

PROJECT OVERVIEW

- Background
- Proposed Amendments
- Questions



RESIDENTIAL PLANNING CONTEXT

- State level requirements:
 - Clear and objective standards
 - HB 2001 for 'missing middle' housing
- Local community needs:
 - Smaller households
 - Increased density
 - Housing for a range of income levels



OREGON HOUSING NEEDS - GRANT REQUIREMENTS

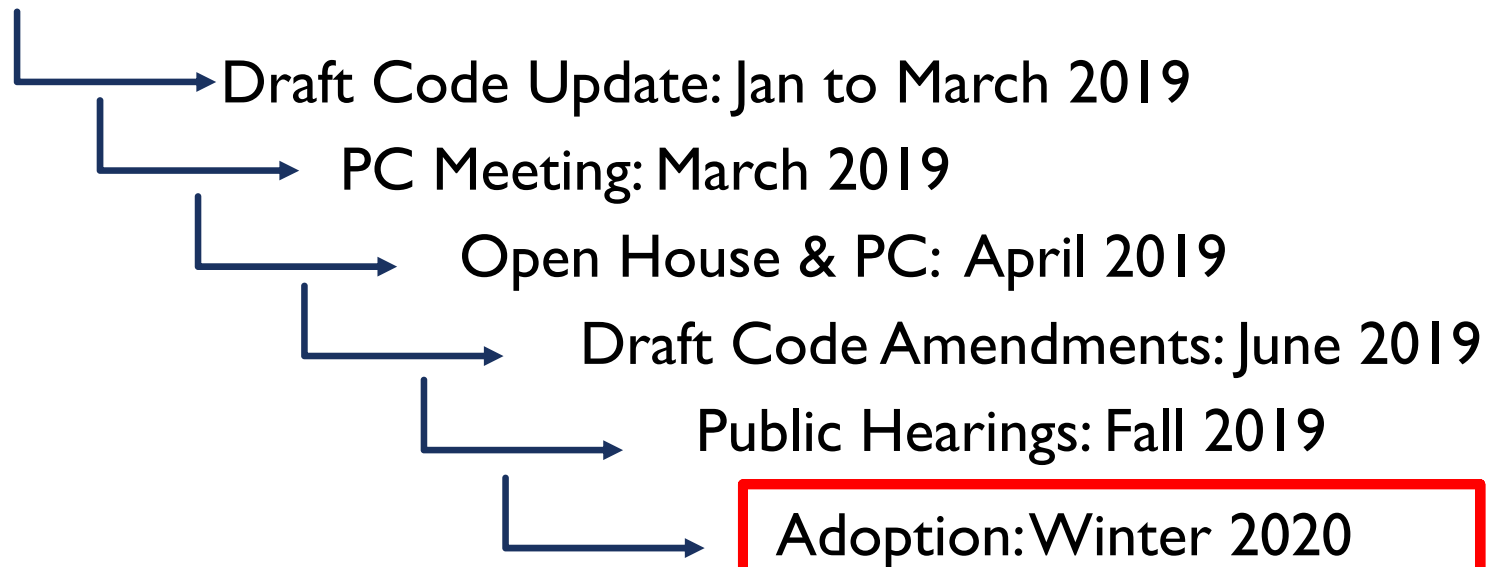
II. PROJECT OBJECTIVE AND MAJOR DELIVERABLES

The primary objective of this project is to adopt amendments to the City's land use regulations pertaining to needed housing. The update must:

- Provide or enhance a clear and objective approval path for residential development,
- Remove or amend criteria or processes that hinder development of Needed Housing, and
- Update permitted use lists and development standards to ensure that the mix and density of allowed housing can accommodate Needed Housing.
- Have a focus on increasing housing supply and/or improving housing affordability.

PROJECT TIMELINE

Housing Code Update



MAIN POLICY IDEAS

1. Introduce “missing middle” types in low and medium-density zones, with corresponding development standards, including cottage cluster housing
2. Allow more variety of residential types in high-density zone
3. Establish minimum and maximum densities for all residential zones
4. Modify lot area, width and building height to encourage more efficient use of available land
5. Provide clear and objective standards and review processes for residential development



PROPOSED CODE AMENDMENTS

RESIDENTIAL CODE UPDATES (IMPROVEMENT STANDARDS)

- Chapter 18.90 - General Provisions
- Chapter 18.95 – Residential Lot Standards
- Chapter 18.105 – Landscaping
- Chapter 18.162 – Cluster Housing
- Chapter 18.96 – Multi-Family Housing Design
- Chapter 18.180 – Manufactured Housing Standards

RESIDENTIAL CODE UPDATES (ZONING REGULATIONS)

- Chapter 18.25 – Residential Low Density
- Chapter 18.30 – Residential Medium Density
- Chapter 18.35 – Residential Manufactured Housing
- Chapter 18.40 – Residential High Density
- Chapter 18.45 – Commercial Neighborhood
- Chapter 18.50 – Central Business District

RESIDENTIAL CODE UPDATES (PROCEDURAL)

- Chapter 18.150 – Site Plan Review
- Chapter 18.190 – Procedures
- Chapter 18.20 – Use Classification
- Chapter 18.15 – Definitions

An aerial photograph of a town, likely in a mountainous region, showing residential buildings, streets, and green spaces. The background features rolling hills and mountains under a clear sky. The town is densely packed with houses and some larger commercial buildings. A road runs through the center of the town, and there are several parking lots. The trees are in various shades of green and yellow, suggesting an autumn setting.

NEXT STEPS

- Additional Deliberation
- Proposed Findings
- Proposed Final Order
- Recommendation