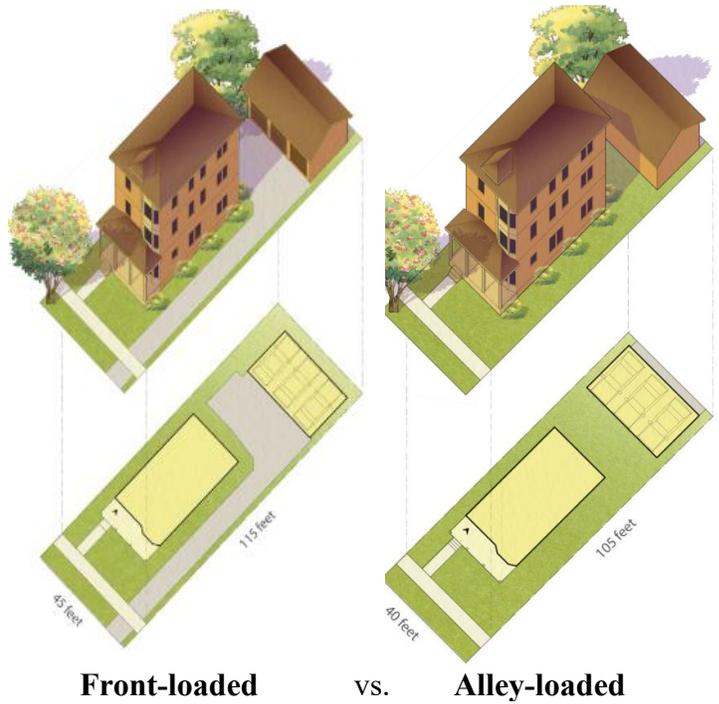


EXHIBIT A: Proposed Performance Standards

Three-family dwelling (triplex)

Proposed definition: A building designed as a single structure, containing three dwelling units.

Proposed Performance Standards	
Zoning District	R-1 (Conditional Use) R-3, R-4 (Permitted Use)
Setback	R-1: 30 front, 30 rear, 10 side R-3, R-4: 20 front, 20 rear, 10 side
Floor area (min)	1 bed 750 sf 2 bed 900 sf 3+ bed 1,040 sf
Site area (min)	R-1: 4,000 sf per unit R-3: 11,050 sf; R-4: 20,000 sf
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/standards	Landscape standards 21.301.15; no landscape plan required with submittal
Lighting Plan/standards	Lighting standards 21.301.07; no lighting plan required with submittal
Trash	Individual receptacles
Parking (min)	1 space per dwelling
Approval	Admin FSBP Conditional Use Permit in R-1



Front-loaded

vs. Alley-loaded



2-story triplex, 3 units side-by-side



2-story triplex, one unit above two units



Exhibit A: Proposed Performance Standards

Fourplex

Proposed definition: A building designed as a single structure, containing four dwelling units.

Proposed Performance Standards	
Zoning District	R-3, R-4 (Permitted Use)
Setback	R-3, R-4: 20 front, 20 rear, 10 side
Floor area (min)	1 bed 750 sf 2 bed 900 sf 3+ bed 1,040 sf
Site area (min)	R-3: 11,050 sf; R-4: 20,000 sf
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/standards	Landscape standards 21.301.15; no landscape plan required with submittal
Lighting Plan/standards	Lighting standards 21.301.07; no lighting plan required with submittal
Trash	Individual receptacles
Parking (min)	1 space per dwelling unit
Approval	Admin FSBP



Front-loaded

vs.

Alley-loaded



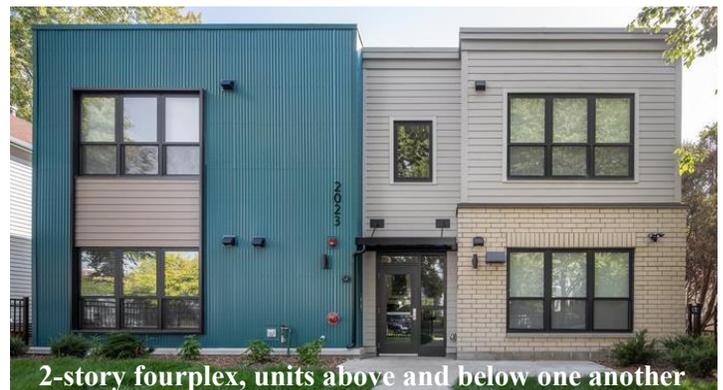
2-story fourplex, units above and below one another



Existing fourplex in Bloomington, side-by-side



Existing fourplex in Bloomington, above/below



2-story fourplex, units above and below one another

Exhibit A: Proposed Performance Standards

Detached Townhouses

Proposed definition: The arrangement of multiple detached single-family dwellings in a single development, each of which is located on an individual lot that is narrower than otherwise permitted for an individual single-family dwelling or on a common lot containing all detached dwelling units.

Proposed Performance Standards	
Zoning District	R-1, R-3, R-4, RM-15 (Permitted Use)
Setback	R-1: 30 front, 30 rear, 10 side R-3, R-4, RM-15: 20 front, 20 rear, 10 side Distance between dwellings: 10 feet min
Floor area (min)	1 bed 750 sf 2 bed 900 sf 3+ bed 1,040 sf
Site area (min)	R-1: 7,800 sf (interior) 11,050 sf (corner) R-3: 11,050 sf; R-4: 20,000 sf RM-15: 30,000 sf Applies to the entire site
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/ standards	Landscape standards 21.301.15
Lighting Plan/ standards	Lighting standards 21.301.07
Trash	Individual receptacles
Parking (min)	2 spaces per dwelling unit (1 enclosed) 0.25 guest spaces per dwelling unit
Approval	FSBP or PDP/FDP



2- and 3-story detached townhouses in the region



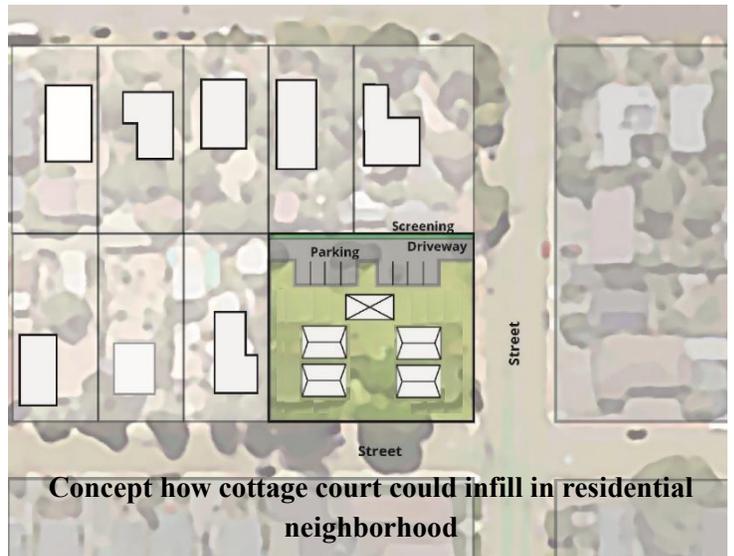
Example detached townhouse proposed in Bloomington

Exhibit A: Proposed Performance Standards

Cottage Court Dwellings

Proposed definition: The arrangement of multiple detached single-family dwellings in a single development oriented around an on-site common open space or courtyard. Each dwelling unit may be located on its own individual lot or on a common lot containing all of the detached dwelling units and the common open space.

Proposed Performance Standards	
Zoning District	R-3, R-4, RM-15 (Permitted Use)
Setback	R-3, R-4, RM-15: 20 front, 20 rear, 10 side Distance between dwellings: 10 feet min
Floor area (min)	1500 sf max
Site area (min)	R-1: 7,800 sf (interior) 11,050 sf (corner) R-3: 11,050 sf; R-4: 20,000 sf RM-15: 30,000 sf Applies to the entire site
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/ standards	Landscape standards 21.301.15
Lighting Plan/ standards	Lighting standards 21.301.07
Trash	Individual receptacles
Parking (min)	1 space per dwelling unit 0.25 guest space per dwelling unit
Approval	FSBP or PDP/FDP



▲ In 2017, the city of Ashland, Oregon, approved an ordinance to allow developments with a minimum of three and a maximum of 12 cottages. Most of the homes must be 800 square-feet or smaller. Allowing one cottage per 2,500 square-feet of lot area, the overall lot size is, at its largest, about one-third of an acre. At least 20 percent of the land must be preserved as common open space.

Exhibit A: Proposed Performance Standards

Multiplexes

Proposed definition: A building designed as a single structure, containing five to 16 dwelling units, where dwelling units are configured in part vertically above and below other dwelling units.

Proposed Performance Standards	
Zoning District	R-4, RM-15 (Permitted Use)
Setback	R-4, RM-15: 20 front, 20 rear, 10 side
Floor area (min)	Studio 400 sf 1 bed 650 sf 2 bed 800 sf 3+ bed 950 sf
Site area (min)	R-4: 20,000 sf; RM-15: 30,000 sf
Height (max)	Based on height map
Impervious (max)	80%
Landscape Plan/standards	Landscape standards 21.301.15
Lighting Plan/standards	Lighting standards 21.301.07
Trash	Attached trash room or detached trash enclosure
Parking (min)	1 space per dwelling unit 0.5 guest space per dwelling unit
Approval	FSBP or PDP/FDP

