

2019 Residential Housing Code Updates



City of Florence
A City in Motion

ABOUT THE PROJECT

In 2019, the City updated zoning code amendments to support development of needed housing. Florence’s residential zoning and land division codes were more than 35 years old before the update project and reflected development patterns and housing styles of that time period. One of the main challenges that was addressed in this project was that they prevented the construction of affordable “missing middle” housing types, such as townhomes, duplexes, cottage clusters, and multi-family developments with three or more units. The City of Florence renamed the three main residential zone to reflect more standardized names throughout the residential development industry, allowing for developers outside of the community to understand our zoning codes easier.

For more information on Florence’s Zoning: <https://www.ci.florence.or.us/planning/city-florence-zoning-and-subdivision-code>

LOW DENSITY RESIDENTIAL (LDR) ZONE

Building Lot Coverage Total: 50%

Maximum Total Lot Coverage: 75%

Outright Permitted Uses:

Single Family Detached Dwelling

Accessory Structures

Accessory Dwelling Units (ADU)

Manufactured Homes

Conditional Uses:

Medical Hardship Temporary Dwellings

Religious Institution Housing

MEDIUM DENSITY RESIDENTIAL (LDR) ZONE

Building Lot Coverage Total: 50%

Maximum Total Lot Coverage: 75%

Outright Permitted Uses:

Single Family Detached Dwelling

Accessory Structures

Accessory Dwelling Units (ADU)

Manufactured Homes

Duplexes (One Lot, typically renter-occupied)

Duets (Two Lots, typically owner-occupied)

Conditional Uses:

Medical Hardship Temporary Dwellings

Religious Institution Housing

Triplex

Quadplex

Cottage Cluster Housing

Manufactured Home Park

HIGH DENSITY RESIDENTIAL (LDR) ZONE

Building Lot Coverage Total: 75%

Maximum Total Lot Coverage: 85%

Outright Permitted Uses:

Single Family Attached Dwellings	Accessory Structures
Accessory Dwelling Units (ADU)	Manufactured Homes
Duplexes (One Lot, typically renter-occupied)	Duets (Two Lots, typically owner-occupied)
Triplexes	Quadplexes
Apartment Complexes	Cottage Cluster Housing

Conditional Uses:

Single Family Detached Dwelling	Medical Hardship Temporary Dwellings
Manufactured Home	Religious Institution Housing
Boarding Home / Dormitory	

PARKING MINIMUM REQUIREMENTS:

ATTACHED / DETACHED SINGLE-FAMILY, DUPLEXES & DUETS: Parking allowed in driveways for Parking Minimum, Two required parking spaces per unit, at least one space must still be covered (either in a Garage or Carport)

TRIPLEXES, QUADPLEXES, AND CLUSTER HOUSING: Parking can be covered or uncovered, required parking depends on bedroom count: Studio/ 1 Bedroom: 1 Space per Dwelling Unit, 2 Bedroom: 1.5 Spaces per Dwelling Unit, 3 Bedroom: 2 Spaces per Dwelling Unit

MINIMUM LOT SIZE:

Development Type	LDR	MDR	HDR
Single Family Detached	7,500 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
Single Family Attached	n/a	3,000 sq. ft.	2,000 sq. ft.
Duplex / Duet	n/a	5,000 sq. ft.	4,000 sq. ft.
Triplex	n/a	7,500 sq. ft.	5,000 sq. ft.
Fourplex	n/a	10,000 sq. ft.	5,000 sq. ft.
All Other Development Types	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.

The Community Development Department is ready to answer your questions!

Find more info on the City's website (ci.florence.or.us), at Florence City Hall, and in Florence City Code Chapter 10-10.

Questions? Contact the Community Development office by Email: PlanningDepartment@ci.florence.or.us