

DETAILED CODE ANALYSIS AND RECOMMENDATIONS

The analysis criteria used throughout these tables are derived from the September 2020 drafts of the state Model Code and Oregon Administrative Rules (OARs) Division 660-046 that establish the minimum compliance standards for HB 2001, referred to herein as 'Model' and 'Minimum' respectively. Roseburg can apply a mix of Model or Minimum code standards, or customize standards that are better suited to Roseburg's development community provided they meet or exceed the Minimum state requirements.

All code references are to Roseburg's zoning code, Title 12 of the Municipal Code.

Duplex Analysis

<i>Findings:</i>	Complies
	Room for Improvement
	Does Not Comply
<i>SFDDs:</i>	Single Family Detached Dwellings

Duplexes are currently allowed in many residential zones, however, Roseburg's duplex standards are more restrictive than required. Conditional use permit requirements and larger minimum lot sizes in particular should be eliminated with the goal of regulating duplexes identical to SFDDs, and minimum parking standards should be lowered to comply with state requirements and improve development feasibility.

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Definition</p> <ul style="list-style-type: none"> • <i>Allows two dwelling units (Minimum)</i> • <i>Allows units in any configuration, attached or detached (Model)</i> • <i>Clarifies relationship to ADUs</i> • <i>Regulates dwelling units rather than families</i> 	<ul style="list-style-type: none"> • Duplex definition exists and allows two units for two families on a single parcel; implies that both units are located in a single building or portion thereof, without flexibility for detached units. Does not include mobile homes or manufactured homes. (12.02.090.) 	<p>Room for Improvement</p> <ul style="list-style-type: none"> • Recommended definition: “two attached or detached dwelling units on one Lot or Parcel” <ul style="list-style-type: none"> • Replaces references to ‘families’ with ‘dwelling units’ • Allows the two units to be attached or detached in any configuration • Distinguish from single-family detached dwelling with an ADU • Clarify with state whether mobile and/or manufactured homes must be permitted as a duplex
<p>Where allowed</p> <ul style="list-style-type: none"> • <i>Permitted outright on all lots in residential zones where SFDDs are allowed</i> • <i>Resource areas: Flood, hillside, historic</i> 	<ul style="list-style-type: none"> • Permitted as conditional use in R10, R7.5 and R6, except permitted outright on lots approved as duplex lots through subdivision process, where SFDD are permitted (Table 2-4) • Permitted outright in MR 14, MR18 and MR29, where SFDD are permitted (Table 2-4) • Note: SFDD and duplexes also permitted in C1, Limited Commercial zone, but commercial zones excluded from scope of Middle Housing regulations • Floodplain Overlay standards regulate residential construction with no distinction based on number of units (12.04.090) • Hillside Development Overlay standards apply to areas over 12% slope and generally regulate residential development with no distinction based on the number of units, with the exception of minimum lot size exception specific to SFDDs (12.04.100, 12.04.100(D)(4)(a).) • Historic Districts Overlay standards regulate alterations to existing and new construction within three districts, without any reference to use or distinction between duplexes and SFDDs (12.04.110) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Permit duplexes outright on all lots in R10, R7.5 and R6, remove conditional use requirement and duplex lot provisions in subdivision standards • No changes needed to MR14, MR18 and MR29; though could consider limiting SFDD and duplexes in MR29 to achieve greater densities • No changes needed to Floodplain standards • Expand Hillside allowance for smaller minimum lot sizes to include duplexes and explore how density transfer provisions apply to duplexes, whether as two units or equivalent of SFDDs • No changes needed to Historic standards, pending state confirmation

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
Approval process <ul style="list-style-type: none"> • <i>Must be the same for duplexes as for SFDDs in the same zone, and must apply only clear and objective standards, conditions and procedures</i> 	<ul style="list-style-type: none"> • Site Plan Review required for both duplexes and SFDD (12.06.010) • Director-level review (Type 1) 	Complies
Dimensional standards <ul style="list-style-type: none"> • <i>Permitted on the same size lots as SFDD</i> • <i>Setbacks not greater than for SFDD, and not exceeding 20 feet in front and 15 feet in rear</i> • <i>Same height allowed as SFDD</i> 	<ul style="list-style-type: none"> • Larger lots required for duplexes than SFDD in R10, R7.5, R6 and MR14, with duplex lots ranging from 11,000 SF to 6,600 SF (Table 2-5) • Same size lots required for duplexes as SFDD in MR18 and MR29, at 6,000 SF (Table 2-5) • Lot coverage, setbacks, and height are identical for all dwelling types; none exceed allowed maximums 	Does Not Comply <ul style="list-style-type: none"> • Reduce minimum lot size for duplexes in R10, R7.5, R6 and MR14 to match SFDD; consider how any further reductions to lot size per HNA would affect duplexes • No changes needed to lot sizes in MR18 and MR29; consider further reductions to lot size per HNA • Lot coverage, setbacks and height generally appear sufficient; no initial changes needed unless lot sizes are significantly reduced
Density <ul style="list-style-type: none"> • <i>No maximum density for duplexes</i> 	<ul style="list-style-type: none"> • No minimum or maximum density standards for duplex uses 	Complies <ul style="list-style-type: none"> • Consider minimum density for MR zones per HNA, and how that would affect duplexes
Design standards <ul style="list-style-type: none"> • <i>Only the same clear and objective design standards applied to SFDDs can be applied to duplexes</i> 	<ul style="list-style-type: none"> • Pedestrian access standards apply, that do not apply to SFDD, requiring connections from all units to the sidewalk, parking, and any common facilities (12.04.030(F)(2).) • SFDD and duplexes both exempt from garbage container area requirement (12.06.030(G).) • SFDD and duplexes both exempt from internal walkway requirements (12.06.030(W).) 	Room for Improvement <ul style="list-style-type: none"> • Pedestrian access standards should be removed or added for SFDD as well, so long as any standard is applied uniformly for SFDDs and duplexes • Site improvement requirements in 12.06.030 comply

Topic (Analysis criteria)	Existing Code	Analysis & Recommendations
Parking standards <ul style="list-style-type: none"> Maximum of two off-street parking spaces can be required per site, no minimum recommended Garages or carports cannot be required 	<ul style="list-style-type: none"> Two off-street parking spaces required per duplex unit (four total per site) (Table 3-3) Duplexes are exempt from many parking lot improvement standards, similar to SFDDs (12.06.030(S) and (T).) 	Does Not Comply <ul style="list-style-type: none"> Reduce minimum parking ratio to 0-1 spaces per duplex unit (0-2 spaces per lot) Parking area design standards comply Consider how measures like on-street parking credits, tandem parking, or others could be useful to allow flexibility in parking provisions
Conversions <ul style="list-style-type: none"> Allow conversion of existing SFDDs into duplexes, exempt from any duplex design standards and parking standards 	<ul style="list-style-type: none"> Nonconforming use standards do not address alteration of nonconforming residential structures for duplex conversions, specifically considering situations where SFDD is permitted use, but structure is nonconforming (12.08.010) Addition of dwelling units triggers additional parking spaces to meet minimums (12.06.030(H).) 	Room for Improvement <ul style="list-style-type: none"> No clear concerns, but consider adding specific standard allowing duplex conversions for nonconforming SFDDs Exempt duplex conversions from adding parking Note: Only applies in those areas where duplexes are required to be permitted, not in areas where SFDD use may be non-conforming like commercial/industrial areas.
Improvements required <ul style="list-style-type: none"> Any exemptions from required improvements for SFDDs must also be applied to duplexes 	<ul style="list-style-type: none"> Public Improvement Requirements apply uniformly to SFDDs and duplexes; one exception to the required sidewalk, curb and gutter improvements is allowed for replacement of existing SFDDs and duplexes (12.06.020; 12.06.020(E)(4)(a).) 	Complies
Subdivision required	<ul style="list-style-type: none"> Designated Duplex Lot standards require lots 10% larger than minimum lot size for SFDDs (12.12.010(M)(1)(f)(ii).) Includes standards for lot width, depth and size requirements which may conflict with base zones (12.12.010(M)(1).) 	Does Not Comply <ul style="list-style-type: none"> Delete duplex lot standards because of conflicting minimum lot size standards For clarity, consider consolidating lot width, depth and size standards for each zone in 12.04.030 and eliminating here

Triplex and Quadplex Analysis

<i>Findings:</i>	Complies
	Room for Improvement
	Does Not Comply
<i>SFDDs:</i>	Single Family Detached Dwellings

The analysis criteria used throughout these tables are derived from the September 2020 drafts of the state Model Code and Oregon Administrative Rules (OARs) Division 660-046 that establish the minimum compliance standards for HB 2001, referred to herein as 'Model' and 'Minimum' respectively. Roseburg can apply a mix of Model or Minimum code standards, or customize standards that are better suited to Roseburg's development community provided they meet or exceed the Minimum state requirements. All code references are to Roseburg's zoning code, Title 12 of the Municipal Code.

Triplexes and quadplexes are currently regulated as multifamily dwellings, and significant code changes are needed to regulate them separately and remove barriers to development. "Plexes" must be permitted in areas where SFDDs are permitted, requiring changes to the use and minimum lot size standards. Minimum parking standards should be lowered, and plex-specific design standards should be introduced, if desired, in lieu of requiring compliance with the multifamily standards.

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Definition</p> <ul style="list-style-type: none"> • <i>Allows three/four dwelling units (Minimum)</i> • <i>Allows units in any configuration, attached or detached (Model)</i> • <i>Regulates dwelling units rather than families</i> 	<ul style="list-style-type: none"> • No separate triplex or quaplex definitions exist; would fall under “multiple-family dwelling” occupied by three or more families each with a separate dwelling unit. (12.02.090.) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Recommended definition: “three/four dwelling units on a lot or parcel in any configuration.” <ul style="list-style-type: none"> • Replaces references to ‘families’ with ‘dwelling units’ • Allows the units to be attached or detached in any configuration, though plexes can be limited to attached structures
<p>Where allowed</p> <ul style="list-style-type: none"> • <i>Permitted outright in residential zones where SFDDs are allowed</i> • <i>Can be permitted in non-residential zones where SFDDs are allowed</i> • <i>Can be limited in resource areas—flood, hillside, historic, riparian—in the same manner as SFDDs</i> • <i>Can be limited in “infrastructure constrained areas”</i> • <i>Can be limited in new Master Planned communities</i> 	<ul style="list-style-type: none"> • Prohibited use in R10, R7.5 and R6, where SFDDs are permitted (Table 2-4) • Permitted outright in MR 14, MR18 and MR29, where SFDDs are permitted (Table 2-4) • Note: Also permitted in MR40 and commercial zones as part of multiple-family dwellings, but not included in the scope of Middle Housing regulations • Floodplain Overlay standards regulate residential construction with no distinction based on number of units (12.04.090) • Hillside Development Overlay standards apply to areas over 12% slope and generally regulate residential development with no distinction based on the number of units, (12.04.100.) • Historic Districts Overlay standards regulate alterations to existing and new construction within three districts, without any reference to use or distinction based on units (12.04.110) • No existing standards about infrastructure constrained areas or Master Planned communities 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Permit plexes outright in R10, R7.5 and R6 • Split plexes from existing multiple-family dwelling use and continue to permit in MR14, MR18 and MR29 • No changes needed to Floodplain standards • Explore how Hillside density transfer provisions apply to plexes, whether as individual units or equivalent of SFDDs • No changes needed to Historic standards, pending confirmation from the state • Explore interest in infrastructure constraint exception and Master Planned areas exception as needed

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Approval process</p> <ul style="list-style-type: none"> • <i>Must be the same for plexes as for SFDDs in the same zone, and must apply only clear and objective standards, conditions and procedures</i> 	<ul style="list-style-type: none"> • Site Plan Review required for all new residential development (12.06.010) • Director-level review (Type 1) 	<p>Complies</p>
<p>Dimensional standards</p> <ul style="list-style-type: none"> • <i>Triplexes: Minimum lot size no greater than 5,000 SF where lot size for SFDD is less than 5,000 SF, and minimum lot size the same as for SFDD where minimum lot size is greater than 5,000 SF</i> • <i>Quadplexes: Minimum lot size no greater than 7,000 SF where lot size for SFDD is less than 7,000 SF, and minimum lot size the same as for SFDD where minimum lot size is greater than 7,000 SF</i> • <i>No lot coverage (Model) or maximum lot coverage not exceeding that for SFDDs (Minimum)</i> • <i>Setbacks not greater than for SFDD (Minimum), and not exceeding 10 feet in front or rear (Model)</i> • <i>Same height allowed as SFDD</i> 	<ul style="list-style-type: none"> • Minimum lot size for triplexes is 10,000 SF as a 3-unit multiple-family dwelling in MR14, MR18 and MR29 zones, compared to 6,000 SF minimum lot size for SFDDs (Table 2-5) • Minimum lot size for quadplexes is 12,000-10,000 SF as a 4-unit multiple-family dwelling in MR14, MR18 and MR29 zones, compared to 6,000 SF minimum lot size for SFDDs (Table 2-5) • No minimum lot sizes for plexes in R10, R7.5 and R6, where SFDD minimum lot sizes range from 10,000-6,000 SF • Lot coverage, setbacks, and height are identical for all dwelling types; none exceed allowed maximums 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Add minimum lot sizes for triplexes: <ul style="list-style-type: none"> • 10,000 SF in R10 • 7,500 SF in R7.5 • 6,000 SF in R6, MR14, MR18 • 6,000 SF or smaller in MR29 • <i>Above may change if minimum lot sizes for SFDDs are revised</i> • Add minimum lot sizes for quadplexes: <ul style="list-style-type: none"> • 10,000 SF in R10 • 7,500 SF in R7.5 • 7,000 SF in R6 • 7,000 SF or smaller in MR14, MR18, MR29 • <i>Above may change if minimum lot sizes for SFDDs are revised</i> • Lot coverage, setbacks and height meet standards, however, consider revising standards for plexes on smaller lots: <ul style="list-style-type: none"> • Exempt from lot coverage standards and/or consider floor area ratio (FAR) maximums in Model Code • Setbacks no greater than 10 ft

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
Density <ul style="list-style-type: none"> <i>No maximum density for plexes</i> 	<ul style="list-style-type: none"> No minimum or maximum density standards for plex uses, aside from minimum lot sizes 	Complies <ul style="list-style-type: none"> Consider minimum density for MR zones per HNA, and how that would affect plexes
Design standards <ul style="list-style-type: none"> <i>The same or less restrictive design standards in the Model Code may be applied to plexes</i> <i>The same clear and objective design standards applied to SFDDs can be applied to plexes</i> 	<ul style="list-style-type: none"> Multiple-family dwelling standards for design and open space (12.04.030(F)(2).) Plexes must meet garbage container area requirement (12.06.030(G).) Plexes must meet internal walkway requirements (12.06.030(W).) 	Does Not Comply <ul style="list-style-type: none"> Exempt plexes from multiple-family standards in 12.04.030(F), garbage container areas, and internal walkways Consider adding plex design requirements from the Model Code that address entry orientation for front doors, 15% or less window coverage requirement, garage and parking areas location, and driveway approaches
Parking standards <ul style="list-style-type: none"> <i>Up to one space per unit can be required for plexes, depending on lot size (Minimum); no minimum parking recommended (Model)</i> <i>Garages or carports cannot be required, but parking therein can count</i> <i>Parking area design standards must be the same as for SFDDs</i> <i>Allow on-street parking credits (Model)</i> 	<ul style="list-style-type: none"> 1.5-2 off-street parking spaces required per plex unit (as multiple-family dwellings, depending on number of bedrooms) (Table 3-3) Plexes are required to meet many parking lot improvement and design standards, distinct from SFDDs, such as requiring a driveway to access spaces and landscaping for parking areas with four or more spaces(12.06.030(Q), (S), (T)) On-street parking reductions only available to developments with 10 or more spaces, can only total a 20% reduction to minimum spaces (12.06.030(L)(2).) 	Does Not Comply <ul style="list-style-type: none"> Reduce minimum parking ratios: <ul style="list-style-type: none"> 0-3 total spaces (max one space per unit) for triplexes on lots greater than 5,000 SF 0-3 total spaces (less than one space per unit) for quadplexes on lots 5,001-7,000 SF 0-4 total spaces (one space per unit) for quadplexes on lots greater than 7,000 SF Expand SFDD exemptions from parking area improvement and design standards to encompass plexes Consider allowing on-street parking credits for some or all of required parking

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Conversions</p> <ul style="list-style-type: none"> • <i>Allow conversion of existing SFDDs into plexes, exempt from any plex design standards including parking minimums</i> 	<ul style="list-style-type: none"> • Nonconforming use standards do not address alteration of nonconforming residential structures for plex conversions, specifically considering situations where SFDD is permitted use, but structure is nonconforming (12.08.010) • Addition of dwelling units triggers additional parking spaces to meet minimums (12.06.030(H).) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • No specific nonconformance concerns, but consider adding specific standard allowing plex conversions for SFDDs in nonconforming structures/lots • Exempt plex conversions from adding parking • Note: Only applies in those areas where SFDDs and plexes are permitted uses, not in areas where SFDDs may be a nonconforming use like commercial or industrial areas.
<p>Improvements required</p> <ul style="list-style-type: none"> • <i>Plexes can be treated differently than SFDDs</i> 	<ul style="list-style-type: none"> • Public Improvement Requirements apply to plexes, including sidewalk, curb and gutter improvements (12.06.020(E).) 	<p>Complies</p> <ul style="list-style-type: none"> • Consider exempting plexes from sidewalk improvements similar to SFDDs
<p>Subdivision required</p>	<ul style="list-style-type: none"> • Includes standards for lot width, depth, size and frontage requirements which may conflict with base zones (12.12.010(M)(1).) 	<p>Room for Improvement</p> <ul style="list-style-type: none"> • Consider consolidating lot width, depth and size standards for each zone and use type in 12.04.030 and eliminating here

Townhouse Analysis

<i>Findings:</i>	Complies Room for Improvement Does Not Comply
<i>SFDDs:</i>	Single Family Detached Dwellings

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Townhouses are currently permitted as conditional or permitted uses in various residential zones, and should be permitted in all zones outright. Dimensional standards should be reduced to 1,500 SF minimum lot sizes with corresponding reductions to setbacks and lot width. The existing townhouse design standards are very similar to the Model Code design standards, needing only minimal revisions unless there are development feasibility concerns that suggest further modifications or removal of the standards.

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Definition</p> <ul style="list-style-type: none"> • <i>Allows attached individual units on separate parcels</i> • <i>Regulates dwelling units rather than families</i> 	<ul style="list-style-type: none"> • 'Townhouse' definition exists; defined as multiple dwellings in a single building each with individual entrances and located on separate lots, and distinguishes between 2-unit townhouses and 3+ unit townhouses. (12.02.090.) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Recommended definition: "a dwelling unit that is part of a row of two or more attached units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent unit." <ul style="list-style-type: none"> • Focuses on individual townhouses, rather than townhouse projects of multiple units • Removes unnecessary distinction between different sizes of townhouse projects
<p>Where allowed</p> <ul style="list-style-type: none"> • <i>Permitted outright in residential zones where SFDDs are allowed</i> • <i>Can be permitted in non-residential zones where SFDDs are allowed</i> • <i>Can be limited in resource areas—flood, hillside, historic, riparian—in the same manner as SFDDs</i> • <i>Can be limited in "infrastructure constrained areas"</i> • <i>Can be limited in new Master Planned communities</i> 	<ul style="list-style-type: none"> • Conditional use in R10, R7.5 and R6, where SFDDs are permitted (Table 2-4) • Permitted outright in MR 14, MR18 and MR29, where SFDDs are permitted (Table 2-4) • Note: Also permitted in MR40, but not included in the scope of Middle Housing regulations • Floodplain Overlay standards regulate residential construction with no distinction based on number of units (12.04.090) • Hillside Development Overlay standards apply to areas over 12% slope and generally regulate residential development with no distinction based on the number of units, (12.04.100.) • Historic Districts Overlay standards regulate alterations to existing and new construction within three districts, without any reference to use or distinction based on units (12.04.110) • No existing standards about infrastructure constrained areas or Master Planned communities 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Permit townhouses outright in R10, R7.5 and R6 • Continue to permit in MR14, MR18 and MR29 • No changes needed to Floodplain standards • Explore how Hillside density transfer provisions apply to townhouses • No changes needed to Historic standards, pending confirmation from the state • Explore interest in infrastructure constraint exception and Master Planned areas exception as needed

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Approval process</p> <ul style="list-style-type: none"> • <i>Must be the same for townhouses as for SFDDs in the same zone, and must apply only clear and objective standards, conditions and procedures</i> 	<ul style="list-style-type: none"> • Site Plan Review required for all new residential development (12.06.010) • Director-level review (Type 1) 	<p>Complies</p>
<p>Configuration</p> <ul style="list-style-type: none"> • <i>Must require at least two attached townhouses</i> • <i>Must permit a minimum of four attached townhouses (Minimum), or more (Model)</i> 	<ul style="list-style-type: none"> • Limited to two attached units in R districts • Up to eight attached townhouses permitted in MR14, MR18 and MR29 zones (12.04.030(E)(1).) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Increase number of attached units in R districts to four or more • No change needed in MR districts • In all districts, require minimum of two units
<p>Dimensional standards</p> <ul style="list-style-type: none"> • <i>Minimum lot size no greater than 1,500 SF</i> • <i>Minimum street frontage no greater than 20 ft</i> • <i>No lot coverage (Model) or maximum lot coverage not exceeding that for SFDDs (Minimum)</i> • <i>Setbacks not greater than for SFDD (Minimum), and not exceeding 10 feet in front or rear or 5 feet on side (Model); must allow 0-foot side setbacks for attached units</i> • <i>Same height allowed as SFDD</i> 	<ul style="list-style-type: none"> • Minimum lot size for townhouses is 3,000 to 4,500 SF in R zones, and 2,400 SF in MR zones (Table 2-5) • Lot coverage standards for townhouses allows greater lot coverage than for SFDDs in all residential zones (Table 2-6 compared to Table 2-5) • 35-ft height limit is identical for townhouses and SFDDs (Table 2-5) • Minimum lot width of 35-25 ft (Table 2-6) • Minimum front setbacks are 20 ft in R10, 15 in R7.5, and 10 ft in R6, MR14, MR18 and MR29, lower than front setbacks for SFDDs in the same zones (Table 2-5) • Minimum rear setback is 10 ft in R zones, and 5-8 ft in MR zones (Table 2-5) • Minimum side setback is 5-10 ft, with no clear allowance for 0-ft side setbacks for attached units (Table 2-5) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Revise townhouse minimum lot size to 1,500 SF in all R and MR zones • Reduce minimum lot width to 20 ft in all zones • Consider reducing front setbacks to 10 ft in all zones • Explicitly allow 0-ft side setbacks where structures are attached • Consider reducing side setbacks to 5 ft

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Density</p> <ul style="list-style-type: none"> <i>If used, maximum density must be four times the density for SFDDs or a minimum of 25 units/acre, whichever is less</i> 	<ul style="list-style-type: none"> No minimum or maximum density standards for townhouses, aside from minimum lot sizes 	<p>Complies</p> <ul style="list-style-type: none"> Consider minimum density for MR zones per HNA, and how that would affect townhouses
<p>Design standards</p> <ul style="list-style-type: none"> <i>The same or less restrictive design standards in the Model Code may be applied to townhouses addressing entryway orientation, unit definition, 15% minimum glazing, driveway access and parking</i> <i>The same or less restrictive design standards that apply to SFDDs may be applied to townhouses</i> 	<ul style="list-style-type: none"> Townhouses are required to meet design standards for parking/driveway access, building entryway, 15% minimum glazing, building modulation, and minimum 50 SF front yard landscaping (12.04.030(E)(3) and (4).) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> Remove front yard landscaping requirement, or add similar standard for SFDDs Consider whether any revisions to remaining design standards desired for development feasibility, or make only minor revisions to better match Model Code standards
<p>Parking standards</p> <ul style="list-style-type: none"> <i>One space per unit can be required per unit (Minimum); no minimum parking recommended (Model)</i> <i>Garages or carports cannot be required, but parking therein can count</i> <i>Parking area design standards must be the same as for SFDDs</i> <i>Allow on-street parking credits (Model)</i> 	<ul style="list-style-type: none"> 2 off-street parking spaces required per townhouse (Table 3-3) On-street parking reductions only available to developments with 10 or more spaces, can only total a 20% reduction to minimum spaces (12.06.030(L)(2).) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> Reduce minimum parking standard to one or zero spaces per townhouse Consider allowing on-street parking credits for some or all of required parking, in tandem with driveway spacing standards to encourage more on-street parking is created

Topic (<i>Analysis criteria</i>)	Existing Code	Analysis & Recommendations
<p>Subdivision required</p> <ul style="list-style-type: none"> • <i>Minimum required lot frontage for townhouses not more than 20 feet, if used</i> • <i>Frontage may be along public or private streets or alleys, or shared drives</i> • <i>Townhouses are not required to be permitted on flag lots</i> 	<ul style="list-style-type: none"> • Minimum frontage is set by minimum lot widths of 25-35 ft (Table 3-6) • Includes standards for lot width, depth and size requirements which conflict with required townhouse dimensions (12.12.010(M)(1).) • Local public streets are required to be developed to a 60-ft width (Table 6-1) 	<p>Does Not Comply</p> <ul style="list-style-type: none"> • Change minimum lot frontage for townhouses to 20 feet, either here or through reference to minimum lot width standards in 12.04.030 • Consider consolidating lot width, depth and size standards for each zone and use type in 12.04.030 and eliminating here • Consider whether to allow townhouses with frontage on private streets, alleys, shared drives, or on flag lots, as alternatives to fronting on the required 60-ft wide local street