

TALENT HOUSING CODE UPDATE PROJECT

Planning Commission/Advisory Committee Meeting Discussion Guide

June 11, 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.

Land Use Classification (TMC 18.20)

1. Clarifies process to determine similar uses, including assigning authority to planning director to make determination for Type I and II uses and planning commission for Type III uses.

Commercial Neighborhood (TMC 18.45)

1. Better supports mixed-use development by expanding permitted residential uses to include ground-floor residential set back 100 feet from the street up to 50% of the total development (horizontal mixed-use), in addition to existing upper-story residential (vertical mixed-use).
2. Cleans up standards for existing residential development, including explicit permission for ADUs consistent with SB 1051 requirements. *Are the majority of existing uses single-family detached dwellings, or other types as well?*
3. *Are additional front yard setbacks for sites adjacent to residential sites necessary? CN zone allows 10-foot front setback, compared to 20-foot front setback in most residential zones. Proposed compromise is a 15-foot front setback for sites adjacent to residential for transition, but front yards are not a common transition area. Consider eliminating additional front yard setback, in favor of increased side and rear setbacks adjacent to residential sites.*
4. Maximum height increased to three stories or 40 feet, whichever is less. Height transition standards in 18.90 require additional setbacks for taller buildings.
5. Clear and objective buffering and landscape standards added to TMC 18.105.
6. Note that CN zone is currently applied to relatively few sites, future map amendments may expand application of the zone.

Central Business District (TMC 18.50)

1. Creates a mixed-use zone by expanding residential uses to include ground-floor residential set back 100 feet from the street up to 50% of the total development (horizontal mixed-use), in addition to existing upper-story residential (vertical mixed-use). *Should horizontal mixed-use allowance be expanded as proposed? Existing standards limit ground-floor residential to a single dwelling unit behind the primary commercial uses. Proposed standards allow up to 50% of the building area, while maintain commercial ground-floor uses along the street façade.*
2. Cleans up standards for existing residential, including explicit permission for ADUs consistent with SB 1051 requirements.
3. Maximum height increased to three stories or 40 feet, whichever is less. Height transition standards in 18.90 require additional setbacks for taller buildings.
4. Clear and objective buffering and landscape standards added to TMC 18.105.

General Standards (TMC 18.90)

1. Revised building height transition standards require additional setbacks adjacent to residential districts. Scope is expanded to include all side and rear property lines adjacent to RLD, RMD, and RMH residential districts, rather than limited to single-story residential uses in any district, for a clearer purpose and uniform application. Setback applies only to new development over 30 feet tall, which could include multifamily and mixed-use in the RHD, CN and CBD zones.
2. Proposed setbacks work out to 15 to 25 feet for buildings 30 to 40 feet tall, compared to 5 to 10-foot setbacks in underlying zones. *Do proposed setbacks strike the balance of providing sufficient separation between tall buildings without reducing development potential of the subject lots, or should the setbacks be adjusted?*
3. Discretionary buffer standards deleted in favor of objective standards in TMC 18.105.

Landscaping, Fencing and Hedges (TMC 18.105)

1. Reduce overall landscaping percentages for residential and mixed-use zones to free up more site area for residential development.
2. Propose clear and objective landscaping buffer standard for mixed-use and multifamily sites (CBD, CN and RHD) adjacent to low and medium-density residential sites (RLD, RMD, RMH). Ten-foot buffer with fence and trees or “living wall” required.
3. Eliminate discretionary requirement for low-density residential uses to provide a buffer along property lines shared with commercial or industrial uses. Typically, standards require the more intensive uses (commercial and industrial) to provide buffers to minimize impacts on residential uses, rather than the other way around. There may be cases where residential is developed after a commercial/industrial use has been established, however, those residential developments can develop site-specific designs to address potential conflicts. *Is this proposal consistent with development patterns in Talent, or is a clear and objective buffering requirement desired for residential uses adjacent to nonresidential uses?*
4. Recommendation to develop clear and objective landscaping buffers for commercial and industrial uses as well, but outside the scope of this project.

Off-Street Parking and Loading (TMC 18.110)

1. Create clear, limited standards for parking for single-family and duplex dwellings, with a minimum of two spaces per lot including at least one covered space in a garage or carport.
2. Provide new standard of 1.5 spaces per unit for triplexes, quadplexes, and cluster housing, which can be reduced using on-street parking credits for sites with available on-street parking. Revised parking lot development standards restrict applicability to clusters of five or more spaces, rather than three or more spaces, so that parking areas for these missing middle uses can be developed more easily.
3. Revise tiered parking minimums for multifamily housing, with one space for studios, 1.5 spaces for 1-2 bedrooms (current standard is 2 spaces), and 2 spaces for 3+ bedrooms (current is one per bedroom, though larger units less common in multifamily developments).
4. Manufactured home park minimum standard reduced to one space per unit.
5. Reduce parking minimums by 50% for residential portion of mixed-use development in CN zone, to account for shared parking opportunities.
6. Add parking requirement for new residential uses in CBD zone at 50% of required minimum; other uses in CBD zone remain exempt from off-street parking requirements.
7. Expand bike parking exemption to include quadplexes and cluster housing, in addition to single-family, duplex and triplex dwellings.