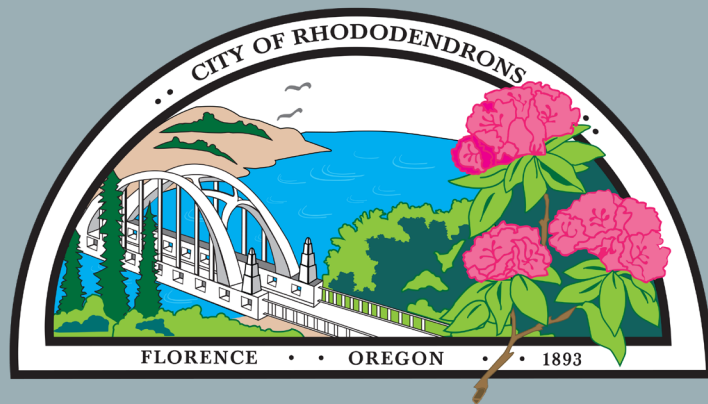


CITY OF FLORENCE **HOUSING CODE UPDATE PROJECT**



Informational Session
November 6, 2019

City of Florence
A City in Motion

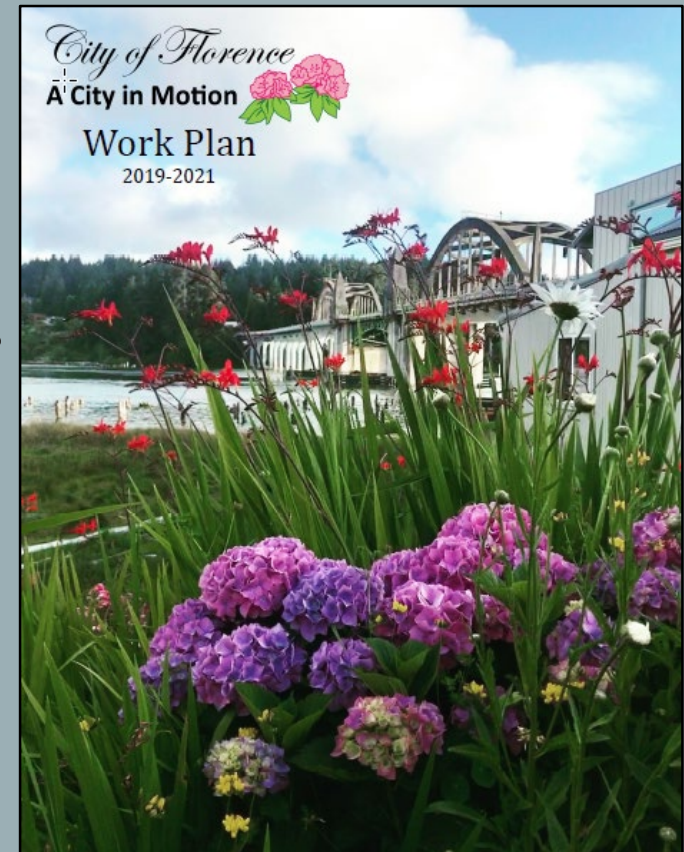
INTRODUCTION BY MAYOR JOE HENRY

Housing:

Top priority of the City of Florence
in 2019-2020



- Housing Economic Opportunities Analysis (HEOP) completed in November 2018
- Residential Housing Code Update started in April 2019 – supported in part by Oregon Department of Land Conservation and Development (DLCD)



WHY?

Every conversation about
Economic Development
came back to housing



- Florence needs dwellings of all types!
 - 1,600+ total needed over the next 20 years.
 - 764 owner-occupied
 - 597 renter-occupied
 - 263 short-term rental units (597 total lodging)
- At current growth rate patterns – Only 770 homes will be built over the next 20 years.

HOUSING STRATEGY

1. Streamline development regulations

3. Improve Infrastructure

2. Promote & support workforce housing

4. Financial Incentives



AN ECONOMIC PROBLEM: THE DISCONNECT BETWEEN THE COST OF HOUSING AND INCOME

4-Person Household	80% AMI	60% AMI
Annual Income	\$51,900	\$38,925
Monthly Income	\$4,325	\$3,244
32% Housing Payment	\$1,384	\$1,038

Standard Costs	
Land	\$80,000
SDC	\$18,000
Construction	\$175,000 (1400 sq. ft x \$125)
Sale	\$16,000
Total	\$289,000
Monthly payment (w/o Taxes & Insurance)	\$1,464

STREAMLINE DEVELOPMENT REGULATIONS



- Create *clear and objective code* – reducing risk for developers and the City
- Provide for “*Missing Middle & Little*” housing;
 - Townhomes
 - Cottage Clusters
 - Four & Tri Plexes, Courtyard Apartments
 - Accessory Dwellings
 - Duets

STREAMLINE DEVELOPMENT REGULATIONS: HOUSING CODE UPDATES

Timeline:

- **July 2018** – DLCDD Technical Grant Application
- **April 2019** – Internal Code Review
- **May-September 2019** – Public Process
 - City Council
 - Planning Commission
 - Community & Economic Development Committee
 - Public Open House

Code Change Examples:

- Streamline Review Process
- Add & Update Definitions
- Adjust provisions related to building heights
- Add & revise parking standards
- Modify lot, yard, and density standards

Next Steps: City Council & Planning Commission
Joint Hearing: November 18th



ZONE RENAMING

Current Residential Zone Name	Proposed Residential Zone Name
Multi-Family	High Density Residential
Single-Family	Medium Density Residential / Manufactured Home Residential (RMH)
Restricted Residential	Low Density Residential

Why?

The current names are not exactly true. Many different types of buildings are currently allowed in the zones! Additionally, the new names are standardized across the community development field, allowing for developers outside of the community to understand our codes easier.

LOW DENSITY

Outright Permitted Uses:

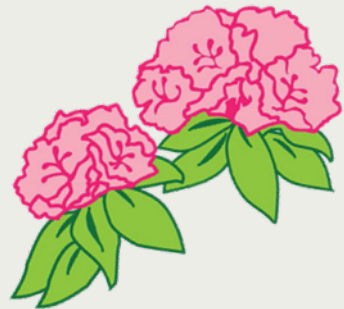
- Single Family Detached Dwelling
- Accessory Structure
- Accessory Dwelling Unit (ADU)
- Manufactured Home

Conditional Uses:

- Medical Hardship Temporary Dwelling
- **Religious Institution Housing**

Example Communities:

- Fawn Ridge
- Coastal Highlands
- Sommerset Estates
- Shelter Cove
- Rhodoview Dunes
- Ocean Dunes
- Willow Dunes



Outright Permitted Uses:

- Single Family Detached Dwelling
- Accessory Structure
- Accessory Dwelling Unit (ADU)
- **Duplex / Duet**
- Manufactured Home

Conditional Uses:

- **Triplex**
- **Quadplex**
- **Cluster Housing**
- Manufactured Home Park
- Boarding Home/ Dormitory
- Medical Hardship Temporary Dwelling
- **Religious Institution Housing**

MEDIUM DENSITY

Example Communities:

- Green Trees
- Florentine Estates
- Mariners Village
- Park Village
- Sand Pines West
- Fairway Estates
- Marine Manor
- Wildwinds
- Spruce Village



Outright Permitted Uses:

- Accessory Structure
- Accessory Dwelling Unit (ADU)
- **Single-Family Attached Dwelling**
- Duplex/Duet
- Triplex
- Quadplex
- Apartment Complexes
- **Cluster Housing**

Conditional Uses:

- Single-Family Detached Dwelling
- Medical Hardship Temporary Dwelling
- Manufactured Home
- **Religious Institution Housing**

HIGH DENSITY

Example Communities:

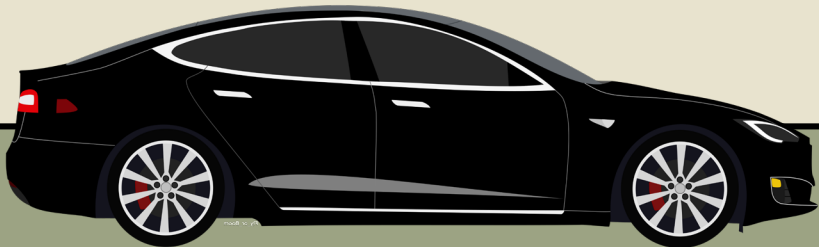
- Pepper Oaks
- **Oak Street properties** (*near Elementary, Middle and High Schools*)
- Properties *between* Hwy 101 and Spruce Street



PARKING REQUIREMENTS

For attached / detached single-family, duplexes & duets:

- Parking now allowed in driveways
- 2 Required Parking Spaces per unit
 - At least one space must still be covered – either in a garage or carport



For triplex, quadplex and cluster housing:

- Can be covered or uncovered
- Required parking depends on bedroom count
 - Studio/1 Bedroom: 1 space/ unit
 - 2 Bedroom: 1.5 spaces / unit
 - 3 Bedroom: 2 spaces / unit



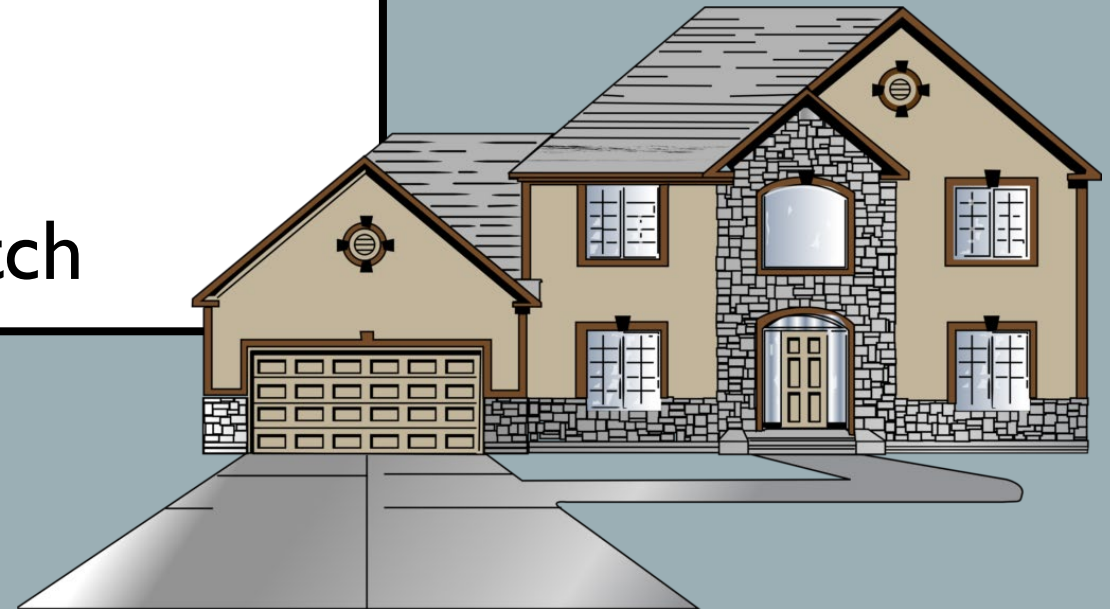
BUILDING HEIGHT

Proposed Height Limits:

- **Primary Structures: 35'**
- **Accessory Structures: 20'**
- **Accessory Dwelling Units (ADU): 28'**

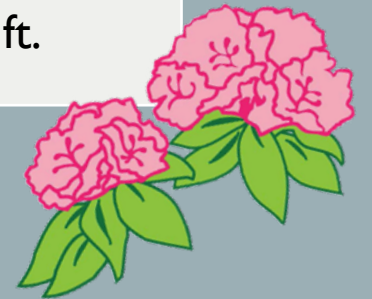
Building Roof Pitch:

- Restricted to minimum 3/12 pitch



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.
Tri-plex	N/A	7,500 sq. ft.	5,000 sq. ft.
Four-plex	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.



LOT COVERAGE

Proposed Code Changes

<u>Zone</u>	<u>Enclosed Structure Total</u>	<u>Max Total</u>
Low Density	50%	75%
Medium Density / RMH	50%	75%
High Density	75%	85%



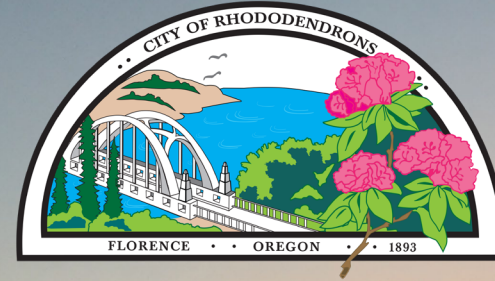
NEW TEMPORARY USES



Conditional Use for Temporary RV Housing:

- Construction Workers
- Religious Institution staff
- Medical Hardship

HOW TO SUBMIT TESTIMONY



City of Florence
A City in Motion

Written Testimony:

- By Email: PlanningDepartment@ci.florence.or.us
- By Mail: 250 Highway 101, Florence, 97439

Verbal Testimony:

- **City Council / Planning Commission
Joint Hearing - Monday, November 18 - 5:30 p.m.**
 - Submit a speaker's card either online at ci.Florence.or.us/council/request-address-city-council-speakers-card or at the meeting.
 - Cards are due at least 5 minutes before the meeting.

