

Chapter 18.270
QUADS

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18.270.010 Purpose

Quads are groups of four housing units with two units side-by-side on a ground floor and two units side-by-side on a second floor. The units are of smaller size than the typical apartment or single detached house. The purpose of this chapter is to provide standards that promote quality development and enhance the livability, walkability, and safety of the community. Quad development is intended to achieve the following:

- A. Increase the number of affordable housing units;
- B. Accommodate incremental growth in neighborhoods while preserving residential quality of life;
- C. Provide for a variety of housing types that meet the needs of Tigard’s diverse population at all stages of life;
- D. Allow development of multi-unit housing that is similar in size and form to single detached housing;
- E. Encourage housing that allows residents to remain in their communities and neighborhoods as their needs change; and
- F. Facilitate more efficient use of land through smaller housing units. (Ord. 18-28 §1; Ord. 18-23 §2)

18.270.020 Applicability

The approval process and standards of this chapter apply to quad development wherever this housing type is allowed as provided in the use and housing type tables in Chapter 18.110, Residential Zones and Chapter 18.120, Commercial Zones. Additional standards apply in the River Terrace Plan District, as provided in Chapter 18.640, River Terrace Plan District. (Ord. 18-23 §2)

18.270.030 Approval Process

Applications for quad development are processed through a Type I procedure as provided in Section 18.710.050, using the standards of Section 18.780.050 as approval criteria. (Ord. 18-28 §1; Ord. 18-23 §2)

18.270.040 General Provisions

All lots approved for quad development through the provisions of this chapter will be conditioned to record a deed restriction prohibiting any type of development other than quad development on the lot. This deed restriction cannot be removed except through a land division or lot line adjustment process that brings the lot into conformance with the standards for development of other housing types. A quad deed restriction imposed as a condition of a previous or concurrent land division or lot line adjustment process meets this standard. (Ord. 18-28 §1; Ord. 18-23 §2)

18.270.050 Development Standards

- A. Number of units. A quad development must contain four dwelling units. Two units must be wholly contained within a ground story. Two units must be wholly contained within a second story.
- B. Density. Minimum and maximum densities are determined by the required number of units and the lot size standards of Table 18.270.1.
- C. Lot width. Minimum lot widths are provided in Table 18.270.1.
- D. Setbacks. Minimum and maximum setbacks are provided in Table 18.270.1.
- E. Lot coverage. Maximum lot coverage is provided in Table 18.270.1.
- F. Parking. The provisions and standards of Sections 18.410.030 and 18.410.040 apply, except for Subsection 18.410.040.E. The following additional standards also apply:
 - 1. Number of spaces.
 - a. A minimum of 4 off-street parking spaces must be provided for each quad development. If the lot is within 2,500 feet of a right-of-way that includes transit service, this parking minimum is reduced by half.
 - b. An on-street parking credit may be granted for some or all the required off-street parking as provided in Section 18.410.090.
 - c. A maximum of 5 off-street parking spaces are allowed for each quad development.
 - 2. Grouping. Off-street parking must be grouped.
 - 3. Location.
 - a. Off-street parking must be located a minimum of 20 feet from any street property line, except alley property lines, where parking may be provided within 5 feet of the property line.
 - b. Off-street parking may not be located within 10 feet of any other property line.
 - c. Covered parking may be provided under the first story of the quad, provided that this parking is accessed from the rear of the building and is not visible from the street.
 - 4. Parking structures. One parking structure is allowed per quad development, subject to the following:

- a. The maximum size is 750 square feet; and
 - b. The maximum height is 15 feet.
5. Screening. Off-street parking areas not in structures must be screened from the street to the S-4 standard, as provided in Table 18.420.2. The required screening must be provided on the same site as the development.
- G. Pedestrian access. An accessible path must be provided that connects the main entrance of the quad to the following:
1. All parking areas on the site; and
 2. Sidewalks in the right-of-way.
- H. Landscaping. The standards and provisions of Sections 18.420.030 and 18.420.040, in addition to the following standards:
1. Minimum landscape area standards are provided in Table 18.270.1. All required landscape areas must meet the L-1 standard, as provided in Table 18.420.1.
 2. A minimum of 33 percent tree canopy must be provided. The method for determining tree canopy is provided in Section 10 Part 3 Subpart M of the Urban Forestry Manual (UFM). All required trees must be a minimum caliper of 1.5 inches at the time of planting and meet the standards in Section 13 Part 2 and Appendix 3 of the UFM for soil volume and species. Trees planted to meet this standard are development trees. The applicant must pay the tree inventory fee listed in the city's Master Fees and Charges Schedule.
 3. The minimum number of required street trees is determined by dividing the length in feet of the site's street frontage by 40 feet. When the result is a fraction, the minimum number of street trees is the nearest whole number. More than the minimum number of street trees may be required along the site's frontage depending upon the stature of trees chosen and the specific spacing standards for the chosen trees.
 - a. Street trees must be planted within the right-of-way wherever practicable. Street trees may be planted a maximum of 6 feet from the right-of-way when planting within the right-of-way is not practicable as determined by the city engineer.
 - b. An existing tree may be used to meet the street tree standards provided that:
 - i. The largest percentage of the tree trunk immediately above the trunk flare or root buttresses is either within the subject site or within the right-of-way immediately adjacent to the subject site; and
 - ii. The tree would be permitted as a street tree in compliance with UFM street tree planting and soil volume standards if it were newly planted.
- I. Fencing.
1. A fence at least 6 feet in height must be provided at the rear and side property lines, except that a fence is not required in the front setback and along street property lines.

2. All fences, including required fences, are subject to the maximum height requirements of Section 18.210.020.

J. Waste collection.

1. Dumpsters are prohibited in quad developments.
2. Waste collection and service areas may not be located in required setbacks and must be screened to the S-1 standard, as provided in Table 18.420.2.

Table 18.270.1 Development Standards for Quads				
Standard	R-3.5	R-4.5	R-7	R-12
Minimum Lot Size	10,000 sq ft	7,500 sq ft	5,000 sq ft	5,000 sq ft
Maximum Lot Size	11,500 sq ft	9,000 sq ft	6,250 sq ft	6,250 sq ft
Minimum Lot Width	65 ft	50 ft	50 ft	None
Minimum Setbacks				
- <i>Front</i>	15 ft	15 ft	15 ft	15 ft
- <i>Street side</i>	15 ft	15 ft	10 ft	10 ft
- <i>Side</i>	5 ft	5 ft	5 ft	5 ft
- <i>Rear</i>	15 ft	15 ft	15 ft	15 ft
Maximum Setbacks				
- <i>Front</i>	20 ft	20 ft	20 ft	20 ft
- <i>Street side</i>	20 ft	20 ft	15 ft	15 ft
Maximum Height	30 ft	30 ft	35 ft	35 ft
Maximum Lot Coverage	70%	75%	80%	80%
Minimum Landscape Area	30%	25%	20%	20%

(Ord. 18-28 §1; Ord. 18-23 §2)

18.270.060 Design Standards

- A. Floor area. The maximum square footage of each dwelling unit within a quad development is 1,000 square feet.
- B. Height. Maximum heights are provided in Table 18.270.1.
- C. Entrances. At least one main entrance to the quad must face a street property line.
- D. Exterior staircases. Exterior staircases to the second floor of a quad are prohibited.
- E. Windows. A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Window area is the aggregate area of the glass within each window, including any

interior grids, mullions, or transoms. Door area is the area of the portion of a door that moves and does not include the frame. (Ord. 18-23 §2)

18.270.070 Accessory Structures

Accessory structures are allowed subject to the following:

- A. The total maximum floor area of all accessory structures on the lot is 300 square feet. The floor area of parking structures does not count toward this maximum.
- B. The maximum height of accessory structures is 15 feet.
- C. Accessory structures are prohibited within the front setback.
- D. Accessory structures may be located within the side, street side, or rear setback provided they are a minimum of 5 feet from the side and rear property lines. (Ord. 18-23 §2) ■