

# Low and Medium Density Residential

## Proposed:

### New Zones/Adjust Current Zones

Realign existing single-family zones (RS-5 and RS-7) as low and medium-density residential zones respectively to focus on intensity of development in each zone and to support policy changes expanding housing options in each zone.

Revise existing manufactured home park zone (RS-MH) to exclusively focus on manufactured home parks.

### Modestly Reduce Minimum Lot Sizes

Modestly reduce minimum lot sizes, specific to the typical development patterns of each residential type, for more efficient use of land.

### Expand Missing Middle Housing Options

Expand 'missing middle' housing options permitted in low and medium-density zones. Provide more variety of sizes, prices and styles in both existing neighborhoods as infill opportunities, and built into new neighborhoods as they are developed.

## Proposed Minimum Lot Sizes

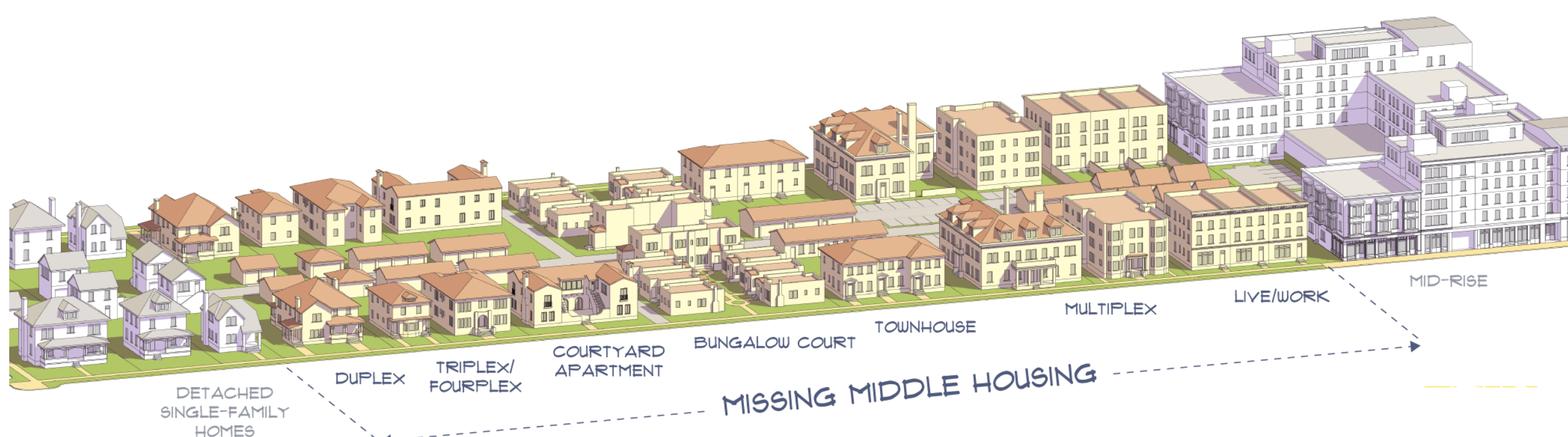
	Existing	Proposed
RS-5 (Low Density)	Minimum Lot Size	6,000 SF for all lots
		9,000 SF corner lots
RS-5 (Low Density)	Minimum Lot Width	50 ft
		50 ft for flag lots
RS-7 (Medium Density)	Minimum Lot Size	4,000 SF for single family detached
		7,000 SF corner lots
RS-7 (Medium Density)	Minimum Lot Width	40 ft
		50 ft, 40 ft for flag lots

## Proposed "Missing Middle" Residential Uses

	RS-5 (Low Density)	RS-7 (Medium Density)
Single Family Detached	Yes	Yes
Manufactured Homes	Yes	Yes
Accessory Dwelling Units (ADUs)	Yes	Yes
Duplexes	Yes	Yes
Townhouses	No	Yes
Triplexes	No	Yes, w/ review
Quadplexes	No	Yes, w/ review
Cottage Clusters	Yes, w/ review	Yes, w/ review

### What is "missing middle" housing?

**Missing middle housing** refers to small, multi-unit housing types such as duplexes, quadplexes and cottage clusters that are similar in scale to single-family detached homes and can be integrated into residential neighborhoods. They provide a 'missing' option between single-family detached homes and apartment buildings, providing more variety for smaller or lower-income households.





# Housing Options

## Single Family, Townhouses & ADUs



## Duplexes, Triplexes, & Quadplexes



## Cottage Clusters & Manufactured Homes/Parks





# High Density Development

## Proposed:

*Expand permitted housing types beyond apartments while maintaining density in high-density zone (RM-HD).*

*- Permit townhouses, which provide a more affordable home-ownership opportunity at a density comparable to existing apartments.*

*- Permit more flexible cluster housing that includes smaller homes around a shared open space. Individual units may be anything from a traditional cottage to a garden-style apartment for maximum flexibility in this zone.*

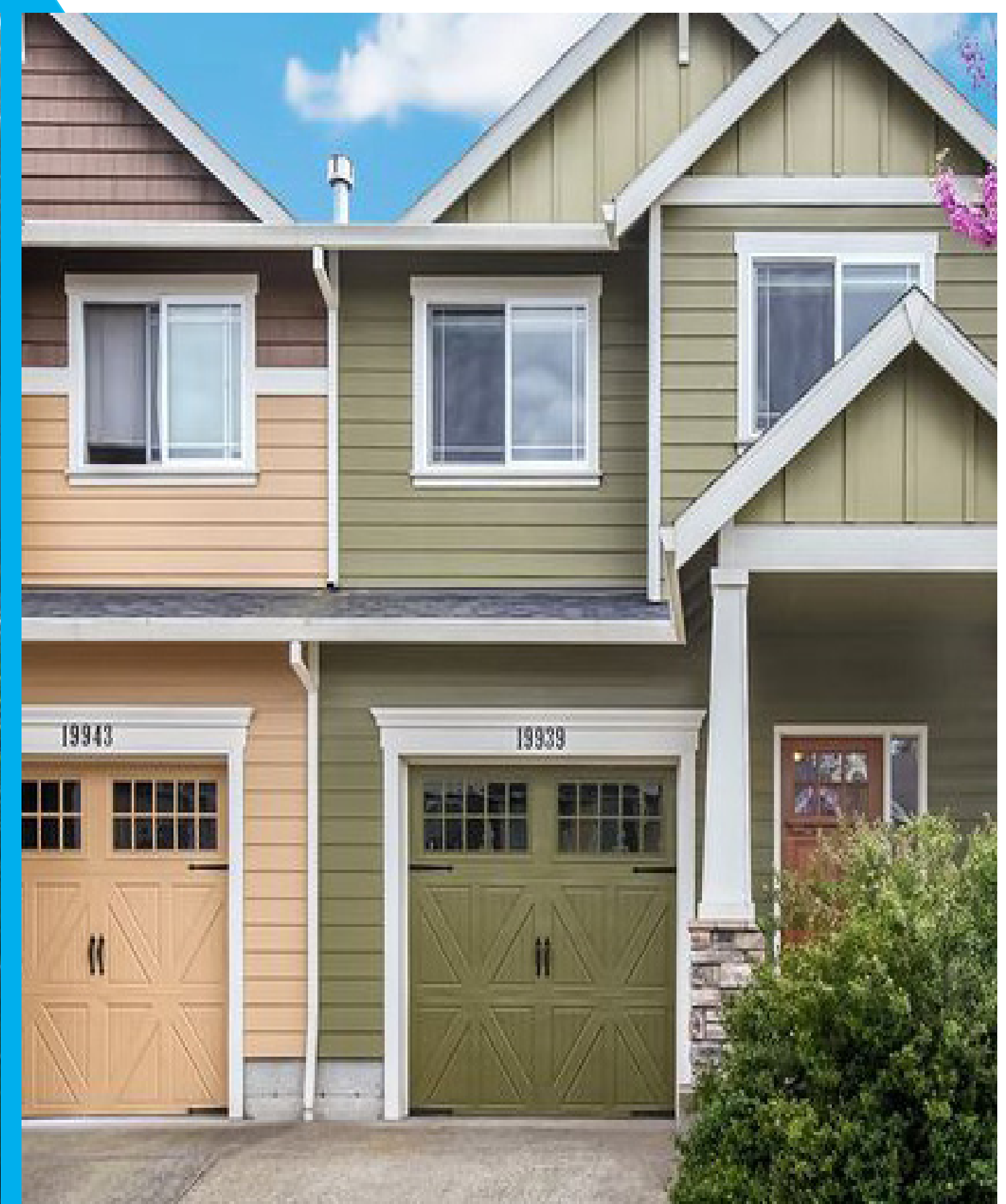
### Apartments



### Cottage Clusters



### Townhouses





# Mixed Use Development

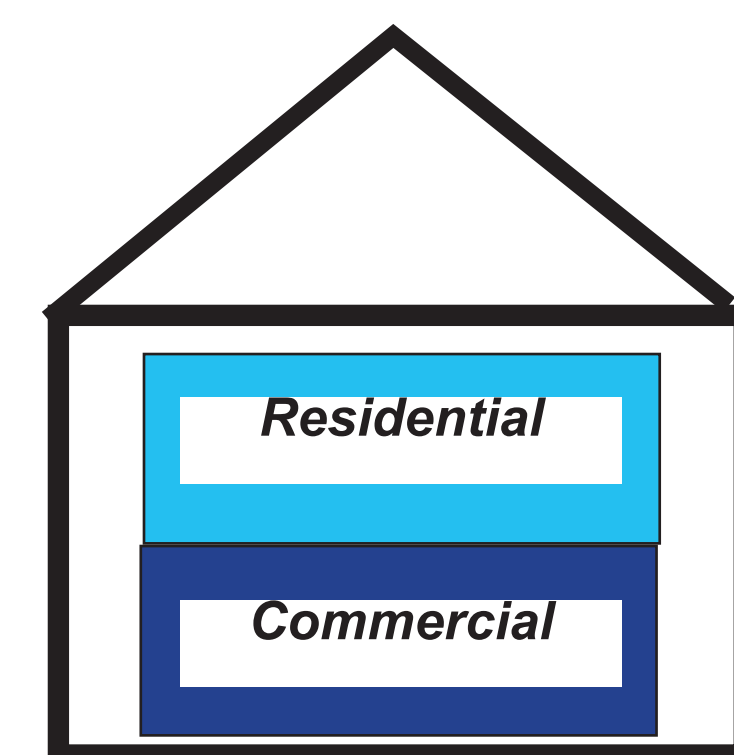
## Proposed:

*Expand opportunities for multifamily residential in commercial zones, including upper-story residential uses and ground-floor residential off of primary roadways.*

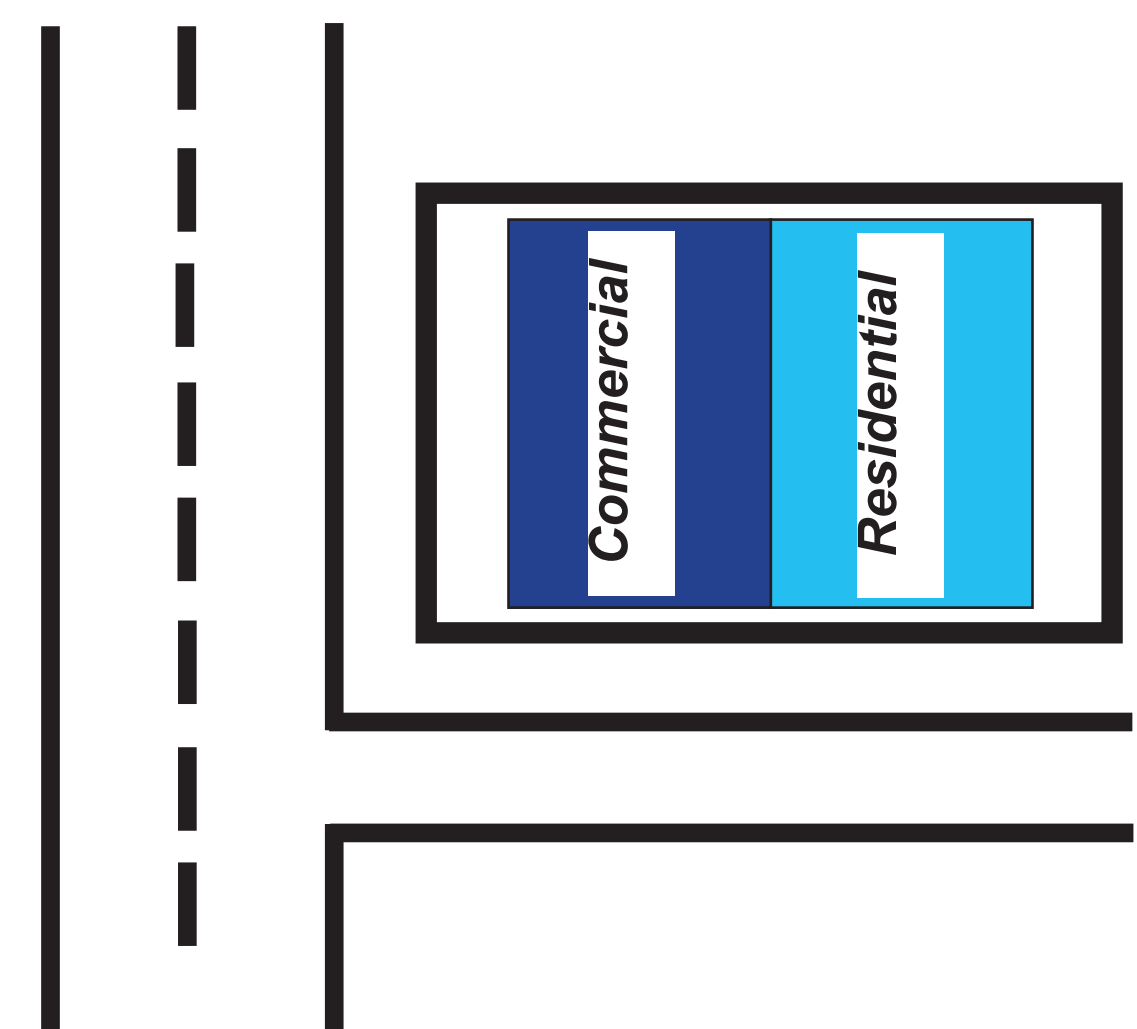
- Allow development of three-story buildings (45-foot max) in Central Business District (CBD) zone as a permitted use, to support upper-story residential development.*
- Permit residential uses in the Neighborhood Commercial (NC) zone in both vertical and horizontal mixed-use configurations.*



**What is the difference between vertical and horizontal mixed use?**



**VERTICAL**



**HORIZONTAL**



# Development & Review Process



**Goal:** Increase certainty and decrease time and expense associated with zoning reviews by applying clear and objective development standards, to better support residential development.

## Proposed:

*Provide non-discretionary review options for many types of residential development, to allow more projects to be reviewed at the staff level (Type I or II) rather than public hearings (Type III). Limit use of public hearings to review more complicated development where greater discretion must be applied.*

- *Develop clear and objective standards for residential development through this project, addressing dimensional standards, landscaping, minimum parking, and other standards. Apply standards through non-discretionary staff reviews.*
- *Create Type II Site Development Plan Review option for residential projects, including triplexes, quadplexes, cottage clusters, and multifamily apartments, rather than current requirement for a Type III public hearing.*
- *Revise subdivision approval standards for greater clarity and alignment with desired development patterns, including secondary access standards, to facilitate a Type II review option.*

## How are development projects reviewed?

### Type I

Ministerial review completed by staff, with no discretion applied, for compliance with clear standards such as dimensional standards or permitted uses. No public notice provided.

### Type II

Administrative review completed by staff, with limited discretion. Public notice is mailed to property owners near the project.

### Type III

Quasi-judicial review heard before Planning Commission, requiring interpretation and application of discretionary criteria to the proposed project, such as compatibility and off-site impacts. Public hearing is held with opportunity to comment.

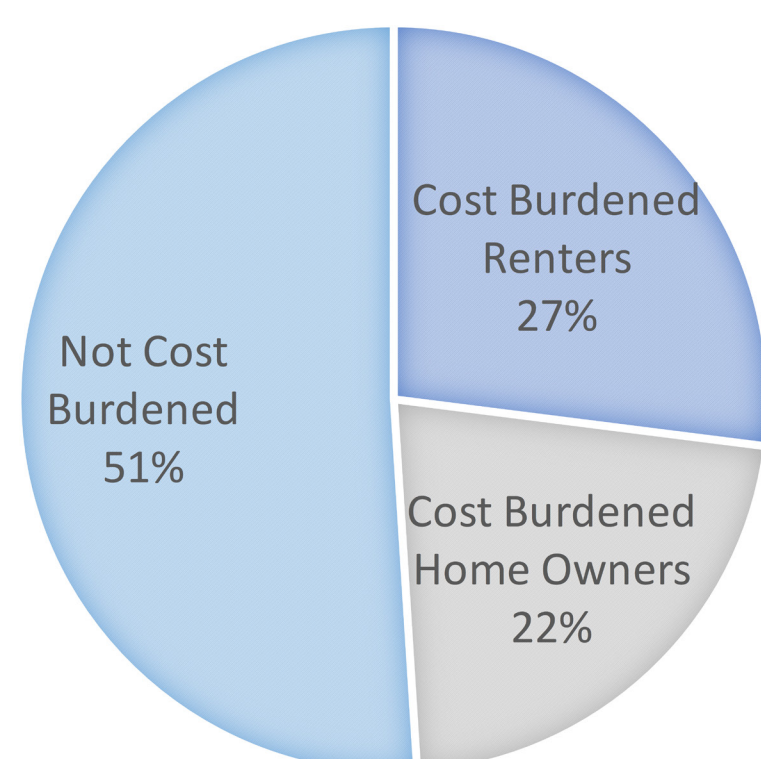


# Project Background & Opportunities

## Existing:

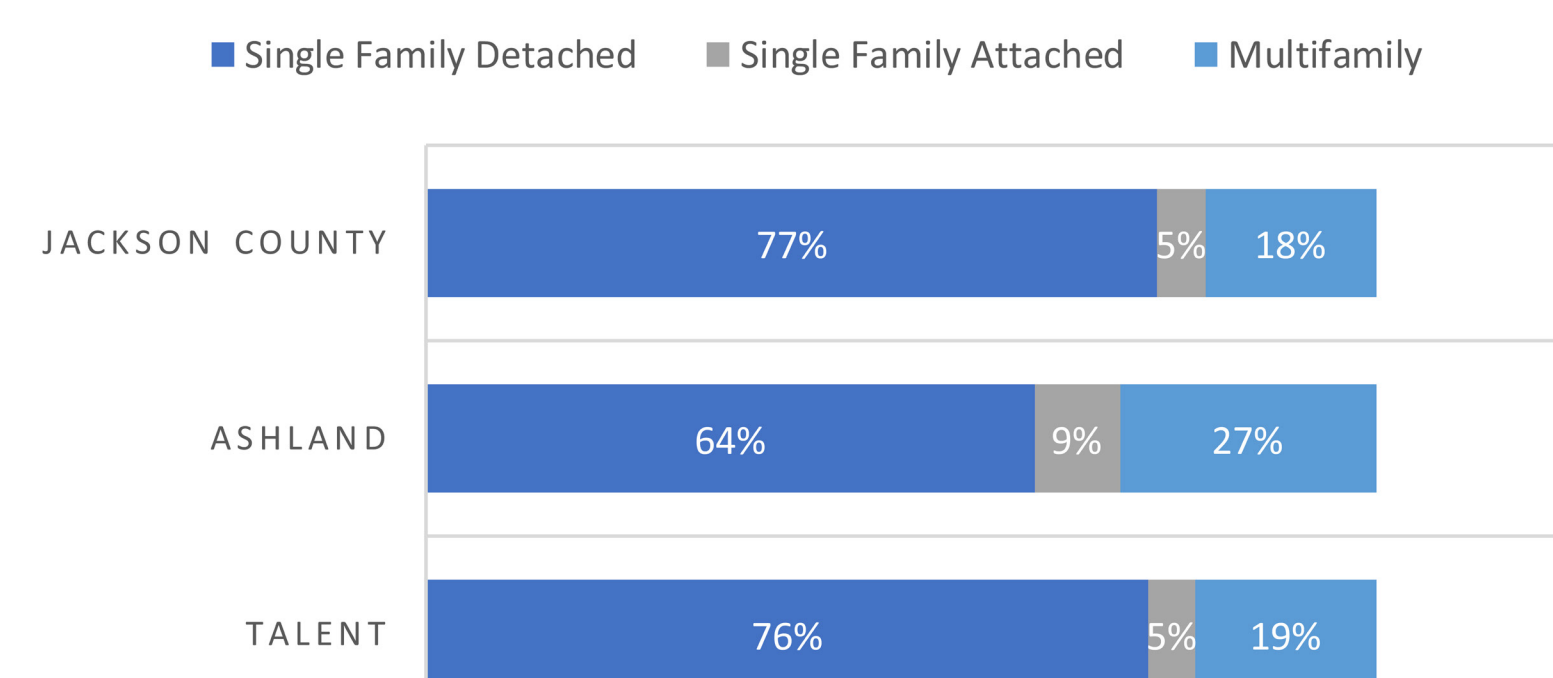
Housing options in Talent are limited and do not match the needs of the Talent community today or anticipated in the future. There is a shortage of housing overall, lack of housing variety, and lack of housing options that are affordable.

### COST BURDENED HOUSEHOLDS IN TALENT



\*Source: 2017 Housing Needs Analysis

### CURRENT HOUSING MIX TALENT, ASHLAND, AND JACKSON COUNTY

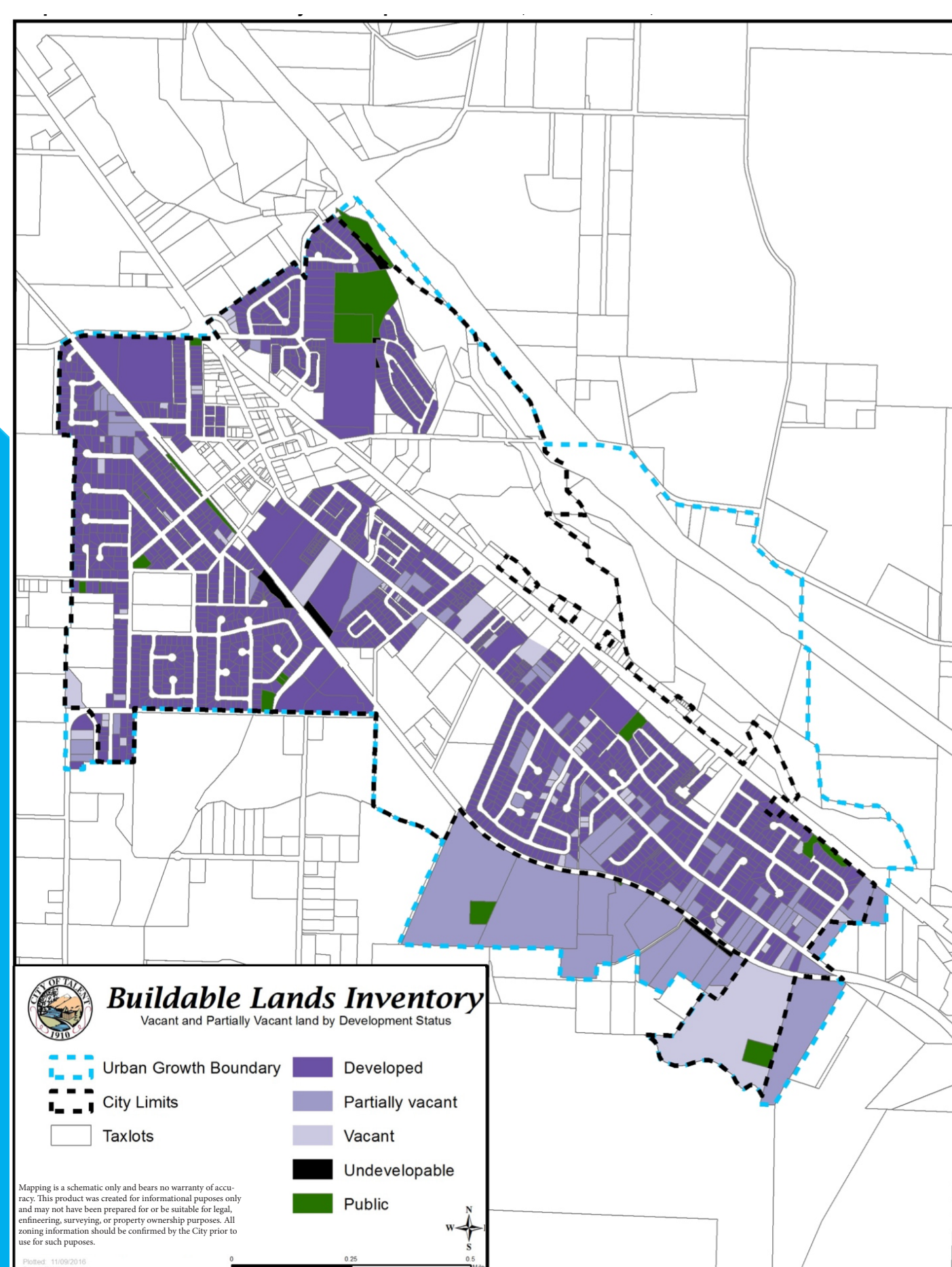


\*Source: 2017 Housing Needs Analysis

The housing supply is dominated by single-family detached homes, which are too expensive and too large for many families.

Almost half of Talent households are cost-burdened, with housing costs exceeding 30% of their incomes. Renters in particular are struggling.

Limited land is available for housing within the UGB, and should be used efficiently to accommodate demand for housing associated with forecasted population growth.



Talent has identified three primary strategies to meet the demand for future housing given the need for more efficient development patterns to respond to the limited supply of vacant land:

- **New construction** at higher density with more variety of homes on vacant land (shown in medium and light purple)
- **Sensitive infill** in existing neighborhoods (shown in dark purple)
- **Mixed-use residential** in existing commercial areas (not shown)