

MEMORANDUM

To: City of Talent Planning Commission/Advisory Committee

CC: Zac Moody, City of Talent Community Development Director

From: Elizabeth Decker, JET Planning
Anais Mathez, 3J Consulting

Date: May 29, 2019

Project Name: Talent Code Update Project
RE: Draft Zoning Code Updates

This memo briefly summarizes the proposed updates to the residential zoning districts and supporting code chapters prepared for the Talent Code Update Project. The draft code will be reviewed by the Planning Commission/Advisory Committee at their upcoming June 4th and June 11th meetings.

The Talent Code Update Project aims to develop zoning code amendments that will support further housing development in line with the City's needs and goals, by expanding residential development opportunities and removing barriers to development. Update specifics are drawn from the UGB efficiency measures, the 2017 Housing Needs Analysis, and statewide housing requirements including draft HB 2001 that expands missing middle housing options in single-family neighborhoods, informed by feedback from previous Planning Commission/Advisory Committee meetings and the public open house. The overarching goal for the code amendments is to remove regulatory barriers to the development of a wide variety of housing types by providing clear and objective standards and review options, to better meet the City's identified needs for housing.

Summary of Proposed Code Updates

TMC 18.25 Residential Low Density District (formerly RS-5). Updates to this chapter recalibrate the district for low-density development, rather than exclusively single-family detached development. Duplexes are proposed as a permitted use for all lots, and cluster housing is allowed through Type II site plan review. Proposed dimensional standards allow more efficient use of land, including a reduced minimum lot size of 6,000 SF down from 8,000 SF, and a minimum density for new projects of 5.8 units per acre, calculated as 80% of the maximum density allowed for single-family detached homes based on the proposed minimum lot size.

TMC 18.30 Residential Medium Density District (formerly RS-7). Updates to this chapter recalibrate the district for medium-density development supporting a wider range of missing middle housing types. Duplexes and townhouses are proposed as a permitted use for all lots, and cluster housing, triplexes and quadplexes are allowed through Type II site plan review. Dimensional standards are proposed in line with the variety of housing types, with minimum lot sizes ranging from 4,000 SF for single-family detached homes and duplexes, to 3,000 SF for townhouses and 8,000 SF for triplexes and quadplexes. New density standards require a minimum density of 7.2 units per acre, calculated at 80% of the maximum density allowed for single-family detached homes. Maximum density for different types of units ranges from 10.9



to 21.8 units per acre, but a maximum average density of 14.5 units per acre is proposed for new subdivisions to allow a mixture of the proposed missing middle housing types.

TMC 18.35 Residential Manufactured Home District (formerly RS-MH). Limited updates to this chapter refine this district's focus on manufactured home parks and individual manufactured homes in mixed neighborhoods, consistent with state requirements for manufactured home regulations. Changes include reviewing manufactured home parks through Type II site plan review and updated standards for individual manufactured home parks that comply with state regulations to limit discriminatory restrictions on such homes.

TMC 18.40 Residential High Density District (formerly RM-HD). Updates to this chapter build on recent updates to the chapter, maintaining the 18 units per acre minimum density with no maximum. Permitted uses are proposed to include townhouses, triplexes, quaplexes and cluster housing in addition to multifamily housing for greater variety at higher densities. Multifamily housing, cluster housing, triplexes and quadplexes are all proposed to be reviewed through Type II site plan review, to comply with clear and objective review requirements. Supporting updates to the dimensional standards include increasing allowed height to three stories or 40 feet, and increasing lot coverage to 75% to support more efficient use of limited high density sites.

TMC 18.162 Cluster Housing. This new chapter proposes development standards for cluster housing, which includes cottage housing developments. Proposed cluster housing would be allowed in the RLD, RMD and RHD districts. Generally, cluster housing standards allow a greater number of units at a smaller scale, with provisions for common open space as a central site feature. For example, cluster developments in the RLD and RMD zones would be permitted at double the density of the base zone, limited to two stories and 1,200 SF per dwelling. The proposed cluster standards include additional flexibility relative to traditional cottage housing standards, notably allowing a greater variety of dwelling types and allowing cluster development on a single lot (for rentals or condominiums) or with dwellings on individual lots (for ownership).

TMC 18.180 Manufactured Home Park Development Standards and Procedures. Updates to this chapter bring standards into alignment with state requirements for manufactured home park regulations, including permitting manufactured home parks through a clear and objective review process rather than a discretionary planning commission review.

Next Steps

The draft code updates will be reviewed and discussed at an open house and Planning Commission/Advisory Committee meeting on June 4th. An additional staff-led Planning Commission/Advisory Committee meeting will be held on June 11th to provide additional opportunities for questions and comments. Comments and additional feedback from the Planning Commission/Advisory Committee and the public will be forwarded to the consultant team. Feedback will be integrated into the revised residential code chapters, and used to inform supporting revisions throughout the code such as procedural standards and site improvement standards, that will be prepared by June 30th. The full package of proposed code amendments will then be reviewed by Planning Commission and City Council through the adoption process in the second half of 2019.

