

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 16, 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 (e.g. “Cluster Housing”) and related terminology (e.g. “Affordable Housing”)

Chapter 3 – Off-Street Parking and Loading

- Add or revise parking standards for new and existing use types including:
 - Duplex/Duet – 1 space per unit
 - Triplex/Quadplex, Cluster Housing, and Multi-Family:
 - One-bedroom: 1 space per unit
 - Two-bedroom: 1.25 spaces per unit
 - Three-or-more-bedroom: 1.5 spaces per unit
 - Residential Care Facility/Nursing Home (6+ people) - 1 space per 4 beds
- Allow for one uncovered driveway space for single-family dwellings and duplexes.
- Create an on-street credit for meeting parking standards for single-family, duplex, tri-plex, quad-plex, and cluster housing. The number of on-site spaces will not fall below 1 per unit.
 - 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 (with provisions in 10-10 to ensure it's located on the side or rear of a lot).

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 five residential-only 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
 - Coast Village District – 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
 - Residential Care Facility/Nursing Home – redefined to 6 or more people to align with ORS 443
 - Residential Care Home/Adult Foster Care – redefined to 5 or fewer people to align with ORS 443
 - Boarding house/dormitory
 - New uses:
 - Tri-plex
 - Four-plex or Quad-plex
 - Cluster housing
 - Transitional Housing (not currently 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.
- Provide a fee-in-lieu option to meet open space/recreation requirements for projects located with ¼ mile an existing underdeveloped park.
- 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.



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- 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.

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