



Housing Code Update Project

Planning Commission Committee Meeting

March 12, 2019

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Welcome and Project Overview

- Background
- Goals and Objectives
- Areas of focus



Project Schedule

Housing Code Update Jan 2019-Jun 2019

Draft Code Update: Jan to March 2019

PC Meeting: March 2019

Open House & PC: April 2019

Final Code Update: June 2019

Residential Code Requirements

- For all “**needed housing,**” a “**clear and objective**” review option is required
- Discretionary alternative can also be provided
- Overarching goal to remove barriers to development

“Needed Housing”

- Legally, means all housing options:
 - All housing types: single family detached, multifamily, manufactured homes, mixed-use
 - In all residential, commercial, mixed-use zones
 - For rent or ownership
 - Serving all income levels (not just *affordable*)
- Means that all* standards and review types for residential uses need to be examined

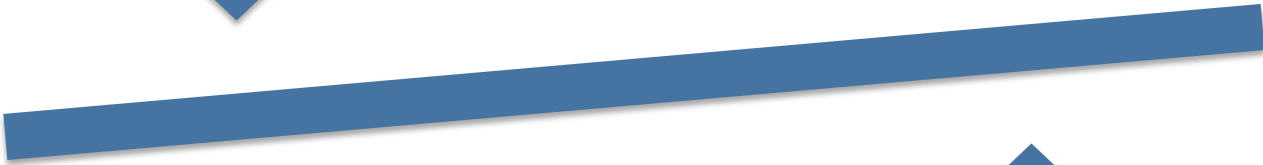
“Clear and objective”

"Few tasks are less clear or more subjective than attempting to determine whether a particular land use approval criterion is clear and objective."

Rogue Valley Association of Realtors v. City of Ashland, 35 Or LUBA 39 (1998), aff'd 158 Or App 1 (1999)



Flexibility



Certainty



Code Update Topics

- Subdivisions
- Residential Zones and Uses
- Commercial and Mixed-Use
- Site Development Standards
- Development Review
- Special Standards



Attached Accessory Dwelling Unit - Single Story



Interior Accessory Dwelling Unit

Residential Zones

- Rename and recalibrate residential zoning districts to better reflect intended development types, while respecting existing development patterns.

Existing Zone	Proposed Zone	Intended Application
RS-5	RLD	Existing RS-5 areas, potentially some existing RS-7 if it better fits the new RLD dimensional standards
RS-7	RMD	Existing RS-7 and single-family subdivisions currently zoned RS-MH, UGB expansion areas as they are annexed
RS-MH	RMHP	Existing manufactured home parks zoned RS-MH
RM-22, RM-HD	RHD	Existing RM-HD



RLD and RMD Residential Uses

- Expand residential types: duplexes, rowhouses, multi-plexes, cottages
- Calibrate review required, add Type II Site Plan Review



Residential Dimensional Standards

- RLD: 6,000 SF
minimum lot size
- RMD: 4,000 SF
minimum lot size
- Reduce lot width to
40-50 ft
- Increase building
coverage to 50 to
60%
- No change for height



Residential Density Standards

	RLD	RMD
Minimum density	5.8 du/nda	8.7 du/nda
Maximum density	7.2 du/nda	14 du/nda average <i>(10.9-21.8 for various types)</i>

Residential Development Options in HDR

- Allow a wider range of uses through a clear and objective review process
- Increase existing dimensional standards: 3-story height limit
- Retain newly adopted density standards: 18 du/nda minimum and no max



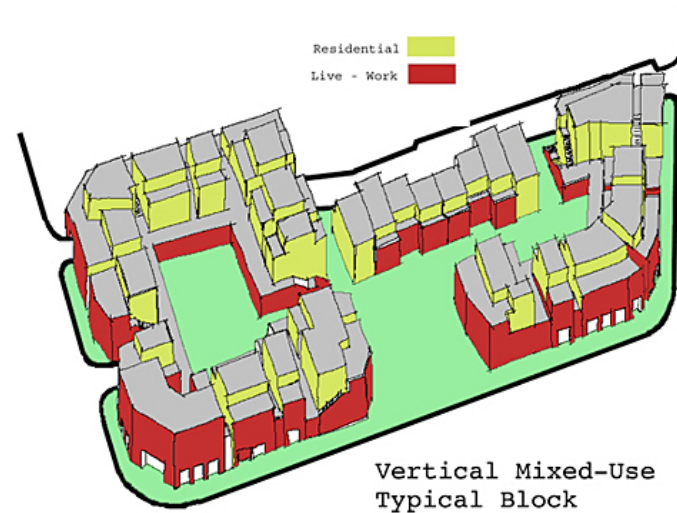
Commercial and Mixed-Use Zones

- Add option for ground-floor residential use in commercial mixed-use buildings:
 - Temporary use
 - Permitted use



Commercial and Mixed-Use Zones

- Provide for mix of residential and commercial uses on existing, surplus commercial sites
 - New Mixed-Use/High-Density Residential zone
 - Repurposing the Neighborhood Commercial zone
 - Rezoning to a mix of commercial and RHD zoning



Site Development Standards

- Develop clear and objective landscaping buffer requirements by use or zone, tied to adjacent use or zone.
- Revise parking minimums for some residential types including multifamily residential and new missing middle types.



Development Review and Procedures

- Amend the City's Site Development Plan Review regulations to provide a clear and objective approval path for residential projects
 - Approval criteria
 - Type I, II and III options




Special Standards

- Develop cottage housing standards to allow for development of small-scale housing clustered on a lot, with the inclusion of open space.



Next Steps

- Revise Draft Code Concepts (March-April)
 - Open House and PC Meeting (April)
 - Develop Adoption-Ready Code Amendments (May-June)
 - *Adoption Process (July onward)*

 - Point of contact: Zac Moody
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DISCUSSION/QUESTIONS



THANK YOU!