

R1 Code Amendments and Interim Protection Measures: Draft Interim SDU
Development Standards

September 15, 2013

Planning Commissioners:

In the testimony I presented at the September 10, 2013 public hearing regarding R1 Code Amendments and Interim Protection Measures, I suggested that, having heard the concerns specifically around an inability to build an SDU during an “interim” period, I proposed the idea that it might be possible to allow the building of SDU's with temporary standards during a one year period which would sunset at the end of 2014, by which time we would commit to having completed a final set of standards.

During the past few days a group of us have been working through this idea. We have consulted with Michael Fifield (Professor of Architecture University of Oregon, Principal Fifield Architecture + Urban Design) and Paul Conte. The result of our effort thus far follows below. If you would like to engage us in further discussion around our proposal we would be more than willing to be involved.

Carolyn Jacobs

Bill Aspegren

Draft Interim SDU Development Standards

The intent is that all applicable standards for SDUs must be met for SDUs in the “interim protection area.” In addition, the standards below must also be met by SDUs in the “interim protection area.”

- Min lot size: (Note: Must be at least 6,300 s.f. to meet R-1 standards.)
 - 9,000 s.f. (e.g., 60' x 150') for SDU up to 800 s.f.
 - 7,500 s.f. for SDU up to 600 s.f.
- Min rectangle that fits inside lot: 45' x 45'
- Setbacks and max height: Use S-JW standard for all structures (including accessory buildings) beyond 60' from street.
 - Setback: 8' inflection, 40 degree slope.
 - Max height: Same as amended code.
- Max total lot coverage – structures: 50 percent
- Max total lot coverage – vehicle use areas: 20 percent
- Max s.f. of SDU attached or detached:
 - SDUs not allowed on lots less than 7,500 s.f.
 - 600 s.f. on lots at least 7,500 s.f., up to 9,000 s.f.
 - 800 s.f. on lots at least 9,000 s.f.
- Max bedrooms of SDU:
 - When Primary Dwelling Unit has 3 or fewer bedrooms: 2 bedrooms.
 - Otherwise: 1 bedroom.
- Max SDU occupants:
 - When Primary Dwelling Unit has 3 or fewer bedrooms: 3 occupants.
 - Otherwise: 2 occupants.
- Parking spaces:
 - At least 1 and no more than 2 on-site parking spaces for the Primary Dwelling Unit.
 - Exactly 1 parking space for exclusive use by SDU occupants and their guests.
 - No adjustments or exceptions.
- Alley driveway: To be worked on using S-JW and “Draft R-1” alley access standards.
- Garage on alley stds: to be worked on using S-JW and “Draft R-1” alley access standards.
- If primary vehicle access is from the alley, a 3' wide sidewalk must be provided from the alley to the front door of the SDU.
- Adjustments: No adjustments allowed for SDUs created under these interim standards.
- Require special “exception” permit and/or recorded agreement: needs to involve staff discussion