

MEMORANDUM

To: Wendy Farley-Campbell
Planning Director
City of Florence
250 Highway 101
Florence, OR 97439

From: Steve Faust and Sean Edging

Cc: Elizabeth Decker, JET Planning

Date: May 2, 2019

Project Name: Florence Housing Code Update

Project No: 18510.2

RE: Draft Code Update Summary

The purpose of this memo is to briefly describe changes made to Titles 10 and 11 of the Florence City Code. The summary should provide a framework for reviewing and discussing the proposed changes. It is organized by chapter and aligns with the draft Code Update documents.

Title 10

Chapter 1 – Zoning Administration

- Update review types for new and existing development types.

Chapter 2 – General Zoning (Definitions)

- Update existing definitions for consistency throughout Title 10 and 11 and with state definitions, where applicable.
- Add definitions for new use types.

Chapter 3 – Off-Street Parking and Loading

- Add parking standards for new use types or undefined use types including:
 - Duplex/Duet – 1 space per unit
 - Triplex/Quadplex - 1 space per unit
 - Cluster Housing - 1 space per unit
 - Assisted Living/Residential Care or Treatment Facility (6+ people) - 1 space per 350 sq ft
 - Senior Housing (6+ people) – 1 space per 3 beds
- Allow for one uncovered driveway space for single-family dwellings and duplexes.
- Create an on-street credit for meeting parking standards.
 - Note: Either the driveway standard or on-street credit meet the goal of increasing flexibility. Florence community members can elect to do one, both or none. If both standards are retained, the number of carport/garage spaces will not fall below 1 per unit.
- Provide triplexes, quadplexes, and cluster housing the option of providing a carport/garage or parking lot meeting the standards of 10-3-9.



Chapter 4 – Conditional Uses

- Add Recreational Vehicles (RVs) to Conditional Use Permit standards for medical hardship.

Chapter 5 – Zoning Adjustments and Variances

- Create a Type II Adjustment option, which allows applicants to make small modifications (10% or less) to certain numerical standards in situations where it is justified.

Chapter 6 – Design Review

- Create a Type II Clear and Objective review path for residential projects. Design standards are listed in FCC 10-10 based on the type of development (e.g. Cluster Housing standards, Multi-family standards, etc.).

Chapter 8 – Non-Conforming Lots & Uses

- Make minimal consistency edits – Undersized residential lot standards are listed in FCC 10-10-12.

Chapter 10 – Residential Districts

- Modify chapter to serve as the consolidated residential chapter for the four most prominent residential zones. Additionally, district names have been updated to reflect the intended development type for each district.
 - Restricted Residential -> Low Density Residential
 - Single-family Residential -> Medium Density Residential
 - Multi-family Residential -> High Density Residential
 - Mobile Home/Manufactured Home Residential – no change
- Modify permitted residential uses to allow for increased flexibility of residential development while maintaining compatibility with existing development in each district.
 - Modify existing uses:
 - Single-family attached dwelling
 - Duplexes and duets
 - Multi-family – redefined to 5 or more units
 - Assisted Living/Residential Care or Treatment Facility – redefined to align with ORS 443
 - Senior Housing – redefined to 6+ people (to align with Assisted Living facilities)
 - Boarding house/dormitory
 - New uses:
 - Tri-plex
 - Four-plex or Quad-plex
 - Cluster housing
 - Transitional Housing (not permitted in any zone)
- Modify Lot, Yard and Density standards to accommodate newly defined uses and allow for greater flexibility in development.
- Adjust height standards to match staff recommendations.
- Create standards for the following new use types:
 - Attached Housing – including duplexes, triplexes, quadplexes and single-family attached
 - Cluster Housing



- Modify Multi-family housing standards to increase flexibility and create a Clear and Objective review path. Multi-family design standards also apply to mixed use developments in commercial and Old Town districts.
- Modify Manufactured Home and MF Home Park standards to create a Clear and Objective review path.
- Create Undersized Residential Lots of Record (i.e. Historic Narrow Lots) standards to ensure existing narrow lots can be developed in a way that is compatible with surrounding uses.

Chapter 15 – Commercial District

- Modify to allow for second-floor residential development and ground-floor affordable housing development through a Type II review.

Chapter 17 – Old Town District

- Modify to allow for second-floor residential development through a Type II review.

Chapter 23 – Planned Unit Development

- Modify to provide additional clarification regarding public benefit expected in exchange for flexibility to development standards.
- Create standards allowing for Phased PUDs.

Chapter 30 – North Commercial District

- Modify to allow for second-floor residential development and ground-floor affordable housing development through a Type II review.

Title 11

Chapter 1 – Subdivision Administration, General Provisions

- Update existing definitions for consistency throughout Title 10 and 11 and with state definitions, where applicable.
- Consolidate Partitions and Subdivisions:
 - Minor Partition -> Partition
 - Major Partition -> Partition
 - Subdivisions -> no change

Chapter 2 – Partitioning Procedure

- Update drafting standards to match current practice and technology.
- Modify the review procedure (Type III to Type II) and standards to ensure it allows for a clear and objective path for development.
- Remove redundant code outlining review procedure already defined in FCC 10-1-1-6.

Chapter 3 – Subdivision Tentative Plan Procedure

- Update drafting standards to match current practice and technology.
- Modify the review procedure (Type III to Type II) and standards to ensure it allows for a clear and objective path for development.
- Remove redundant code outlining review procedure already defined in FCC 10-1-1-6.
- Create standards allowing for a phased subdivision.



Chapter 4 – Partition and Subdivision Final Plat

- Modify to create unified Final Plat standards for both Partitions and Subdivisions.
- Modify standards to ensure a clear and objective pathway for development.
- Update drafting and recording standards to match current practice and technology.

Chapter 5 – Platting and Mapping Standards

- Adjust lot and parcel standards to allow for new residential development types (i.e. duets and single-family attached).
- Remove the prohibition on “Key” and “Butt” lots.
- Create standards allowing for the development of flag lots.
- Remove redundant code outlining review procedure and standards defined elsewhere in the Florence City Code.

- - - END OF DOCUMENT - - -

