

**CITY COUNCIL FINDINGS
FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT**

Public Hearing Date: November 18, 2019

File: CC 19 03 TA 01

I. PROPOSAL DESCRIPTION

The proposal amends the Florence City Code (FCC) and elements of the Florence Realization 2020 Comprehensive Plan by revising standards related to housing to support further housing development in line with the City's needs and goals, by expanding residential development opportunities and removing barriers to development. The code amendments generally expand permitted residential uses across zones to expand the mix and density of housing, while removing or amending development standards for those housing types, to provide or enhance a clear and objective approval for residential projects.

The City's 2017 Housing Needs Analysis (HNA) identified a need for more housing to serve all income levels, with greater variety of options beyond traditional single-family detached homes, including townhouses and apartments. The proposed code amendments will help to implement the HNA and Comprehensive Plan goals related to housing, consistent with state law that requires a "clear and objective" review path for all types of housing¹ that does not cause "unreasonable cost or delay" to increase the feasibility and certainty surrounding residential development. (ORS 197.307)

The overarching goal for the code amendments is to remove regulatory barriers to the development of a wide variety of housing types in compliance with both the letter and the spirit of Oregon's clear and objective requirements, to better meet the City's identified needs for housing. The proposed changes to Florence City Code Titles 10 and 11, Florence Realization 2020 Comprehensive Plan and the Florence Zoning Map legend are summarized as follows:

- 1. Revise comprehensive plan residential designations and references.** Changes in Chapter 2 adjust descriptions of residential plan designations to address desired housing types and densities within each designation, and identify the implementing zoning district. Supporting changes throughout Chapter 2 revise references to the residential designations and encompass the expanded range of housing types.
- 2. Rename and consolidate zoning districts.** Changes to FCC 10-10 will rename

¹ State law requires clear and objective standards for all "needed housing," which implies a certain subset of residential development, however, recent changes to the definition of "needed housing" expand the term to cover all residential development in residential, commercial and mixed-use zones. (ORS 197.303)

existing districts and consolidate standards for all residential zoning districts into one chapter, allowing deleting of FCC 10-11, 10-12, and 10-13. The Florence Zoning Map legend is amended to reflect the renamed zoning districts.

3. **Expand the allowed housing types in residential and mixed-use zones.** New housing types and more housing types across all residential zones are proposed in FCC Table 10-10-2-A. Additional residential opportunities are proposed in the Commercial, Highway, Old Town, and North Commercial zones in FCC 10-15, 10-16, 10-17 and 10-30.
4. **Implement new density range for high density residential areas.** A minimum density of 12 and maximum of 25 units per acre is proposed for the HDR (formerly RM) zone; there were previously no explicit density standards.
5. **Align dimensional and design standards with desired housing types.** Proposed FCC 10-10 revises dimensional standards refined by zone and housing type, see FCC Tables 10-10-4-A, B, C, and D, along with new design standards specific to residential types in FCC 10-10-6 through 10-10-11.
6. **Update subdivision and PUD standards.** Revisions to FCC 10-23 and Title 11 add options for phased development of PUDs and subdivisions, and permit Type II review of subdivision and partition tentative plan applications.
7. **Simplify site review requirements for residential projects.** Changes to FCC 10-6 introduce a Type II review path for residential projects and revisions to applicable review criteria to provide a clear and objective review option for residential development.
8. **Clarify parking requirements.** Changes to FCC 10-3 implements parking minimums for all new residential uses consistent with existing standards and reduces the number of covered parking spaces for single family, duplex and duet housing; no reductions to minimum parking spaces are proposed.
9. **Related changes.** FCC 10-2-13 (new residential terms and delete or revise existing terms), FCC 10-4 (RV occupancies at places of worship, construction sites and for medical hardship), and FCC 10-5 (new Type II adjustment review option).

II. NOTICE AND REFERRALS

1. Notice:

The notice of a public hearing was published in the Siuslaw News on November 2 and November 6, 2019, as required by state law and the Florence City Code.

Notice of the proposed City Code Amendments was sent to the Department of Land, Conservation and Development (DLCD) on October 14, 2019, not less than 35 days prior to the proposed first evidentiary hearing of November 18, 2019, as required by State law and the Florence City Code.

Notice was also sent to property owners potentially affected by the implementation of a new maximum density standard in the High Density Residential zone and properties plan designated High Density on October 29, 2019, as required by State law and the Florence City Code.

III. APPLICABLE CRITERIA

- 1. Florence City Code (FCC) Title 10: Zoning Regulations**
 - Chapter 1: Zoning Administration, Section 10-1-3 Amendments and Changes, Section C Legislative Changes
 - Chapter 1: Zoning Administration, Section 10-1-6-4 Type IV Procedure (Legislative)

- 2. Florence Realization 2020 Comprehensive Plan**
 - Plan Adoption, Amendments, Review and Implementation
 - Chapter 1 Citizen Involvement
 - Chapter 2 Land Use
 - Chapter 8 Parks, Recreation and Open Space
 - Chapter 10 Housing Opportunities
 - Chapter 11 Utilities and Facilities
 - Chapter 12 Transportation
 - Chapter 13 Energy Facilities and Conservation

- 3. Oregon Land Use Planning Goals**
 - Goal 10 Housing

- 4. Oregon Revised Statutes (ORS)**
 - ORS 197.303
 - ORS 197.307
 - ORS 197.480
 - ORS 197.485(1)
 - ORS 197.610(1) – (6)
 - ORS 227.186

- 5. Oregon Administrative Rules (OAR)**
 - OAR 660-008-0015
 - OAR 660-012-0060
 - OAR 660-018-0020
 - OAR 660-015-000

IV. FINDINGS

Florence City Code (FCC)

Title 10 Zoning Regulations, Chapter 1 Zoning Administration

FCC 10-1-3 Amendments and Changes,

- A. **Purpose: As the Comprehensive Plan for the City is periodically reviewed and revised, there will be a need for changes of the zoning district boundaries and the various regulations of this Title. Such changes or amendments shall be made in accordance with the procedures in this Section.**

Section C Legislative Changes

1. **Initiation: A legislative change in zoning district boundaries, in the text of this Title, Title 11 or in the Comprehensive Plan may be initiated by resolution of the Planning Commission or by a request of the Council to the Planning Commission that proposes changes be considered by the Commission and its recommendation returned to the Council.**

Finding: This legislative change was initiated by a resolution of the Florence Planning Commission, Resolution PC 19 19 TA 01, adopted by the Planning Commission on October 8, 2019. The resolution noted work by itself and the City Council to update the city zoning code to implement the Florence Realization 2020 Comprehensive Plan and City Work Plans to address housing needs.

2. **Notice and Public Hearing: Such notice and hearing as prescribed by state law and the Comprehensive Plan then in effect.**

Finding: Notification of the combined Planning Commission and City Council public hearing for this application was published in the Siuslaw News on November 2 and November 6, 2019. The notification procedures meet the requirements of Florence City Code, the policies of the Florence Realization 2020 Comprehensive Plan, and state law.

Realization 2020, Florence Comprehensive Plan

Plan Adoption, Amendments, Review and Implementation

Adoption of the Plan represents a commitment by the City to attempt the achievement of what the Plan proposes and is considered by other governmental units, the courts and the public to be a statement of policy. City ordinances covering development and land use must be consistent with the intent of the Plan. Federal, State, County and Special District land use actions must also be consistent with the Plan. (pp. 2-3)

Finding: The proposed amendments to the City comprehensive plan and devel-

opment code refine the Plan proposals and better support residential development consistent with the Plan and the adopted Housing Needs Analysis (2018). The proposed Plan and code amendments are internally consistent. The applicable Plan policies for the proposed amendments are addressed in the policies that follow. These findings are incorporated herein.

Chapter 1: Citizen Involvement

Citizen Involvement Goal: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Policies

- 2. A Citizen Advisory Committee, appointed by the City Council, shall serve in an advisory capacity to the Florence Planning Commission to assure the broadest input during periodic review and post acknowledgment Plan and zoning amendments. [§EP](pg. I-1)**

Finding: This policy is met. The City Council appointed the Housing and Economic Advisory Committee to advise on development of the previous Comprehensive Plan amendment in 2018, including a revised Housing Needs Analysis, and they directed the Community & Economic Development Committee (CEDC) work on the proposed Plan and zoning amendments proposed herein. The CEDC met three times during the development of the proposed amendments.

- 3. The City Council shall ensure that a cross-section of Florence citizens is involved in the planning process, primarily through their appointments to the Planning Commission, Design Review Board, Citizen Advisory Committee and other special committees. [§EP](pg. I-1)**

Finding: This policy is met. The City Council appointed a cross-section of Florence citizens to serve on the CEDC, including representatives of the banking, development, education, utility provider, health, young adult, and retirement communities.

- 4. Official City meeting shall be well publicized and held at regular times. Agendas will provide the opportunity for citizen comment. (pg. I-1)**

Finding: This policy is met. The proposed code amendments are consistent with this policy because the notice of the public hearing was noticed in the newspaper prior to public hearing before the Planning Commission and City Council, as required by state law. Notice was published in the Siuslaw News on November 2 and 6, 2019. Staff also updated the City's website to state when City meetings are scheduled. Materials for City Council meetings are posted on the website prior to the meeting. The

agendas are also posted in City Hall.

- 5. Records of all meetings where official action is taken shall be kept at City Hall and made available on request to the public. (pg. I-1)**

Finding: The proposal for these actions is consistent with this policy because minutes of all meetings are kept at City Hall, posted on the City's website, and made available on request to the public.

- 6. Planning documents and background data shall be available to interested citizens. (pg. I-1)**

Finding: The proposal for these actions is consistent with this policy because the Resolution, Ordinance, Findings of Fact, staff report and proposed amendments were available prior to the public hearing. The documents were available to view at the Planning Department or online on the City's website.

Chapter 2: Land Use Policies

- 3. The quality of residential, commercial and industrial areas within the City shall be assured through the enforcement of City zoning, design review, applicable conditions of development approval, parking and sign ordinances, and the enforcement of building, fire, plumbing and electrical codes. (pg. II-1)**

Finding: The proposal for these actions is consistent with this policy because the proposed code standards:

- Include zoning standards addressing quality of residential development, including new development standards for attached housing (FCC 10-10-7), cluster housing (FCC 10-10-8), multifamily dwellings (10-10-9) and revisions to individual manufactured home (FCC 10-10-10) and manufactured home park (FCC 10-10-11) standards.
- Require design review of more intensive forms of residential development beyond single-family detached and duplex dwellings, through a Type II design review process (FCC 10-6-3-B).
- Continue to enforce parking standards in FCC 10-3.

- 7. The City shall determine estimated additional usage and the impacts of proposed development upon maximum capability for sewer, water and stormwater systems. This information is to be included in subdivision and design review staff reports. (pg. II-2)**

Finding: The proposal for these actions is consistent with this policy because subdivision and design review applications must address infrastructure in the following criteria:

- Proposed design review criteria FCC 10-6-5-2-K for residential development requires public facilities and infrastructure to meet standards set forth in FCC 10-36 Public Facilities.
- Subdivision tentative plan review criteria FCC 11-3-4-C requires that adequate public facilities be available to serve proposed subdivision and FCC 11-5-3 requires all utilities to comply with applicable development standards in FCC 10-36 Public Facilities.
- Public facility criteria FCC 10-36-4-A and -B requires new development to address sanitary sewers, water and stormwater systems based on plans approved by the City that are consistent with applicable construction specifications and the Wastewater Master Plan, Water System Master Plan and Stormwater Master Plan, as well as FCC Title 9, Chapters 2, 3 and 5.

Residential

Policies

1. **The City shall encourage the use of residential planned unit development subdivisions and may trade off some conventional zoning requirements and density limitations in order to achieve:**
 - **high quality, innovative residential lot and building design,** [L] [SEP]
 - **incorporation of unique land forms into the final subdivision design,** [L] [SEP]
 - **significant open space,** [L] [SEP]
 - **on-site amenities reflecting the value for both active and passive recreational facilities,** [L] [SEP]
 - **natural resource protection, where identified as part of a preliminary site investigation report,** [L] [SEP]
 - **a mix of dwelling unit types and densities, and a mix of residential, commercial, [L] [SEP] and recreational uses, where appropriate.** [L] [SEP](pg. II-4)

Finding: The proposal for these actions is consistent with this policy because PUD standards in FCC 10-23 make the PUD process more flexible by adding phasing provisions (FCC 10-23-15), outlines expectations for enhanced public benefits through a PUD (FCC 10-23-5-H), promote mix of unit types and densities (FCC 10-23-5-G), and enhance standards for required active and passive recreational facilities while maintaining existing 20% open space requirement (FCC 10-23-5-E).

2. **The City shall initiate an evaluation of its residential ordinances following adoption and acknowledgment of this Plan with respect to increasing residential densities through the use of smaller lot sizes, encouraging cluster developments, and providing developers with density bonus options based on public benefit criteria.** [L] [SEP](pg. II-4)

Finding: The proposal for these actions is consistent with this policy be-

cause it adopts smaller lot sizes in all residential zones (FCC Table 10-10-4-B), including smaller lot sizes in the HDR zone as small as 2,000 square feet relative to current 5,000 square foot standard. Proposed code also permits cluster housing in the MDR, RMH, and HDR zones with implementing standards (FCC Table 10-10-2-A and 10-10-8) and allows higher densities relative to base zones through the PUD process provided public benefits such as high quality design, additional open space, variety of residential types, and mix of uses are provided (FCC 10-23-5-H).

3. **Where conventional subdivision techniques are employed for a residential development, no more than the base level of density under the applicable zoning district shall be considered available.** [L] [SEP] (pg. II-4)

Finding: The proposal for these actions is consistent with this policy because the subdivision standards require compliance with the base zone density standards, including minimum lot sizes (FCC 11-3-4-B).

5. **Residential developers shall, in order to obtain planned unit development approval, to provide recreational area as a percentage of the required open space consistent with the amount indicated in Florence City Code. The recreation area shall satisfy one or more recreational needs identified in the latest Florence Parks and Recreation Master Plan.** [L] [SEP] (pg. II-4)

Finding: The proposal for these actions is consistent with this policy because the PUD standards continue to require 20% open space dedication with PUDs (FCC 10-23-5-E). Proposed revisions add greater clarity about how open space facilities must facilitate active or passive recreation activities. The proposal also allows a fee-in-lieu option for up to half of the required open space dedication, with fees being used to improve unimproved parkland planned for development consistent with the Florence Parks and Recreation Master Plan.

6. **New multi-family developments with four or more dwelling units on a single lot shall contribute recreation area appropriate to the needs of intended occupants as determined in the standards set out in the Florence Parks and Recreation Master Plan and Florence City Code.** (pg. II-5) [L] [SEP]

Finding: The proposal for these actions is consistent with this policy because residential developments with four or more units are required to provide open space. Multifamily standards in residential zones require a minimum of 100 square feet of open space per unit (FCC 10-10-9-B-3), and other types of residential development with four or more units also require open space including townhouses in FCC 10-10-7-C-3 and cluster housing in 10-10-8-C-4. Residential development with four or more units in other zones is also required to provide 100 square feet of open space

per unit in the Commercial zone (FCC 10-15-5-H), Highway zone (FCC-10-16-7-N), Old Town zone (FCC 10-17B-3-E and 10-17C-3-E), and North Commercial zone (FCC 10-30-5-N).

7. **Residential development shall be discouraged in areas where such development would constitute a threat to the public health and welfare, or create excessive public expense. The City continues to support mixed use development when care is taken such that residential living areas are located, to the greatest extent possible, away from areas subject to high concentrations of vehicular traffic, noise, odors, glare, or natural hazards.** [SEP](pg. II-5)[SEP]

Finding: The proposal for these actions is consistent with this policy because residential uses in Commercial and Old Town districts are shielded away from areas with high traffic, noise or other nuisance levels. Residential uses in the Commercial zone (FCC 10-15), Highway zone (FCC-10-16), Old Town zone (FCC 10-17), and North Commercial zone (FCC 10-30) are required to be set back 25 feet from the street.

9. **The use of upper levels of commercial structures for residential living shall be encouraged where such a mix will add to the overall vitality of the immediate area.** [SEP](pg. II-5)[SEP]

Finding: The proposal for these actions is consistent with this policy because upper story residential uses are permitted in the Commercial zone (FCC 10-15), Highway zone (FCC-10-16), Old Town zone (FCC 10-17), and North Commercial zone (FCC 10-30). While these uses were already permitted conditionally, the proposed revisions make upper story residential uses permitted in the Old Town, Mainstreet, Commercial, Highway and North Commercial zones subject to a Type II site design review (FCC 10-6-3-B-1).

- 8.2 **An adequate supply and mix of housing types (single family, duplex, multiple family) shall be maintained throughout the 20-year planning period for all projected ages and income levels.** [SEP](pg. II-5)[SEP]

Finding: The proposal for these actions is consistent with this policy because it provides for housing types identified in the 2017 Housing Needs Analysis (HNA). The HNA identified a need for single-family detached homes, manufactured housing units, townhomes/duplexes, multifamily housing units and special needs housing units. The proposed code amendments support this full range of housing types, in addition to triplexes, quadplexes, and cluster housing, across existing zoning districts (FCC Table 10-10-2-A). While there are no proposed changes to the mapped designations or the extent of the district, the proposed change support greater flexibility to build more variety of units across more of the existing

² Sic; duplicative numbering is used in this policy section.

zones.

- 9.2 **The City shall permit a manufactured home to be located in any residential area in accordance with Oregon law, the provisions of the City's zoning code and applicable building and specialty codes.**

(pg. II-5)

Finding: The proposal for these actions is consistent with this policy because individual manufactured homes are permitted under the same terms as single-family detached homes in all residential zones, permitted outright in the LDR, MDR and RMH zones and conditionally in the HDR zone (FCC Table 10-10-2-A). Manufactured homes outside of manufactured home parks are subject to standards in FCC 10-10-10, which regulates homes consistent with standards in ORS 197.307(8).

10. **Single family residential uses (including manufactured homes) shall be located in low and medium density residential areas, and shall be discouraged from high density residential areas to protect that land for the intended uses.**

(pg. II-5)

Finding: The proposal for these actions is consistent with this policy because single-family residential uses and manufactured homes are permitted outright in the LDR, MDR and RMH zones, but require conditional review in the HDR zone (FCC Table 10-10-2-A). Further, all residential uses including single-family uses in the HDR zone will be required to meet a minimum density standard of 12 units per acre (FCC 10-10-4-E), ensuring higher density projects that implement the purpose of the high density residential areas.

Residential Plan Designation Categories and Background

Low Density Residential: The Low Density Residential designation is intended for areas where existing lot sizes are in the neighborhood of 9,000 square feet or larger and newly platted lots are 7,500 sq. ft., and for areas where environmental constraints preclude smaller lots. The corresponding zoning district is **Restricted Low Density Residential**. This designation provides primarily for single family homes and for manufactured homes meeting certain minimum standards. (pg. II-7)

Finding: The proposal for these actions is consistent with this portion of the comprehensive plan because the proposed revisions establishes the direction for low density residential designation that is then implemented by the proposed LDR zone standards (FCC 10-10) including corresponding minimum lot sizes and use standards.

Medium Density Residential: The Medium Density Residential designation is intended for areas where existing lot sizes are in the neighborhood of 5,000 – 6,500 square feet, and 10,000-3,000 square feet, depending on the development

type (Quadplex and single family attached, respectively), for the majority of developable land remaining in the City, as well as urbanizable lands east of Highway 101. The corresponding zoning district is ~~Single-Family Residential Medium Density~~. Single family homes, ~~and~~ manufactured homes meeting certain minimum standards, ~~and duplexes~~ are allowed. ~~Tri and quad-plexes, and cluster housing~~ Duplexes are allowed with a conditional use. (pg. II-7)^{[1][2][3]}_[SEP]

Finding: The proposal for these actions is consistent with this portion of the comprehensive plan because the proposed revisions establishes the direction for medium density residential designation that is then implemented by the proposed MDR zone standards (FCC 10-10) including corresponding minimum lot sizes and use standards.

High Density Residential: The High Density Residential designation is intended for areas which are already developed as multi-family uses, and for development and redevelopment of areas close to parks, schools and shopping. Existing lot sizes are, ~~or would be,~~ less than 5,000 square feet per unit with new development at 12 to 25 units per acre net density. The applicable zoning district is ~~Multi-family High Density~~. (pg. II-7)^{[1][2][3]}_[SEP]

Finding: The proposal for these actions is consistent with this portion of the comprehensive plan because the proposed revisions establishes the direction for high density residential designation that is then implemented by the proposed HDR zone standards (FCC 10-10) including corresponding minimum lot sizes, minimum and maximum density standards, and use standards.

Heceta Beach Neighborhood Cluster: The implementing zoning districts are ~~Multi-family High Density~~ along Highway 101 and ~~Single-family Medium Density~~. Residential lands designated on the Comprehensive Plan Map within the Heceta Beach Neighborhood Cluster will be available for the development of a mix of housing units at densities not exceeding 3,000 ~~6,000~~ square feet per unit. Housing developments may include a mix of duplexes, triplexes, quadplexes, townhouses, cluster housing and multi-family units, as well as single family units, with a mix of owned and rented units. (pg. II-8)^{[1][2][3]}_[SEP]

Finding: The proposal for these actions is consistent with this portion of the comprehensive plan because the proposed revisions reflect proposed revisions to the Medium and High Density Residential zones as directed by the corresponding plan designations herein. The proposed average density of 3,000 square feet per unit reflects a mix of the proposed minimum lot sizes and density standards for the Medium and High Density Residential designations, which range from 1,742 square feet per unit for High Density up to 2,500 to 5,000 square feet for Medium Density depending on unit type.

Commercial

Policies

- 3. The City shall promote the efficient use of available lands designated for the establishment of commercial uses.** [§§](pg. II-9)[§§]

Finding: The proposal for these actions is consistent with this policy because it does not change the extent or location of lands designated for commercial uses. Residential uses continue to be permitted, outright rather than conditionally, in the Commercial zone (FCC 10-15), Highway zone (FCC-10-16), Old Town zone (FCC 10-17), and North Commercial zone (FCC 10-30), but must be setback 25 feet from the street to promote highly visible commercial uses along the primary façade.

- 10. Within the Old Town area, commercial redevelopment or infill shall encourage compatibility with the character of the surrounding area, including architectural characteristics, the unique physical nature of the Old Town area, and views of the Siuslaw River, and shall not adversely impact the development potential of adjoining properties.**

[§§](pg. II-10)[§§]

Finding: The proposal for these actions is consistent with this policy because any residential or mixed-use projects within the Old Town area will be required to comply with design standards applicable to residential development (FCC 10-6-6-3-C, 10-6-6-4, 10-6-6-5) that are also applied to commercial development, to support compatibility.

Chapter 8: Parks and Recreation

Policies

- 2. To improve human health and well being by providing opportunities for people to exercise and interact.** [§§§§](pg. VIII-1)

Finding: The proposal for these actions is consistent with this policy because proposed residential standards will require open space to be integrated into new developments that provides active and passive recreation opportunities. Multifamily standards in residential zones require a minimum of 100 square feet of open space per unit (FCC 10-10-9-B-3), as well as townhouses in FCC 10-10-7-C-3 and cluster housing in 10-10-8-C-4. Residential development with four or more units in other zones is also required to provide 100 square feet of open space per unit in the Commercial zone (FCC 10-15-5-H), Highway zone (FCC-10-16-7-N), Old Town zone (FCC 10-17B-3-E and 10-17C-3-E), and North Commercial zone (FCC 10-30-5-N). PUDs are required to provide 20% of the site area for open space including recreational activities (FCC 10-23-5-E). These standards will ensure that residential development provides recreational opportunities that supports human health and well being.

- 5. To increase the level of service of parks and recreation amenities.**

{SEP}(pg. VIII-1)

Finding: The proposal for these actions is consistent with this policy because they strengthen existing requirements for PUDs to provide 20% of the site area for open space including recreational activities including 25% of that for recreation area to satisfy recreational needs identified in the Florence Parks and Recreation Master Plan (FCC 10-23-5-E). The proposed amendments also provide a new fee-in-lieu option for PUD developers to contribute funds to support development of undeveloped public parkland (FCC 10-23-5-E-5), which will support improvements to parks and recreation amenities.

Chapter 10, Housing Opportunities

7. **Periodically review development code regulations and the zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, tiny houses, big houses, senior housing, manufactured homes, etc.** {SEP}(pg. X-2)

Finding: The proposal for these actions is consistent with this policy because the proposal was developed around the core goal of expanding residential development opportunities, including expanding the variety of housing types permitted and encouraging their construction through clear and objective standards tailored to each housing type. In particular, the proposal includes new provisions for townhouses, duets, triplexes, quadplexes and cluster housing, and revises existing standards for single-family detached, ADUs, duplexes, manufactured homes in and out of a manufactured home park, and residential care facilities/nursing homes (FCC 10-10, including Table 10-10-2-A). Proposed standards encourage development of these varied types through application of smaller minimum lot sizes per unit for many of the proposed types, and yard setbacks consistent with development characteristics, such as 0-foot side yard setbacks for townhouses (FCC Table 10-10-4-B, Table 10-10-4-D).

10. **Apply plan designations, zoning districts and regulations to implement the mix of housing indicated in the acknowledge Housing Needs Analysis.** {SEP}{SEP}(pg. X-2)

Finding: The proposal for these actions is consistent with this policy because the proposed regulations support the mix of housing types identified in the 2017 Housing Needs Analysis (HNA). The HNA identified a need for single-family detached homes, manufactured housing units, townhomes/duplexes, multifamily housing units and special needs housing units. The proposed code amendments support this full range of housing types, in addition to triplexes, quadplexes, and cluster housing, across existing zoning districts (FCC Table 10-10-2-A). While there are no proposed changes to the mapped designations or zoning districts, the proposed change support greater flexibility to build more variety of units

across more of the existing zones.

13. **The City shall update codes to support and recognize workforce housing, mobile homes, manufactured housing and multifamily dwellings as an important part of the overall housing stock, if well situated.** [REDACTED] (pg. X-2)

Finding: The proposal for these actions is consistent with this policy because it supports a range of housing types suitable for workforce housing including townhouses, cluster housing mobile and manufactured homes in and out of manufactured home parks, and multifamily residential across all residential zones with a primary focus in the MDR, RMH and HDR zones (FCC Table 10-10-2-A). Cluster housing and townhouses can be developed in the MDR and RMH zones at higher densities relative to single-family detached dwellings, which will help them meet the need for workforce housing (FCC 10-10-4-B and 10-10-8-C-3). Standards for multifamily dwellings (FCC 10-10-9), individual manufactured homes (FCC 10-10-10), and manufactured home parks (FCC 10-10-11) support development through clear and objective development standards. Proposed density standards for development in the HDR zone, including multifamily development, will permit development between 12 to 25 units per acre (FCC 10-10-4-E). The new minimum density standard will ensure efficient use of HDR land and encourage development of smaller units as alternatives to single-family detached dwellings. The new maximum density standard will support development within an expanded building envelope, including expanded provisions for up to 35 feet in height (relative to 28 feet) and 75% building coverage (relative to 50%), to support more practical options to build higher-density development.

Chapter 11: Utilities and Facilities

Stormwater Management

Policies

4. **Include measures in local land development regulations that minimize the amount of impervious surface in new development in a manner that reduces stormwater pollution, reduces the negative affects from increases in runoff, and is compatible with Comprehensive Plan policies.** (pg. XI-7)

Finding: The proposal for these actions is consistent with these policies because the proposed residential standards include limitations on impervious surface ranging from 75 to 85% maximum impervious surface coverage in the residential zones (FCC 10-10-4-C). No changes are proposed to impervious surface coverage standards in other zones. All future residential development in the residential zones must comply with the adopted Stormwater Design Manual (2011) to minimize stormwater runoff and pollution.

Chapter 12: Transportation

Policies

8. **The City shall protect the function of existing and planned transportation systems as identified in the TSP through application of appropriate land use and access management techniques.**
- **Pursuant to the State Transportation Planning rule, any land use decisions which significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, level of service of the facility. (pg. XII-3)**

Finding: The proposal for these actions is consistent with this policy because the amendments are not tied to any one development application and do not affect the functional classification of any street. These amendments do not change allowable uses or change regulations in ways anticipated to result in the generation of additional vehicle trips compared to estimated traffic generation in the adopted Transportation System Plan (TSP); therefore, the amendments will have no measurable impacts on the amount of traffic on the existing transportation system. Because of this, the proposed amendments do not cause a “significant effect” under OAR 660-012-0060.

9. **Land development shall not encroach within setbacks required for future expansion of transportation facilities. At the time of land development or land division, the City shall require dedication of adequate right-of-way or easements consistent with the adopted TSP in order to achieve connectivity; maintain adequate street widths, bikeways and walk- ways; and to accommodate transit facilities.**
- **New development and redevelopment shall accommodate on-site traffic circulation on the site. For new development and redevelopment, “backing out” maneuvers onto all streets shall be avoided for uses other than single-family and duplex homes. “Backing out” maneuvers shall also be avoided for new single-family and duplexes accessing arterial and collector streets. (pg. XII-3)**

Finding: The proposal for these actions is consistent with this policy because existing standards prohibiting backing onto to the street will continue to apply to residential development, except from single family, duet and duplex dwellings (FCC 10-3-8-1). Backing out is also prohibited, except for single family and duplexes, in existing FCC 10-35-2-7-C.

10. **Access to and from off-street parking areas shall be designed to prevent backing onto a public street (other than an alley), except for single-family duplex dwellings are exempt. (pg. XII-3)**

Finding: The proposal for these actions is consistent with this policy because existing standards prohibiting backing onto to the street will continue to apply.

ue to apply to residential development, except from single family, duet and duplex dwellings (FCC 10-3-8-l). Further, proposed standards encourage use of rear alleys or shared driveways for townhouses rather than backing onto a public street (FCC 10-3-8-A).

- 26. On-site parking for motor vehicles and bicycles is required except in Downtown Districts where some motor vehicle parking can be provided on the street. (pg. XII-5)**

Finding: The proposal for these actions is consistent with this policy because on-site parking will be required for all proposed residential uses (FCC Table 10-3-4-A).

- 27. Bicycle parking facilities shall be provided as part of new development at places of employment, businesses, multi-family residential developments and at public buildings. (pg. XII-5)**

Finding: The proposal for these actions is consistent with this policy because long-term bicycle parking continues to be required for all residential uses with three or more units, including triplexes, quadplexes and multi-family (FCC 10-3-8-B-4 and 10-3-10-C).

Chapter 13: Energy Facilities and Conservation

Policies

- 3. Energy conservation shall be one of the considerations when planning for transportation systems and land use density requirements. (pg. XIII-1)**

Finding: The proposal for these actions is consistent with this policy because the proposed housing types generally encourage smaller dwelling units on smaller lots (e.g. FCC 10-10-4-B, minimum lot sizes, and FCC 10-10-8, cluster housing with maximum average 1,200-square-foot dwelling size), increasing energy conservation by reducing building materials and ongoing heating and cooling costs.

Oregon Revised Statutes (ORS)

The procedures for legislative decisions and public hearings are set out in the Florence City Code, which has been acknowledged by DLCDD and these local regulations effectively implement state law. The sections of State statute that relate to the proposed amendments to the City code are listed below with findings to address consistency with these State laws.

ORS 197.303: "Needed housing" defined.

(1) As used in ORS 197.307 (Effect of need for certain housing in urban growth areas), "needed housing" means all housing on land zoned for res-

idential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. "Needed housing" includes the following housing types:

- (a) Attached and detached single-family housing and multiple family housing for both owner and renter occupancy;
- (b) Government assisted housing;
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 (Policy) to 197.490 (Restriction on establishment of park);
- (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions; and
- (e) Housing for farmworkers.

Finding: The proposal is consistent with this statute because it provides for development of the needed housing types identified in the 2017 Housing Needs Analysis within the Florence UGB. The HNA identified a need for single-family detached homes, manufactured housing units, townhomes/duplexes, multifamily housing units and special needs housing units. The proposed amendments meet and exceed the requirement for various needed housing types, by providing for single-family detached dwellings and manufactured homes in all residential zones, single-family attached dwellings in the MDR, RMH and HDR zones, manufactured home parks in the RMH zone, and multiple-family housing in the HDR zone as well as part of mixed-use development in the C, H, OT and NC commercial zones, with no limitations on owner or rental occupancy. In addition, the proposed amendments permit additional forms of housing including duplexes, duets, triplexes, quadplexes, and cluster housing in appropriate residential zones. (See FCC Table 10-10-2-A.)

ORS 197.307: Effect of need for certain housing in urban growth areas.

(3) When a need has been shown for housing within an urban growth boundary at particular price ranges and rent levels, needed housing shall be permitted in one or more zoning districts or in zones described by some comprehensive plans as overlay zones with sufficient buildable land to satisfy that need.

Finding: The proposal is consistent with subsection (3) of this statute because it provides for development of the needed housing types identified in the 2017 Housing Needs Analysis within the Florence UGB. The HNA identified a need for single-family detached homes, manufactured housing units, townhomes/duplexes, multifamily housing units and special needs housing units. The proposed amendments provide for single-family detached dwellings and manufactured homes in all residential zones, single-family attached dwellings in the

MDR, RMH and HDR zones, manufactured home parks in the RMH zone, and multiple-family housing in the HDR zone as well as part of mixed-use development in the C, H, OT and NC commercial zones, with no limitations on owner or rental occupancy. In addition, the proposed amendments permit additional forms of housing including duplexes, duets, triplexes, quadplexes, and cluster housing in appropriate residential zones. (See FCC Table 10-10-2-A.)

(4) Except as provided in subsection (6) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:

(a) May include, but are not limited to, one or more provisions regulating the density or height of a development.

(b) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

(6) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (4) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (4) of this section;

(b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

(c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (4) of this section.

(7) Subject to subsection (4) of this section, this section does not infringe on a local government's prerogative to:

(a) Set approval standards under which a particular housing type is permitted outright;

(b) Impose special conditions upon approval of a specific development proposal; or

(c) Establish approval procedures.

Finding: The proposal is consistent with subsections (4), (6) and (7) of this statute because it includes options for both clear and objective review standards and discretionary standards for projects at higher densities. Title 11 provides for a clear and objective partition or subdivision process, with the optional, discretionary Planned Unit Development process for projects seeking higher densities or other modifications to the base zoning standards (FCC 10-23). Development standards for residential development in all residential zones are specified in FCC 10-10, including clear and objective standards for uses, minimum lot dimensions, minimum lot area, lot coverage, yard regulations and setbacks, density, height, and site development. Residential uses in residential and commercial

zones are permitted outright or through a Type II site design review process, against limited residential review standards (FCC 10-6-3-B). Specific approval standards for particular housing types that are clear and objective are established for townhouses (FCC 10-10-7), cluster housing (FCC 10-10-8), multifamily dwellings (FCC 10-10-9), individual manufactured homes (FCC 10-10-10), and mobile home/manufactured home parks (FCC 10-10-11).

(8) In accordance with subsection (4) of this section and ORS 197.314 (Required siting of manufactured homes), a jurisdiction may adopt any or all of the following placement standards, or any less restrictive standard, for the approval of manufactured homes located outside mobile home parks:

(a) The manufactured home shall be multisectional and enclose a space of not less than 1,000 square feet.

(b) The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade.

(c) The manufactured home shall have a pitched roof, except that no standard shall require a slope of greater than a nominal three feet in height for each 12 feet in width.

(d) The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the local permit approval authority.

(e) The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the state building code as defined in ORS 455.010 (Definitions for ORS chapter 455).

(f) The manufactured home shall have a garage or carport constructed of like materials. A jurisdiction may require an attached or detached garage in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.

(g) In addition to the provisions in paragraphs (a) to (f) of this subsection, a city or county may subject a manufactured home and the lot upon which it is sited to any development standard, architectural requirement and minimum size requirement to which a conventional single-family residential dwelling on the same lot would be subject.

Finding: The proposal is consistent with subsection (8) of this statute because it includes placement standards for individual manufactured homes in FCC 10-10-10 that are the same as or less restrictive than the standards in statute.

ORS 197.480: Planning for parks; procedures; inventory.

(1) Each city and county governing body shall provide, in accordance with urban growth management agreements, for mobile home or manufactured

dwelling parks as an allowed use, by July 1, 1990, or by the next periodic review after January 1, 1988, whichever comes first:

(a) By zoning ordinance and by comprehensive plan designation on buildable lands within urban growth boundaries; and

(b) In areas planned and zoned for a residential density of six to 12 units per acre sufficient to accommodate the need established pursuant to subsections (2) and (3) of this section.

(2) A city or county shall establish a projection of need for mobile home or manufactured dwelling parks based on:

(a) Population projections;

(b) Household income levels;

(c) Housing market trends of the region; and

(d) An inventory of mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial or high density residential development.

(3) The inventory required by subsection (2)(d) and subsection (4) of this section shall establish the need for areas to be planned and zoned to accommodate the potential displacement of the inventoried mobile home or manufactured dwelling parks.

Finding: The proposal is consistent with this statute because it permits manufactured home parks within lands designated for mobile home and manufactured home parks and simplifies required land use review by making such parks permitted subject to Type II site plan review rather than conditional use review (FCC 10-10-2-A). This proposal does not affect the inventory or need for mobile home or manufactured dwelling parks, which was completed with the 2017 HNA and found adequate acreage within the lands designated for Residential Mobile Home District in the city and UGB to accommodate the projected demand for manufactured housing.

ORS 197.485: Prohibitions on restrictions of manufactured dwelling

(1) A jurisdiction may not prohibit placement of a manufactured dwelling, due solely to its age, in a mobile home or manufactured dwelling park in a zone with a residential density of eight to 12 units per acre.

Finding: The proposal is consistent with this statute because there are no restrictions in the proposed mobile home/manufactured home park standards restricting placement of a dwelling based on age (FCC 10-10-11). Both mobile homes, constructed prior to June 15, 1976, and manufactured homes, constructed after that date, are permitted (as defined in FCC 10-2-13).

ORS 197.610: Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development; rules.

(1) Before a local government adopts a change, including additions and deletions, to an acknowledged comprehensive plan or a land use regulation, the local government shall submit the proposed change to the Director of the Department of Land Conservation and Development. The Land Conservation and Development Commission shall specify, by rule, the deadline for submitting proposed changes, but in all cases the proposed change must be submitted at least 20 days before the local government holds the first evidentiary hearing on adoption of the proposed change. The commission may not require a local government to submit the proposed change more than 35 days before the first evidentiary hearing.

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review, the local government shall submit the proposed changes as soon as practicable, but may submit the proposed changes after the applicable deadline.

(3) Submission of the proposed change must include all of the following materials:

(a) The text of the proposed change to the comprehensive plan or land use regulation implementing the plan;

(b) If a comprehensive plan map or zoning map is created or altered by the proposed change, a copy of the map that is created or altered;

(c) A brief narrative summary of the proposed change and any supplemental information that the local government believes may be useful to inform the director or members of the public of the effect of the proposed change;

(d) The date set for the first evidentiary hearing;

(e) The form of notice or a draft of the notice to be provided under ORS 197.763, if applicable; and

(f) Any staff report on the proposed change or information describing when the staff report will be available, and how a copy of the staff report can be obtained.

(4) The director shall cause notice of the proposed change to the acknowledged comprehensive plan or the land use regulation to be provided to:

(a) Persons that have requested notice of changes to the acknowledged comprehensive plan of the particular local government, using electronic mail, electronic bulletin board, electronic mailing list server or similar electronic method; and

(b) Persons that are generally interested in changes to acknowledged comprehensive plans, by posting notices periodically on a public website using the Internet or a similar electronic method.

Finding: The proposal is consistent with this statute because notice to DLCD

was sent on October 14, 2019 at least 35 days prior to the November 18, 2019 (first) joint public hearing and the notice contained the information required in this statute. The notice of proposed change was circulated widely within the city consistent with subsection (4), as detailed in response to Comprehensive Plan Goal 1. (See pg 5.)

ORS 227.186: Notice to property owners of hearing on certain zone change

(4) At least 20 days but not more than 40 days before the date of the first hearing on an ordinance that proposes to rezone property, a city shall cause a written individual notice of a land use change to be mailed to the owner of each lot or parcel of property that the ordinance proposes to rezone.

(5) An additional individual notice of land use change required by subsection (3) or (4) of this section shall be approved by the city and shall describe in detail how the proposed ordinance would affect the use of the property. The notice shall: [...*details of required notice format*...]

(9) For purposes of this section, property is rezoned when the city:

- (a) Changes the base zoning classification of the property; or**
- (b) Adopts or amends an ordinance in a manner that limits or prohibits land uses previously allowed in the affected zone.**

Finding: The proposal is consistent with this statute because notice was mailed to property owners advising of a proposed zone change meeting the definition of (9)(b); the proposed adoption of a maximum density standard of 25 units per acre for the HDR zone in FCC 10-10-4-E potentially limits land uses compared to previous standards that did not include a maximum density standard. The notice contained all elements required by subsection (5) and was mailed on October 29, 2019, in advance of the November 18, 2019 first hearing.

Oregon Administrative Rules (OAR)

The procedures for legislative decisions and public hearings are set out in the Florence City Code, which has been acknowledged by DLCDC and these local regulations effectively implement state law. The sections of State rules that relate to the proposed amendments to the City code are listed below with findings to address consistency with these State laws.

OAR 660-008-0015: Clear and Objective Approval Standards Required

(1) Except as provided in section (2) of this rule, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of needed housing on buildable land. The standards, conditions and procedures may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

(2) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in section (1) of this rule, a local government may adopt and apply an optional alternative approval process for applications and permits for residential development based on approval criteria regulating, in whole or in part, appearance or aesthetics that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of section (1);

(b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

(c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in section (1) of this rule.

(3) Subject to section (1), this rule does not infringe on a local governments prerogative to:

(a) Set approval standards under which a particular housing type is permitted outright;

(b) Impose special conditions upon approval of a specific development proposal; or

(c) Establish approval procedures.

Finding: The proposal is consistent with this rule as detailed in the findings for ORS 197.307(4), (6) and (7).

OAR 660-012-0060: Transportation Planning, Plan and Land Use Regulation Amendments

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

(b) Change standards implementing a functional classification system;
or

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Finding: The proposal is consistent with this rule as detailed in the findings for Comprehensive Plan Policy 12.8. (See pg 14.)

OAR 660-018-0020: Notice of a Proposed Change to a Comprehensive Plan or Land Use Regulation

(1) Before a local government adopts a change to an acknowledged comprehensive plan or a land use regulation, unless circumstances described in OAR 660-018-0022 apply, the local government shall submit the proposed change to the department, including the information described in section (2) of this rule. The local government must submit the proposed change to the director at the department's Salem office at least 35 days before holding the first evidentiary hearing on adoption of the proposed change.

Finding: The proposal is consistent with this rule as detailed in the findings for ORS 197.610.

OAR 660-015-0000 (Goal 10):

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

[...]

Needed Housing Units -- means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. On and after the beginning of the first periodic review of a local government's acknowledged comprehensive plan, "needed housing units" also includes government-assisted housing. For cities having populations larger than 2,500 people and counties having populations larger than 15,000 people, "needed housing units" also includes (but is not limited to) attached and detached single-family housing, multiple-family housing, and manufactured homes, whether occupied by owners or renters.

[...]

Finding: The proposal is consistent with this rule because it provides for development of the needed housing types identified in the 2017 Housing Needs Analysis within existing buildable lands designated for residential use. The HNA identified a need for single-family detached homes, manufactured housing units, townhomes/duplexes, multifamily housing units and special needs housing units. The proposed code amendments support this full range of housing types, in addition to triplexes, quadplexes, and cluster housing (FCC Table 10-10-2-A), across four residential zones at differing density ranges (FCC 10-10-2-B for minimum lot sizes and 10-10-4-E for density) to provide for flexibility of housing type and density both within individual zones and across the city as a whole in multiple zones. The population of the City of Florence exceeds 2,500 people, so the requirement for various housing types applies. The proposed amendments exceed the requirement, by providing for single-family detached dwellings and manufactured homes in all residential zones, single-family attached dwellings in the MDR, RMH and HDR zones, manufactured home parks in the RMH zone, and multiple-family housing in the HDR zone as well as part of mixed-use development in the C, H, OT and NC commercial zones, with no limitations on owner or rental occupancy. In addition, the proposed amendments permit additional forms of housing including duplexes, duets, triplexes, quadplexes, and cluster housing in appropriate residential zones.

B. IMPLEMENTATION

5. Additional methods and devices for achieving this goal should, after consideration of the impact on lower income households, include, but not be limited to: (1) tax incentives and disincentives; (2) building and construction code revision; (3) zoning and land use controls; (4) subsidies and loans; (5) fee and less-than-fee acquisition techniques; (6) enforcement of local health and safety codes; and (7) coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.

Finding: The proposal is consistent with this rule because it includes proposed zoning and land use controls that support implementation of the adopted HNA, including needed housing types as identified above.

V. CONCLUSION

The proposed amendments to the Florence Realization 2020 Comprehensive Plan and Florence City Code Title 10 and 11 are consistent with the applicable criteria in the Florence Realization 2020 Comprehensive Plan, Florence City Code, Oregon Revised Statutes and Oregon Administrative Rules.

VI. EXHIBITS

- A. Findings of Fact
- B. Proposed new FCC Title 10 Chapter 1, Zoning Administration
- C. Proposed new FCC Title 10 Chapter 2, General Provisions
- D. Proposed new FCC Title 10 Chapter 3, Off-Street Parking and Loading

- E. Proposed new FCC Title 10 Chapter 4, Conditional Uses
- F. Proposed new FCC Title 10 Chapter 5, Zoning Adjustments and Variances
- G. Proposed new FCC Title 10 Chapter 6, Design Review
- H. Proposed new FCC Title 10 Chapter 8, Nonconforming Lots and Uses
- I. Proposed new FCC Title 10 Chapter 10, Residential Districts
- J. Proposed new FCC Title 10 Chapter 15, Commercial District
- K. Proposed new FCC Title 10 Chapter 17, Old Town District
- L. Proposed new FCC Title 10 Chapter 23, Planned Unit Development
- M. Proposed new FCC Title 10 Chapter 30, North Commercial District
- N. Proposed new FCC Title 10 Chapter 16, Highway District
- O. Proposed new FCC Title 11 Chapter 1, Subdivision Administration, General Provisions
- P. Proposed new FCC Title 11 Chapter 2, Partitioning Procedure
- Q. Proposed new FCC Title 11 Chapter 3, Subdivision Tentative Plan Procedure
- R. Proposed new FCC Title 11 Chapter 4, Partition and Subdivision Final Plat
- S. Proposed new FCC Title 11 Chapter 5, Platting and Map Standards
- T. Proposed new FCC Title 10 Chapter 11, Single Family Residential (repealed)
- U. Proposed new FCC Title 10 Chapter 12, Mobile Home/Manufactured Home Regulations (repealed)
- V. Proposed new FCC Title 10 Chapter 13, Multi-Family Residential District (repealed)
- W. Proposed City of Florence Zoning Map
- X. Florence Realization 2020 Comprehensive Plan
- Y. Proposed new FCC Title 10 Chapter 35, Access and Circulation