

**Chapter 18.280
ROWHOUSES**

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18.280.010 Purpose

Rowhouses are a type of attached housing that share common side walls. The purpose of this chapter is to provide standards that promote quality development and enhance the livability, walkability, and safety of the community. Rowhouse 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. Encourage housing that allows residents to remain in their communities and neighborhoods as their needs change; and
- E. Facilitate more efficient use of land through smaller housing units. (Ord. 18-28 §1)

18.280.020 Applicability

- A. The approval process and standards of this chapter apply to rowhouse development in the R-7, R-12, R-25, MUR-1, and MUR-2 zones. Additional standards apply in the River Terrace Plan District, as provided in Chapter 18.640, River Terrace Plan District.
- B. The approval process, but not the standards, of this chapter applies to rowhouse development in the MUC-1 zone. The standards for rowhouse development in the MUC-1 zone are provided in Chapter 18.620, Bridgeport Village Plan District.
- C. The approval process and standards of this chapter do not apply to rowhouse development in the MU-CBD and TMU zones. Rowhouse development in these zones is subject to the approval processes and standards of Chapter 18.650, Tigard Downtown Plan District, and Chapter 18.660, Tigard Triangle Plan District, respectively.
- D. Rowhouse development may alternatively meet the standards of Chapter 18.230, Apartments to construct this housing type in base zones where apartments are allowed. (Ord. 18-28 §1)

18.280.030 Approval Process

Applications for rowhouse development are processed through a Type I or Type II procedure as provided in Sections 18.710.050 or 18.710.060, using the standards of Section 18.780.050 as approval criteria. (Ord. 18-28 §1)

18.280.040 General Provisions

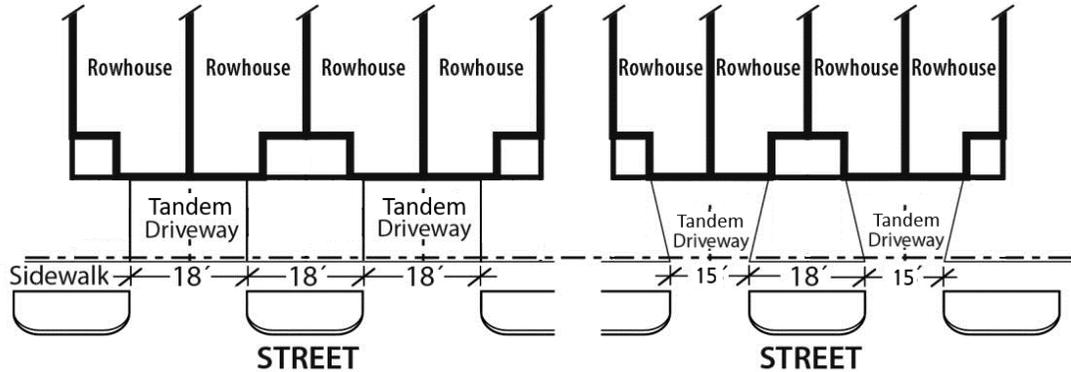
All lots approved for rowhouse development in the R-7, R-12, and R-25 zones through the provisions of this chapter will be conditioned to record a deed restriction prohibiting any type of development other than rowhouse development on the lot. This deed restriction cannot be removed except through a land division or lot line adjustment process that brings the lot into conformance with the standards for development of other housing types. A rowhouse 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)

18.280.050 Development Standards

- A. Number of units. A rowhouse development must contain at least two units. There is no maximum number of units, except that in the R-7 zone, the maximum number of units per grouping is 5.
- B. Density. Minimum and maximum densities are provided in Table 18.280.1.
- C. Lot width. Minimum lot widths are provided in Table 18.280.1.
- D. Setbacks. Minimum and maximum setbacks are provided in Table 18.280.1.
- E. 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 1 off-street parking space must be provided for each rowhouse.
 - 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.
 - 2. Access. Access to off-street parking areas for rowhouse development may be taken through tandem driveways, shared access, or from an alley. The following requirements apply to each situation in addition to the relevant sections of Chapter 18.920, Access, Egress, and Circulation.
 - a. Tandem driveways. If access is taken from a street other than an alley and access is not shared development-wide, the following standards apply. See Figure 18.280.1 for examples.
 - i. A maximum of 1 driveway is allowed for every 2 rowhouse units, except that each rowhouse grouping of three or more units may include 1 driveway that provides access to a single unit. Shared access is subject to the requirements of Subsection 18.920.030.C.
 - ii. The minimum width for a driveway is 15 feet, except that a single unshared driveway may be 10 feet in width.

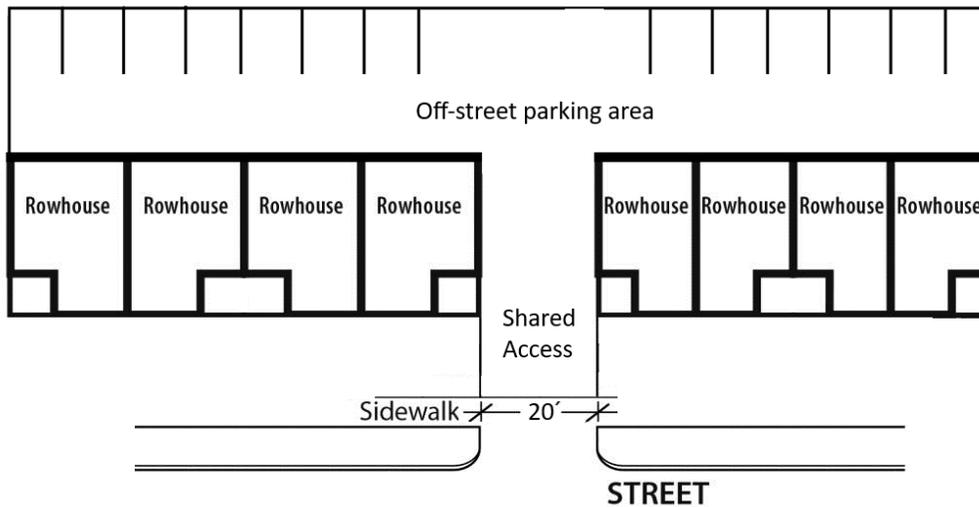
- iii. The maximum width for a driveway is 18 feet, except that the maximum width for a single unshared driveway is 12 feet.
- iv. Driveways must be located a minimum of 18 feet apart to minimize vehicle conflicts with pedestrians. Distance between driveways is measured along the front property line.

Figure 18.280.1
Access Configuration for Tandem Driveways



- b. Shared access. If access for all units in a rowhouse development is shared and off-street parking areas are provided at the side or rear of a rowhouse development rather than at the front of each rowhouse unit, the minimum paved width of the shared access is 20 feet and the maximum width is 24 feet.

Figure 18.280.2
Access Configuration for Shared Access



- c. Alley access. If access is taken from an alley, the following standards apply:
 - i. A maximum of one access is allowed for each rowhouse unit.
 - ii. The minimum paved width of an alley access is 10 feet.

3. Location. Off-street parking areas, including detached parking structures, must be located a minimum of 20 feet from any street property line, except alley property lines, where no minimum setback is required.
 4. Parking structures. Parking structures in rowhouse developments are subject to the following:
 - a. Detached parking structures must be located a minimum of 40 feet from a street property line where rowhouses provide main entrances.
 - b. The maximum size for a detached parking structure is 200 square feet per rowhouse served by the structure.
 - c. The maximum height for a detached parking structure is 15 feet.
 5. Screening. Screening of parking areas is not required, except that in the R-7 zone, off-street parking areas provided at the side or rear of buildings and not in structures must be screened from adjacent properties to the S-3 standard, as provided in Table 18.420.2. The required screening must be provided on the same site as the development.
- F. Pedestrian access. Rowhouse developments of 5 or more units must provide a paved, accessible pedestrian path that connects the main entrance of each rowhouse to the following:
1. Sidewalks in the right-of-way abutting the site;
 2. Common buildings such as laundry and recreation facilities;
 3. Parking areas; and
 4. Common open space and play areas.
- G. Landscaping. The provisions and standards of Chapter 18.420, Landscaping and Screening do not apply to rowhouse development, with the exception of Sections 18.420.030 and 18.420.040. The following additional standards also apply:
1. The minimum landscape area standards are provided in Table 18.280.1. All required landscape areas must meet the L-1 standard, as provided in Table 18.420.1.
 2. A minimum of 15 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.

H. Waste collection.

- 1. Dumpsters are prohibited in rowhouse 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 18.280.1 Development Standards for Rowhouses					
Standard	R-7	R-12	R-25	MUR-1	MUR-2
Minimum Lot Size	5,000 sq ft per unit	2,500 sq ft per unit	1,500 sq ft per unit	Minimum and maximum lot size are determined by minimum and maximum density.	
Maximum Lot Size	5,500 sq ft per unit	2,750 sq ft per unit	1,750 sq ft per unit		
Minimum Lot Width	20 ft	20 ft	20 ft	16 ft	16 ft
Minimum Setbacks					
- <i>Front</i>	15 ft	15 ft	15 ft	0 ft	10 ft
- <i>Street side</i>	10 ft	10 ft	10 ft	5 ft	10 ft
- <i>Side</i> [1]	5 ft	5 ft	5 ft	5 ft	5 ft
- <i>Rear</i> [2]	15 ft	15 ft	15 ft	15 ft	15 ft
Maximum Setbacks					
- <i>Front</i>	20 ft	20 ft	20 ft	20 ft	20 ft
- <i>Street side</i>	20 ft	20 ft	20 ft	20 ft	20 ft
Maximum Height	35 ft	35 ft	45 ft	75 ft	45 ft
Minimum Landscape Area	20%	20%	20%	20%	20%
Minimum Density	Minimum and maximum density are determined by minimum and maximum lot size.			50 units per acre	25 units per acre
Maximum Density				None	50 units per acre

[1] This standard does not apply to a common wall lot line where the units are attached.

[2] There is no rear setback when the rear property line abuts an alley.

(Ord. 18-28 §1)

18.280.060 Design Standards

- A. Height. Maximum heights are provided in Table 18.280.1.
- B. Unit definition. Each dwelling unit must include at least one of the following on the street-facing facade:
1. A roof dormer a minimum of 4 feet in width,
 2. A balcony a minimum of 2 feet in depth and accessible from an interior room,
 3. A bay window that extends from the facade a minimum of 2 feet, or
 4. An offset of the facade of a minimum of 2 feet in depth from the neighboring dwelling unit.
- C. Main entrance. The main entrance of each rowhouse must face the street. If a rowhouse has more than one street property line, the entrance may face either street.
- D. Porches. Each rowhouse in a grouping must include a porch that is a minimum of 48 square feet in area with no horizontal dimension less than 6 feet. A balcony on the same facade as the main entrance may substitute for a front porch, provided that the following are met:
1. The area of the balcony must be a minimum of 48 square feet,
 2. The balcony must be a minimum of 8 feet in width,
 3. The floor of the balcony must be a maximum of 15 feet above grade, and
 4. The balcony must be accessible from the interior living space of the house.
- E. Roofs. Roofs must be sloped, with a minimum pitch of 4/12 and a maximum pitch of 14/12, except that a roof may be flat if it meets one of the following:
1. The space on top of the roof is used as a deck or balcony that is no more than 150 square feet in area and is accessible from an interior room; or
 2. The roof line includes a cornice that extends at least 6 inches from the facade and is a minimum of 12 inches in height.
- F. Exterior staircases. Exterior staircases to any story above the first story of a rowhouse are not allowed.
- G. Windows. A minimum of 12 percent of the area of all street-facing facades on each individual unit 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 other than a garage door that moves and does not include the frame. Half of the window area in the door of an attached garage may count toward meeting this standard. (Ord. 18-28 §1)

18.280.070 Accessory Structures

Accessory structures are allowed subject to the following standards:

- A. The maximum size of accessory structures is 528 square feet;
- B. The maximum height of accessory structures is 15 feet;
- C. Accessory structures are prohibited within the front setback; and
- D. Accessory structures may be located within the side or rear setback provided they are a minimum of 5 feet from the side and rear property lines. (Ord. 18-28 §1) ■