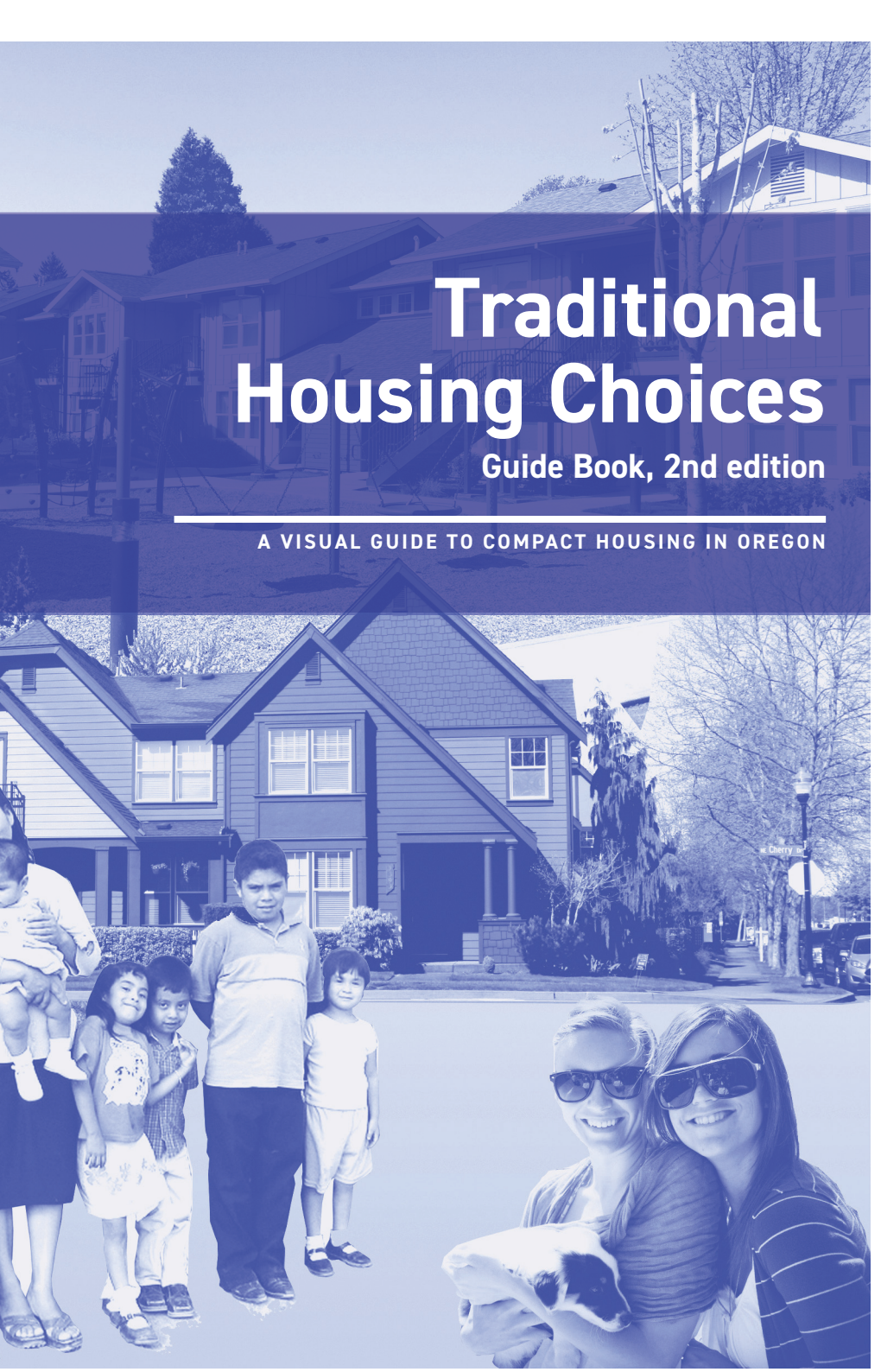
Traditional Housing Choices

Guide Book, 2nd edition

A VISUAL GUIDE TO COMPACT HOUSING IN OREGON





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The contents of this document do not necessarily reflect views or policies of the State of Oregon.

September 2024



TABLE OF CONTENTS

Townhouse 7
Narrow-lot 11
Cottages & Cottage Clusters 15
ADU 21
Plexes 25
Courtyard Apartment 31
Multi-dwelling 35
Upper Story 41



ACKNOWLEDGEMENTS

The *Traditional Housing Choices Guidebook* reflects the collaborative efforts of a dedicated team, past and present, whose contributions have been invaluable to its success.

PROJECT MANAGEMENT TEAM

Kathy Kleczek, Agency Project Manager, DLCD
Celestina Teva, DLCD
Elizabeth Ledet, ODOT
Evan Manvel, DLCD
Bonnie Serkin, Wilder Newport
Lucia Ramirez, ODOT
Naomi Zwerdling, ODOT
Jennifer Knapp, City of Bend

CONSULTANT TEAM

Urbsworks, Inc.
Marcy McInelly
Elizabeth Nelson
Emily Montalvo Diaz
Kevin Howard

David Evans and Associates, Inc.
James Hencke
Lara Abrams

WELCOME

Welcome to the Housing Choices Guide Book 2nd edition—a visual guide to compact housing types in Oregon. This guidebook presents an illustrated catalogue of examples of compact medium- and high-density housing.

This document builds on the first edition of the guidebook, published in 2018, which provided forty examples of duplexes, cottages and cottage clusters, small apartments, courtyard apartments, and townhouses that demonstrated the wide variety of housing that existed at the time in Northwest Oregon. This edition provides fifty examples found in all parts of Oregon.

While the average household has fewer people than in the past, most housing being built is detached single dwellings on large lots (5,000 square feet and above). The examples in this booklet show that there are many examples of financially feasible, popular, and well-designed housing that is smaller in footprint, more compact in design, and that offer many choices for different kinds of households and living arrangements.

The homes in this document are found in a wide variety of locations including in large cities and small towns; as part of new multi-acre developments or greenfields; tucked into existing neighborhoods on lots that are a fraction of an acre (infill), and in historic buildings on downtown main streets. Examples are located on the Oregon coast, in the Willamette Valley, including Portland, Salem, and Eugene-Springfield metropolitan regions, and in small cities and towns in rural northeast and central Oregon.

The second edition includes several examples of compact housing built by nonprofit housing providers using equity ownership and land trust arrangements, and accessing state affordable housing funds to provide affordable ownership and rental housing options for Oregonians.

TERMS USED IN THIS DOCUMENT

Affordable housing The federal definition of affordable housing is any housing that costs a renter or owner no more than 30 percent of their gross household income, including utilities. What is affordable for a given area will depend on the Area Median Income (AMI) of that area.

Density Density, which is expressed as "# of units per acre," is the number of housing units on one acre of land. For the purposes of this document this number is calculated as "net" density, meaning it does not include the land area provided by surrounding streets, neighborhood-serving parks, or schools. A project example may only have 12 units within it, but the density per acre may be 29 (net) units per acre. In this case the density is expressed as "29 per acre."

Family A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. (U.S. Census Bureau)

Greenfield An undeveloped site that is typically in a natural state.

Household A household consists of all the people who occupy a housing unit. (U.S. Census Bureau)

Housing Unit (synonymous with Dwelling) A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. (U.S. Census Bureau)



Households Formed When people form an independent household. Can be made by families and non-families. (Urban Land Institute)

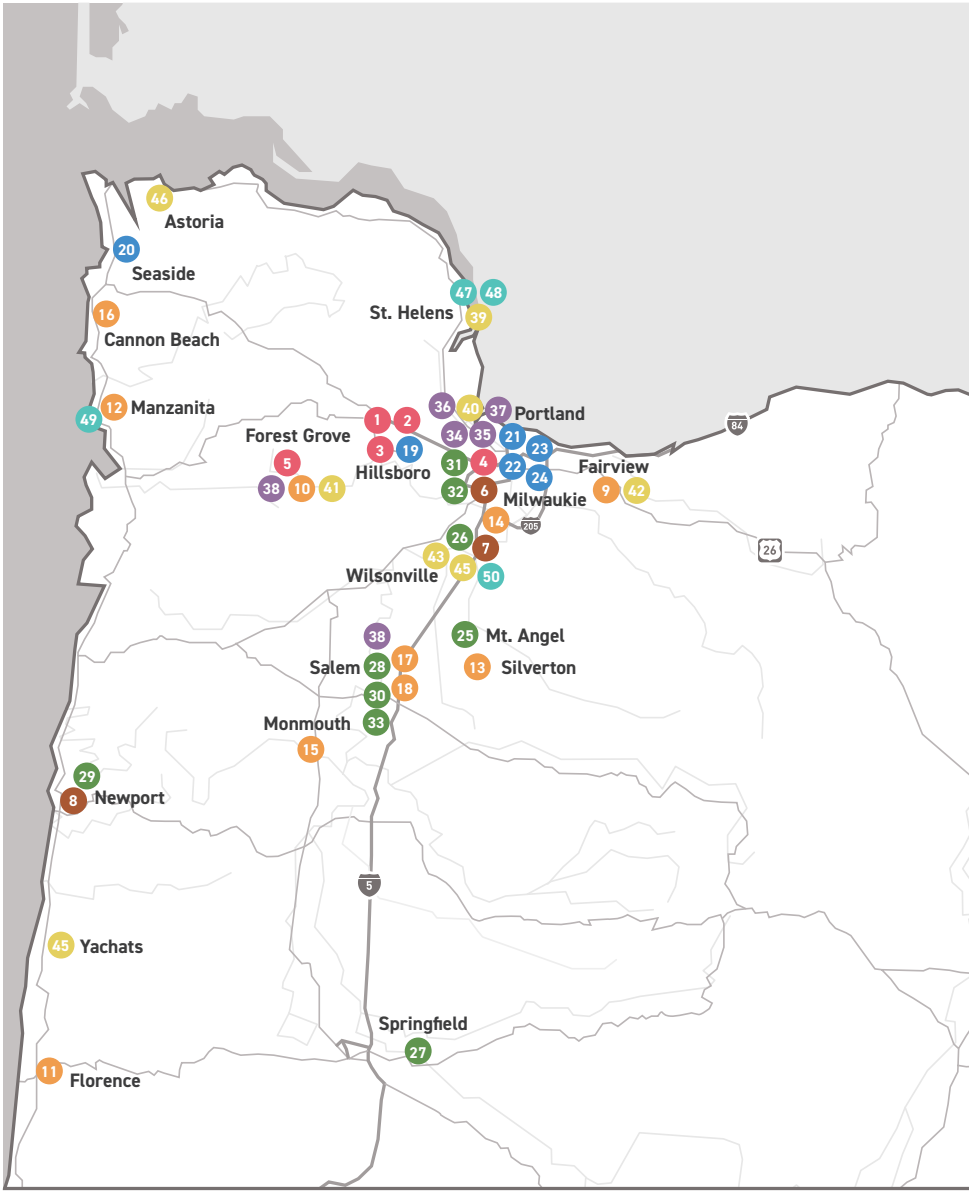
Infill An undeveloped or underdeveloped site that is already subdivided or platted for urban development.

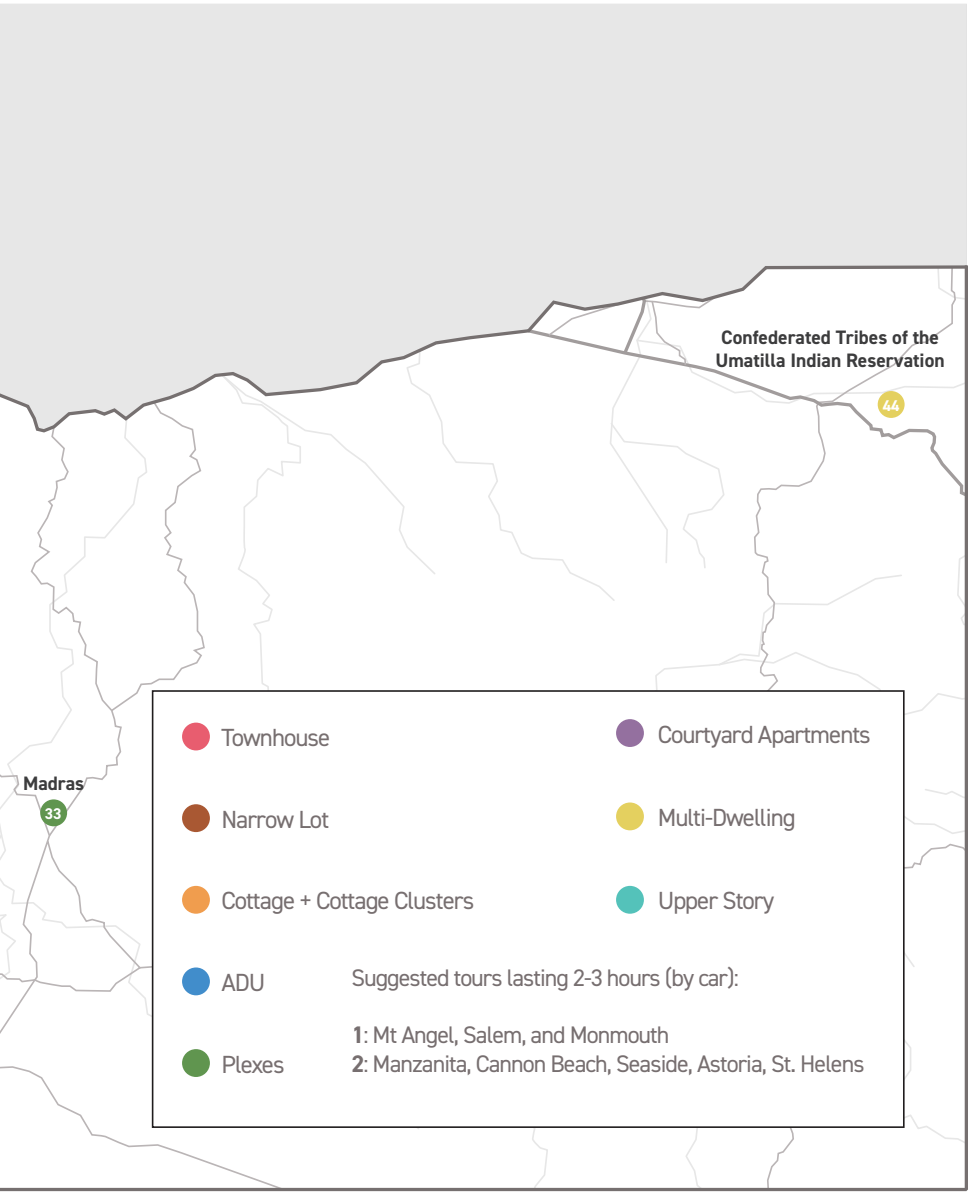
LIFT Local Innovation and Fast Track Homeownership Program is an Oregon homeownership program intended to create affordable homeownership opportunities for low- to moderate-income families, targeting households in the 80% and under AMI bracket. See projects 11 and 46.

Missing Middle Missing middle is a term coined by Dan Parolek in 2010 to define a range of multi-unit or clustered housing types compatible in scale with single-family homes. The term refers to housing types that were often built, and still exist in most towns and cities, such as courtyard apartments or bungalow courts. They are "missing" because they are prohibited by many modern zoning codes and parking requirements. Many of these "old," pre-suburban housing types filled in the gap between apartments and detached single dwellings.
See http://missingmiddlehousing.com

Most sales price and rent cost information was collected from public web-accessible data provided by Zillow.




46
Astoria
20
Seaside
16
Cannon Beach
49
12
Manzanita
47
48
St. Helens
39
36
40
37
Portland
34
35
21
23
1
2
3
19
Forest Grove
5
38
10
41
Hillsboro
31
4
22
24
32
6
Milwaukie
9
42
Fairview
84
14
205
26
7
43
45
50
Wilsonville
26
38
25
Mt. Angel
Salem
28
17
30
18
13
Silverton
Monmouth
33
15
29
8
Newport
5
45
Yachats
Springfield
27
11
Florence


Confederated Tribes of the
Umatilla Indian Reservation
44
Madras
33
Townhouse
Courtyard Apartments
Narrow Lot
Multi-Dwelling
Cottage + Cottage Clusters
Upper Story
ADU
Plexes
Suggested tours lasting 2-3 hours (by car):
1: Mt Angel, Salem, and Monmouth
2: Manzanita, Cannon Beach, Seaside, Astoria, St. Helens



Townhouse

Attached units, each on a separate lot, and each with its own entry from a public or shared street or common area.

VARIATIONS

Rowhouse over a flat • terrace rowhouse • above retail block • over structured parking • on the roof of a building • with a walled-in, private backyard • with private garage on the ground floor (front or back) • live-work rowhouse

HOUSING OPTIONS

Depending on square footage, all types of households, from adults with children to single adult householder. Can be designed to accommodate a home-based business.

DESIGN CONSIDERATIONS

When rowhouses are grouped together in long buildings they are appropriate on major streets or facing open spaces. When grouped in smaller clusters of 3-5, they can resemble a conventional single detached dwelling.

ALSO NAMED

Rowhouse
Attached dwelling
Brownstone

LOT SIZE

1,800 – 2,500 sf

DENSITY RANGE

20 - 45 per acre

SALES PRICE

$335,000 – $750,000

TENURE

Owned and rented



1.

Townhouses arranged around shared open space designed with garages off shared alley courts. As few as two attached units and as many as five attached units. There are approximately 344 units in this development.

LOCATION
Stonewater at Orenco

ADDRESS
7113 NE Stonewater Street, Hillsboro, OR

LOT SIZE / DENSITY
1,875 sf / 23 per acre

DWELLING SIZE
1,200 sf

CURRENT TENURE
Owned and rented



2.

Townhouses attached in groups of three with two beds / three baths. Built in 1999. Photo above shows rowhouses on a corner lot with entrances facing two different streets, each with their own patios.

LOCATION
Orenco

ADDRESS
1772 NE Orenco Station Parkway, Hillsboro, OR

LOT SIZE / DENSITY
2,500 sf / 17 per acre

DWELLING SIZE
3,480 sf

CURRENT TENURE
Owned and rented

LOCATION
Orenco Station

ADDRESS
1457 NE Orenco
Station Parkway
Hillsboro, OR

LOT SIZE / DENSITY
1,300 sf / 33 per acre

DWELLING SIZE
2,700 sf

CURRENT TENURE
Owned and rented



3.

Live/Work townhouses grouped in four to six units in the center of Orenco Station. Ground level space is separated and zoned for commercial or residential uses with two-story residential space above.

LOCATION
Lair Hill Crossings

ADDRESS
3246 SW 2nd Avenue
Portland, OR

LOT SIZE / DENSITY
17,750 sf / 29 per acre

DWELLING SIZE
2,400 sf

CURRENT TENURE
Owned and rented



4.

Twelve units are arranged in six buildings on a single lot in the Lair Hill neighborhood. Each unit has a separate entrance and shared front porch. Parking is alley-accessed two-car tandem, leaving space in the front for on-street parking and trees.



5.

Townhouses attached in groups of two to seven with attached single car garages in the rear. Pairs of units share a covered front porch. Homes are set back from the sidewalk, providing residents with privacy. Built in 2007.

LOCATION

Ella Sea

ADDRESS

2025 Elm Street
Forest Grove, OR

LOT SIZE / DENSITY

1,500 sf / 29 per acre

DWELLING SIZE

1,500 sf

CURRENT TENURE

Owned and rented



Narrow-lot

Similar to a townhouse with a narrow configuration on a separate lot and entrance on public right of way, but detached.

VARIATIONS

Live-work unit • detached townhouse over a flat

HOUSING OPTIONS

Depending on square footage, all types of households, from adults with children to single adult householder. Can be designed to accommodate a home-based business.

DESIGN CONSIDERATIONS

These houses create better street environments when garages are accessed from an alley, driveways are shared, or they do not include a built-in garage. This minimizes curb cuts and maintains continuity of the sidewalk experience, allowing the streetscape to retain maximum street trees and on-street parking spaces.

ALSO NAMED

Skinny house

LOT SIZE

1,300 – 3,500 sf

DENSITY RANGE

12 - 35 per acre

SALES PRICE

$290,000 – $580,000

TENURE

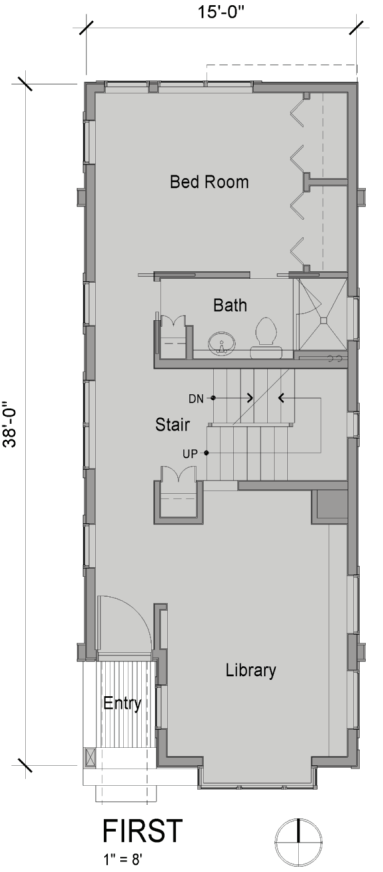
Owned and rented

HIGGINS HOUSE









LOCATION
Lair Hill Neighborhood

ADDRESS
21 SW Whitaker St.
Portland, OR

LOT SIZE / DENSITY
1,300 sf / 34 per acre

DWELLING SIZE
1,870 sf

CURRENT TENURE
Owned and rented



6.

This home gained recognition in a 2004 City of Portland-sponsored design competition (Living Smart) for narrow-lot homes. It was one of several plans that were preapproved and permit-ready for construction. The lot is approximately twenty-five feet wide.

LOCATION
Villebois

ADDRESS
11301 SW Barber St.
Wilsonville, OR

LOT SIZE / DENSITY
1,960 sf / 22 per acre

DWELLING SIZE
2,000 sf

CURRENT TENURE
Owned and rented



7.

Three-story narrow lot home with attached garages accessed from an alley. Lots in this development are approximately thirty feet wide.



LOCATION

Wilder

ADDRESS

4330 to 4570 SE Harborton Street; 4510 to 4570 and 4515 to 4565 SE Fleming Street, Newport, OR

8.

Twenty-six narrow lot homes on individual lots, built in two phases. Under 1000 square feet in size and designed to provide affordable homeownership options in the Newport market. Most have parking accessed from alleys. Lots are about twenty-seven feet wide. The young, growing neighborhood also has a variety of other home types including a cottage cluster, as well as trails and parks, and is located within walking distance of Oregon Coast Community College. Twenty-six more narrow lot homes are planned for the next phase.

LOT SIZE / DENSITY

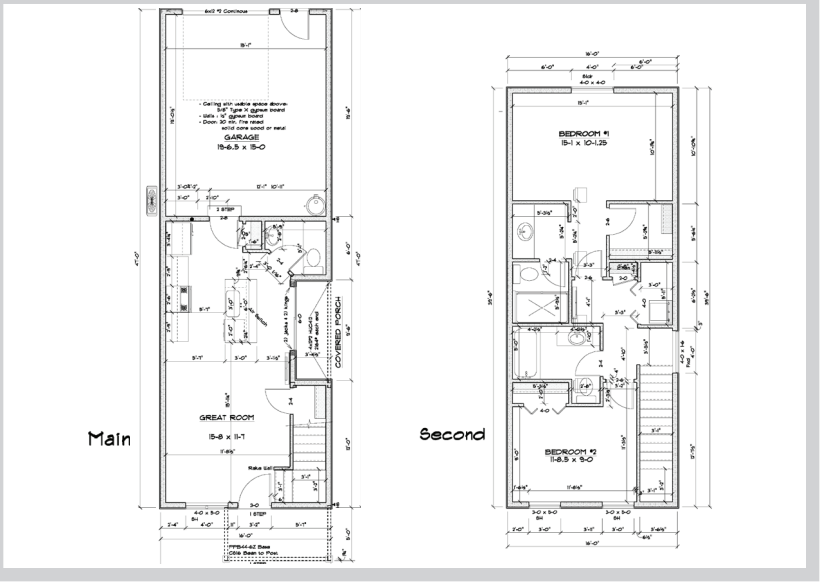
1,996-2,372 sf / 20 per acre

DWELLING SIZE

600 to 990 sf

TENURE

Owned and rented



Cottages & Cottage Clusters



Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

VARIATIONS

Cottages in a cluster facing shared open space with parking provided in a shared surface lot • cottages with built-in garages • two-story cottages

HOUSING OPTIONS

These small units are ideal for small households—single adults or adult and child. If on their own lots or condominiums, they offer a home ownership alternative to apartment dwelling.

DESIGN CONSIDERATIONS

Because of their small footprint, cottages are ideal for odd-shaped lots. Because of their unit size, cottage developments can be both dense and low profile. Because they can be clustered, cottages lend themselves to sensitive sites where preserving trees and open space is a priority.

ALSO NAMED

Pocket Neighborhood

LOT SIZE

2,700 sf – several acres

DENSITY RANGE

5 - 35 per acre

SALES PRICE

$210,000 – $900,000

TENURE

Owned and rented



9.

Ten cottages on the edge of Salish pond in Fairview, Oregon. Cottages have detached parking and share one common house.

LOCATION

Salish Pond Cottages

ADDRESS

750 W. Pond Drive
Fairview, OR

LOT SIZE / DENSITY

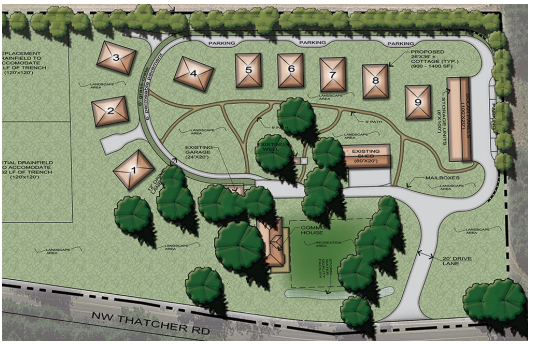
2,700 sf /16 per acre

DWELLING SIZE

750 - 1200 sf

CURRENT TENURE

Owned and rented



10.

Two miles from downtown Forest Grove is a development of nine units arranged around an historic farmhouse re-purposed as a common house. Other amenities include an art studio, orchard, garden, and wood shop.

LOCATION

Green Grove
Cohousing

ADDRESS

3351 NW Thatcher Rd.
Forest Grove, OR

LOT SIZE / DENSITY

217,800 sf / 5 per acre

DWELLING SIZE

900 - 1,400 sf

CURRENT TENURE

Owned and rented

LOCATION
Keener Place

ADDRESS
15th Street (Airport Road) at Nopal St., Florence, OR

LOT SIZE / DENSITY
73,360 sf / 7 per acre

DWELLING SIZE
1,200 - 1,500 sf

CURRENT TENURE
Deed-restricted ownership; land owned by community land trust



11.

A 12-unit cottage cluster developed by the City of Florence in partnership with a nonprofit community land trust (NEDCO). Land was donated and Oregon LIFT funds were used to buy down the cost of each unit. Residents own their home and grow equity while the nonprofit holds the land, and appreciation is shared at resale.

LOCATION
Manzanita Classic Cottages

ADDRESS
Jackson Way at Classic St., Manzanita, OR

LOT SIZE / DENSITY
1,900 to 4,000 sf / 13 per acre

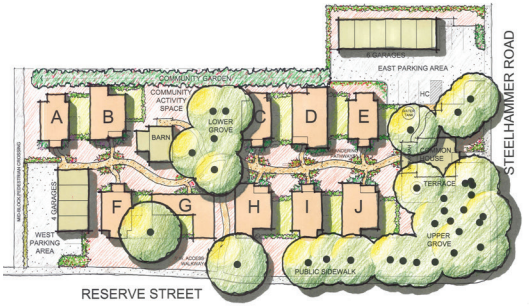
DWELLING SIZE
500 - 1,800 sf

CURRENT TENURE
Owned and rented



12.

Cottages arranged around two common areas and along a narrow private street. Most cottages share parking in a surface lot, but three cottages have garages with an additional unit above.



LOCATION

Points Beyond

ADDRESS

990 East Main St.,
Silverton, OR

LOT SIZE / DENSITY

58,400 sf / 7 per acre

13.

Points Beyond is a cohousing community of nine completed in 2019. Homes are clustered around shared open space and other shared amenities such as a common house, guest house, workshop, and community garden. Parking is grouped in two separate areas on the site.

DWELLING SIZE

900 - 1,400 sf

CURRENT TENURE

Owned and rented



LOCATION

North Pocket Neighborhood at Rose Villa

ADDRESS

13515 SE Laurie Ave.
Milwaukie, OR

LOT SIZE / DENSITY

Not known

14.

Two new pocket neighborhoods of twenty-eight units were designed for the existing senior community of Rose Villa in Milwaukie, Oregon. One cluster consists of four buildings, one duplex and three triplexes, grouped around a community garden.

DWELLING SIZE

Not known

CURRENT TENURE

Owned



15.

Five cottages are clustered around a shared amenity, the "tea house". They are part of the larger Edwards Addition development in Monmouth. Units have a single car garage and optional caregiver suite or home office space with a separate entrance, kitchen and loft.

LOCATION
Tea House Cottages

ADDRESS
1755 Gwinn Street E
Monmouth, OR

LOT SIZE / DENSITY
3,000 sf / 15 per acre

DWELLING SIZE
1,190 - 1,750 sf

CURRENT TENURE
Owned and rented



16.

A single residential lot with four small detached 1-bedroom, 1-bath houses on it, one block from the beach. Built in 1950.

LOCATION
Cannon Beach

ADDRESS
180 W. Coos St
Cannon Beach, OR

LOT SIZE / DENSITY
7,000 sf / 25 per acre

DWELLING SIZE
400 sf

CURRENT TENURE
Rented



17.

Built in 1930, eight individual single-story cottages face a shared common green on one lot. Surface parking is provided on the alley side of the property. The two units closest to the alley are slightly larger than the others.

LOCATION
Downtown Salem

ADDRESS
736 Cottage Street NE
Salem, OR

LOT SIZE / DENSITY
14,600 sf / 24 per acre

DWELLING SIZE
670 - 810 sf

CURRENT TENURE
Rented



18.

Built in 1936, eight individual single-story cottages face a shared common green on one lot. No parking is provided on site, however on-street diagonal parking is adjacent to the site.

LOCATION
Downtown Salem

ADDRESS
701 Cottage Street NE
Salem, OR

LOT SIZE / DENSITY
17,500 sf / 20 per acre

DWELLING SIZE
630 sf

CURRENT TENURE
Rented



ADU

An ADU (Accessory Dwelling Unit) is a small living space located on the same lot as a single-dwelling structure.

VARIATIONS

Detached in the backyard • above or instead of a garage • beside, above or in the basement of the primary dwelling

HOUSING OPTIONS

These units are ideal for smaller households, single adults, two adults, or adult and children. May also accommodate extended family members or caregivers.

DESIGN CONSIDERATIONS

ADUs can create affordable rental opportunities as well as rental income for owners of the primary dwelling.

ALSO NAMED

Laneway house
Granny flat

LOT SIZE

1,500 – 14,000 sf

DENSITY RANGE

Varies (doubles the density of an existing lot)

COST OF CONSTRUCTION

$142,000 – $300,000*

TENURE

Rented



19.

Detached single dwelling with ADU over alley-facing attached garage, built in 1999. The ADU has a separate stair and entrance that is accessed from the alley-side of the lot.

LOCATION

Orenco

ADDRESS

1551 NE Orenco Station Parkway, Hillsboro, OR

LOT SIZE / DENSITY

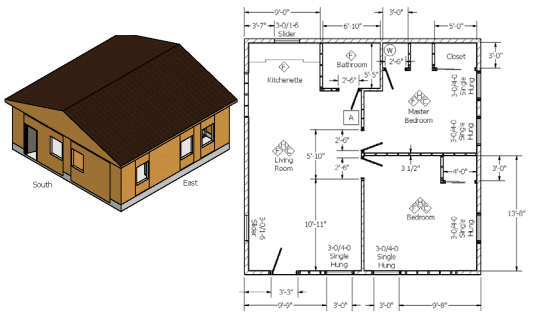
3,400 sf / 26 per acre

DWELLING SIZE

2,417 sf

CURRENT TENURE

Rented



New Floor Plan

20.

Two-car garage converted to a two-bedroom, 1-bath unit in a low density residential neighborhood. The unit is all on one level and has its own access to the street. Permit prohibits usage as a vacation rental dwelling.

LOCATION

Hilltop ADU

ADDRESS

161 Hilltop Drive, Seaside, OR

LOT SIZE / DENSITY

14,000 sf / 6 per acre

DWELLING SIZE

750 sf

CURRENT TENURE

Rented

LOCATION

Portland, OR*

LOT SIZE / DENSITY

~ 5,000 sf / ~ 17 per acre

DWELLING SIZE

~ 750 sf

CURRENT TENURE

Rented



21.

This is an example of a freestanding accessory dwelling unit in the backyard of the primary house. The home has an open floor plan with a sleeping loft. There is a separate entrance and private patio space.

LOCATION

NE Portland

ADDRESS

2913 NE Going St.
Portland, OR

LOT SIZE / DENSITY

14,000 sf / 22 per acre

DWELLING SIZE

700 sf

CURRENT TENURE

Rented



22.

Both the main house and the ADU have street frontage because they are on a corner lot. A large two-story window wall engages the street, and the several feet of building setback provide privacy and allow for a planted entrance area.



23.

The corner lot of this site allows the two-story ADU to have street frontage along the side street of the main house. The backyard of the main house provides further privacy and separation between the two units.

LOCATION
NE Portland

ADDRESS
3072 NE Emerson St.
Portland, OR

LOT SIZE / DENSITY
4,000 sf / 22 per acre

DWELLING SIZE
750 sf

CURRENT TENURE
Rented



24.

Designed with a small footprint for an already compact backyard, this ADU has an open plan and living space.

LOCATION
Portland, OR*

LOT SIZE / DENSITY
~ 5,000 sf / ~ 17 per acre

DWELLING SIZE
460 sf

CURRENT TENURE
Rented

*Addresses have been provided for ADUs located off of a street or alley. Addresses have not been provided for backyard ADUs and house or garage conversions to protect the privacy of residents.



Plexes

Multiple units inside one structure on a single lot. Usually each unit has its own entry.

VARIATIONS

Duplex (2 units) • Triplex (3 units) • Quadplex
Can be side-by-side, like townhouses, stacked, detached, or a combination.

HOUSING OPTIONS

Depending on square footage, all types of households, from adults with children to single adult householder. If condominiums or on lots created through middle housing land division, they offer a home ownership option.

DESIGN CONSIDERATIONS

This is a well-integrated and widely found historic housing type providing small-scale living options in neighborhoods of all kinds, from downtowns and main streets to predominantly residential districts.

ALSO NAMED

Side-by-side unit
Double-decker
Triple-decker
Fourplex

LOT SIZE

2,500 sf – one or two acres

DENSITY RANGE

15 - 45 per acre

SALES PRICE

$420,000 – $550,000

TENURE

Rented and owned



25.

Fourteen single-level two-bedroom units for seniors are arranged in a cluster of seven duplexes around a shared surface parking area. Covered entries for each unit are on opposite corners, maximizing privacy for residents.

LOCATION
Sheridan Senior Estates

ADDRESS
185 S. Sheridan St.
Mount Angel, OR

LOT SIZE / DENSITY
35,000 sf / 17 per acre

DWELLING SIZE
~ 800 sf

CURRENT TENURE
Rented



26.

Four duplexes (eight units) with sawtooth roof forms share a courtyard/driveway with tuck-under parking. Designed to maximize natural light and privacy and provide unobstructed views of the Willamette River.

LOCATION
Sawtooth Plexes

ADDRESS
37 D Avenue
Lake Oswego, OR

LOT SIZE / DENSITY
8,000 sf / 44 per acre

DWELLING SIZE
~ 700 sf

CURRENT TENURE
Rented

LOCATION
C Street Co-op

ADDRESS
1075 C S., Springfield, OR

LOT SIZE / DENSITY
6,000 sf / 43 per acre

DWELLING SIZE
400 sf

CURRENT TENURE
Limited-equity cooperative ownership and rented



27.

Appearing like a single detached dwelling with an ADU but housing six separate one-bedroom dwelling units, each with its own kitchen and bath. Created as an affordable ownership demonstration project by nonprofit SquareOne Villages, the project combines cooperative ownership for the dwellings with a community land trust arrangement.

LOCATION
Downtown Salem

ADDRESS
1365 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY
4,350 sf / 30 per acre

DWELLING SIZE
750 - 1,250 sf

CURRENT TENURE
Owned and rented



28.

Triplex converted from a single dwelling home built in 1900. The three units consist of a main two-story unit, a one-bed/one-bath attic unit as well as a lower level unit. The two upper units share entrances off the front porch and the basement unit has a separate entrance along the side.



LOCATION
Nye Beach Plexes

ADDRESS
654 Coast St., Newport, OR

LOT SIZE / DENSITY
13,000 sf / 33 per acre

29.

A grouping of four duplexes and two cottages adds ten rental units to a formerly vacant lot in Nye Beach. Working closely with city, the developer found a way to permit duplexes under existing ADU regulations, with each structure consisting of one primary two-bedroom dwelling and an attached one-bedroom ADU. Relief from on-site parking requirements was critical.

DWELLING SIZE
600 - 1,000 sf

CURRENT TENURE
Rented



LOCATION
Downtown Salem

ADDRESS
1393 Chemeketa St. NE Salem, OR

LOT SIZE / DENSITY
2,500 sf / 34 per acre

30.

This 1932 Duplex sits on a corner lot where both units face the same street. A detached two-car garage is adjacent. Entrances have a small covered area and are positioned at the corners, providing residents with maximum privacy.

DWELLING SIZE
1,200 sf

CURRENT TENURE
Rented

LOCATION
Lair Hill Neighborhood

ADDRESS
3312 SW 1st Avenue
Portland, OR

LOT SIZE / DENSITY
10,000 sf / 22 per acre

DWELLING SIZE
1,872 sf

CURRENT TENURE
Owned and rented



31.

Built in 2016, the development consists of two buildings, one duplex, and one triplex on a single tax lot. Parking is attached and accessed by an alley in the back.

LOCATION
Cooper Street
Bungalows

ADDRESS
8024 SE Cooper St.
Portland, OR

LOT SIZE / DENSITY
27,000 sf / 19 per acre

DWELLING SIZE
700 - 900 sf

CURRENT TENURE
Owned and rented



32.

Twelve attached two-story homes are arranged around a common green and parking area. Three units are attached in four separate buildings. This project was completed in 2000 and developed by ROSE Community Development.



LOCATION

Age+ Duplexes

ADDRESS

808 SW Madison Street, Madras, OR

LOT SIZE / DENSITY

70,000 sf / 15 per acre

33.

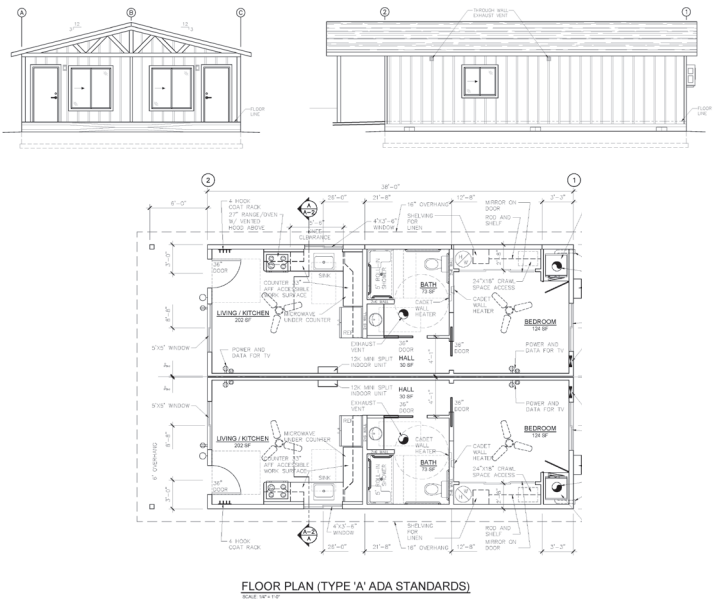
A 24-unit affordable, senior housing project facilitated by passage of Senate Bill 1051 allowing churches to use their land for affordable housing. Twelve factory-built duplexes were transported to the foundation in Madras, expediting construction. Senior activities are held at the on-site community center and the neighboring county Community Center.

DWELLING SIZE

550 sf

CURRENT TENURE

Rented



FLOOR PLAN (TYPE 'A' ADA STANDARDS)

Courtyard Apartment



Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.

VARIATIONS

Stacked (like rowhouses), and oriented to a courtyard or open space • single level and oriented to courtyard • with separate garages off of an alley or tucked under the development

TYPICAL HOUSEHOLD

These small units are ideal for small households—single adults or adult and child. They offer an alternative to apartment flats, with access to the outdoors via a front door. If condominiums or on lots created through middle housing land division, they offer a home ownership option.

FITTING INTO THE NEIGHBORHOOD

Courtyard apartments have footprints as small as 5,000 sf or as large as 2 acres, and they vary greatly in form: they can be low in profile, 1 or 1-½ stories, or up to 2-½ stories. Like cottage clusters, they lend themselves to sensitive sites where preserving trees and open space is a priority.

ALSO NAMED

Garden apartment

LOT SIZE

5,000 sf – 2 acres

DENSITY RANGE

10 - 75 per acre

RENTAL PRICE

Not available

TENURE

Rented and owned



34.

Six one- and two-bedroom single-level units arranged around a modest shared yard. Each unit has its own entry. Built around 1940.

LOCATION
Kelton Court,
Northwest Portland

ADDRESS
322-342 NW 22nd Ave.,
Portland, OR

LOT SIZE / DENSITY
5,000 sf / 52 per acre

DWELLING SIZE
550 sf

CURRENT TENURE
Rented



35.

This 1930's brick U-shaped building sits on a corner lot and has a shared internal courtyard. Units range from studios to two bedrooms and are typically owned as condominiums. There is no parking on site but it is well-located in the heart of NW Portland with easy access to many other transit options.

LOCATION
Patricia Court

ADDRESS
2182 NW Hoyt St.
Portland, OR

LOT SIZE / DENSITY
10,000 sf / 74 per acre

DWELLING SIZE
450 - 1,500 sf

CURRENT TENURE
Owned (condominium)
and rented

LOCATION
Downtown Salem

ADDRESS
1245 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY
12,800 sf / 34 per acre

DWELLING SIZE
~ 550 sf

CURRENT TENURE
Not known



36.

Ten cottages on a single lot are arranged in two groups of five around a central green. Each unit has its own covered entrance and surface parking is located in the rear. Built in 1925.

LOCATION
Cully Grove

ADDRESS
4763 NE Going Street
Portland, OR

LOT SIZE / DENSITY
81,000 sf / 9 per acre

DWELLING SIZE
1,450 - 1,870 sf

CURRENT TENURE
Owned (condominium) and rented



37.

Sixteen units including single dwellings, duplexes, and triplexes arranged around a shared common house and shared garden space with parking in carports along the side yard. Each unit has a porch and back patio space. Some units have ground floor bedrooms for aging in place.

FIELD NOTES



Multi-dwelling

Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

VARIATIONS

Flats • lofts • two-level flats • split-level flats • through-building flats

TYPICAL HOUSEHOLD

Depending on square footage, all types of households, from adults with children to single adult householder. If condominiums, they offer a home ownership option.

FITTING INTO THE NEIGHBORHOOD

Multi-dwellings vary in size and design. Large footprint developments are suitable for large sites but some multi-dwelling buildings occupy just 5,000 square feet. Because of their presence and height, they are suitable for sites fronting onto major streets.

ALSO NAMED

Flats
Apartments
Multifamily (formerly used term)

LOT SIZE

4,500 sf – 16 acres

DENSITY RANGE

10 - 200 per acre

RENTAL PRICE

Varies

TENURE

Rented and owned



LOCATION

Juniper Gardens

ADDRESS

2718 Juniper Street
Forest Grove, OR

LOT SIZE / DENSITY

165,000 sf /12 per acre

38.

Affordable housing development for farmworkers and their families. Ten buildings with four to five units in each are organized around pocket parks and a shared common building.

DWELLING SIZE

900 - 1,470 sf

CURRENT TENURE

Rented





LOCATION
Broadleaf Arbor

ADDRESS
2250 Gable Road, St Helens, OR

LOT SIZE / DENSITY
700,000 sf /15 per acre



DWELLING SIZE
605 - 1,290 sf

CURRENT TENURE
Rented

39.

Multi-generational 11-building complex made up of medium- and low-profile apartment buildings and townhouse buildings totaling 239 dwellings for households earning under 60% of the area median income. A variety of unit sizes provide 1-, 2-, and 3-bedrooms. Community facilities include trails, gardens, outdoor play area, and a community building.

LOCATION
Lair Condominiums

ADDRESS
245 SW Meade Street Portland, OR

LOT SIZE / DENSITY
10,000 sf / 57 per acre



DWELLING SIZE
500 - 1,300 sf

CURRENT TENURE
Owned and rented

40.

Built on a steeply sloped site in the historic Lair Hill neighborhood of Portland, this design takes advantage of the topography by placing three flats on the lowest level, with ten two-story town houses above. A courtyard on the middle level provides a communal space for residents. Completed in 2005.



41.

Twenty-eight units in three-story buildings ranging from one to three bedrooms. Pitched roofs and the scale of the apartment buildings fit into the context of the surrounding low-profile residential neighborhood.

LOCATION
Cedar Manor Apartments

ADDRESS
2024 Hawthorne St.
Forest Grove, OR

LOT SIZE / DENSITY
65,000 sf / 19 per acre

DWELLING SIZE
600 - 1,225 sf

CURRENT TENURE
Rented



42.

One and two-bedroom apartments arranged in fifteen three-story buildings next to Salish Pond. Total number of units in the development is 203 with covered parking pavilions throughout the site. Amenities include pool and spa, club house, theatre room, and fitness center.

LOCATION
Lodges at Lake Salish

ADDRESS
20699 NE Glisan St.
Fairview, OR

LOT SIZE / DENSITY
322,000 sf / 27 per acre

DWELLING SIZE
715 - 1,125 sf

CURRENT TENURE
Rented

LOCATION
Villebois

ADDRESS
11573 SW Toulouse St.
Wilsonville, OR

LOT SIZE / DENSITY
1,050 sf / 41 per acre

DWELLING SIZE
594 sf

CURRENT TENURE
Rented



43.

Studio flats above parking garages, fronting on an alley in the Villebois community. Garages can be rented separately from the studio units. Each unit is accessed from an exterior stair leading to a small covered entrance.

LOCATION
Nixyáawii

ADDRESS
Confederated Tribes
of the Umatilla
Reservation (CTUIR)

LOT SIZE / DENSITY
82,500 / 16

DWELLING SIZE
700

CURRENT TENURE
Not known



44.

Thirty dwellings in 3 buildings constructed for senior CTUIR Tribal members that is part of a planned twelve-acre neighborhood located south of the Nixyáawii Education Center and Yellowhawk Tribal Health Center. The neighborhood will allow CTUIR Tribal Members to build homes and live on the Umatilla Indian Reservation.



45.

Twenty-one rental apartments in five buildings by Our Coastal Community nonprofit in 2019. Units include studios, 1-, 2-, and 3-bedrooms; fifteen are configured as two-story townhouses. All are set aside for households earning under 60% of area median income.

LOCATION
Fisterra Gardens Townhomes

ADDRESS
100a Diversity Dr., Yachats, OR

LOT SIZE / DENSITY
26,400 sf / 35 per acre

DWELLING SIZE
680 sf

CURRENT TENURE
Rented



46.

Renovation of a 1926 four-story historic hotel into 40 studio and 1-bedroom units; 36 are for downtown workers and individuals experiencing homelessness. Completed in 2021 by Innovative Housing Inc. using ten different funding sources including an Oregon Main Street Revitalization Grant, Historic Tax Credits, and State LIFT Funds.

LOCATION
The Merwyn

ADDRESS
1067 Duane Street, Astoria

LOT SIZE / DENSITY
4,500 sf /387 per acre

DWELLING SIZE
600 - 1,000 sf

CURRENT TENURE
Rented



Upper story

Residential units found on the upper levels of downtown buildings above street-level retail or office.

VARIATIONS

Flats • lofts • apartments

ALSO NAMED

Mixed use

HOUSING OPTIONS

Depending on square footage, all types of households, from adults with children to single adult householder. If condominiums, they offer a home ownership option.

LOT SIZE

5,000 sf – 1 or 2 acres

DENSITY RANGE

10 - 200 per acre

RENTAL PRICE

Not available

TENURE

Rented and owned

DESIGN CONSIDERATIONS

Upper story apartments traditionally occupied the upper floors of downtown buildings or buildings lining major commercial streets—anywhere retail was located to serve the community. Large footprint developments are suitable for large sites but some mixed use buildings occupy just 5,000 square feet. Upper story residential typically matches the footprint of the commercial space on the ground floor of the building.



47.

Twelve rental lofts in a nationally registered historic building formerly known as the Muckle Building, built in 1909. The three-story building faces the Columbia River and originally operated as a dry goods store with offices and residential rooms on the upper floors. The ground floor still accommodates commercial uses.

LOCATION
Waterside Lofts

ADDRESS
31 Cowlitz St. (at Strand St.), St Helens, OR

LOT SIZE / DENSITY
4,950 / 106

DWELLING SIZE
650 sf

CURRENT TENURE
Rented



48.

Seven one-bedroom apartments, 3 ADA-accessible street-level units, and 4 on the second level. Completed in 2024, the project will accommodate a 1,000 sq. foot specialty food store called Hubbard's on the corner building ground floor. Recipient of a 2023 Oregon Main Street Revitalization Grant.

LOCATION
Houghton Hollow

ADDRESS
Columbia Boulevard at N 12th St., St Helens, OR

LOT SIZE / DENSITY
12,400 / 25

DWELLING SIZE
750

CURRENT TENURE
Rented

LOCATION
3rd and Laneda Mixed Use

ADDRESS
3rd St. and Laneda Ave., Manzanita, OR

LOT SIZE / DENSITY
5,000 sf / 17 per acre

DWELLING SIZE
670 sf

CURRENT TENURE
Not known



49.

Two-story building consisting of 2 retail spaces on the ground floor and 2 dwelling units on the second floor; dwellings and retail spaces are separately leasable. One ground floor retail spaces is 850 sq. ft. with an outdoor patio area, the other is 175 sq. ft; both have access to an ADA accessible bathroom. The two second story, 1-bedroom dwelling units share an entrance located at the rear of the building.

LOCATION
Domaine at Villebois

ADDRESS
28900 SW Villebois Dr. Wilsonville, OR

LOT SIZE / DENSITY
61,000 sf / 194 per acre

DWELLING SIZE
525 - 1,400

CURRENT TENURE
Rented



50.

Mixed use development with three stories of residential above ground-floor retail adjacent to a plaza at the center of the Villebois development. 274 units in total range from studios to three bedrooms. Amenities include a pool, rooftop deck, garden terrace, and fitness center.



CONTRIBUTORS

Aimée Okotie-Oyekan, DLCD
Angie Brewer, DLCD
Anyeley Hallová, LCDC
Ariel Nelson, League of Oregon Cities
Carmel Perez Snyder, AARP
Colin Cortes, City of Woodburn
David Waffle, City of Cornelius
Diane Linn, Proud Ground Land Trust
Elissa Gertler, Clatsop County
Elizabeth Decker, JET Planning
Ethan Stuckmayer, DLCD
James Feldmann, ODOT
Jeff Adams, City of Cannon Beach
Jesús Ramírez Silva, Eugene SCA
Melanie Kebler, City of Bend
Michael Duncan, ODOT
Morgan Tracy, City of Portland
Nick Snead, City of Madras
Schuyler Warren, City of Tigard
Sheri Stuart, OPRD



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FIELD NOTES



SCAN HERE

For more information on
Traditional Housing Choices

www.oregon.gov/lcd/TGM/Pages/Traditional-Housing-Choices.aspx





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