

SECTION 7.0300

INNOVATIVE HOUSING DEMONSTRATION PROJECTS

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General

7.0301 Purpose

The purpose of this interim section on Innovative Housing Demonstration Projects is to:

- A. Allow a limited number of Innovative Housing Demonstration Projects that provide housing choices that are not currently allowed in Gresham.
- B. Promote high-quality site and building design.
- C. Respond to changing household size and composition.
- D. Support a more efficient use of urban residential land.
- E. Promote a sense of community while being compatible with adjacent developments. The City will evaluate innovative projects to identify desirable housing types and/or configurations. The City may then consider permanent Code provisions that allow innovative housing types or configurations or successful elements of the innovative housing demonstration projects.

7.0302 Applicability

- A. Land use districts: Innovative Housing Demonstration Projects are allowed in the following land

use districts: LDR-5, TLDR, TR, MDR-12, MDR-24, CMF, CMU, DRL-1, DRL-2 and THR-SW.

- B.** This ordinance shall expire fifteen (15) years following its effective date, or when seven (7) projects are approved under this ordinance, whichever occurs first unless extended by the City Council, or unless the City Council specifically authorizes additional projects. Projects submitted prior to the expiration date and prior to approval of seven projects shall be permitted to complete the application process. The effective date of this ordinance is June 4, 2009. If seven (7) projects are not approved prior to fifteen (15) years following the effective date, this ordinance shall expire on June 3, 2024.
- C.** Demonstration projects shall not be approved within 1,500 feet of another approved demonstration project.

7.0303 Review of Projects

- A.** Innovative Housing Demonstration Projects will be reviewed by the Planning Commission using a Type III procedure as detailed in **Section 11.0500**, except for those in a Design District which will be reviewed by the Design Commission. This process is a discretionary review, using the Development Principles and Guidelines in **Section 7.3010** to guide decision making. Projects within a Design District will also be reviewed using the Design Principles of the Design District to assist in judging compatibility with the applicable district or Plan District. Once deemed complete and prior to the Planning Commission hearing on a proposal outside of a Design District, the Design Commission will issue a recommendation on the design aspects of the proposal in accordance with **Section 11.0402(D)(1)(e)** for review and comment on applications. For those applications in a Design District, the Design Commission will issue a decision on all aspects of the proposal. Appeals of the decision will be heard by the City Council.
- B.** An application for an Innovative Housing Demonstration Project will replace an application for a land division, condominium approval, and design review. Other reviews sought in concert with the Innovative Housing Demonstration Project application – such as a variance, tree removal, or overlay district review – shall be submitted at the same time as the Innovative Housing Demonstration Project application. If changes to an approval are sought after the time of approval, those changes will be subject to the appropriate land use application review.
- C.** Plats reviewed through this process are subject to all procedures outlined in **Article 6**.
- D.** All developments approved through this section shall be subject to the applicable requirements of **Appendix 5.000**, Public Facilities Standards.
- E.** Standards listed in this section will apply to Innovative Housing Demonstration Projects and will prevail if they conflict with existing regulations in other sections of the Gresham Community Development Code.
- F.** Applicants may propose additional modifications to the development standards required in the following sections of the Development Code upon demonstration that such modifications satisfy the principles and guidelines in **Section 7.0310**:
 - 1. Article 4** – Land Use Districts and Plan Districts
 - 2. Section 6.0000** – Land Divisions, Introductory Provisions
 - 3. Section 7.0100** - Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) Criteria, Guidelines and Standards and **Section 7.0200** – Design Review, Standards and Criteria.

4. **Section 9.0100** – Common Requirements, Buffering and Screening Requirements
5. **Section 9.0600** – Common Requirements, Height Transition
6. **Section 9.0700** – Common Requirements, Neighborhood Circulation and Future Street Plans
7. **Section 9.0800** – Common Requirements, Parking

7.0304 Submittal Requirements

In addition to submittal requirements otherwise required by the City, the applicant shall describe how the proposed development varies from the standards in the underlying land use district or districts that apply to the site, such as (but not limited to) whether limitations on setbacks or density are being exceeded.

7.0305 Definitions

The following definitions apply only to this section:

- A. **Cluster:** A grouping of housing units that provide an opportunity for social interaction among residents.
- B. **Cottage:** A small-scale detached single-family dwelling unit containing 1,500 square feet or less of gross floor area, and with no more than 1,000 square feet of floor area on the ground floor.
- C. **Fenestration:** Openings in a façade, such as windows and doors.
- D. **Human Scale:** The proportional relationship of a particular building, structure, building element or streetscape element to the human form, such as the height and width of a door in relation to the typical height and width of an adult human.
- E. **Narrow-lot Houses:** Homes built on lots where the lots are narrower than the minimum width allowed in the underlying land use district.
- F. **Open Space, Common:** Open space available for common use, such as courtyards, lawns, community gardens, and flower gardens. These spaces shall be on property commonly owned by residents of a project.
- G. **Open Space, Private:** Open spaces for the private use of the residents of an individual housing unit such as patios and gardens.

Development Principles and Guidelines

7.0310 Development Principles and Guidelines

The following principles and guidelines shall guide evaluation of Innovative Housing Demonstration Projects. The principles are provided to describe the elements the City is seeking in demonstration projects while allowing for the opportunity for flexibility and innovation. Each principle is accompanied by one or more guidelines:

- A. **Housing choice shall be increased in Gresham.**
 1. Applications shall include housing types or configurations that are not common in Gresham. Housing types common in Gresham include: single-family detached dwellings greater than 1,500 square feet; single-family attached dwellings; and attached dwellings on a single lot (apartments and condominiums).

2. Applications may include housing affordable to a broad range of incomes, including lower incomes, to satisfy the goal of increased housing choice.
- B.** Projects shall add to a sense of community and promote interaction among people.
1. Applications shall include design features that promote interaction such as shared open spaces, porches, gardens, common buildings, and pedestrian connections through the development.
 2. Applications shall consider the role of front door orientation and other building elements in promoting interaction.
- C.** Innovative Housing Demonstration Projects shall be of high quality.
1. Site designs shall:
 - a. Provide opportunities for social interaction in shared or common spaces.
 - b. Provide opportunities for privacy and private spaces.
 - c. Provide a variety of unit sizes.
 - d. Include landscaping with living plant materials.
 - e. Include walkways that provide internal connections and that integrate with pedestrian connections in the surrounding neighborhood.
 2. Building designs shall:
 - a. Reflect the human scale.
 - b. Provide several layers (such as porch railings, garden spaces, hedges, low fences, patios, changes in paving materials) between public and private spaces to mark the transition from one to the other.
 - c. Provide articulation and fenestration to promote high-quality, attractive buildings and to allow occupants inside buildings to view common areas and streets.
 - d. Minimize views from inside homes into adjacent private spaces, including homes, back yards and neighboring residential developments.
 3. High-quality, long-lasting building materials shall be incorporated.
 - a. Natural material, rather than faux materials (those that imitate natural materials), are encouraged.
 - b. Some materials considered appropriate for finished exterior building walls include stone, brick, terracotta, tile, traditional stucco, wood, dimensional shingles, and cementitious board.
- D.** Sustainable practices should be included.
1. Site designs will preserve environmentally sensitive areas, such as wetlands, hillsides, habitat corridors, wooded areas, and areas with endangered species. Site designs should consider exceeding the protection standards presented in the Development Code.
 2. Sustainable practices such as managing stormwater using Green Development Practices and Green Streets, and energy-efficient construction techniques and buildings will be incorporated. Innovative Housing Demonstration Project proposals should consider exceeding the guidelines presented in the Stormwater Management Manual.

3. Site design should consider ‘green building design’ practices such as passive solar and air circulation design.
- E.** Projects should be compatible with adjacent uses.
1. Structures should be compatible with adjacent properties with residential uses with respect to scale, height, and massing.
 2. Projects should preserve privacy of neighboring residences.
 3. Buffers and screening should be incorporated to increase compatibility with adjacent uses and screen views of unattractive elements such as those of parking lots and garbage and recycling receptacles.
- F.** Projects should be unique from other Innovative Housing Demonstration Projects.
1. Applications under this section should highlight unique project attributes and how the proposal differs from other projects approved through this Section.
 2. Unique project attributes could include housing type, style, site design, common space elements, and circulation.

Standards

7.0320 Size and Configuration

- A.** The minimum site size is 20,000 gross square feet. The minimum number of units in a demonstration project is 4.
- B.** The maximum number of units in a demonstration project is 60.
- C.** If a demonstration project includes more than 12 units, the proposal shall meet the following configuration standards:
 1. Housing units are grouped into clusters of no more than 12 units.
 2. Each cluster shall provide for public and private open space for the units within that cluster. At least 50 percent of the public open space generated by units in the cluster shall be provided within the cluster. The remaining percent of public open space generated by units in the cluster shall be provided elsewhere in the project.
 3. The clusters are distinct, with edges defined by building orientation, landscaping, roads, open space, or similar features.

7.0321 Permitted Uses

The following uses are permitted as part of an Innovative Housing Demonstration Project:

- A.** Single-family detached dwellings.
- B.** Single-family attached dwellings. In the LDR-5 and DRL-1 districts, these units may make up no more than 30 percent of the total number of units in a project.
- C.** Narrow-lot houses.
- D.** Cottages.
- E.** Duplexes, tri-plexes and four-plexes, if the following are satisfied:

1. The units are designed to appear as a single-family dwelling in that they have similar scale, height, building orientation, and articulation.
 2. The units make up no more than 30 percent of the total number of units in a project in LDR-5, DRL-1, TLDR, TR and THR-SW.
 3. The units make up no more than 50 percent of the total number of units in a project in MDR-12, MDR-24, CMF, and CMU.
- F.** Home occupations.
- G.** Accessory dwellings.
- H.** Accessory structures.
- I.** Other residential uses consistent with the Development Principles and Guidelines may be reviewed and approved through this process.

7.0322 Density

- A.** Minimum Density. The minimum density for a demonstration project shall be the same as the underlying land use district.
- B.** Maximum Density. The maximum density for a demonstration project shall be the same as the underlying land use district.

In the LDR-5, TLDR, TR and DRL-1 districts, the maximum density for an Innovative Housing Demonstration Project comprised of detached single-family dwellings shall be the same as the underlying land use district. If other housing types are used, the number of units may be increased as follows:

1. Cottage – two cottages may be allowed in place of one detached single-family dwelling.
2. Duplex – two housing units (a duplex building) may be allowed in place of one detached single-family dwelling.
3. Tri-plex and Four-plex – 1.5 housing units may be allowed in place of one detached single-family dwelling.
4. Narrow-lot house – 1.5 housing units may be allowed in place of one detached single-family dwelling.

7.0323 Unit Size

- A.** The maximum unit size for specific housing types are:
 1. Single-family detached home: no limit.
 2. Cottage: 1,500 square feet, with the second story not to exceed 50 percent of the square footage of the first story.
 3. Duplex, tri-plex, and four-plex: 1,500 square feet per unit.
- B.** In the LDR-5, TR, TLDR, and DRL-1 land use districts, where more residential units may be permitted if certain housing types are provided, the total floor area of each unit in that demonstration project may not be increased above the unit sizes listed above. A note shall be placed on the plat of the property that notifies future property owners that any increase in the total square footage of the unit is limited to the standards identified above for the life of the unit.

7.0324 Dimensional Requirements

- A.** Minimum setbacks:
 - 1. Primary structures from adjacent property lines along the perimeter of the site, including any public street, shall have a setback of 10 feet, except for structures in DRL-1 and DRL-2 which can follow the setback requirements in the underlying districts. Accessory structures shall meet the setbacks for Accessory Structures as outlined in **Section 10.0200**.
 - 2. The minimum distance between structures in a demonstration project is 10 feet.
- B.** Maximum height. The maximum height for structures in a demonstration project shall be the same as the underlying land use district, except for cottages which have a maximum height of 30 feet.

7.0325 Open Space

- A.** Common open space requirements:
 - 1. For each unit in a demonstration project, a minimum of 400 square feet shall be allocated to common open space, except in DRL-1 or DRL-2, where a minimum of 200 square feet per unit shall be allocated to common open space.
 - 2. The location and configuration of common open space areas should provide for recreational opportunities and take into consideration sensitive areas.
 - 3. Open space shall be bordered on at least two sides by housing units.
 - 4. The common open space shall abut at least 50 percent of the units in the demonstration project, or in each cluster if the project has more than 12 units. Units that abut the common open space shall have an entry onto the common open space.
 - 5. All units shall be within 60 feet walking distance to a common open space.
- B.** Private open space requirements:
 - 1. Each unit in a demonstration project shall have a minimum of 200 square feet of private open space.
 - 2. Private open space shall be adjacent to each unit.
 - 3. Private open space shall include at least one contiguous, usable piece with a minimum dimension of 10 feet on all sides.

7.0326 Parking

- A.** Parking ratios for demonstration projects shall meet the minimum standards below:
 - 1. 1 space per unit for units 1,000 square feet or less.
 - 2. 1.5 spaces per unit for units greater than 1,000 square feet.
 - 3. 0.25 spaces per unit shall be provided as visitor parking.
 - 4. If an Innovative Housing Demonstration Project is within 1,500 feet of a MAX light-rail station, the applicant may request a modification to lower the parking requirements by 10 percent. The applicant shall present evidence showing that a lower parking requirement is appropriate for the project.
- B.** Parking location and configuration:
 - 1. Parking spaces for the demonstration project shall be provided on-site, but are not required to be on the same lot as the housing units they serve.

2. Parking spaces shall not be clustered with more than 8 adjoining spaces.
3. Parking shall be screened from public streets and adjacent residential uses by landscaping and/or architectural screening.
4. Access to parking spaces or garages is not allowed directly from streets.

7.0327 Maintenance of Commonly owned Property

- A. Applicants shall provide a mechanism for perpetual maintenance of structures and spaces in common ownership, such as a homeowners association.
- B. The approval authority may require a perpetual open space easement over areas retained in common ownership.