

AGENDA ITEM # 5

MAY 10, 2011

WORK SESSION: Residential Code Update

Focus on Mainstreet West (west of Highway 101 and south of 10th Street)



City of Florence
Community Development Department

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MEMORANDUM

TO: Florence Planning Commission
FROM: Melissa Anderson, Associate Planner
DATE: May 4, 2011 (*meeting date 5/10/11*)
RE: **Work-session on Residential Code Update:
Focus on Mainstreet West (west of Highway 101 and south of 10th Street)**

PROPOSAL:

At the last housing code work-session on April 12, 2011, the Commission directed staff to return on May 10th to discuss housing related code amendments on a geographic area basis; the Commission decided it would be more productive to evaluate the various code changes within the context of separate geographic sections of the City.

As directed, staff has prepared a summary table of code regulations within different zones, as well as maps to focus on one section of the City at a time. One map is a current zoning map and the other map is an aerial photo (which was taken in 2008).

In order to prepare for the work-session on May 10th. Staff suggests the Commission begin by getting to know the study area, which is bounded by Highway 101, 10th Street and the Siuslaw River. Clipboards are provided with the maps for taking notes while out in the field. The Commission could think about which code changes that are identified in the *Housing Needs Assessment* (pages 37-40) are appropriate for application within study area #1. At the work-session, the discussion will be framed around each possible code amendment and whether they are appropriate within the various zoning districts of the study area.

ATTACHMENTS:

- Summary Table of Standards and Use within Zones
- Zoning and Aerial Map of Study Area #1

Standards & Uses	RR Restricted Residential	RS Single Family Residential	RM Multifamily Residential^{2,3}	Mainstreet Area A & B⁴	Old Town Area A⁵	Professional Office⁵
Minimum Lot Size	50' x 80' new subdiv. 80' x 85'	50' x 80' new subdiv. Width 65'	50' x 80' new subdiv. 65' x 80'	Width 25'	Width 25'	Width 100'
Minimum Lot Area	9,000 s.f.	6,000 s.f. new subdiv. 6,500 s.f.	6,000 s.f. new subdiv. 6,500 s.f.	2,500 s.f.	1,500 s.f.	15,000 s.f.
Maximum Lot Coverage	35% & 65%	35% & 65%	sfd 35% & 75% mfd 50% & 75%	DRB may allow up to 90%	DRB may allow up to 90%	
Minimum Setbacks¹: Front Yard	20'	20'	sfd /duplex 20' mfd 5'	Area A: 0' to 10' max. Area B: sfd 20' mfd 5' non-res. 0'-10'	0' to 10' max.	20'
Side Yard	10'	5'	sfd /duplex 5' mfd 5'	Area A: 0' Area B: sfd 5' mfd 5' non-res. 0'	0'	0' or 15' if abutting residential district
Accessory Side Yard	5'	5'	sfd /duplex 5' mfd 5'	Area A: 0' Area B: sfd 5' mfd 5' non-res. 0'	0'	0' or 15' if abutting residential district
Rear Yard	10'	10'	sfd /duplex 10' mfd 5'	Area A: 0' Area B: sfd 5' mfd 5' non-res. 0'	0'	0' or 15' if abutting residential district

Standards & Uses	RR Restricted Residential	RS Single Family Residential	RM Multifamily Residential^{2,3}	Mainstreet Area A & B⁴	Old Town Area A⁵	Professional Office⁵
Accessory Rear Yard	5'	5'	sfd /duplex 5' mfd 5'	Area A: 0' Area B: sfd 5' mfd 5' non-res. 0'	0'	0' or 15' if abutting residential district
Maximum Height	28'	28'	28'	Area A & B: non-residential minimum 20' maximum 38'-50' w/DRB approval Area B: sfd & mfd 28'	2 stories @ 30'	28'
Maximum Accessory Height	15'	15'	15'	sfd & mfd 15'	2 stories @ 30'	28'
Parking	On-site 2 spaces 19'x9.5'	On-site 2 spaces 19'x9.5'	On-site See FCC 10-3 parking ratios	Area A & B: Non-residential Off- or On-site See FCC 10-3 parking ratios Area B: sfd 2 on-site mfd on-site, see FCC 10-3 parking ratios	Non-residential Off- or On-site See FCC 10-3 parking ratios	On-site See FCC 10-3 parking ratios
Single-family Dwellings-<i>Detached</i>	Permitted	Permitted	Conditional	Conditional	Not Allowed w/o Commercial	Not Allowed
Single-family Dwellings-<i>Attached</i>	Not Allowed	Not Allowed	Not Allowed	Area A Conditional (0' side yard) Area B Not Allowed (5' side yard)	Not Allowed w/o Commercial	Not Allowed
Duplexes	Not Allowed	Conditional	Permitted	Not Allowed	Not Allowed w/o Commercial	Not Allowed

Standards & Uses	RR Restricted Residential	RS Single Family Residential	RM Multifamily Residential^{2,3}	Mainstreet Area A & B⁴	Old Town Area A⁵	Professional Office⁵
Mobile Home/Manu- factured Home-Medical Hardship	Conditional	Conditional	Conditional	Not Allowed	Not Allowed	Not Allowed
Mobile Home/Manu- factured Home Subdivisions	Not Allowed	Conditional	Conditional	Not Allowed	Not Allowed	Not Allowed
Mobile Home/Manu- factured Home Park	Not Allowed	Not Allowed	Conditional	Not Allowed	Not Allowed	Not Allowed
Accessory Residential Unit	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Permitted	Permitted ⁵
Mixed-Use: Commercial and Residential	Not Allowed	Not Allowed	Not Allowed	Conditional	Permitted above Commercial Conditional on first floor	Permitted
Planned Unit Development	Permitted	Permitted	Permitted	Permitted	Not Allowed	Residential PUD Permitted (sub- area 2); minimum: 5 units/acre and 1 acre min.
Multi-family Dwelling	Permitted	Permitted	Permitted	Conditional	Allowed only with Commercial: Permitted above Commercial Conditional on first floor	Permitted (except sub-area 2)

¹ The required front and side yards shall not be used for clotheslines, incinerators, storage of trailers, boats and recreational vehicles or of any materials, nor shall said yards be used for the regular or constant parking of automobiles or other vehicles.

² For single-family and duplex dwellings, front, side and rear yard regulations shall be the same as those in the Single-Family Residential District.

³ When a multiple use adjoins a single-family use, the multiple use shall be set back from all lot lines one additional foot for each foot of height over twenty eight feet (28'), except that the required setback shall not exceed twenty feet (20') from any lot line. The minimum separation between multiple-family buildings shall be thirty feet (30') unless the buildings are arranged end to end. In such a case, there shall be at least a ten foot (10') separation and no doorway or entry may open into the space between the buildings.

⁴ Residential units allowed conditionally, provided that the front 25' of the ground floor, and not more than 50% of the ground floor facing a principal commercial street. If access to the dwelling unit(s) is from the principal commercial street, it shall be a separate entrance not more than 6' wide or as required by ADA.

⁵ Accessory residential units permitted, provided that a dwelling does not occupy the front 25' of the building's ground floor facing the principal commercial street, except that one 6' wide entrance to the residential uses may be allowed off the principal commercial street at the ground floor.

City of Florence

Area 1 - (Mainstreet West)

May 4, 2011

