



# Cluster Housing Regulations

Talent Zoning Code Amendments

January 14, 2020

# Main Goals for Cluster Housing

- Allow more, smaller houses in flexible configurations
- ***Keep it compatible:*** total bulk similar to “traditional” SF development, setbacks
- ***Get it built:*** make cluster housing an appealing development option
- ***Be flexible:*** variety of attached and detached units, ownership and rental opportunities

# Regulatory Elements

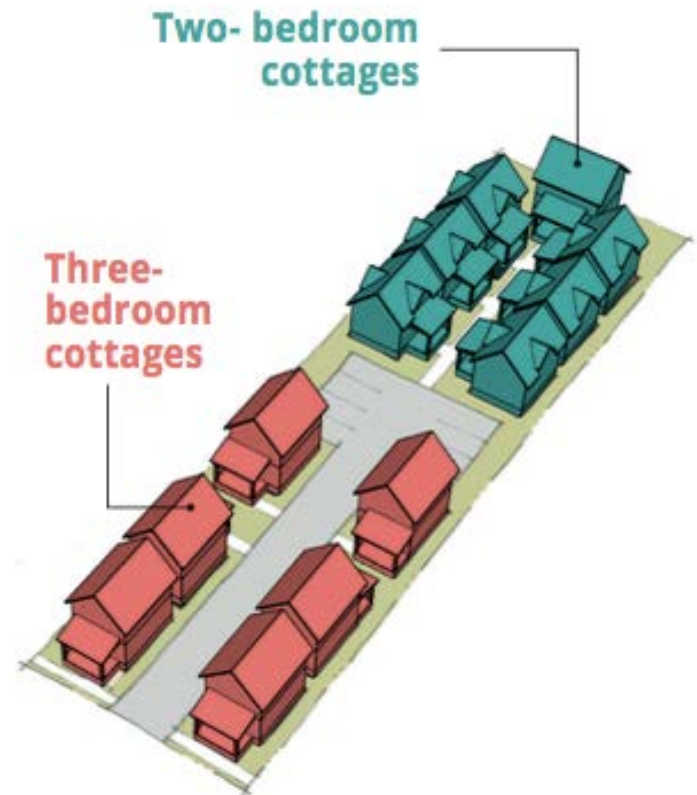
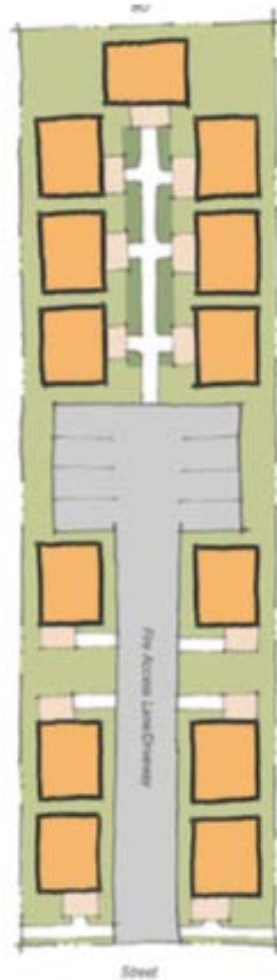
- Housing types permitted
- Maximum dwelling size: 1,200 SF
- Maximum development size: 4-12 units
- Minimum lot sizes, for total development and individual lots
- Minimum interior and exterior setbacks
- Maximum building coverage
- Minimum open space and parking
- *Minimum and maximum density:*
  - *Proposal: 21.6 in RLD, 29 in RMD, no limit in RHD*

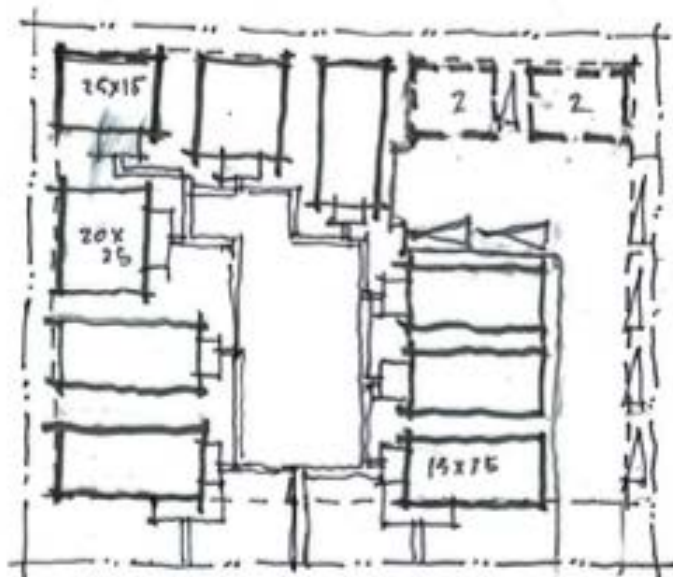
# Density for RLD zone

| Housing type   | Minimum lot size                                     | Density                            |
|--|--|------------------------------------|
| Single-family dwellings                                      | 6,000 SF   | 7.2 units/acre                     |
| Single-family dwelling + ADU                                 | 6,000 SF   | 14.5 units/acre                    |
| Duplex   | 6,000 SF   | 14.5 units/acre                    |
| New subdivisions (mix of all dwelling types, excluding ADUs) | n/a  | 10.8 units/acre                    |
| Cluster housing  | 3,000 SF for individual lots<br>n/a for combined lot | 14.5 units/acre<br>21.6 units/acre |

# Density ranges for cluster projects

- Milwaukie case studies: 16 to 30 units/acre





One-bedroom carriage houses



Two-bedroom cottages

# How big could a project be in RLD?

- 50% maximum building coverage
- 14.5 or 21.6 units/acre maximum density
- 600 to 1,200 SF maximum footprint per unit
- 4-12 units in a cluster
- *What does it all mean on the ground?*

# Calculations: Take 1

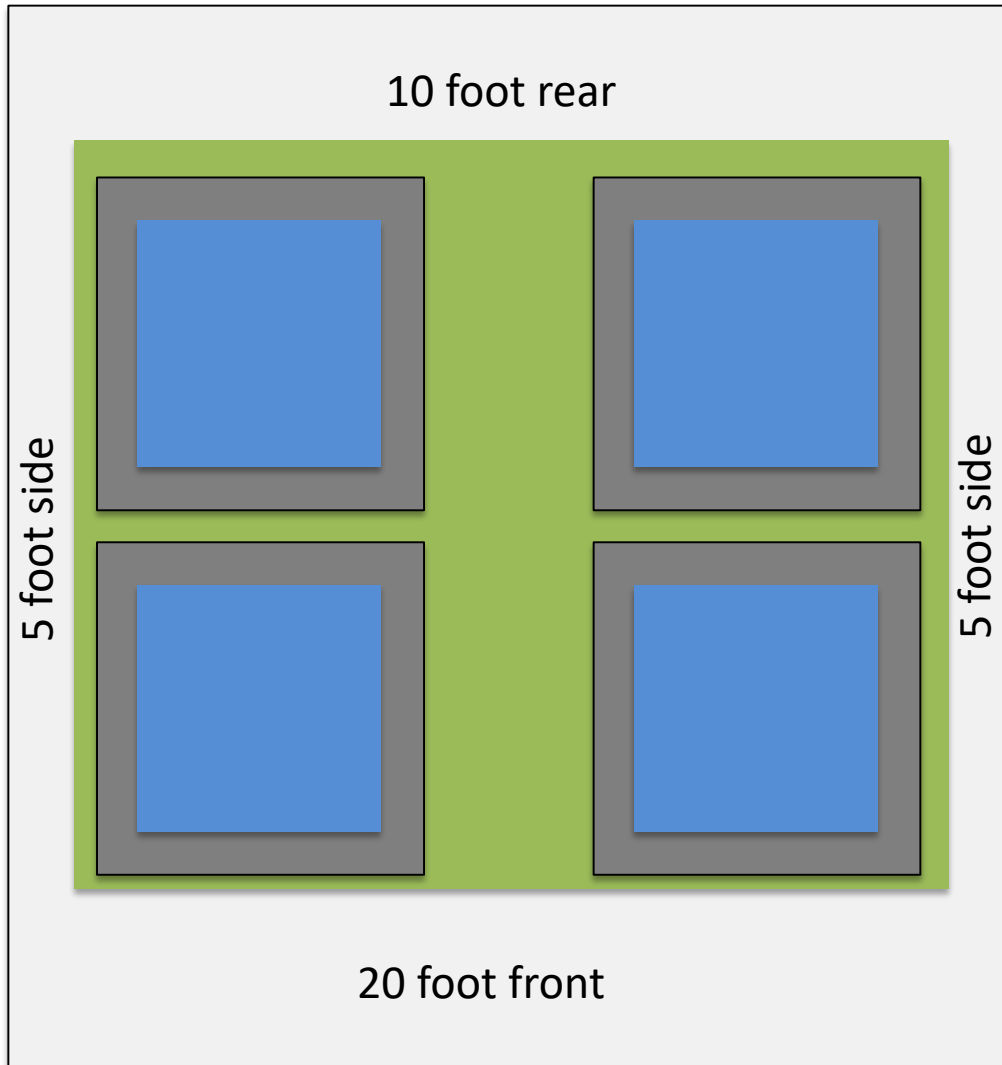
- One acre site (43,560 SF)
- 50% building coverage=21,780 SF building area
- Yields:
  - 36 units with 600 SF footprint (2-story units)
  - 18 units with 1,200 SF footprint (1-story units)
- Density: 36 units/acre or 18 units/acre

*Potential limit: Maximum of 12 units per development*



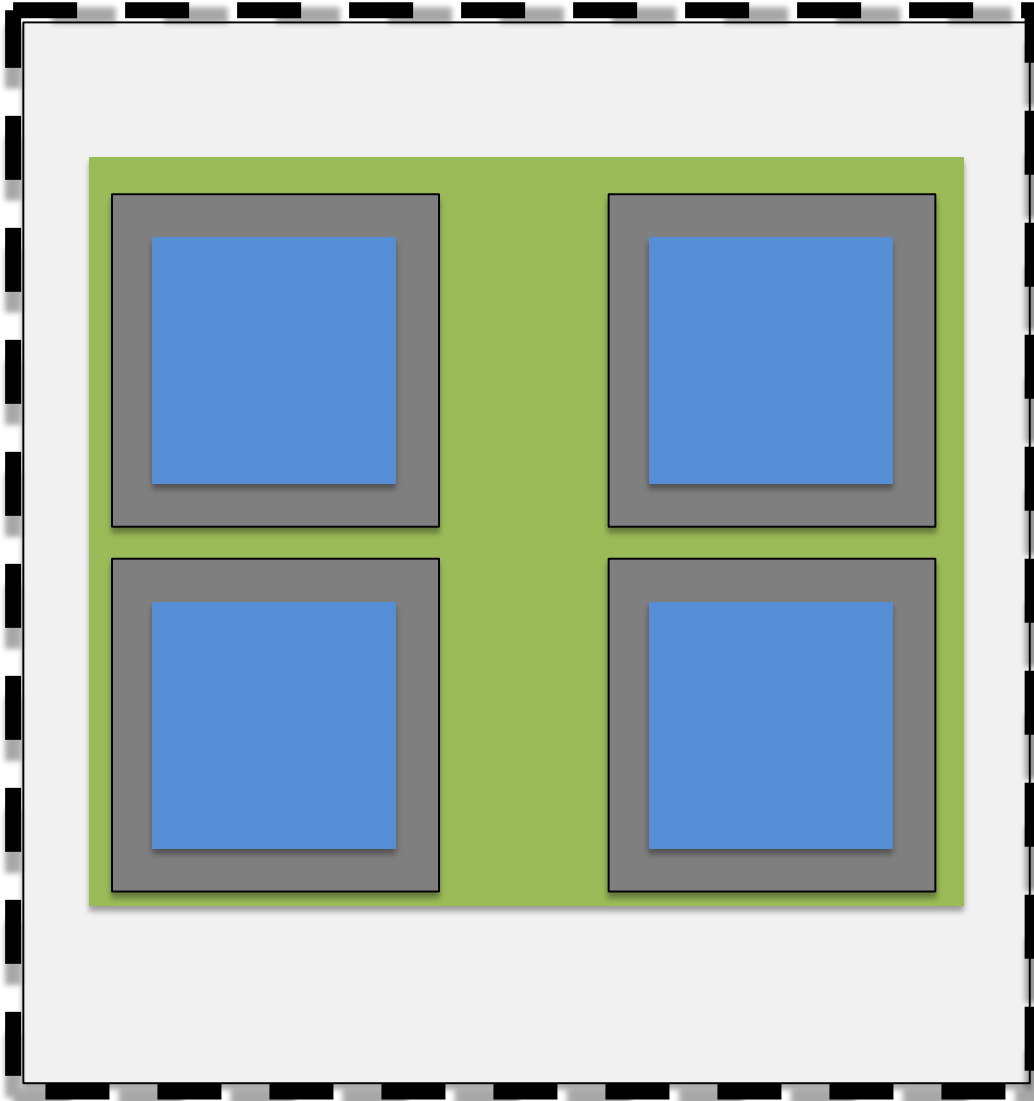
# Calculations: Take 2

- Is 50% building coverage feasible given other development restrictions?
  - Exterior setbacks: 5-20 feet
  - Internal separation: 6 feet
  - Minimum open space: 150 SF/unit
  - Minimum parking: 1.5 spaces/unit, est 600 SF/unit
- *35-50% lot coverage feasible, resulting in maximum densities of 18 to 23 units/acre*



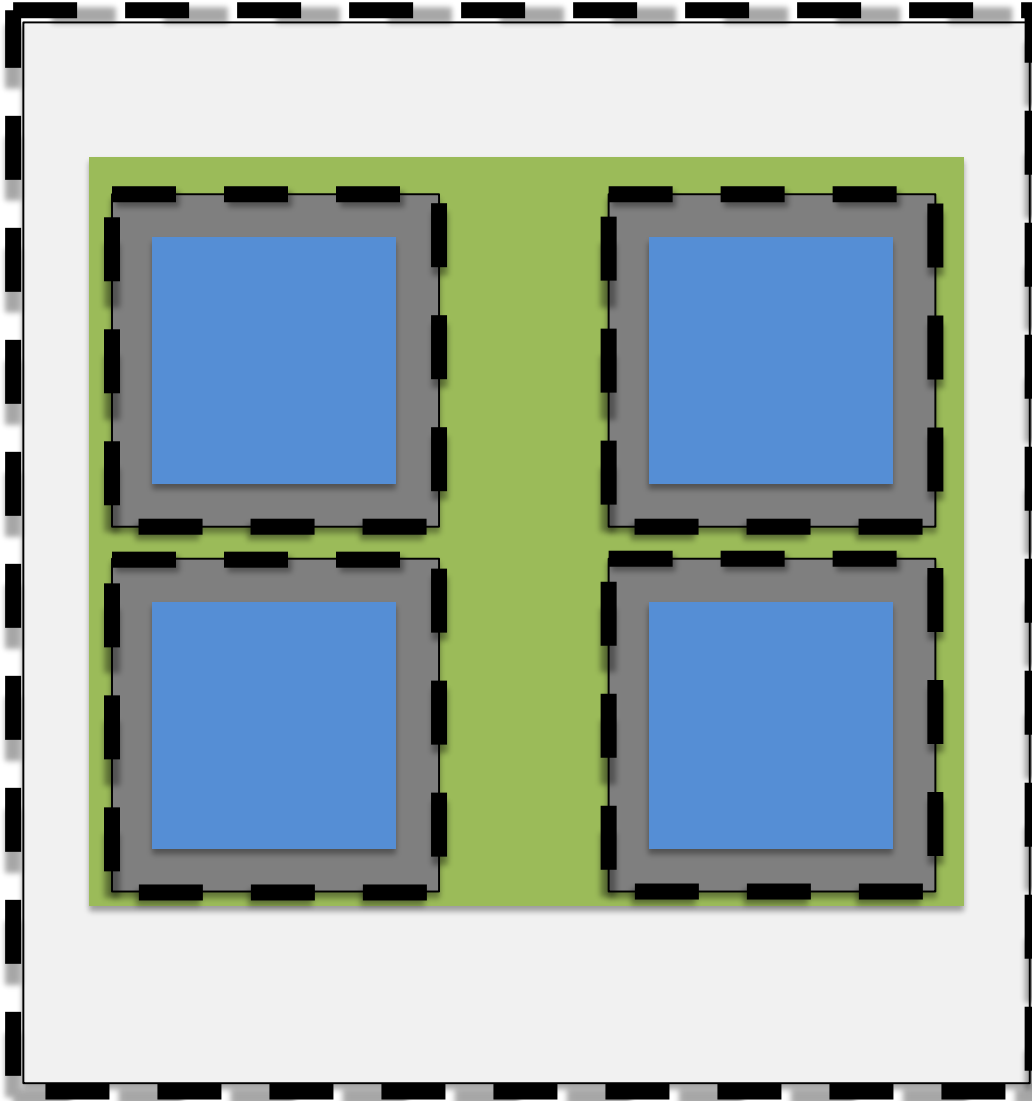
- Exterior setbacks
- 6-foot separation:
  - 336 SF for 600-SF footprint
  - 456 SF for 1,200-SF footprint
- 150 SF open space
- 600 SF parking (1.5 spaces)
- Required site area per unit:
  - 1,886 SF for 600-SF/2 story, or 23 units/acre
  - 2,406 SF for 1,200-SF/1 story, or 18 units/acre

# Opportunity for Homeownership



- Traditionally, single lot
  - Rentals
  - Condos

# Opportunity for Homeownership



- Allow individual lots, no frontage or flag required
- HOA ownership of common areas
- Minimum lot sizes:
  - 3,000 SF in RLD
  - 2,000 SF in RMD
  - 1,500 SF in RHD

# Recommendations

- Consider whether 12 units/cluster and one cluster/site maximums are useful in RLD, RMD
- Allow density ranges (16 to 30 units/acre) that support development feasibility:
  - 21.6 units/acre in RLD
  - 29 units/acre in RMD
- Correlate minimum lot sizes for individual lots:
  - 2,000 SF in RLD (allows 21.6 units/acre)
  - 1,500 SF in RMD, RHD (allows 29 units/acre)