

DISCUSSION DRAFT AMENDMENTS TO 3.300 NKN URBAN RESIDENTIAL ZONE

PURPOSE: The purpose of the NK-7.5, NK-15, and NK-30 zones is to designate area within the Neahkahnie Community Growth Boundary for relatively low density single-family beach side development. With the demand for more housing within Tillamook County and in compliance with SB-406 Middle Housing legislation, the following is a draft of design and development standards for Cottage Clusters and Attached Dwellings.

ISSUES: Two significant issues that affect the actual amount of new development are domestic water service capacity and the underlying geologic conditions.

1. COTTAGE CLUSTER DEVELOPMENT

a. Configuration

- i. No minimum or maximum number of units
- ii. Maximum of 900 square feet of floor area
- iii. All units shall be detached
- iv. An additional 240 square feet per unit is allowed for a attached or detached garage
- v. provide 10 foot minimum separation between buildings
- vi. Units shall not exceed 17 feet in height
- vii. Two story units are allowed

b. Building Orientation

- i. Orient at least one cottage to the a street.
- ii. Orient the primary roof peak(s) perpendicular to the shore line.
- iii. Locate garages to the side or behind units.
- iv. Cluster cottages around central common open space
- v.

c. Standards

i. NKN - 7,500 to 14,999 Square Feet

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|---------------------------------|------------|
| 1. Minimum Lot Size | 7,500 s.f. |
| 2. Front Yard Setback | 20 ft. |
| 3. Side Yard Setback | 5 ft. |
| 4. Street Side Yard | 15 ft. |
| 5. Rear Yard Setback | 20 ft. |
| 6. Maximum Floor Area | .5 FAR |
| 7. Maximum Site Coverage | 3,600 s.f. |
| 8. Maximum Dwelling Units | 4 units |
| 9. Maximum View Shed Roof Pitch | 6:12 |

ii. NK - 15,000 to 29,999 Square Feet

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|---------------------------------|-------------|
| 1. Minimum Lot Size | 15,000 s.f. |
| 2. Front Yard Setback | 20 ft. |
| 3. Side Yard Setback | 5 ft. |
| 4. Street Side Yard | 15 ft. |
| 5. Rear Yard Setback | 20 ft. |
| 6. Maximum Floor Area | .5 FAR. |
| 7. Maximum Site Coverage | 7,200 s.f. |
| 8. Maximum Dwelling Units | 8 units |
| 9. Maximum View Shed Roof Pitch | 6:12 |

iii. NK - 30,000+ Square Feet

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|--------------------------|-------------|
| 1. Minimum Lot Size | 30,000 s.f. |
| 2. Front Yard Setback | 20 ft. |
| 3. Side Yard Setback | 5 ft. |
| 4. Street Side Yard | 15 ft. |
| 5. Rear Yard Setback | 20 ft. |
| 6. Maximum Floor Area | 15,000 s.f. |
| 7. Maximum Site Coverage | .5 FAR |

8. Maximum Dwelling Units 16 units
9. Maximum View Shed Roof Pitch 6:12
- d. Outdoor Open Space
 - i. A minimum of 150 square feet of open area is required per unit.
 1. At least one portion of required outdoor open areas shall be shaped so that a 12-foot by 12-foot square can fit inside and be accessible to all units.
 2. Outdoor open areas is in addition to setback areas, and may be shared by two or more units.
 3. Decks and patios are considered part of the open space area.
 4. Outdoor open areas shall contain a mix of shrubs, trees, groundcovers, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities.
 5. Imperious elements of outdoor open areas shall not exceed 50 percent of the total outdoor open area.
 6. Plazas, terraces, and common areas designed for pedestrian traffic shall include a combination of landscape and decorative pavers or decorative concrete.
 7. Provide a mix of trees, shrubs and groundcovers that enhance the character and quality of the development and provide erosion control.
- e. Common Courtyards
 - i. Provide at least one common courtyard of 150 square feet shared by all units, per cluster.
 1. The common courtyard shall provide a sense of openness and community for residents.
 2. Common courtyards shall be a single contiguous area where units abut at least one side of the courtyard.
 3. Front porches shall face the common courtyard. At least one must face an adjacent street.
 4. Minimum width shall be 15 feet at the narrowest dimension.
 5. Pedestrian ways shall be included and contiguous with the overall pedestrian system and count toward the courtyards minimum dimension and area calculation.
 6. Outdoor open areas shall contain a mix of shrubs, trees, groundcovers, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities.
 7. Imperious elements of outdoor open areas shall not exceed 75 percent of the total common courtyard area.
 8. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
- f. Surface Parking
 - i. Residential surface parking areas shall comply with TCLUO 4.030 unless specifically directed by the following.
 1. Allowable parking is 1 space per unit including garages
 2. Surface parking areas may have porous surfacing
 3. Parking areas adjacent to a residential use shall be screened or buffered along the residential use by a site obscuring fence or vegetation. Vegetative buffers must be maintained at maximum allowable height.
 4. Maximum front yard fence height 4 ft.
 5. Maximum rear yard fence height 6 ft.
 6. Maximum front yard vegetative buffer 4 ft.
 7. Maximum rear yard vegetative buffer 6 ft.
- g. Pedestrian Ways

- i. Accessible pedestrian ways shall connect the main entrance of each unit to the common courtyard, shared open spaces, and public rights-of-way abutting the site. Pedestrian way standards are as follows.
 - 1. All pedestrian ways shall be minimum 3 feet wide.
 - 2. Surfaces shall be concrete and/or unit pavers
 - 3. All pedestrian ways shall comply with the Americans With Disabilities Act (ADA).
 - h. Solid Waste Enclosures
 - i. All clusters and/or individual units shall fully screen solid waste and recycling handling and containers from view by adjacent properties and public rights-of-way. Access and screening standards are as follows.
 - 1. Screen walls and enclosures shall be opaque and covered with materials that match unit architecture.
 - 2. Screen height shall be minimum 1 foot higher than waste and recycling containers and not more than 6 feet in overall height.
 - 3. Each enclosure shall connect to a service street by a public right-of-way, pedestrian way system or other paved access way of at least 3 feet in width.
 - i. Existing Dwellings
 - i. Many existing dwellings contribute to the desired character and quality of the Neahkahnie neighborhood.
 - ii. Preservation of existing cottages and houses is encouraged.
 - iii. Demolition or removal of Historic designated properties is prohibited.
 - iv. The following are standards for integrating new cottage cluster development with an existing dwelling.
 - 1. A single-detached dwelling on a lot proposed for cottage cluster development shall be planned and incorporated into the over all cluster design.
 - 2. The existing dwelling may remain as a nonconforming use.
 - 3. The existing dwelling to remain shall be counted as one of the maximum allowable units.
 - 4. Historic designated properties may have an exclusive site area within a cottage cluster development.
 - j. Architectural Standards
 - i. Building Height Calculations
 - ii. Second Story Design Criteria
 - iii. Special Building Height Calculation for Steep Sites
 - iv. Solar Access
 - v. Front Porches
 - vi. Decks And Patios
- 2. ATTACHED DWELLINGS
 - a. Configuration
 - i. Attached Dwellings include duplexes, triplexes and townhouses
 - ii. Developments may combine Cottage Clusters with Attached Dwellings
 - iii. Units may be on a single platted lot, on individually platted zero lot line parcels or condominium.
 - iv. An additional 240 square feet per unit is allowed for an attached or detached garage
 - v. Provide 10 foot minimum separation between buildings
 - vi. Units shall not exceed 25 feet in height on the upland side of a lot or parcel.
 - vii. Up to 3 story units are allowed with parking garages below living area
 - b. Building Orientation
 - i. Orient buildings to the a street.
 - ii. Orient the primary roof peak(s) perpendicular to the shore line.
 - iii. Integrate garages into the building design.

- iv.
- c. Standards
 - i. NKN - 7,500 to 14,999 Square Feet
 - 1. Minimum Lot Size 7,500 s.f.
 - 2. Front Yard Setback 20 ft.
 - 3. Side Yard Setback 5 ft.
 - 4. Street Side Yard 15 ft.
 - 5. Rear Yard Setback 20 ft.
 - 6. Maximum Floor Area .5 FAR
 - 7. Maximum Site Coverage 3,600 s.f.
 - 8. Maximum Dwelling Units 4 units
 - 9. Horizontal Offset Unit To Unit 2 feet
 - 10. Maximum View Shed Roof Pitch 6:12
 - ii. NK - 15,000 to 29,999 Square Feet
 - 1. Minimum Lot Size 15,000 s.f.
 - 2. Front Yard Setback 20 ft.
 - 3. Side Yard Setback 5 ft.
 - 4. Street Side Yard 15 ft.
 - 5. Rear Yard Setback 20 ft.
 - 6. Maximum Floor Area .5 FAR.
 - 7. Maximum Site Coverage 7,200 s.f.
 - 8. Maximum Dwelling Units 8 units
 - 9. Clusters Per Development 3
 - 10. Horizontal Offset Unit To Unit 2 feet
 - 11. Maximum View Shed Roof Pitch 6:12
 - iii. NK - 30,000+ Square Feet¹
 - 1. Minimum Lot Size 30,000 s.f.
 - 2. Front Yard Setback 20 ft.
 - 3. Side Yard Setback 5 ft.
 - 4. Street Side Yard 15 ft.
 - 5. Rear Yard Setback 20 ft.
 - 6. Maximum Floor Area .5 FAR.
 - 7. Maximum Site Coverage 12,000
 - 8. Maximum Dwelling Units 12 units
 - 9. Clusters Per Development 4
 - 10. Horizontal Offset Unit To Unit 2 feet
 - 11. Maximum View Shed Roof Pitch 6:12
- d. Outdoor Open Space
 - i. A minimum of 150 square feet of open area is required per unit.
 - 1. At least one portion of required outdoor open areas shall be shaped so that a 12-foot by 12-foot square can fit inside and be accessible to all units.
 - 2. Outdoor open areas are in addition to setback areas, and may be shared by two or more units.
 - 3. Decks and patios are considered part of the open space area.
 - 4. Outdoor open areas shall contain a mix of shrubs, trees, groundcovers, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities.
 - 5. Imperious elements of outdoor open areas shall not exceed 75 percent of the total outdoor open area.
 - 6. Plazas, terraces, and common areas designed for pedestrian traffic shall include a combination of landscape and decorative pavers or decorative concrete.
 - 7. Provide a mix of trees, shrubs and groundcovers that enhance the character and quality of the development, protect views and provide erosion control.

- e. Common Courtyards
 - i. For more than a single cluster, provide at least one common courtyard of 150 square feet per cluster shared by all units.
 - 1. The common courtyard shall provide a sense of openness and community for residents.
 - 2. Common courtyards shall be a single contiguous area where units abut at least one side of the courtyard.
 - 3. Front porches shall face an adjacent street.
 - 4. Minimum width shall be 15 feet at the narrowest dimension.
 - 5. Pedestrian ways shall be included and contiguous with the overall pedestrian system and count toward the courtyards minimum dimension and area calculation.
 - 6. Outdoor open areas shall contain a mix of shrubs, trees, groundcovers, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities.
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- f. Surface Parking
 - i. Residential surface parking areas shall comply with TCLUO 4.030 unless specifically directed by the following.
 - 1. Allowable parking is 1 space per unit including garages
 - 2. Surface parking areas may have porous surfacing
 - 3. Parking areas adjacent to a residential use shall be screened or buffered along the residential use by a site obscuring fence or vegetation. Vegetative buffers must be maintained at maximum allowable height.
 - 4. Maximum front yard fence height 4 ft.
 - 5. Maximum rear yard fence height 6 ft.
 - 6. Maximum front yard vegetative buffer 4 ft.
 - 7. Maximum rear yard vegetative buffer 6 ft.
- g. Pedestrian Ways
 - i. Accessible pedestrian ways shall connect the main entrance of each unit to the common courtyard (developments of more than 1 cluster), shared open spaces, and public rights-of-way abutting the site. Pedestrian way standards are as follows.
 - 1. All pedestrian ways shall be minimum 3 feet wide.
 - 2. Surfaces shall be concrete and/or unit pavers
 - 3. All pedestrian ways shall comply with the Americans With Disabilities Act (ADA).
- h. Solid Waste Enclosures
 - i. All clusters and/or individual units shall fully screen solid waste and recycling handling and containers from view by adjacent properties and public rights-of-way. Access and screening standards are as follows.
 - 1. Screen walls and enclosures shall be opaque and covered with materials that match unit architecture.
 - 2. Screen height shall be minimum 1 foot higher than waste and recycling containers and not more than 6 feet in overall height.
 - 3. Each enclosure shall connect to a service street by a public right-of-way, pedestrian way system or other paved access way of at least 3 feet in width.
- i. Existing Dwellings
 - i. Many existing dwellings contribute to the desired character and quality of the Neahkahnne neighborhood.

- ii. Preservation of existing cottages and houses is encouraged.
- iii. Demolition or removal of Historic designated properties is prohibited.
- iv. Accessory Dwelling Units (ADU) are allowed
- v. The following are standards for integrating new Attached Dwelling cluster developments with an existing dwelling.
 - 1. A existing single-detached dwelling on a lot proposed for Attached Dwelling or Attached Dwelling cluster development shall be planned and incorporated into the over all cluster design.
 - 2. The existing dwelling may remain as a nonconforming use.
 - 3. The existing dwelling to remain shall be counted as one of the maximum allowable units.
 - 4. Historic designated properties may have an exclusive site area within a Attached Dwelling cluster development.
- j. Architectural Standards
 - i. Building Height Calculations
 - ii. Second Story Design Criteria
 - iii. Special Building Height Calculation for Steep Sites
 - iv. Solar Access
 - v. Front Porches
 - vi. Decks And Patios

1. NK-30+ Lots over 1 acre require special consideration because of topography, geologic conditions, utilities, and access constraints. These lots can range from over 1 acre to 5 acres.