

Housing Code Update Project

City Council & Planning Commission
Work Session #2
August 19, 2019

Work Session Overview

1. Review Worksession #1 Accomplishments
 - a. Code Amendments
 - b. Research Direction to Staff
2. Discuss Remaining Topics & Staff Research
3. Next Steps—Worksession #3 and/or Initiation

An aerial photograph of a coastal town. In the foreground, a large, ornate bridge with two prominent towers and arches spans across a body of water. To the left, a marina is filled with numerous boats docked at piers. Further back, a residential area with houses and buildings is visible. In the background, a large ship or barge is docked at a pier. The sky is bright and clear, and the water reflects the sunlight.

Worksession #1

Code Amendments

Parking

Duplex--Use SFR
1 covered & 1 driveway,
p. 54

3 & 4 Plexes & Multi-
Retain existing criteria

Remove On-street
Provision, p. 60



<u>Duplex/Duet</u>	<u>1 space per unit</u>
<u>Tri-plex or Quad-plex Cluster Housing</u> Multiple-family dwelling (except senior citizen & student housing)	
— Studio & one bedroom units	1 space per unit
— Two-bedroom units	1 <u>.25</u> 1/2 spaces per unit
— Three-bedroom units or larger	≥ <u>1.5</u> spaces per unit

B. Parking for single-family dwellings, duplexes, tri-plexes, quad-plexes, and cluster housing may be provided on-street if the following criteria are met:

- a. An on-street parking space measuring at least (8) feet six (6) inches by twenty-two (22) feet is available along the lot frontage.
- b. The street meets the minimum width for local streets with parking available on both sides (greater than 34 feet curb to curb).
- c. On-street parking on arterials or collectors may not count towards the minimum parking requirement.
- d. A minimum of 1 long term bicycle space per unit meeting the requirements of FCC 10-3-10 is provided.
- e. The minimum required off-street parking spaces shall not fall below one (1) space per unit.

Parking



1. On-street—Remove provision, pp. 53 & 60
2. Duplex—Require two spaces using new SFR standards—one covered & one driveway, pp. 54 & 59
3. Triplexes, Quads & Multi—continue to use existing Multi-family standards, p. 54

Allowed Uses



A. Table 10-10-2-A. The following table indicates which uses are permitted in each residential zone.

<u>Uses</u>	<u>LDR</u>	<u>MDR</u>	<u>RMH</u>	<u>HDR</u>
<u>Single-family detached dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Accessory structure</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Single-family attached dwelling</u>	<u>N</u>	<u>SR</u>	<u>SR</u>	<u>P</u>
<u>Duplex/duet</u>	<u>SR</u> N	<u>P</u>	<u>P</u>	<u>P</u>
<u>Tri-plex</u>	<u>N</u>	<u>SR</u> C	<u>SR</u> C	<u>P</u>
<u>Quad-plex</u>	<u>N</u>	<u>SR</u> C	<u>SR</u> C	<u>P</u>
<u>Multi-family (5+ units)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>SR</u>
<u>Cluster housing</u>	<u>SR</u> N	<u>SR</u> C	<u>SR</u> C	<u>SR</u> P
<u>Temporary dwelling/RV – Medical hardship</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Manufactured home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>
<u>Manufactured home park/subdivision</u>	<u>N</u>	<u>C</u>	<u>SR</u>	<u>SR</u>
<u>Mobile home park</u>	<u>N</u>	<u>N</u>	<u>SR</u>	<u>SR</u>
<u>Residential Care Facility/Nursing Home</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>	<u>SR</u>
<u>Boarding house/dormitory</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>SR</u>
<u>Transitional housing</u>	<u>C</u> N	<u>C</u>	<u>C</u>	<u>C</u>
<u>Religious institution or parsonage</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

P=Permitted with Type I review, SR=Type II site review required, C=Type III conditional use review required and N=Not permitted

Allowed Uses



1. Low Density—No Duplex, Cluster or Transitional permitted, p. 96
2. Medium & Manufactured—Triplex, Quad, and Cluster Conditional Uses, p. 96
3. High Density—Cluster Type 1 process, p. 96
4. Religious Institutions—Add “housing”, p. 96

Lot, Yard & Development

1. Minimum Lot Dimensions—replace “Dimensions” with “width & depth”, p. 97
2. Minimum Lot Area—Add annotation that cluster to meet cluster criteria, p. 96
3. Building Height—Low & Medium Density, minimum 3/12 pitch, p. 99



An aerial photograph of a coastal town. In the foreground, a large, ornate bridge with two prominent towers and arches spans across a body of water. To the left, a marina is filled with numerous small boats docked at piers. Further back, a residential area with houses and buildings is visible. In the center-right of the water, two large industrial ships or barges are docked. The background shows a wide expanse of water and distant landmasses under a clear sky.

Worksession #1

Staff Research

Definitions

Hostel—Shared lodging, Less than 30 days

- a) Ownership
 - 1) Non-profit (ORS 446.310)
 - 2) Not Non-profit= “Travelers’ Accommodation” (hotel...)
- b) 4-20 people, book a bed
- c) No parking standards found

Definitions

Boarding House—Prearranged accommodations

- a) Typically a single family dwelling unit (house=single kitchen)
- b) Includes a range of one of the following:
 - 1) > two but < six rooms
 - 2) 3-20 unrelated people (3-8 & 4-20), not transients (Hotel)
- c) Meals or a single shared kitchen provided
- d) Parking: 1 space per room + 1 per 2 employees

Definitions

Dormitory—Prearranged accommodations

- a) Structure designed for long-term stay
- b) Students, government, non-profit
- c) Sleeping Rooms typically shared
- d) Common kitchen & gathering rooms
- e) Parking: No standards found

Definitions

Lot Line, Front—

Corner Lot: shortest street lot line is front

- Low Density: 20/10
- Medium: 20/5

3 of 5 had same, 1 had greater standards (20/20) 1 had blend (15/15 or 20/10)

Parking

Residential Care Facility—Assisted/Nursing

- Combination: accommodations & employees
 - 1 space per
 - 4 beds or accommodations
 - 2 patient beds or apartment unit
 - dwelling unit
 - Employee
- Senior Apartments: 1 space/unit

Density

- Minimum Lot Size is determinate (Newport)
- Establish sq. ft. for high density (Range=1250 (34)-2500 (17) (Newport)--
Old Town has this standard (2500 for ground floor unit))
- Gross instead of net (Bend)
- High Density standard only (Lincoln City)

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Discussion Topics

Research Topics

- Hostel
- Boarding
- Dormitory
- Corner Lot
- Residential Care Facility Parking
- Density

Research Topics-Parking

	<u>see FCC 10-3-8 for additional standards.</u>
<u>Duplex/Duet</u>	<u>1 space per unit</u>
<u>Tri-plex or Quad-plex Cluster Housing</u> Multiple-family dwelling (except senior citizen & student housing)	
— Studio & one bedroom units	1 space per unit
— Two-bedroom units	1.25 <u>1/2</u> spaces per unit
— Three-bedroom units or larger	<u>2 1.5</u> spaces per unit
Mobile home/ <u>Manufactured home</u> parks	2 spaces per each mobile home, plus 1 space per each 4 mobile homes
<u>Student housing (fraternities, sororities, & dormitories)</u>	1 space for each 2 students of capacity
Lodging: Motels, hotels (see also Bed and Breakfast Inns)	1 space per rental unit, hotels, etc. plus additional spaces as required for restaurants, gift shops, bars, public assembly rooms and other activities.
Bed and Breakfast Inns	1 space per Bedroom
<u>Boarding and rooming houses and dormitories.</u>	1 space per each 2 occupants at capacity.

Density-Recommended Discussion

	LDR	MDR	RMH	HDR
Minimum net density (units/acre)	4.5	7	7	12
Maximum average net density (units/acre)	7.5	12	12	25



Lot Size-Square Foot Minimums

Development Type	LDR	MDR	RMH	HDR
Single-family detached	7500	5000	5000	2000
Single-Family attached	n/a	3000	3000	2000
Duplex or Duet	7500	5000	5000	4000
Triplex	n/a	7500	7500	5000
Four-plex	n/a	10000	10000	5000
All other	7500	5000	5000	5000

Transient Housing

- Temporary Lodging-- Less than 30 days
 - Indoor
 - Lodging, meals, hygiene, laundry
 - Facility management plan and on-site mgr.
 - Outdoor
 - Vehicular-Autos, RVs, Temporary Structure-Tents
 - Sanitation facilities

Transient Housing

- Transitional– Up to 2 years
 - Facility Type:
 - Temporary Structure Facility (Yurts, huts...)
 - Tiny House/Park Model (on foundation)
 - Existing buildings
 - Restroom, shower, kitchen or meals, trash
 - Buffers: 100' adjacent residential & 20' ROW
 - Host, Rules of Conduct

Undersized Lots, p. 116

- Lots greater than 30' wide meet standards & if less than or equal to 30' wide:
 - Parking-Reduced to one space covered or uncovered
 - Height-1.2 times the width of the structure (need to add limitation of 35')
 - Setbacks—reduced to maximum of 3'
 - Coverage—50% building & 75% impervious

An aerial photograph of a coastal town. In the foreground, a large steel arch bridge with two prominent towers spans across a body of water. To the left, a marina is filled with numerous boats docked at piers. Further back, a residential area with houses and buildings is visible. In the middle ground, several large construction barges and cranes are positioned in the water. The background shows a wide expanse of water and distant landmasses under a clear sky. A semi-transparent dark blue rectangle is overlaid on the upper portion of the image, containing the text 'Next Steps' in white.

Next Steps

Staff Comments

- State definitions-cottage cluster, townhouse
- Professional Office Minimum Lot Size
- Neighborhood Cohesion & Preservation
 - Design--as requiring trim, roof pitch, materials etc.
- Comp Plan—Identify policy conflicts
- Codification—Identify code conflicts

Project Schedule

Housing Code Update
December 2018 - Fall 2019

CEDC Recommendation: June 20

↳ Work Session #1

↳ **Work Session #2 – Present**

↳ Work Session #3 and/or (NLT Sept. 4th)

↳ Initiation September 10th, 16th or 24th

↳ Hearing & Adoption:
Joint: Oct. 21st or Nov. 4th
PC: Oct. 22nd or Nov. 12th

Decision Points

- Worksession #3
 - **Yes**, look at final draft code or complete unfinished business or both
 - Joint or Solo--Identify when (NLT Aug. 27th if PC 9/10 initiation, Sept. 4th if joint initiation on 16th)
 - **No**, Good with the direction to staff and anticipated codification. Proceed with Initiation Hearing
- Initiation-Can be either party.
 - **Joint**—September Monday 16th or Tuesday 24th
 - **Solo**—Which decision body—CC-Sept. 16th or PC-10th or 24th

Decision Points

Hearings & Adoptions

– **Joint**

- Oct. 21st (9/10 initiation)
- Nov. 4th or 18th (9/16 or later initiation)

– **Solo**

- PC – Oct. 22nd (9/10 initiation) Nov. 12th (later)

Next

- CC – Nov. 18th (Oct. 22nd PC hearing)
Dec. 4th (Nov. 12th PC Hearing)

Code Effective 30 days after final hearing: Nov. 22nd, Dec. 5, 19th or Jan. 5th

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Conclusionary Comments

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Density Slides

Density Examples



Park Village

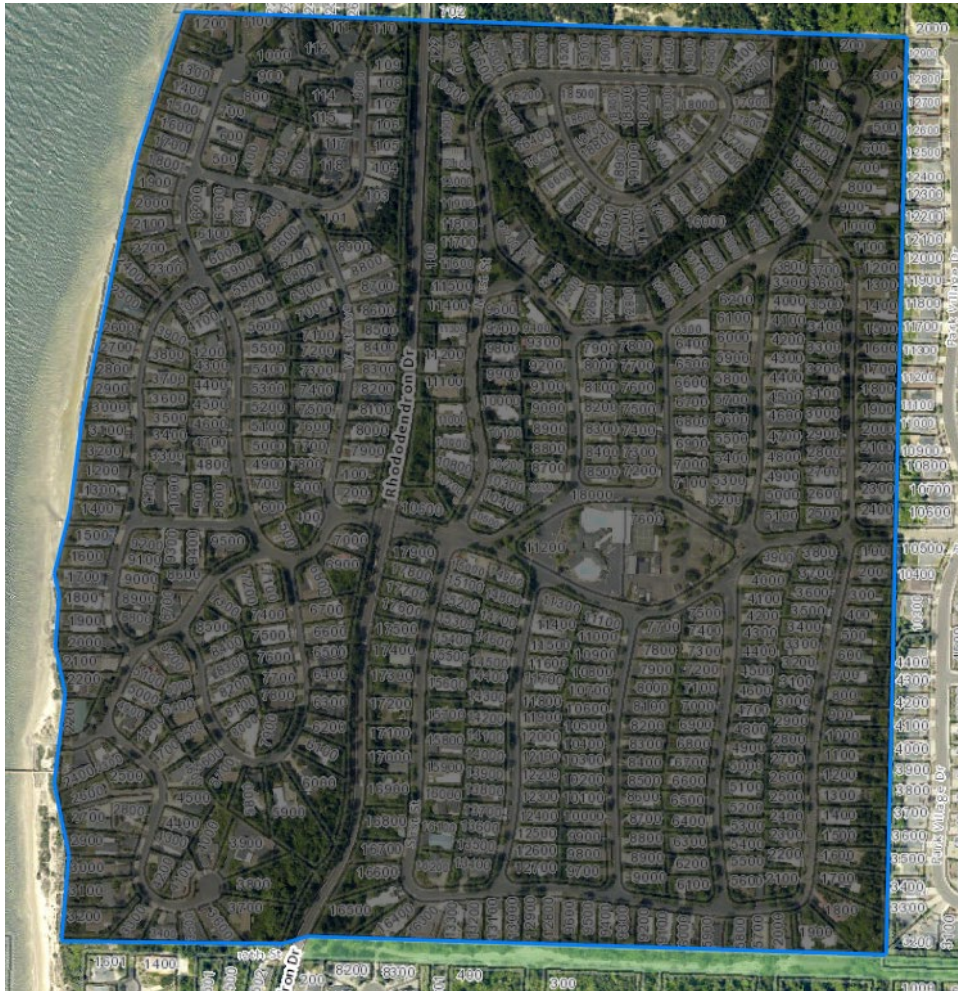
- 31.8 acres - Total
- 6.05 acres - Open Space
- ~15% public improvements

106/21.89 =

4.84 lots/acre

Lots are \approx 0.17 acres
7400 sq. ft.

Density Examples



Greentrees Village

- 137.8 Total/Gross acres
- ~15% Open Space (streets, rec, buffer, os)
- 567 lots

$$567/110.81 =$$

5.12 lots/acre

Lots are \approx 0.15 acres
6500 sq. ft.

Density Examples



Fairway Estates

- 12.21 acres – Total/Gross
- 2.04 acres - Open Space (streets, rec., os)
- 10.17 Net acres
- 40 Lots

$$40/10.17 =$$

3.93 lots/acre

Lots are \approx 0.20 acres
9000 sq. ft.