 14' in width shall be permitted within the front yard setback. Parking spaces are not permitted as an encroachment.**

Fences 4 feet and under in height as measured from grade.

Retaining walls less than four (4) feet in height If more than one retaining wall is located within the setback, the distance between each wall must be equal to the height of both walls, and the area between the walls must be landscaped.

Fences

Fence shall be shown on middle housing site plans. Fence height is limited to four feet along interior areas adjacent to open space, front and side yards setbacks abutting a public street, and between unit. Perimeter Fences outside the site perimeter setbacks of the development and not adjacent to a street frontage may be up to 6 ft high, except as restricted by HRMC 17.04 Clear Vision at Intersection. Chain-link fences are prohibited.

Accessory Buildings, Common Buildings, Existing Nonconforming Structures and Accessory Dwelling Units.

Common Buildings. Up to 25 percent of the required common open space, but no greater than 1,500 square feet, may be utilized as a community building for the use of the housing development residents. Common buildings shall not be attached to dwellings nor shall be used for vehicle parking or storage.

Existing Dwelling Units. An existing single-family residential structure built prior to the effective date of the ordinance codified in this section (X), which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain. Existing nonconforming dwelling units shall be included in the maximum permitted unit density and lot coverage standards.

Accessory Dwelling Units. New accessory dwelling units (ADUs) are not permitted in middle housing developments, except that an existing ADU that is accessory to an existing nonconforming single-family structure may be counted as a unit if the property is developed subject to the provisions of this chapter.

DRAFT - Prototypes Catalog and Potential Code

Hood River Housing Prototypes



Date January 12, 2021
To Dustin Nilsen - City of Hood River
From Ben Weber, Ross Determan, Emma-Quin Smith, and Elise Chelak – SERA

PURPOSE

This memorandum catalogs a range of “missing middle” duplex, triplex, and cottage cluster housing prototypes and potential code adjustments necessary to permitting them on various City of Hood River R1, R2, and R3 zoned properties.

Each prototype is presented in a “cutsheet” depicting a site plan, axonometric 3-D image, and text describing basic development and site characteristics.

This memo includes two draft proposed development standards tables and text describing other key design and development standards for consideration.

In this draft two of the cutsheet plan views, the Duplex on 7,000sf lot and Cottage Cluster on 14,000sf lot, include code annotation graphics to describe how the proposed development standards table applies on site.

HOW TO USE THIS MEMO

1. Note that this memo includes *blue italic text* throughout to provide ongoing City of Hood River and SERA Architects commentary.
2. Review the cutsheets and take note of the “Key Questions” text for your consideration.
3. Review the two code tables for suitability in Hood River. The commentary directs you to several key questions and reasoning for the inclusion or exclusion of certain standard.
4. Several cutsheets are marked “UNUSED” and represent older version work not carried forward.

SIGNIFICANT QUESTIONS

The below material includes numerous detailed and specific questions. Several question themes apply throughout the prototypes and standards, some of which include:

1. How to limit the quantity and impact of driveway curb cuts?
2. How to promote strong street-facing dwellings?
3. What encroachments, most notable porches, should be allowed in setback areas?
4. Are the parking quantity and parking design requirements suitable?
5. Should dwelling size square footage be limited in any direct terms, or only controlled by site development standards such as setbacks, height, and lot coverage?
6. If, and how, should open space and landscaping standards apply?
7. Should accessory-dwelling units be permitted with duplexes and triplexes?

DETACHED DUPLEX

LOT SIZE: 5,000 sf

R2 / R3

Two dwelling units detached on a single lot. One surface parking stall per each dwelling.

PROTOTYPE PROFILE

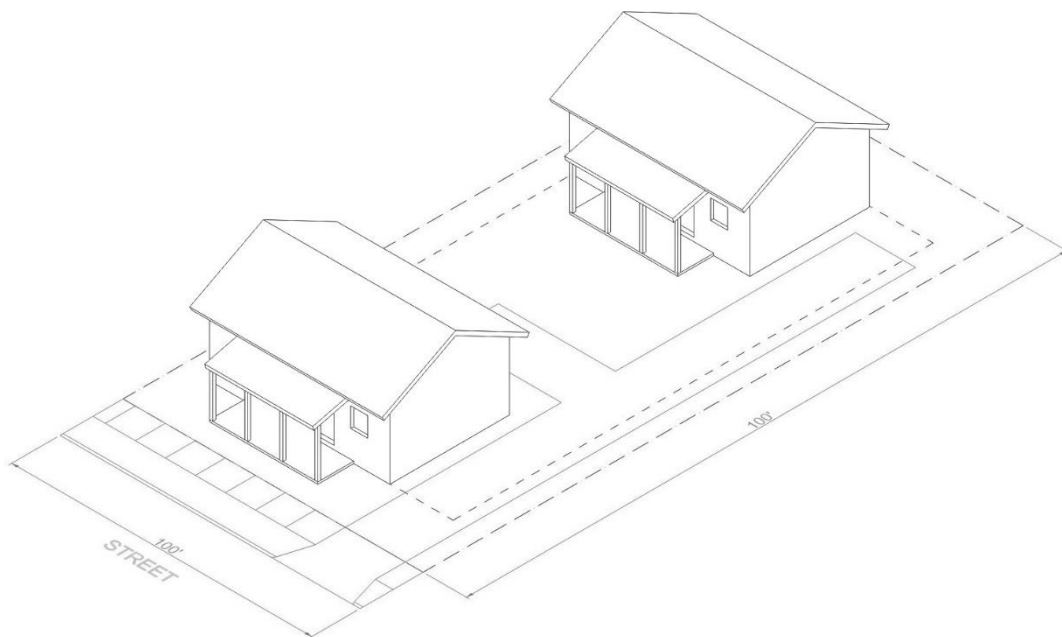
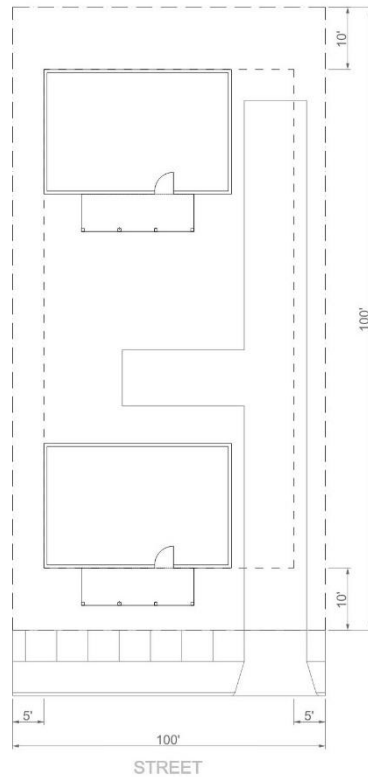
- **Unit sizes:** 600 sf each
- **Unit Count:** 2 dwellings
- **Lot Dimensions:** 50' x 100'
- **Lot Coverage:** 48%
 - **Structure:** 25%
 - **Driveway/Parking:** 23%

SITE AND DESIGN FEATURES

- Two dwellings: front/rear stacked
- Open space between dwellings
- Single driveway serving two surface parking pads

KEY QUESTIONS

- Porches permitted or restricted in front setback?
- Any thoughts on parking configuration?



THREE DWELLINGS

LOT SIZE: 5,000 sf

R2 / R3

Three dwelling units (two attached, one detached) on a single lot. One surface parking stall per each dwelling. **Could be regulated as a triplex or a duplex with single ADU (with parking as shown).**

PROTOTYPE PROFILE

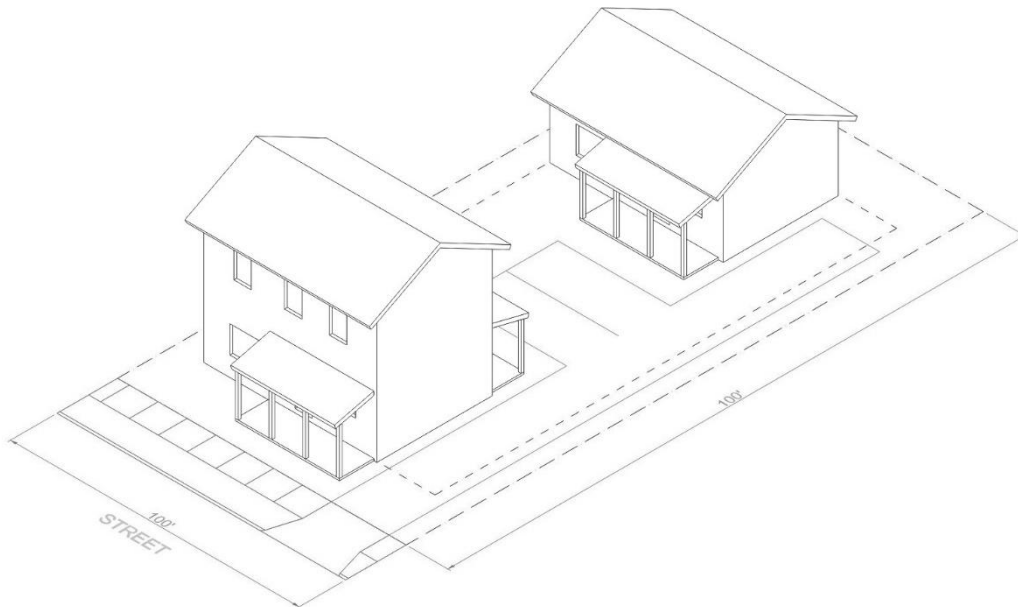
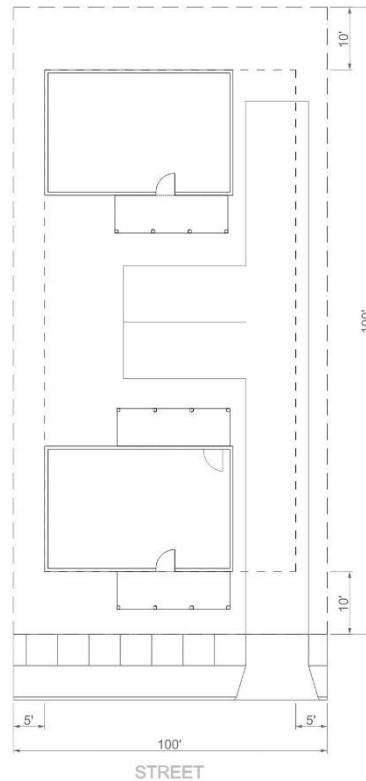
- **Unit sizes:** 600 sf each
- **Unit Count:** 3 dwellings
- **Lot Dimensions:** 50' x 100'
- **Lot Coverage:** 54%
 - **Structure:** 25%
 - **Driveway/Parking:** 29%
 - **Garage Footprint :** None

SITE AND DESIGN FEATURES

- Three dwellings: front-facing stacked duplex with separated rear third unit
- Open space between dwellings
- Single driveway to three surface parking pads

KEY QUESTIONS

- Porches permitted or restricted in front setback?
- Any thoughts on parking configuration?
- ADUs: Would Hood River allow them on a duplex/triplex lot? Requires amending 17.23.010(B).



DETACHED DUPLEX – V1

LOT SIZE: 7,000 sf

R1

Two dwelling units detached on a single lot. Each with a single-car dual garage.

PROTOTYPE PROFILE

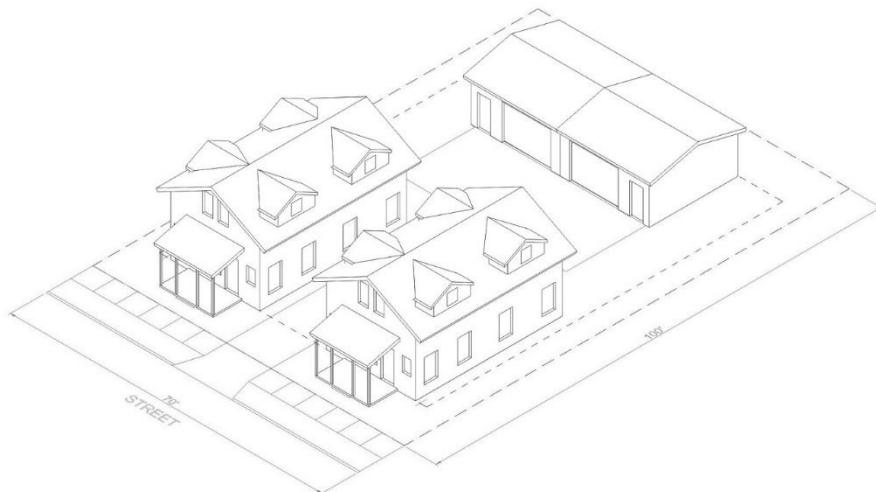
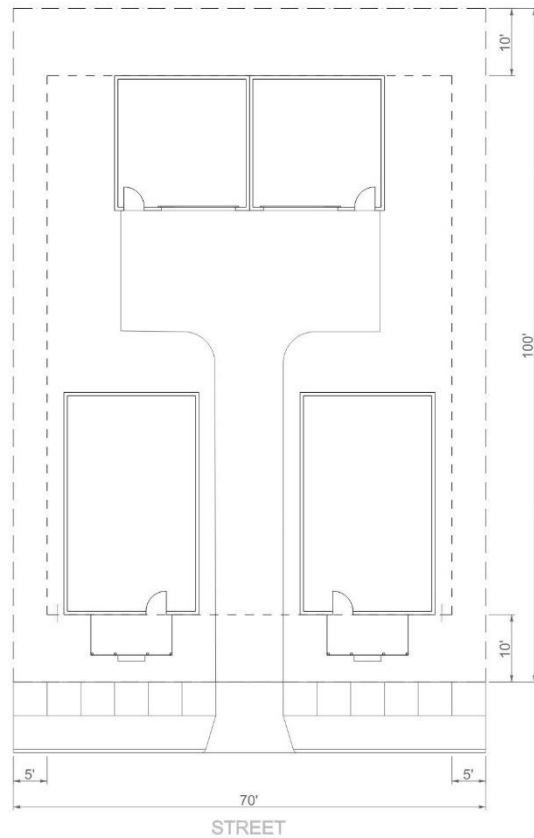
- **Unit sizes:** 1100 sf each
- **Unit Count:** 2 primary dwellings (as shown) with possible ADU on each
- **Lot Dimensions:** 70' x 100'
- **Lot Coverage: 51%**
 - **Structure: 19%**
 - **Driveway/Parking: 20%**
- **Garage Footprint :** 400 sf each

SITE AND DESIGN FEATURES

- Two street-facing dwellings
- Backyard open space for each dwelling
- Center-running driveway to both garages
- Buildable area would allow larger units, but would increase site coverage

KEY QUESTIONS

- Permit porches in front setback?
- Garages consolidated to the rear-center to reduce driveway paved area and leave larger side yard open space – any thoughts about this design?
- ADUs: Would Hood River allow them on a duplex/triplex lot? Requires amending 17.23.010(B).



DETACHED DUPLEX – V2

LOT SIZE: 7,000 sf

R1

Two dwelling units detached on a single lot. Each with a single-car detached garage.

PROTOTYPE PROFILE

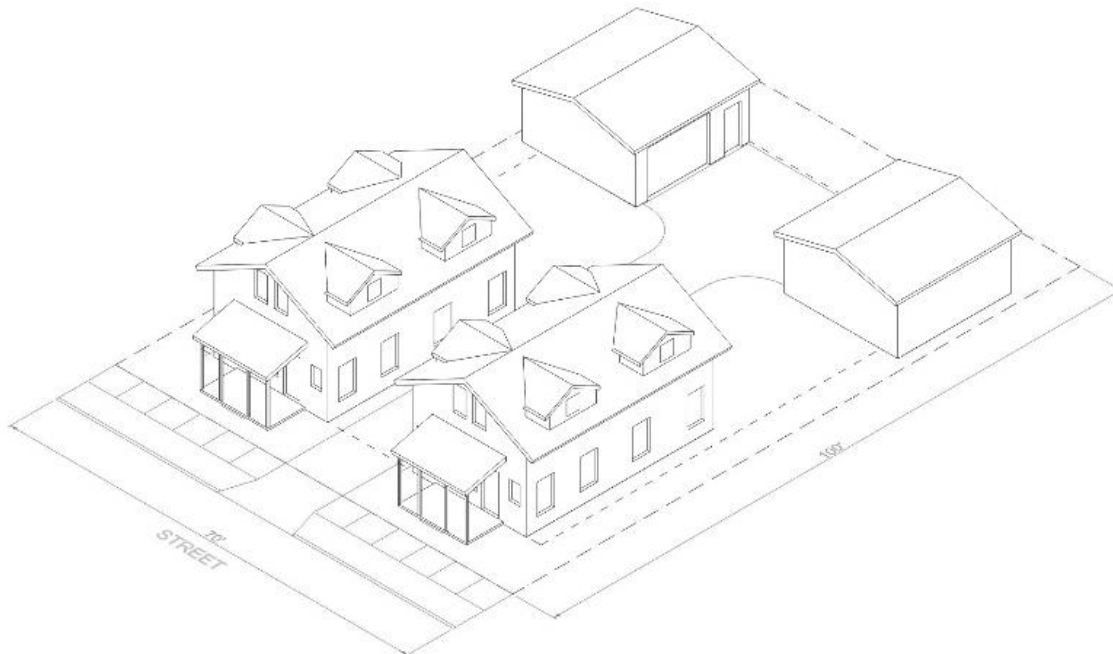
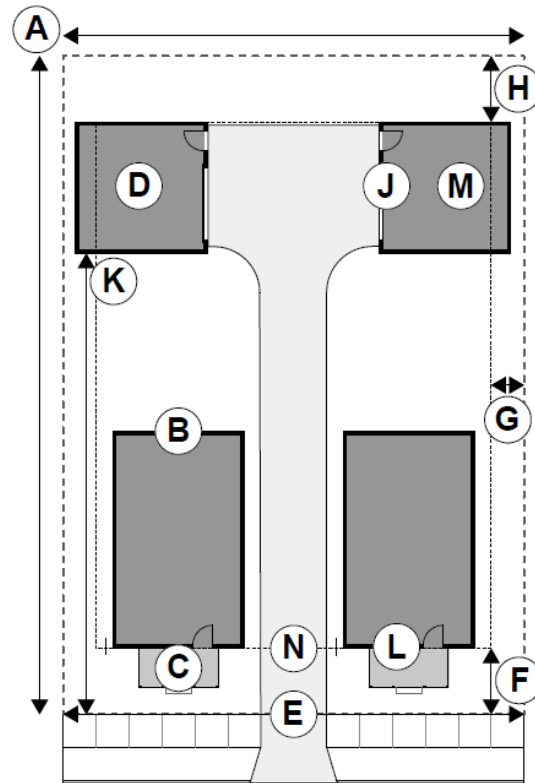
- **Unit sizes:** 1100 sf each
- **Unit Count:** 2 primary dwellings with possible ADU on each
- **Lot Dimensions:** 70' x 100'
- **Lot Coverage:** 51%
 - **Structure:** 19%
 - **Driveway/Parking:** 20%
- **Garage Footprint :** 400 sf each

SITE AND DESIGN FEATURES

- Two street-facing dwellings
- Backyard open space for each dwelling
- Center-running driveway to both garages
- Buildable area would allow larger units, but would increase site coverage

KEY QUESTIONS

- Permit porches in front setback?
- Permit or not a partial encroachment of garage in side-yard setback? Impacts vehicle turning radius.
- ADUs: Would Hood River allow them on a duplex/triplex lot? Requires amending 17.23.010(B).



DETACHED DUPLEX – V3

LOT SIZE: 7,000 sf

R1

Two dwelling units detached on a single lot. Each with a single-car detached garage.

PROTOTYPE PROFILE

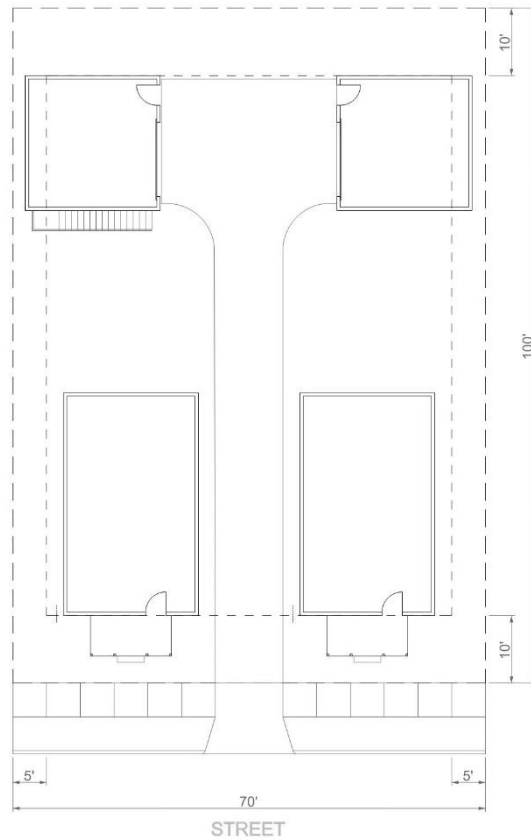
- **Unit sizes:** 1100 sf each
- **Unit Count:** 2 primary dwellings with 400 sf ADU above garage
- **Lot Dimensions:** 70' x 100'
- **Lot Coverage:** 51%
 - **Structure:** 19%
 - **Driveway/Parking:** 20%
- **Garage Footprint :** 400 sf each

SITE AND DESIGN FEATURES

- Two street-facing dwellings
- Backyard open space for each dwelling
- Center-running driveway to both garages
- Buildable area would allow larger units, but would increase site coverage

KEY QUESTIONS

- Permit porches in front setback?
- Permit or not a partial encroachment of garage in side-yard setback? Impacts vehicle turning radius.
- ADUs: Would Hood River allow them on a duplex/triplex lot? Requires amending 17.23.010(B).



COTTAGE CLUSTER

LOT SIZE: 10,000 sf

R2 / R3

Four or more detached or 2-unit attached dwellings on a single or individual parcel. Parking consolidated in one or more pods on site. **THIS MATERIAL IS DRAFT TO-BE-UPDATED.**

PROTOTYPE PROFILE

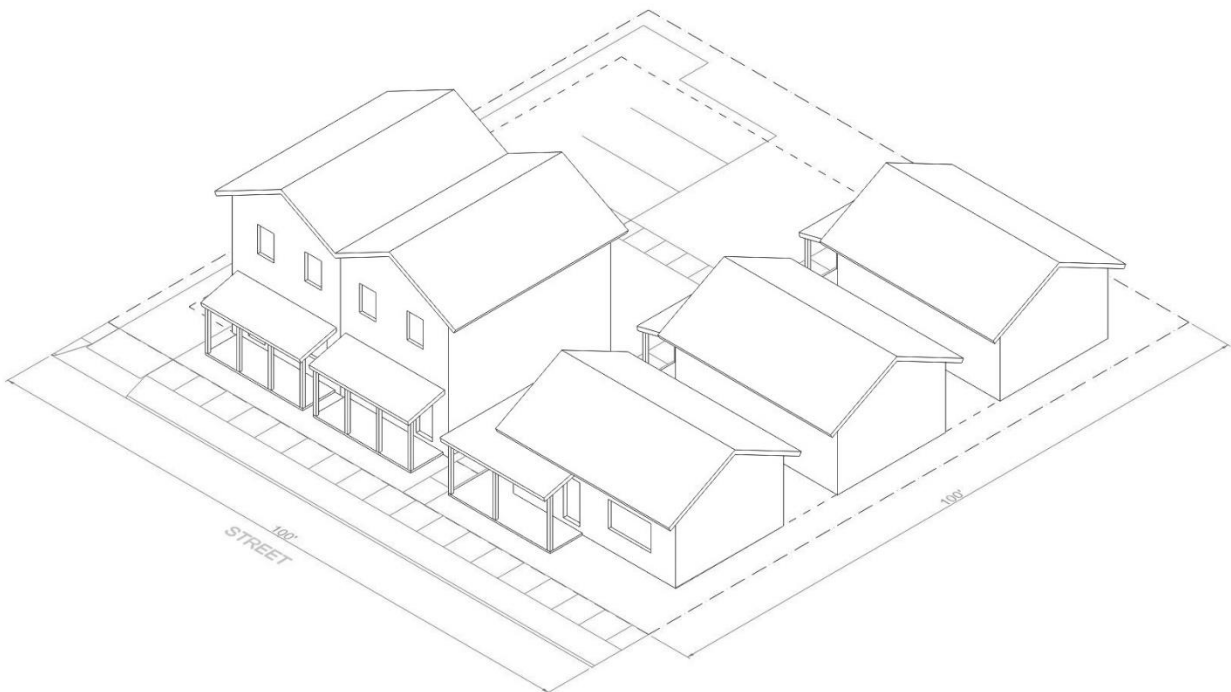
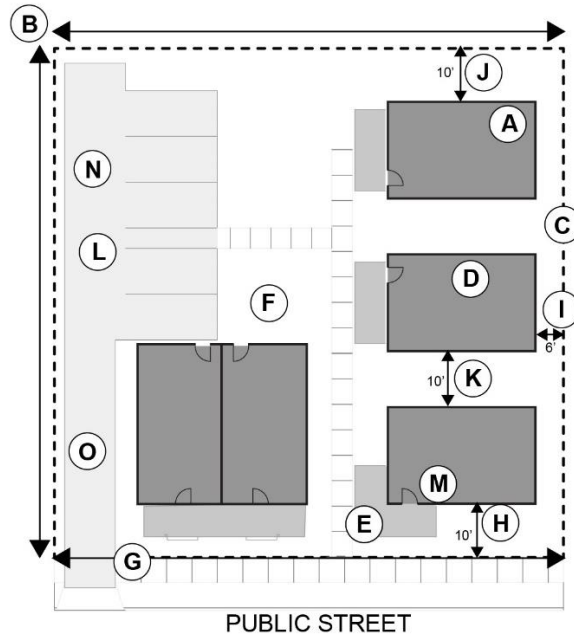
- **Unit sizes:** 700 sf each- average
- **Unit Count:** 5 units; one duplex and three detached single-dwellings
- **Lot Dimensions:** 100' x 100'
- **Lot Coverage:** 50%
 - **Structure:** 30%
 - **Driveway/Parking:** 20%

SITE AND DESIGN FEATURES

- Dwellings clustered around the site, with parking hidden in the rear
- Both private open space for each dwelling and a common central green
- Single driveway serving five parking stalls

KEY QUESTIONS

- Should cottages be regulated by an average dwelling size maximum?
- How should private versus public open space be required?



ATTACHED TRIPLEX PAIR

LOT SIZE: 10,000 sf

R2 / R3

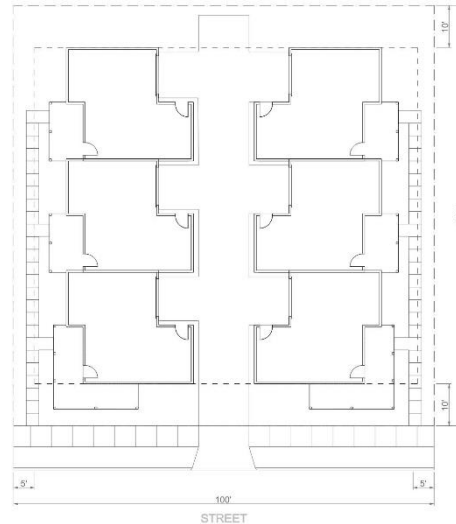
Two pairs of attached triplexes with a center-running driveway serving individual garages for each dwelling.

PROTOTYPE PROFILE

- **Unit sizes:** 1,170 sf each (includes 240 sf garage internal to dwelling)
- **Unit Count:** 6 units; two detached triplexes
- **Lot Dimensions:** 100' x 100'
- **Lot Coverage:** 57%
 - **Structure:** 39%
 - **Driveway/Parking:** 18%

SITE AND DESIGN FEATURES

- Two street-facing dwellings with attached dwellings running deep into the site
- Single driveway to individual garages.
- Street-facing primary entrances on front units
- Paths to primary entrances with porches
- Porches and outdoor open space assignable to each dwelling
- Potential for fee-simple lot division



KEY QUESTIONS

- Permit porches in front setback?
- Does prototype provide enough open space for each dwelling?
- Questions...



**ATTACHED TRIPLEX PAIR - V2
(UNUSED)**

LOT SIZE: 10,000 sf

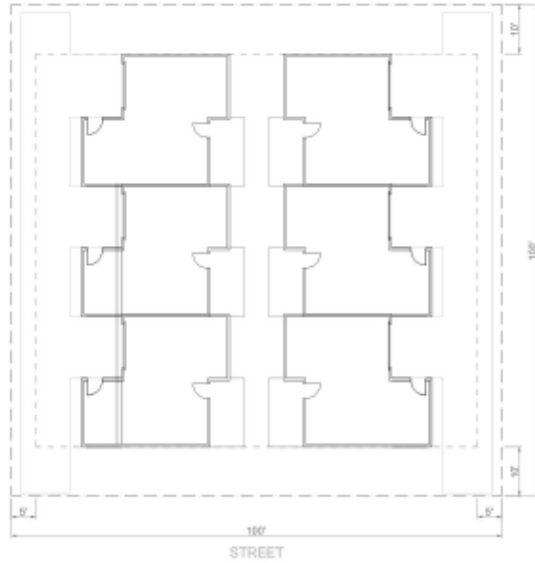
R2 / R3

Two pairs of attached triplexes with a driveway serving each of the triplex structures individually.

This is a previously dismissed prototype shown only for discussion purposes around how individual triplexes on adjacent 5,000sf lots could interact.

PROTOTYPE PROFILE

- **Unit sizes:** 1170 sf each
- **Unit Count:** 6 units; two attached triplexes
- **Lot Dimensions:** 100' x 100'
- **Lot Coverage:** 66%
 - **Structure:** 39%
 - **Driveway/Parking:** 27%



DETACHED TRIPLEX PAIR

LOT SIZE: 10,000 sf

R2 / R3

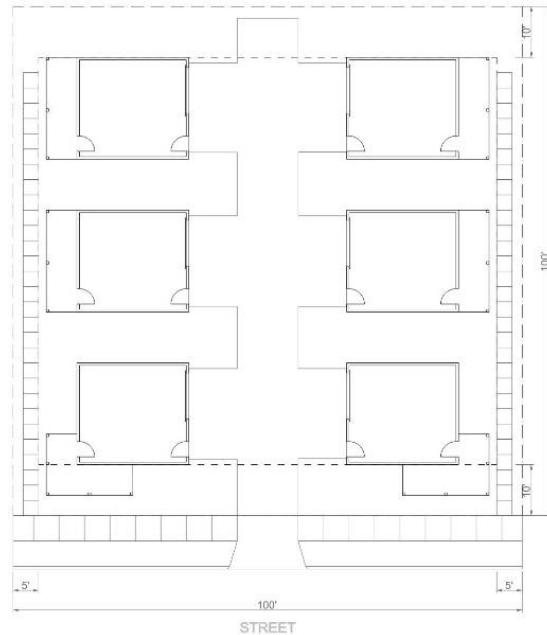
Two pairs of detached triplexes with a center-running driveway serving individual garages for each dwelling.

PROTOTYPE PROFILE

- **Unit sizes:** 880 sf each (includes 240sf garage internal to dwelling)
- **Unit Count:** 6 units; two detached triplexes
- **Lot Dimensions:** 100' x 100'
- **Lot Coverage:** 47%
 - **Structure:** 27%
 - **Driveway/Parking:** 20%

SITE AND DESIGN FEATURES

- Two street-facing dwellings with detached dwellings running deep into the site
- Central driveway to individual garages.
- Street-facing primary entrances on front units
- Paths to primary entrances with porches
- Porches and outdoor open space assignable to each dwelling
- Potential for fee-simple lot division



KEY QUESTIONS

- Permit porches in front setback?
- Does prototype provide enough open space for each dwelling?
- Is prototype dwelling size big enough?



**DETACHED TRIPLEX PAIR - V2
(UNUSED)**

LOT SIZE: 10,000 sf

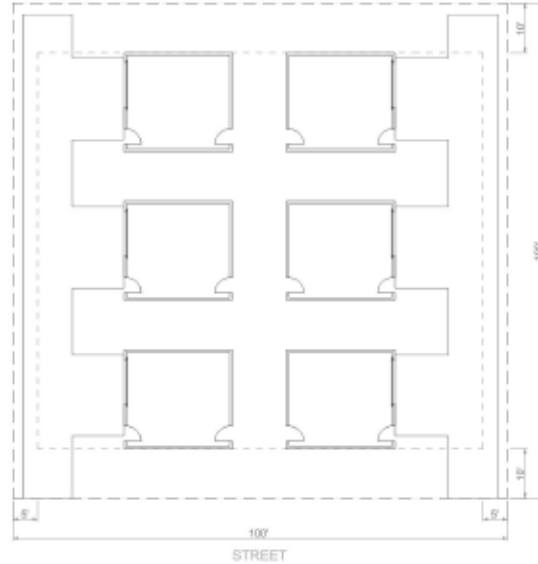
R1

Two pairs of detached triplexes with a driveway serving each of the triplex structures individually.

This is a previously dismissed prototype shown only for discussion purposes around how individual triplexes on adjacent 5,000sf lots could interact.

PROTOTYPE PROFILE

- **Unit sizes:** 880 sf each (includes 240sf garage internal to dwelling)
- **Unit Count:** 6 units; two attached triplexes
- **Lot Dimensions:** 100' x 100'
- **Lot Coverage:** 56%
 - **Structure:** 27%
 - **Driveway/Parking:** 29%



COTTAGE CLUSTER

LOT SIZE: 14,000 sf

R1

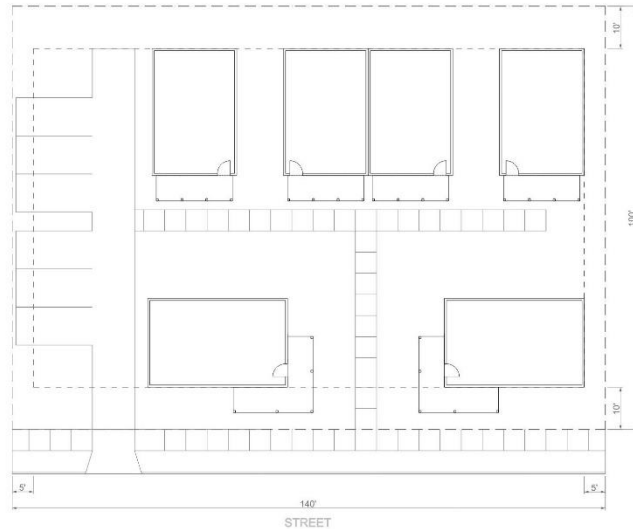
Four or more detached or 2-unit attached dwellings on a single or individual parcel. Parking consolidated in one or more pods on site. **THIS MATERIAL IS DRAFT TO-BE-UPDATED.**

PROTOTYPE PROFILE

- **Unit sizes:** 1000 sf each, average
- **Unit Count:** 6 units; one duplex and four detached single-dwellings
- **Lot Dimensions:** 140' x 100'
- **Lot Coverage:** 41%
 - **Structure:** 27%
 - **Driveway/Parking:** 14%

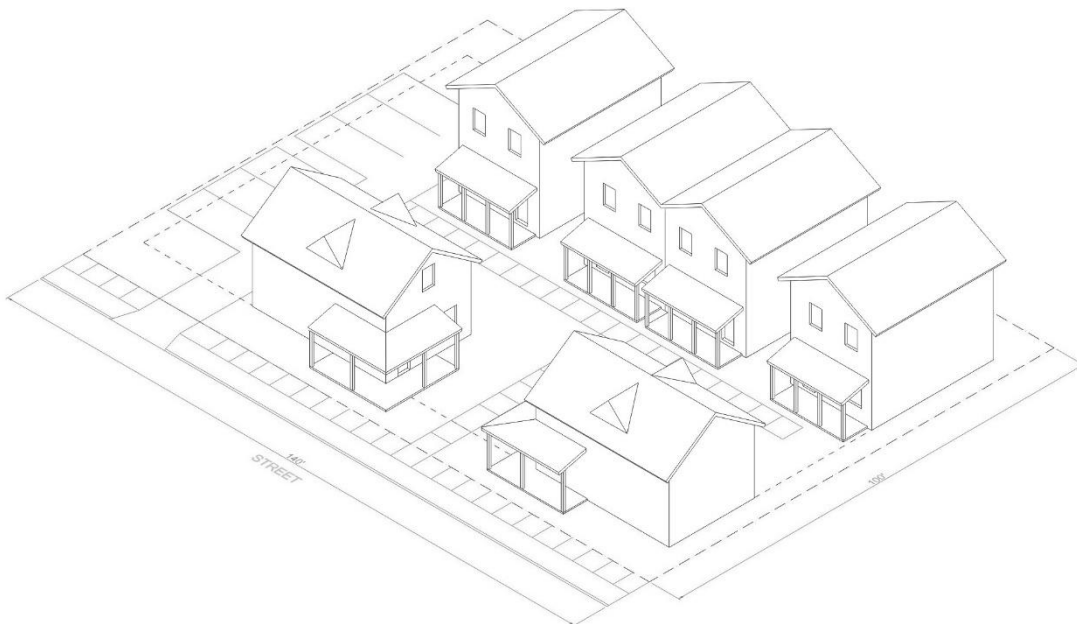
SITE AND DESIGN FEATURES

- Dwellings clustered around the site, with parking hidden in the rear
- Both private open space for each dwelling and a common central green
- Single driveway serving six parking stalls



KEY QUESTIONS

- Should cottages be regulated by an average dwelling size maximum?
- How should private versus public open space be required?



DETACHED DUPLEX PAIR

LOT SIZE: 14,000 sf

R1

A pair of two dwelling units detached on a single lot. Each with a single-car dual garage.

PROTOTYPE PROFILE

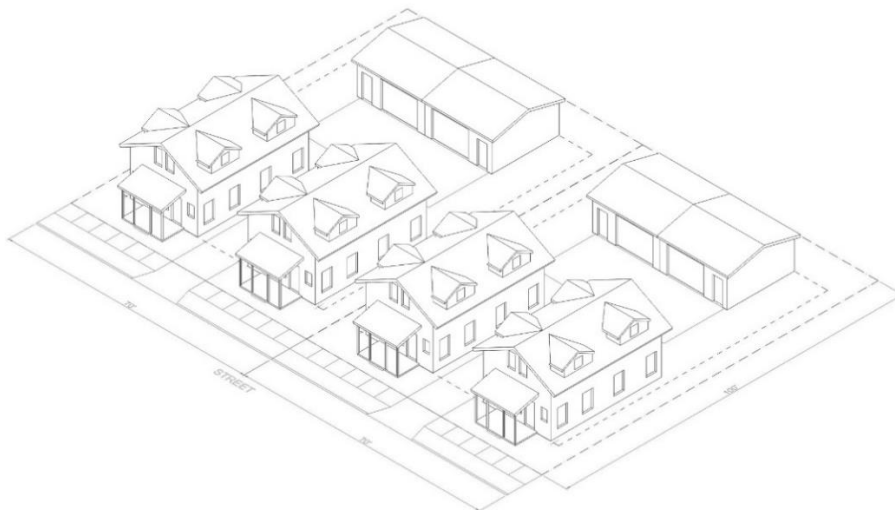
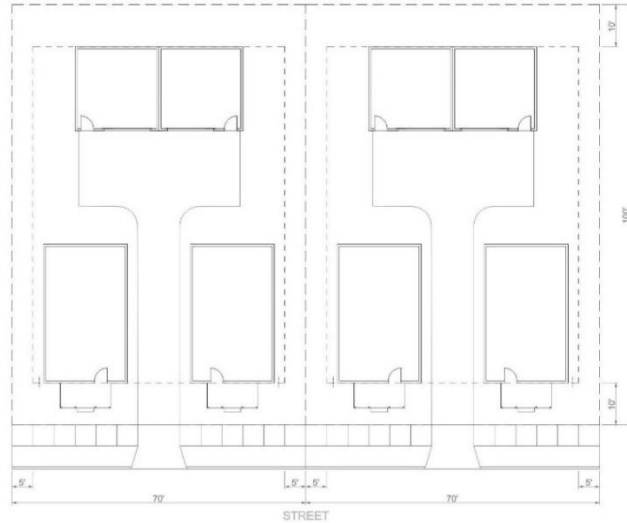
- **Unit sizes:** 1100 sf each
- **Unit Count:** 4 primary dwellings (as shown) with possible ADU on each
- **Lot Dimensions:** 140' x 100'
- **Lot Coverage:** 51%
 - **Structure:** 19%
 - **Driveway/Parking:** 20%
- **Garage Footprint :** 400 sf each

SITE AND DESIGN FEATURES

- Four street-facing dwellings
- Backyard open space for each dwelling
- Shared, center-running driveway serving two garages
- Potential for fee-simple lot division

KEY QUESTIONS

- Porches permitted in front setback?
- Garages consolidated to the rear-center to reduce driveway paved area and leave larger side yard open space – thoughts about this design?
- Make units larger? Would increase footprint/coverage.
- ADUs: Would Hood River allow them on a duplex/triplex lot? Requires amending 17.23.010(B).



DETACHED TRIPLEX PAIR – V1 (UNUSED)

LOT SIZE: 14,000 sf

R1

Two pairs of detached triplexes with a driveway serving each of the triplex structures individually.

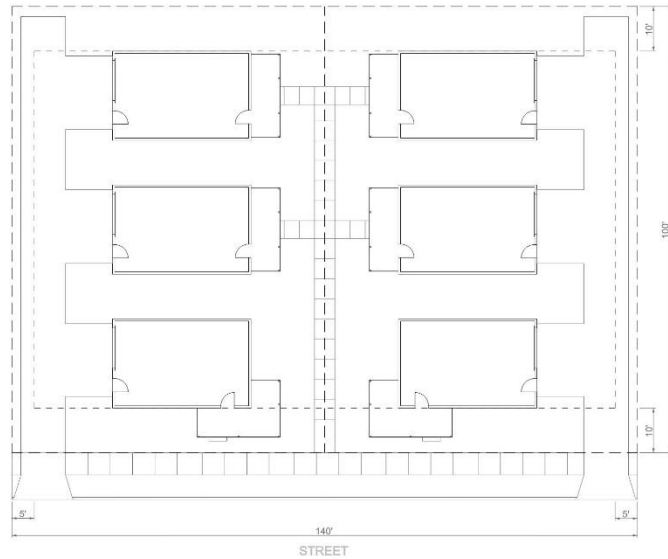
This lot configuration is rare and so a previous draft of the prototype is included for discussion purposes only and will not be updated.

PROTOTYPE PROFILE

- **Unit sizes:** 1240sf each (includes 240sf garage internal to dwelling)
- **Unit Count:** 6 units; two detached triplexes
- **Lot Dimensions:** 140' x 100'
- **Lot Coverage:** 48%
 - **Structure:** 27%
 - **Driveway/Parking:** 21%

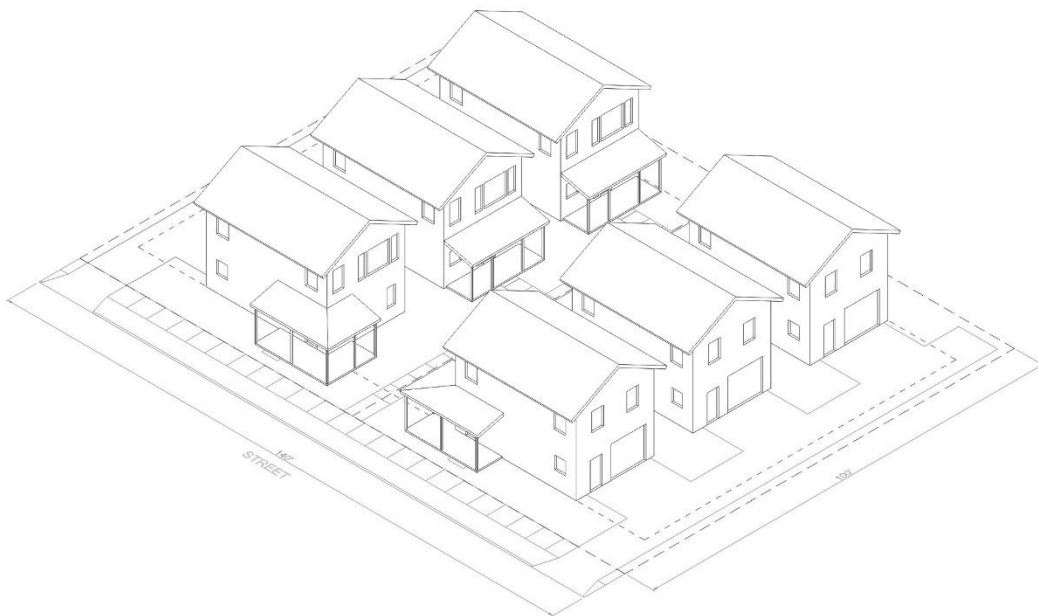
SITE AND DESIGN FEATURES

- Large common green space in center of lot
- two Driveway curb-cuts
- Potential for fee-simple lot division



KEY QUESTIONS

- Permit porches in front setback?
- Does prototype provide enough open space for each dwelling?



DETACHED TRIPLEX PAIR – V2

LOT SIZE: 14,000 sf

R1

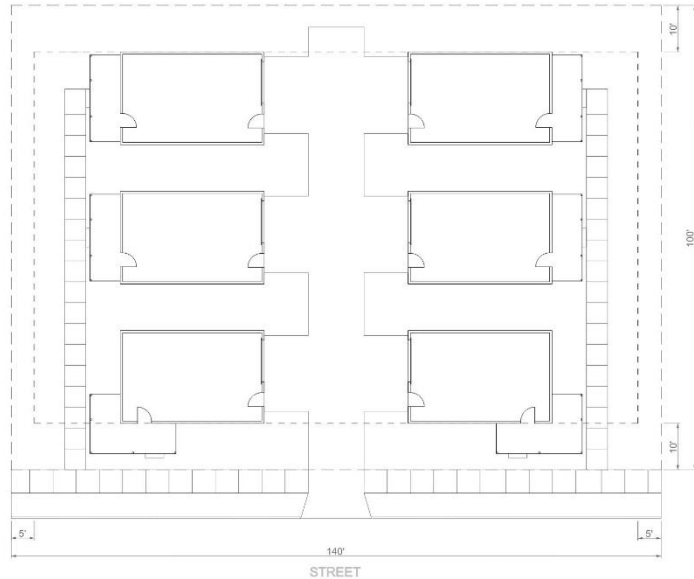
Two pairs of detached triplexes with a center-running driveway serving individual garages for each dwelling. **THIS MATERIAL IS DRAFT TO-BE-UPDATED.**

PROTOTYPE PROFILE

- **Unit sizes:** 1240 sf each (includes 240sf garage internal to dwelling)
- **Unit Count:** 6 units; two attached triplexes
- **Lot Dimensions:** 140' x 100'
- **Lot Coverage:** 42%
 - **Structure:** 27%
 - **Driveway/Parking:** 15%

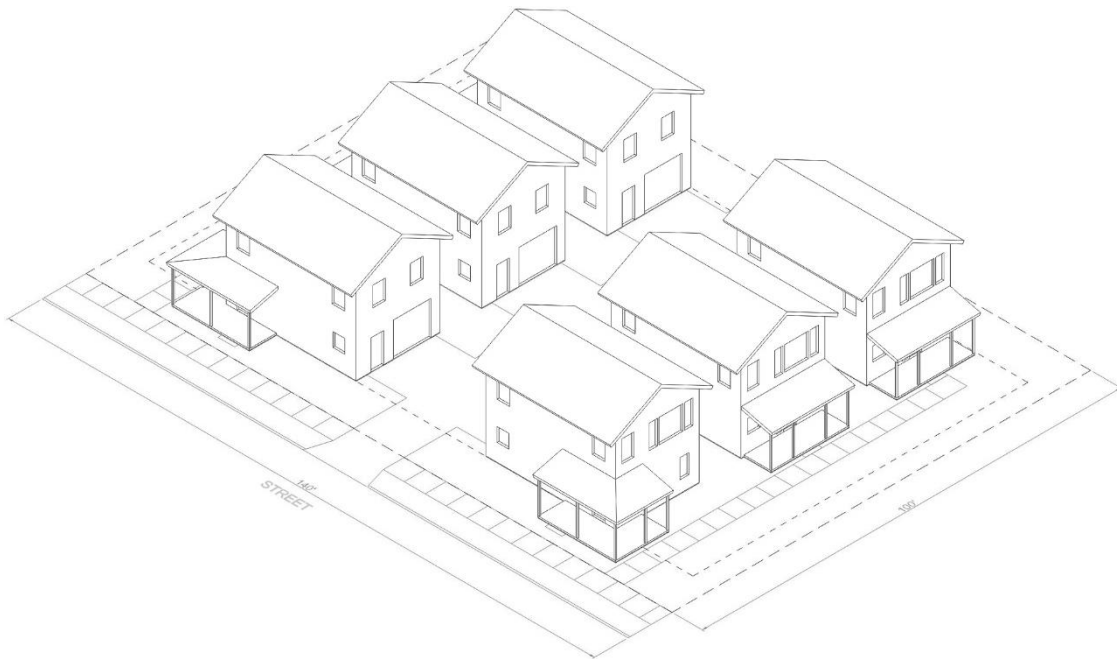
SITE AND DESIGN FEATURES

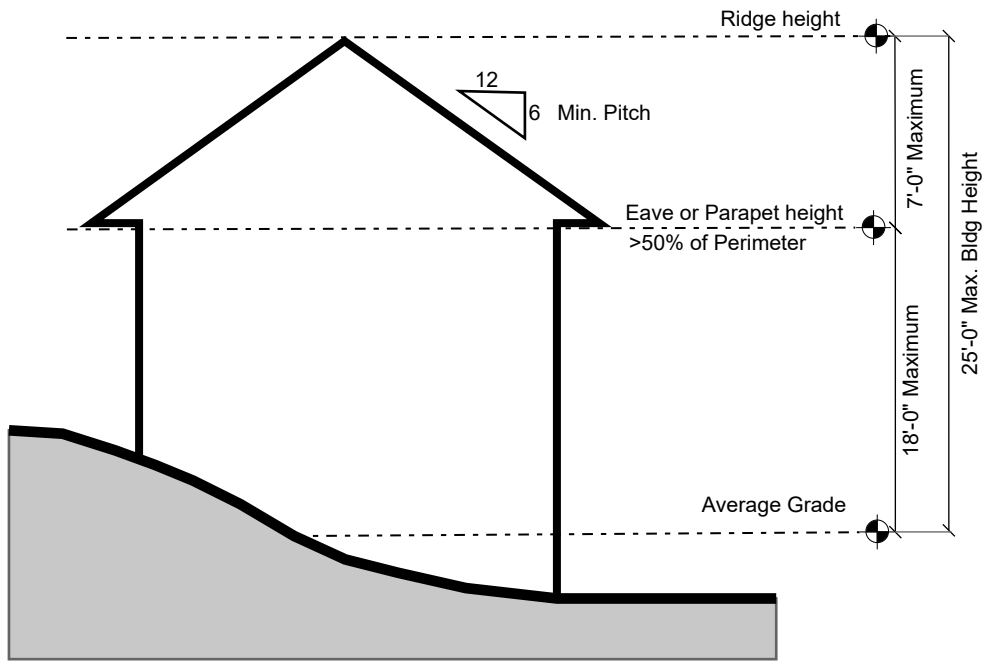
- Large shared green spaces on either side of lot
- Single Driveway curb-cut
- Potential for fee-simple lot division



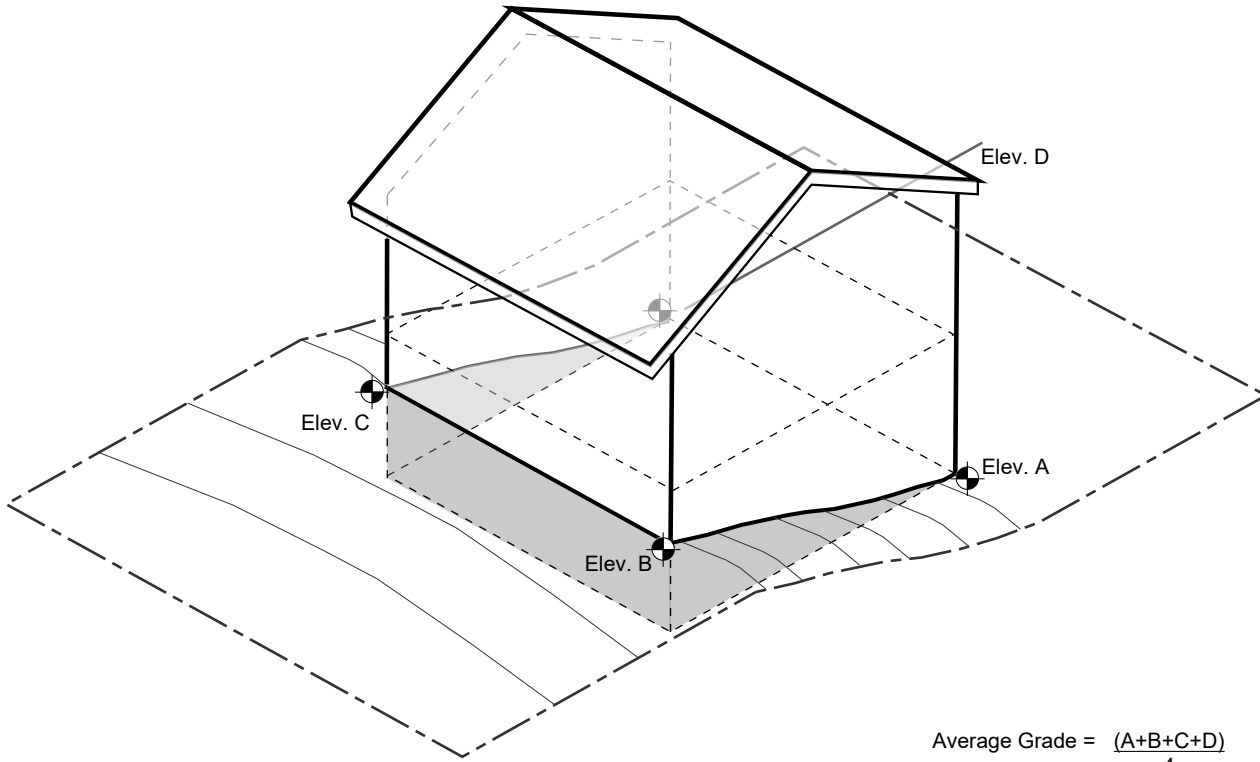
KEY QUESTIONS

- Permit porches in front setback?
- Does prototype provide enough open space for each dwelling?



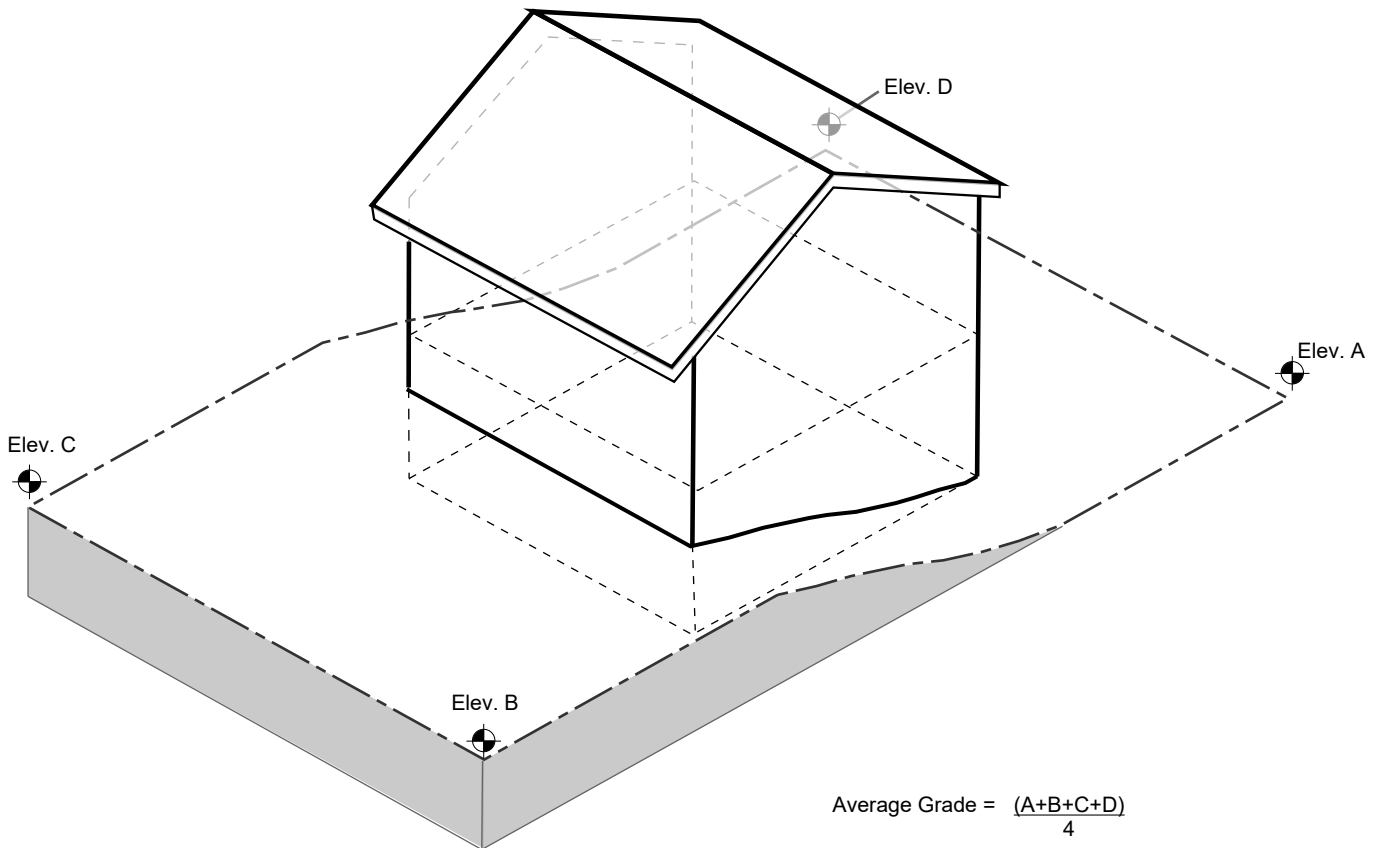


EXAMPLE: BUILDING HEIGHT CALCULATION



$$\text{Average Grade} = \frac{(A+B+C+D)}{4}$$

EXAMPLE: AVERAGE GRADE CALCULATION



$$\text{Average Grade} = \frac{(A+B+C+D)}{4}$$

EXAMPLE: AVERAGE GRADE CALCULATION