

TALENT HOUSING CODE UPDATE PROJECT

Planning Commission/Advisory Committee Meeting Discussion Guide

June 4, 2019



Discussion points are summarized for each proposed residential zoning chapter below, with particular question areas noted in *italics* for PC/AC discussion and feedback to guide code revisions.

Residential Low Density (TMC 18.25)

1. Single-family detached, single-family common wall, duplexes, residential care homes, and ADUs proposed as permitted uses. Cluster housing, 2-3 dwellings on a lot proposed as Type II site plan review use.
2. *2-3 dwellings on a lot is an unusual standard: discuss current application and whether to maintain or remove this use.*
3. To implement efficiency measures, reduced 6,000-SF minimum lot size proposed.
4. Minimum and maximum density derived from lot size: 5.8 units/acre proposed for minimum, 7.2 units/acre effective maximum, but up to 10.8 units/acre average proposed for new subdivisions to allow mixture of single-family and duplex dwellings. Note that density measurement formulas are included in the subdivision code.
5. Dimensional standards support the reduced lot size to use the lots more effectively: 0-5 ft side yard setbacks, 40-50 ft minimum lot width, 50% building coverage.

Residential Medium Density (TMC 18.30)

1. Single-family detached, single-family common wall, single-family attached, duplexes, residential care homes, and ADUs proposed as permitted uses. Cluster housing, 2-3 dwellings on a lot, triplexes and quadplexes proposed as Type II site plan review use.
2. *Discuss what additional development standards might be developed for single-family attached, triplexes and quadplexes.*
3. *2-3 dwellings on a lot is an unusual standard: discuss current application and whether to maintain or remove this use.*
4. To implement efficiency measures, reduced 4,000-SF minimum lot size proposed. 3,000 SF for townhouses, 8,000 for triplexes and quadplexes.
5. Minimum and maximum density derived from lot size: 7.2 units/acre proposed for minimum, 10.9 units/acre effective maximum, but up to 14.5 units/acre average proposed for new subdivisions to allow mixture of dwelling types.
6. Dimensional standards support the reduced lot size to use the lots more effectively: 0-5 ft side yard setbacks, 25-40 ft minimum lot width, 60% building coverage.

Residential Manufactured Home (TMC 18.35)

1. Application of this zone to be limited through future map amendments.
2. Single-family detached and manufactured homes (to be treated equally), duplexes, residential care homes, and ADUs proposed as permitted uses.
3. Manufactured home parks proposed as Type II site plan review use. *Discuss whether additional housing types be permitted, or limited to avoid "competition" with manufactured home parks.*

4. *2-3 dwellings on a lot is an unusual standard: discuss current application and whether to maintain or remove this use.*
5. To implement efficiency measures, reduced 5,000-SF minimum lot size proposed.
6. Minimum and maximum density derived from lot size: 7.0 to 8.7 units per acre range.
7. Dimensional standards support the reduced lot size to use the lots more effectively: 0-5 ft side yard setbacks, 50% building coverage.
8. Additional standards proposed for individual manufactured homes, taken directly from ORS 197.307(8). *Discuss minimum size requirement for manufactured homes, whether to retain existing 600 SF minimum or increase up to 1,000 SF as permitted by state law.*

Residential High Density (TMC 18.40)

1. Existing (but not new) single-family detached, single-family attached, duplexes, and ADUs proposed as permitted uses. (Note: draft code incorrectly lists single-family attached as a Type II use, but was meant to be listed as a permitted use.)
2. Multifamily, cluster housing, triplexes and quadplexes, residential care facilities, and boarding houses proposed as Type II site plan review use.
3. *Discuss whether multifamily development over a certain density or height should trigger a Type III review.*
4. *Discuss what additional development standards might be developed for single-family attached, multifamily, triplexes and quadplexes.*
5. Minimum and maximum density: 18 units/acre minimum, no maximum but effective maximum through minimum lot sizes and dimensional/bulk standards.
6. Three story or 40-ft height limit proposed, 75% building coverage
7. Dimensional standards reduce impacts of increased height: 5-20 ft side yard setbacks depending on height and adjacent zone.
8. 250 SF open space required per dwelling; *discuss whether this could be reduced or modified.*

Cluster Housing (TMC 18.162, new)

1. *Discuss whether SDCs should be assessed at single-family rates, or reduced rates analogous to ADU standards. Alternatively, discuss SDCs through alternative process.*
2. Mix of dwelling unit types proposed, correlated with zone.
3. Key dimensional standards: 1,200 SF maximum size, two-story height limit. *Consider further reductions to setbacks, internal and perimeter to increase feasibility of site development.*
4. Open space requirement of 150 SF per dwelling, with development standards intending to create quality rather than quantity of open space.
5. Existing siding and roofing materials standards for single-family dwellings to apply; *discuss whether additional design standards should be applied.*

Manufactured Home Parks (TMC 18.180)

1. Revisions proposed to align with state requirements, notably requirement for a clear and objective review path for manufactured home parks as a needed housing type. Type II process proposed, with Type I final plan review.
2. *Discuss reducing application requirements, particularly those not required for any other type of development such as tree plans.*
3. Maximum density of 10 units/acre proposed for manufactured home parks; *discuss whether it should be consistent with RMH zone maximum of 8.7 units/acre.*