

**PROPOSED AMENDMENTS: LOT SIZE AND DENSITY STANDARDS****CHAPTER 5: ZONE DISTRICT REGULATIONS****Section 5.010: RL - Low Density Residential District****5.010.060 Development Standards**

<b>RL Low Density Residential</b>	<b>Standard</b>
Lot Size	
Single Family Detached	5,000 sq. ft. minimum
Corner Duplex	42,500 sq. ft. per dwelling unit
Small Lot Single Family	4,000 sq. ft. minimum with density transfer
Attached Row House	3,200 sq. ft. minimum with density transfer
Lot Width	50 ft. minimum
Lot Width - Corner Duplex	325 ft. minimum per dwelling, each unit shall front on a separate street
Lot Depth	65 ft. minimum average

This allowance for lower minimum lot sizes and lot width for a corner duplex both allows development on a wider range of lots and can ensure that the scale of duplexes is compatible with single-family development. Requiring duplexes to be sited on lots twice as large as single-family homes encourages development of duplexes that are twice the floor area of a single-family home. To ensure compatibility, no changes to setbacks, lot coverage, or height are recommended.

**Section 5.020: RH - High Density Residential District****5.020.060 Development Standards**

<b>RH High Density Residential</b>	<b>Standard</b>			
	<b>One Dwelling Unit per Lot</b>	<b>Two Dwelling Units per Lot</b>	<b>Three Dwelling Units per Lot</b>	<b>Four or More Dwelling Units per Lot</b>
Minimum Lot Area	3,500 sq. ft. <b>OR</b> 2,850 sq. ft. for small lot and townhouse clusters (3-8 units)	54,000 sq. ft.	86,000 sq. ft.	10,000 sq. ft.
Minimum Site Area per Dwelling Unit	3,500 sq. ft. <b>OR</b> 2,850 sq. ft. for small lot and townhouse clusters (3-8 units)	2,500 sq. ft.	2,500 sq. ft.	1,500 sq. ft.
Minimum Lot Width	35 ft. <b>OR</b> 285 ft. for small lot	540 ft.	7560 ft.	75 ft.

## 2. DUPLEXES, TRIPLEXES AND TOWNHOMES

### BACKGROUND

A key finding of the HNA is that The Dalles has a sufficient capacity of buildable land for a range of housing types; however, much of the capacity for residential development is in the form of parcels with potential for development of single-family attached and multi-family housing. Single-family attached and small multi-family housing (four or less units) is projected to account for 14% of the City's total housing need. To fulfill this need, the City's lands zoned for high-density and medium-density must be built out at higher average densities than have been historically developed.

*Figure 2. Example of Townhomes and a Small Side-By-Side Duplex*



Code regulations can affect the economic viability of single-family attached and multi-family housing in many ways. For the purposes of this project, it is recommended that the City focus on amending regulations that affect townhomes (single-family attached), duplexes, and triplexes. The development and design regulations that apply to larger multi-family developments (four or greater units) are more complex and have greater potential for impact on neighbors and neighborhood character. Accordingly, it is suggested that these regulations be amended as part of a larger future development code amendment project that includes a more detailed evaluation of these impacts.

The purpose of the proposed amendments is to encourage development of townhomes, duplexes, and triplexes where these housing types are currently permitted. Generally, the amendments are intended to enable these housing types to be developed on a wider range of lots (as infill development) and generally use land more efficiently. Further, the reductions in minimum lot sizes, landscaping requirements, and minimum parking requirements encourage development of smaller unit sizes, which were identified as a need in the HNA due to demographic trends.