



Zoning Code Update: Code Concepts

Joint Needed Housing Advisory Committee and
Technical Advisory Committee Meeting

December 10, 2021



Agenda Overview

1. Project Goals and Meeting 1 Recap
2. Middle Housing Code Concepts
 - Identify Proposed Standards
 - Test Middle Housing in Existing Zoning
 - Discuss Needed Changes
3. Next Steps

Project Goals

- Meet future growth needs by creating more opportunities for housing choice
- Update zoning code based on recent legislation for Middle Housing
- Involve the community and decision makers in understanding potential changes and housing needs
- Adopt new zoning requirements by June 30, 2022

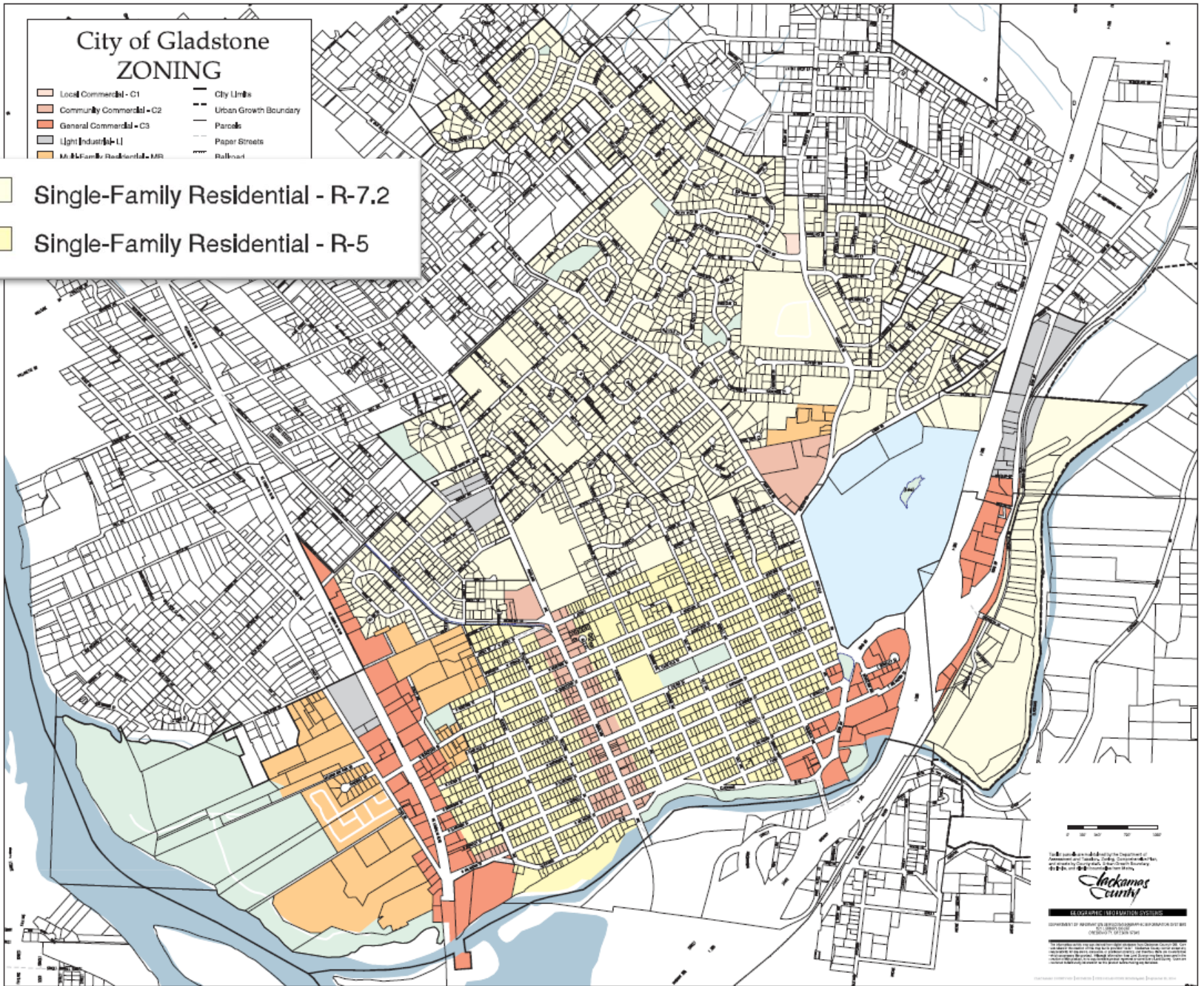
Summary Report Findings

- Code Audit findings consistent with new rules:
 - ✓ Reduce off-street parking requirements
 - ✓ Support wider range of housing types/include “Middle Housing types”
 - ✓ Update design standards and review process
- Replace “family” from zoning (HB 2583)
- Address thresholds for nonconforming uses
- Update standards for mobile home parks
- Update definitions

City of Gladstone ZONING

- Local Commercial - C1
- Community Commercial - C2
- General Commercial - C3
- Light Industrial - I1
- Medium Density Residential - MR
- City Limits
- Urban Growth Boundary
- Parcels
- Paper Streets
- Railroad

- Single-Family Residential - R-7.2
- Single-Family Residential - R-5



This map was prepared by the Department of Assessment and Taxation, Clatsop County, Oregon, under the authority of the Clatsop County Board of Commissioners, Clatsop County, Oregon, and the Clatsop County Board of Commissioners, Clatsop County, Oregon.



CLATSOP COUNTY
DEPARTMENT OF ASSESSMENT AND TAXATION
1000 COMMERCIAL AVENUE, SEASIDE, OREGON 97138
PHONE: 503-738-2200
WWW.CLATSOPCOUNTY.OREGON.GOV

THIS MAP IS A PRELIMINARY DRAFT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE ZONING MAP. THE ZONING MAP IS THE OFFICIAL RECORD OF THE ZONING ORDINANCE AND IS AVAILABLE FOR REVIEW AT THE CLATSOP COUNTY BOARD OF COMMISSIONERS OFFICE.

HB 2001 Requirements

- Middle housing types must be allowed in all residential use zones that permits outright single-family zones
- May be regulated and limited on:
 - Goal-Protected Lands
 - Master Planned Communities
 - Lands impacted by State or Federal Law
- Local land use regs. may not cause unreasonable cost or delay
- Does not prohibit single-family dwellings

Clear and Objective Standards

660-046-0210

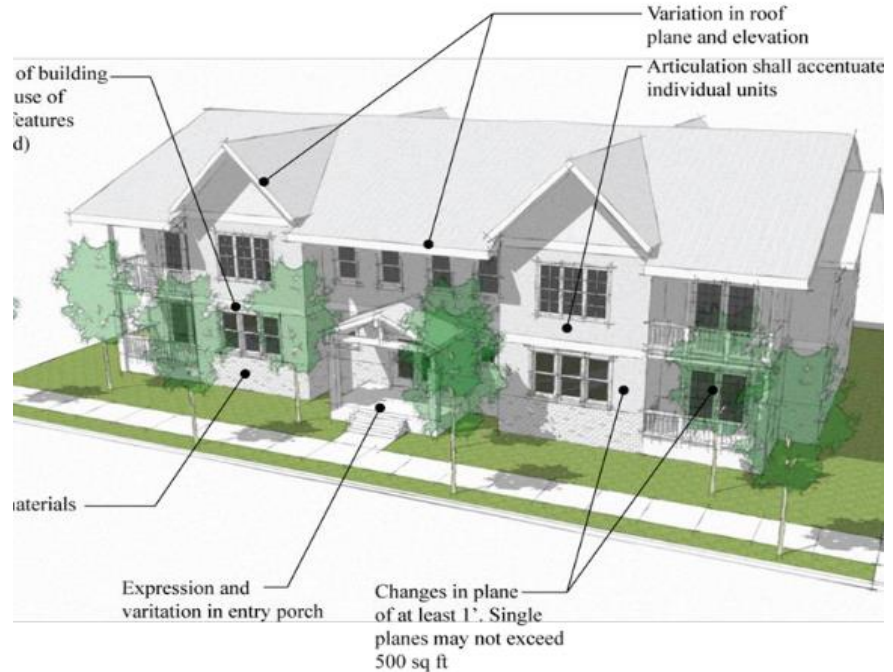
Large Cities may regulate siting and design of Middle Housing, provided that the regulations;

- a. Are clear and objective standards, conditions, or procedures consistent with the requirements of ORS 197.307; and
- b. Do not, individually or cumulatively, discourage the development of Middle Housing through unreasonable costs or delay.

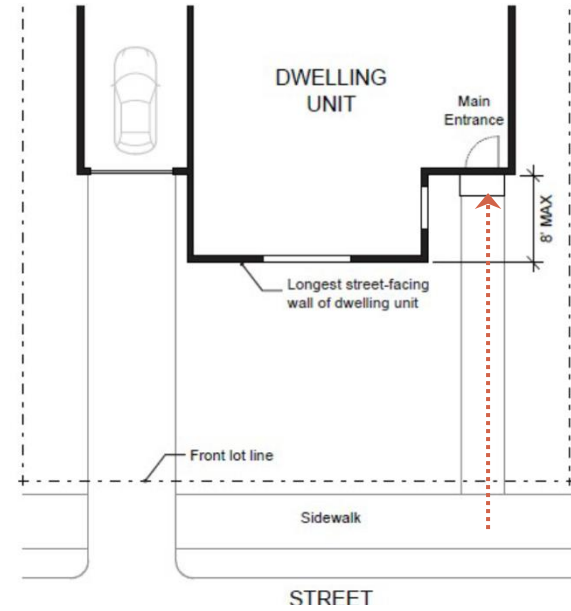
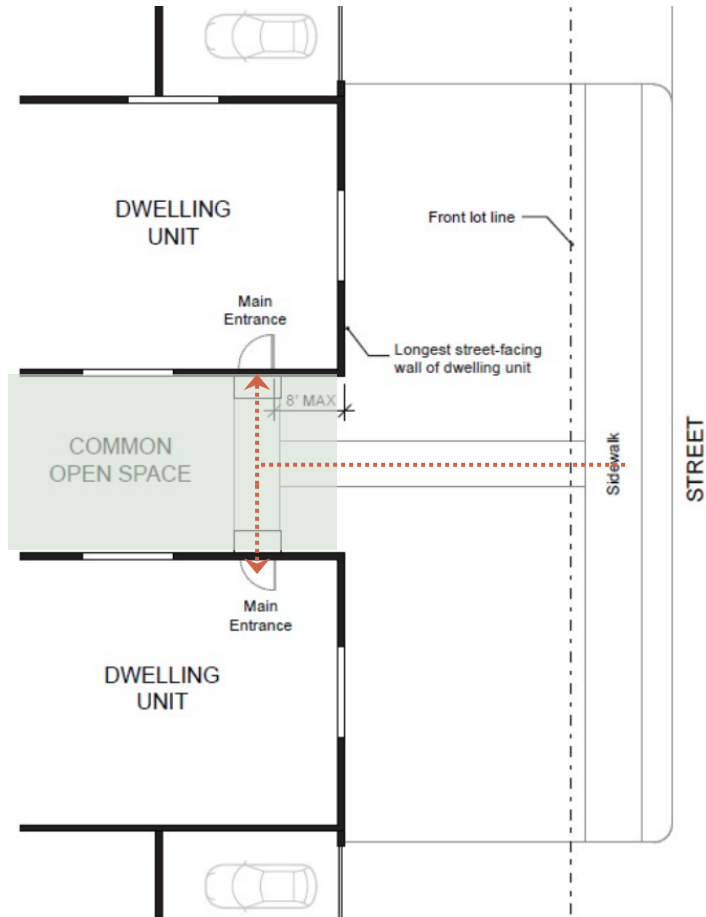
Typical Clear and Objective Standards for Multi-family Housing

- Building Orientation
- Parking Location
- Open Space and Landscaping
- Building Design
 - Articulation
 - Roof Form
 - Materials and Detailing

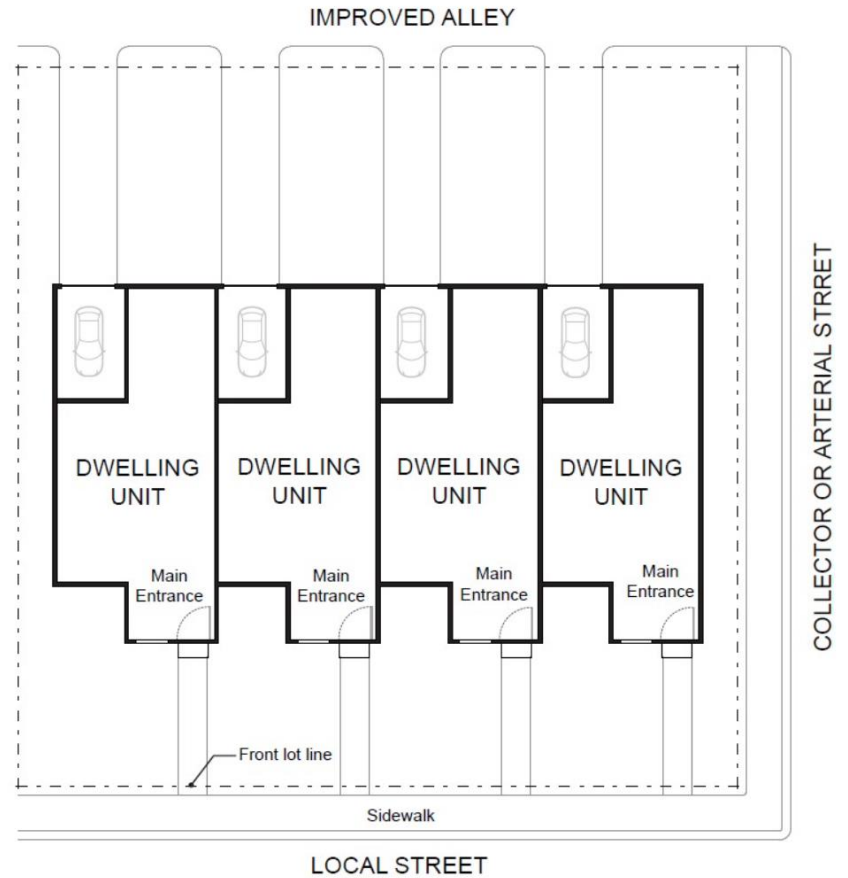
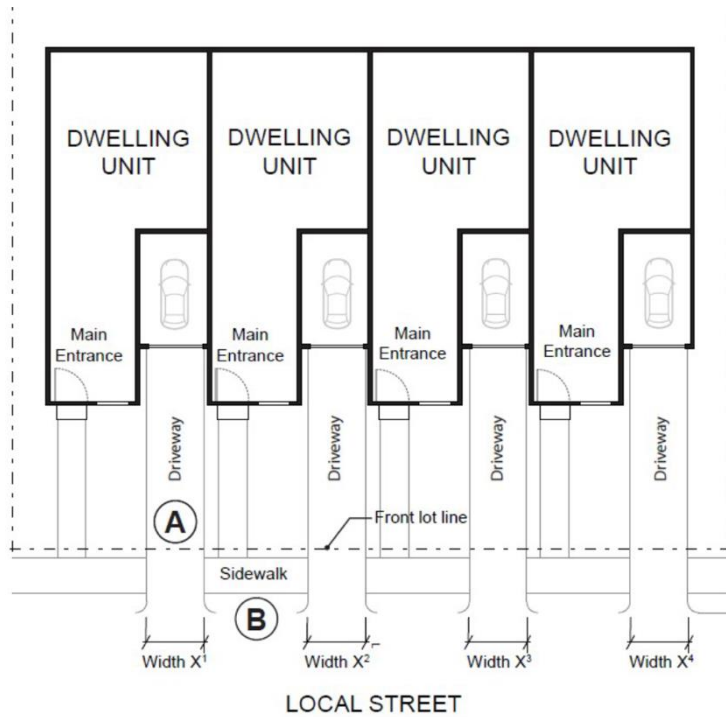
May be minimum requirements, or apply only when code exemptions or incentives requested



Building Orientation



Parking Location



Detailing and Materials



Middle Housing Types

Duplex

Two attached dwelling units on a Lot or Parcel (may include detached dwelling)

Figure 1. Stacked Duplex

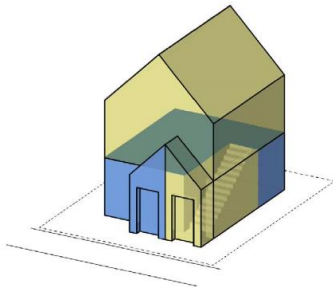


Figure 5. Detached Duplex Units Side-by-Side

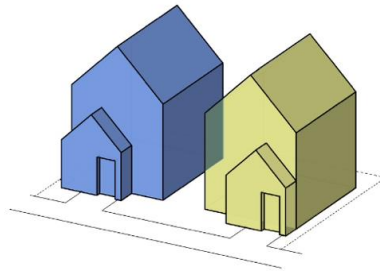


Figure 3. Duplex Attached by Garage Wall

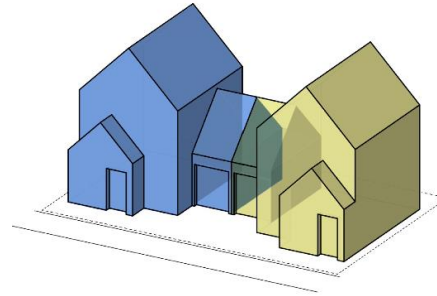


Figure 2. Side-by-Side Duplex

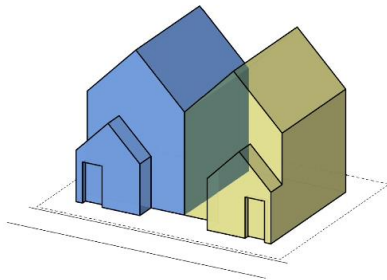


Figure 6. Detached Duplex Units Front and Back

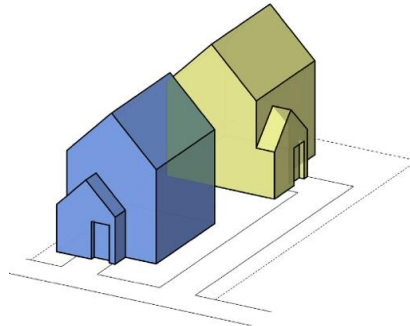
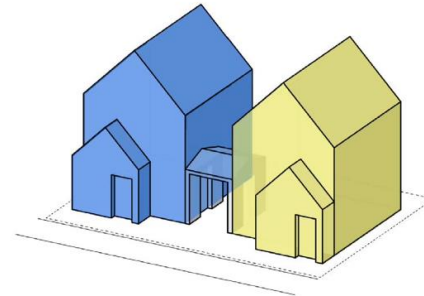


Figure 4. Duplex Attached by Breezeway



Triplex and Quadplex

Three/four attached dwelling units on a Lot or Parcel (may include detached dwelling)

Figure 9. Attached Triplex Front and Back

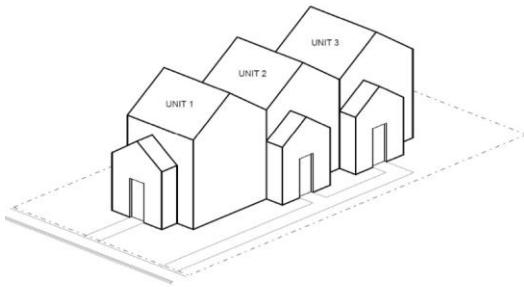


Figure 11. Detached Triplex Side-by-Side

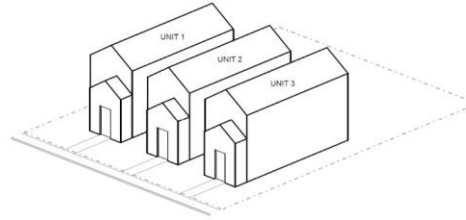


Figure 13. Detached Quadplex

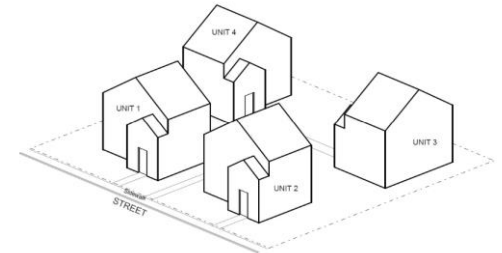


Figure 10. Attached Triplex Side-by-Side

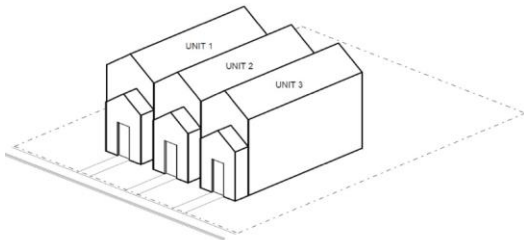
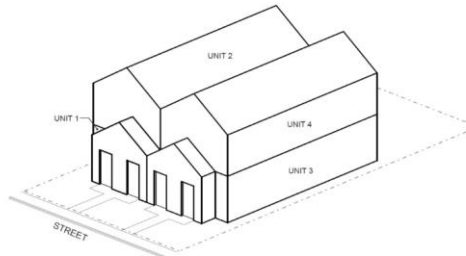


Figure 12. Stacked Quadplex



Townhouses

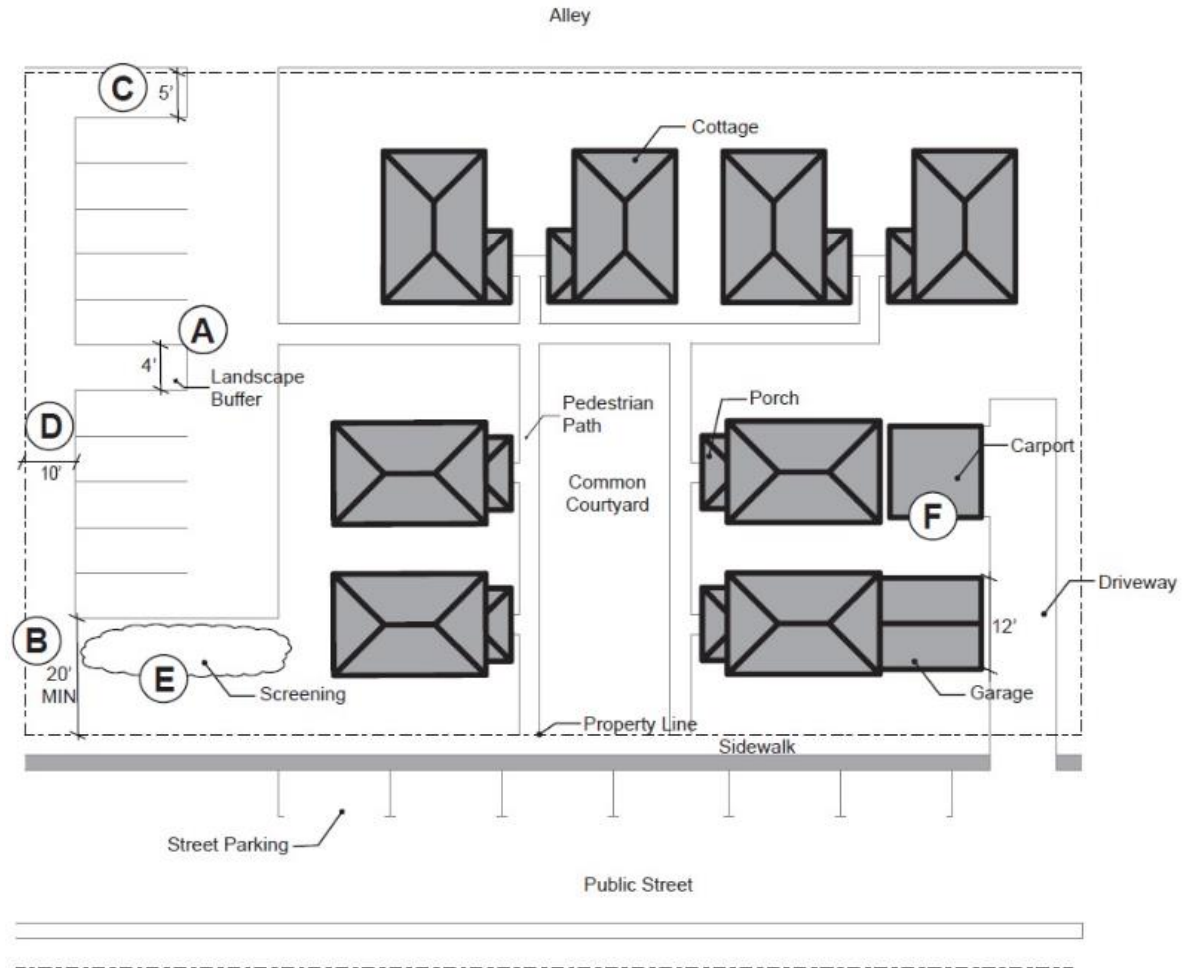
A dwelling unit that is part of a **row of two or more attached units**, where each unit is located on its own Lot or Parcel with at least one shared wall.



Cottage Clusters

A grouping of no fewer than four detached dwelling units per acre, each with a footprint of **less than 900 SF** that includes a **common courtyard**.

Units may be located on a single Lot or Parcel, or on individual Lots or Parcels that include a common courtyard



Code Concepts

What Would Middle Housing Look Like in Gladstone?

Code Concept Objectives

1. What's Required?

2. How would it fit?

3. What changes are needed?

- What are issues or possible constraints with the development of these middle housing types in Gladstone?
- What opportunities do you see?
- What should we consider from a design perspective?

Development Assumptions

R-5 Zone (5,000 SF Lot)	
A. Front setback	20'
B. Interior Side Yard setback	5'
C. Street Side setback	20'
D. Rear setback	15'
Max Building Height	35'

Proposed/Additional Standards for Multi-Family Redevelopment	
• Parking Requirement	1 space per unit
• Lot Coverage	35%

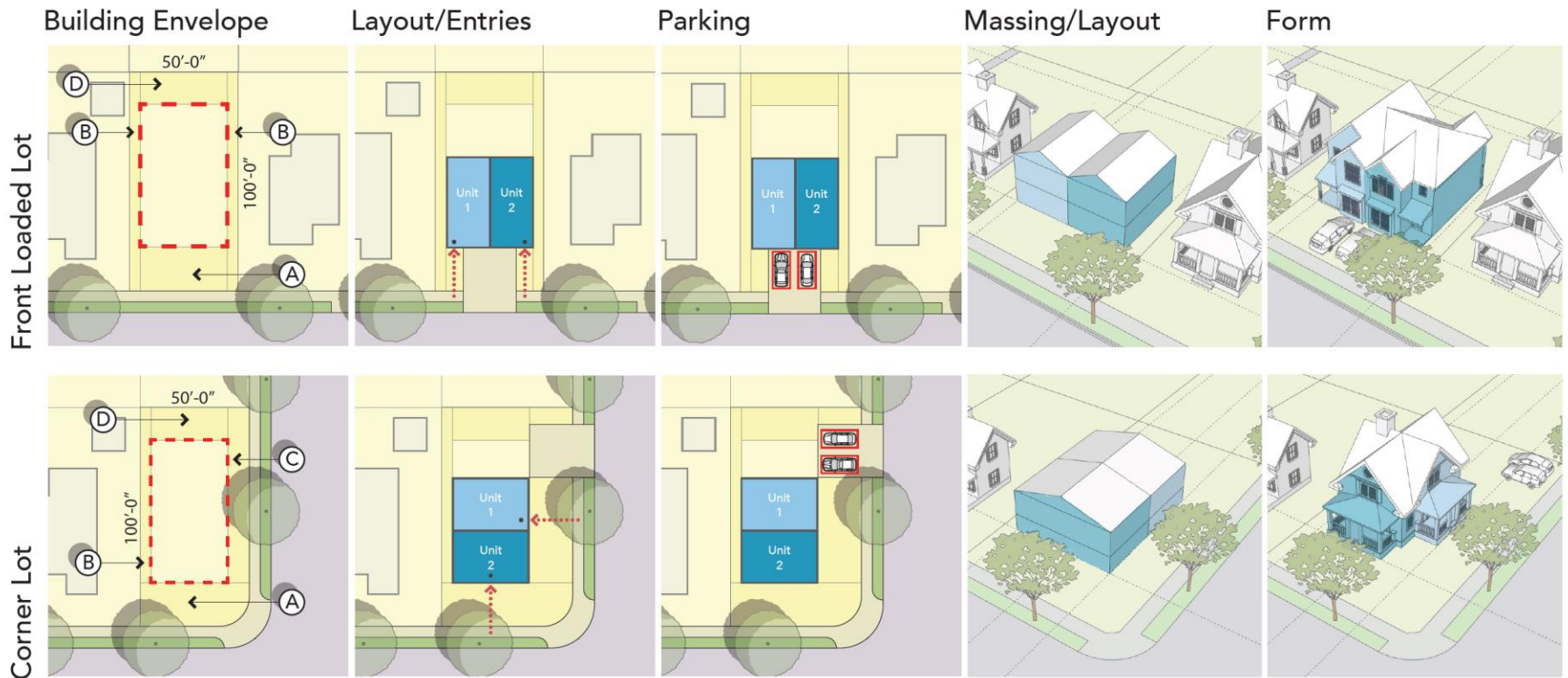
Unit Minimum: 450 SF

Unit Maximum: based on lot coverage

Duplex

- **Lot Size:** Same as SFD
- **Density:** Max limit is not permitted
- **Parking:** No more than two off-street parking spaces
 - on-street parking can be used to meet requirement

R5 Zone: Duplex Example



Duplex Streetscape

Maximum Building Height



Existing Housing

Existing Housing





Duplex Code Concepts

- Allow variety of layouts/configurations
- City code should clarify stacked spaces; may want to explore conditions
- Consider limiting one driveway approach per lot, per street to avoid potential driveway conflicts with sidewalks and intersections

Triplex

Lot Size:

- Lots under 5,000 SF = 5,000 SF
- Lots over 5,000 SF = Same as SF

Density: Max limit is not permitted

Height: No less than 25 ft or 2 stories

Parking:

- <3,000 SF = 1 total
- ≥3,000 SF - <5,000 SF = 2 total
- ≥5,000 SF = 3 total
- ✓ on-street parking can be credited

Triplex

Lot Size:

- Lots under 5,000 SF = 5,000 SF
- Lots over 5,000 SF = Same as SF

Density: Max limit is not permitted

Height: No less than 25 ft or 2 stories

Parking:

- <3,000 SF = 1 total
- $\geq 3,000$ SF - <5,000 SF = 2 total
- $\geq 5,000$ SF = 3 total
- ✓ on-street parking can be credited

Quadplex

Lot Size:

- Lots under 7,000 SF = 7,000 SF
- Lots over 7,000 SF = Same as SF

Density: Max limit is not permitted

Height: No less than 25 ft or 2 stories

Parking:

- <3,000 SF = 1 total
- $\geq 3,000$ SF and <5,000 SF = 2 total
- $\geq 5,000$ SF and <7,000 SF = 3 total
- $\geq 7,000$ SF = 4 spaces total
- ✓ on-street parking can be credited

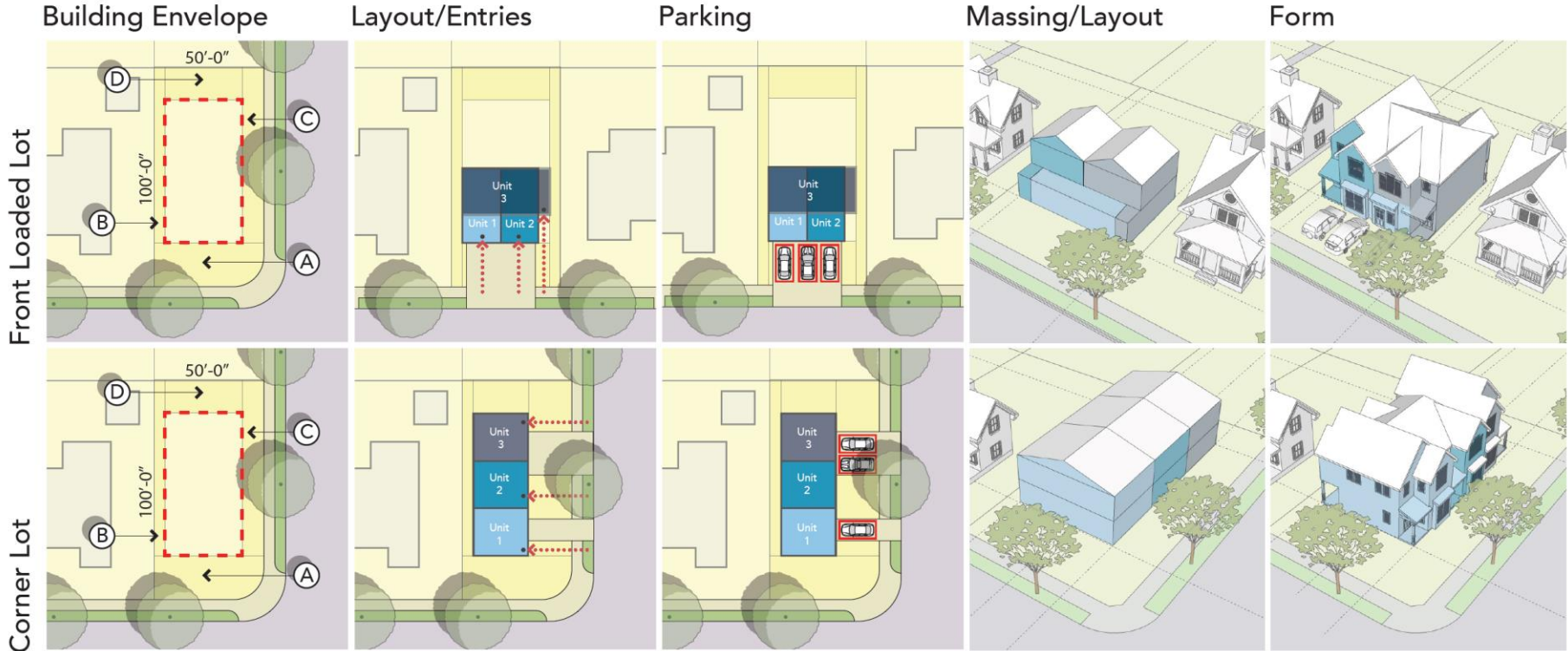


Triplex & Quadplex Code Concepts

- Create a Clear and Objective (C&O) path for approval
- Standards should address functionality, constructability, aesthetics
- Allow variety of layouts/configurations
- City code should clarify stacked spaces; may want to explore conditions
- Consider limiting one driveway approach per lot, per street to avoid potential driveway conflicts with sidewalks and intersections

Triplex

R5 Zone: Triplex Example



Triplex

Streetscape

Maximum Building Height



Discussion

1. What are issues or possible constraints with the development of these middle housing types in Gladstone?
2. What opportunities do you see?
3. What should we consider from a design perspective?

Townhouses

Lot Size:

- If any - cannot be more than 1,500 sq. ft. average
- Must be on separate lot
- 20 ft max street frontage

Density:

- 4 times the allowed for SF
- 25 du/acre

Setbacks: zero-foot side setback

Height: at least 2 stories

Parking: 1 per unit

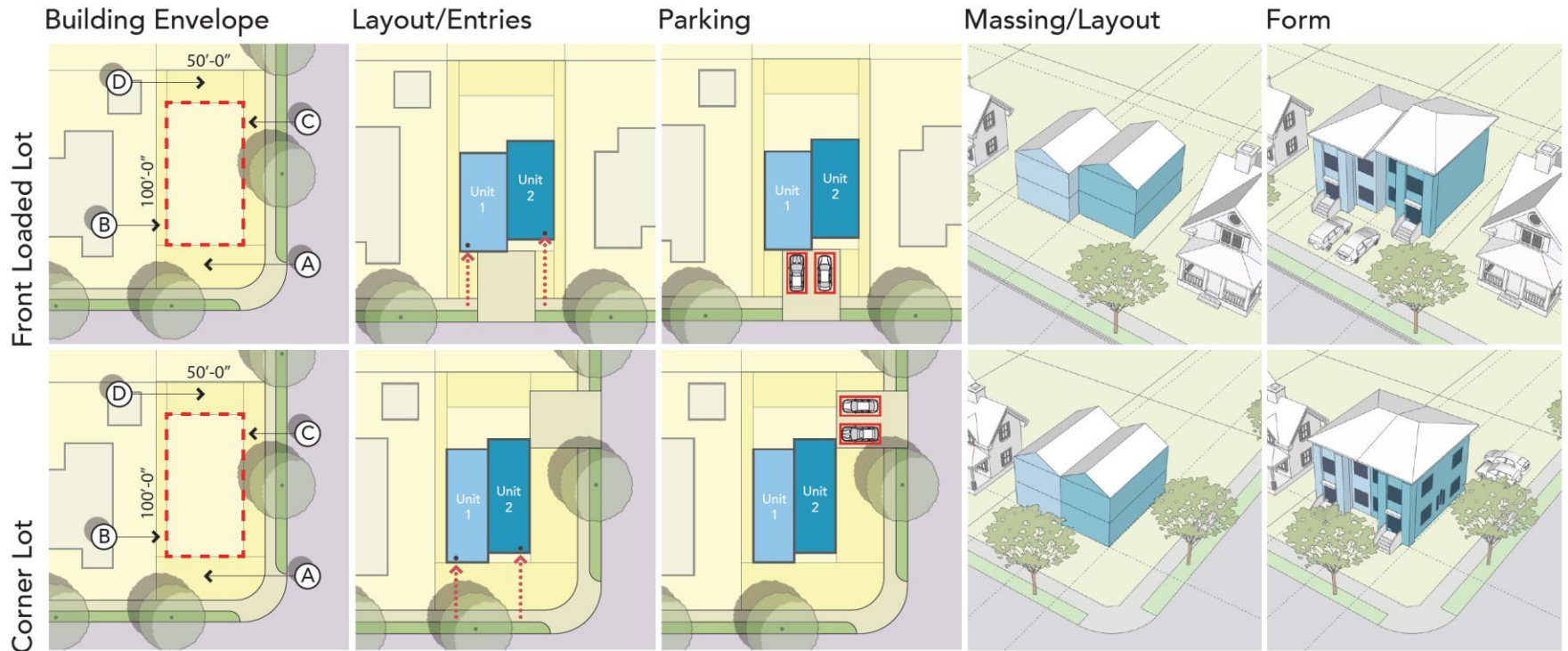
- on-street parking can be credited

Bulk and Scale (Lot Coverage/FAR/max unit size, etc.):

- Cannot cumulatively or individually limit the bulk and scale more than detached SF

Townhouses

R5 Zone: Townhome Example



Townhouse Examples

LOCATION

Fairview

ADDRESS

1450 NE Park Lane
Fairview, OR

LOT SIZE / DENSITY

2,000 sf / 22 per acre

DWELLING SIZE

1,580 sf

RENT VS. OWN

Typically owned



Rowhouses attached in groups of four or five with alley-loaded parking. Internal courtyards are between the garages and dwelling space, creating a private outdoor space for each unit.

LOCATION

Mosier Creek Place

ADDRESS

19 Mosier Creek Pl.
Mosier, OR

LOT SIZE / DENSITY

990 sf / 44 per acre

DWELLING SIZE

800 - 1,500 sf

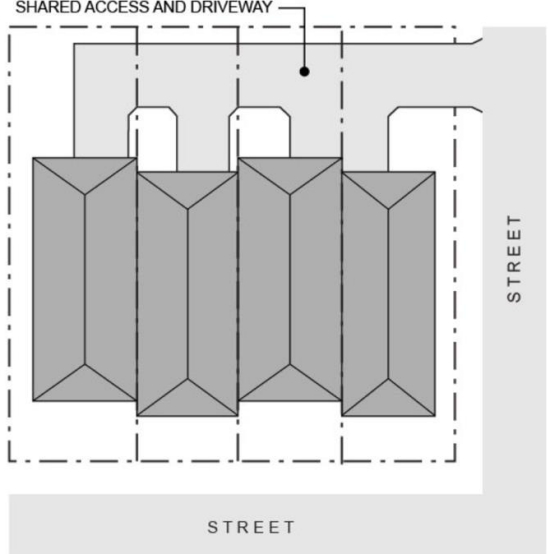
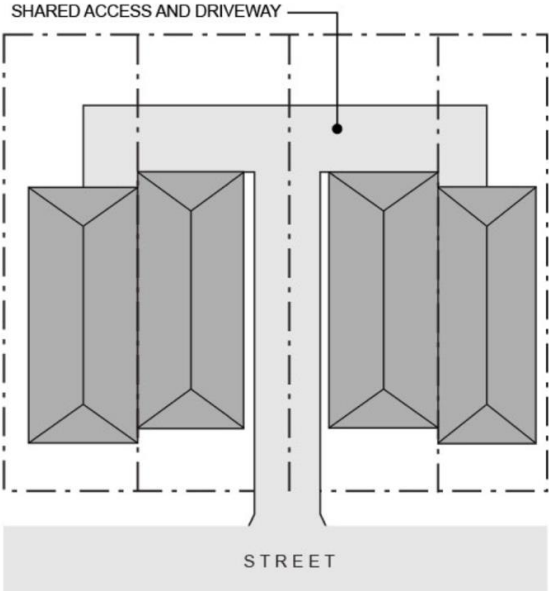
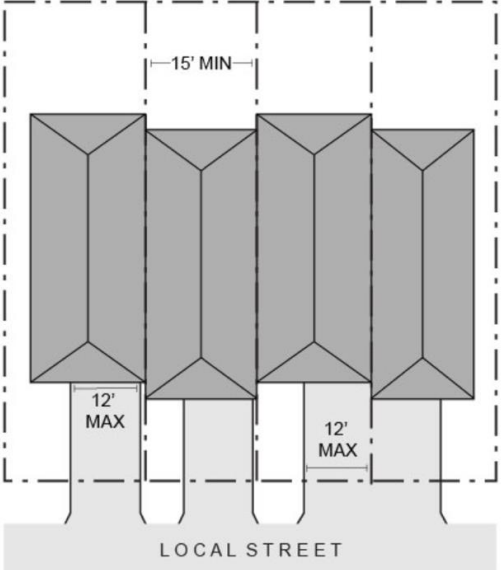
RENT VS. OWN

Typically owned



This development consists of twenty-two rowhouses and twelve flats. Units are attached in groups of three or four and share banks of covered parking across the access drive. Homes are perched on a hillside overlooking the Columbia River Gorge.

Orientation and Parking Location



Discussion

1. What are issues or possible constraints with the development of these middle housing types in Gladstone?
2. What opportunities do you see?
3. What should we consider from a design perspective?

Cottage Cluster

Lot Size:

- Not required but must be same SF
- 900 SF unit size max

Density:

- Max. cannot be applied
- Min 4/acre
- Must allow 3-8 units (can go higher)

Parking: 1 per unit

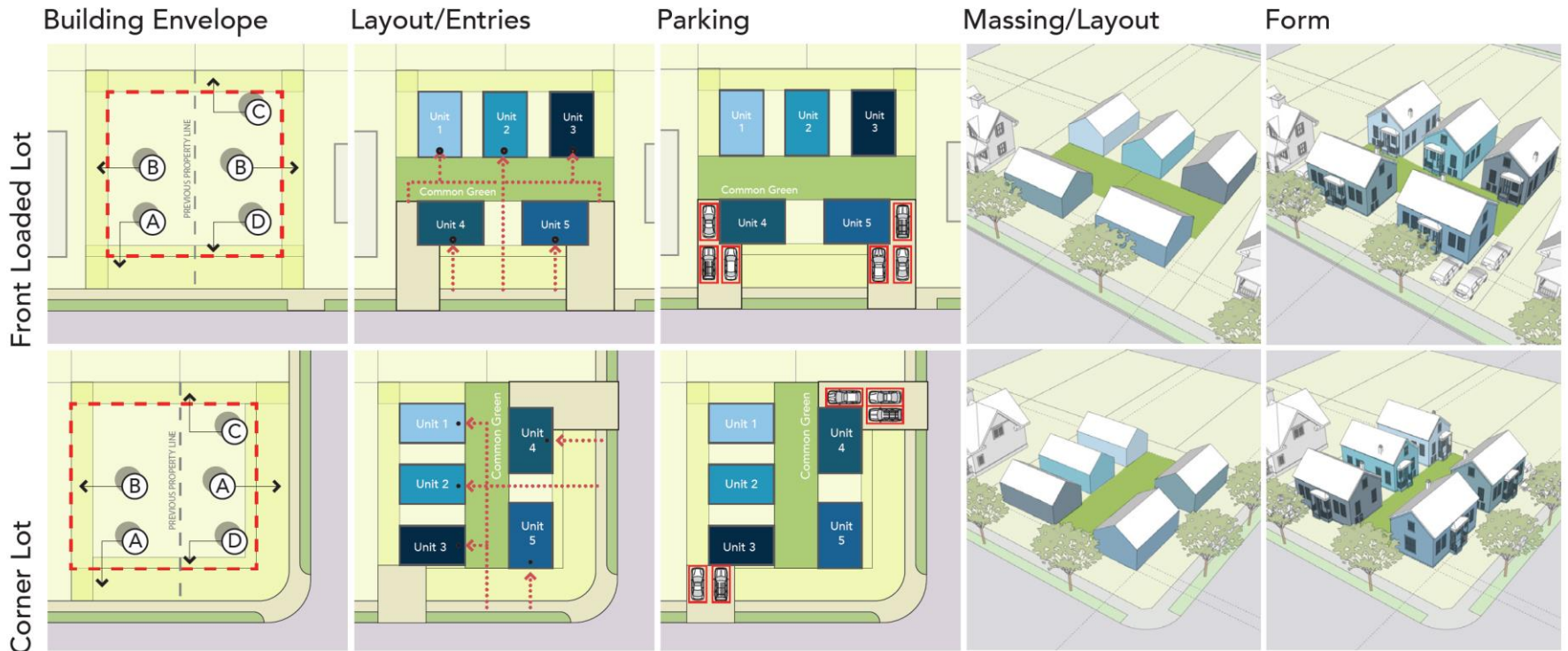
- on-street parking can be credited

Dwelling units can be allowed on 1 parcel or on individual lots

Development Assumptions

10,000 SF Lot	
A. Front setback	10'
B. Side Yard setback	5'
C. Rear Side setback	10'
D. Parking setback	10'
Building-to-Building Separation	6'
Min. Courtyard Size	150 SF/unit
Min. Courtyard Width	15'
Lot Coverage	45%

Cottage Cluster



Cottage Cluster

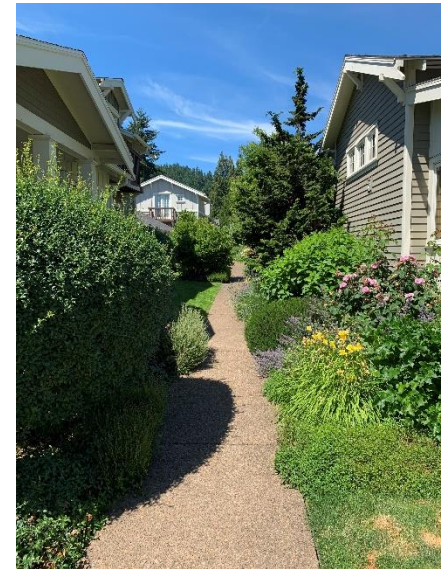
Streetscape

Maximum Building Height



Cottage Clusters Code Concepts

- Create a Clear and Objective (C&O) path for approval
- Standards should address functionality, constructability, aesthetics
- 900 s.f. max. size/unit
- Centered around a common courtyard or greenspace



Cottage Cluster Examples

LOCATION

Salish Pond Cottages

ADDRESS

750 W. Pond Drive
Fairview, OR

LOT SIZE / DENSITY

2,700 sf / 16 per acre

DWELLING SIZE

750 - 1200 sf

RENT VS. OWN

Typically owned



Ten cottages on the edge of Salish pond in Fairview, Oregon. Cottages have detached parking and share one common house. Development designed by Ross Chapin Architects.



Eighteen clustered homes located three blocks from downtown White Salmon. The development features twelve different home designs in a variety of sizes. Parking is a combination of detached garages and surface parking. Pathways connect between the units. Designed by Ross Chapin Architects.

LOCATION

Wyer's End Cottages

ADDRESS

509 SE 5th Avenue
White Salmon, WA

LOT SIZE / DENSITY

1,900 sf / 23 per acre

DWELLING SIZE

500 - 1,700 sf

RENT VS. OWN

Typically owned

Discussion

1. What are issues or possible constraints with the development of these middle housing types in Gladstone?
2. What opportunities do you see?
3. What should we consider from a design perspective?

Next Steps

Project Kickoff

Summer 2021

- TAC Mtg. 1
- City Tour
- Community Engagement Strategy

Review and Code Concepts

Fall/Winter 2021

- Summary Report
- NHAC Mtg. 1
- Code Concepts
- TAC/NHAC Mtg. 2

Draft Amendments

Winter 2021-Spring 2022

- Draft Code Amendments and Review
- Community Forum
- Joint NHAC/ Planning Commission/ City Council Meeting

Review and Adoption

Spring 2022

- Joint Planning Commission/ City Council Briefing
- Revised Code Amendments
- Final Council Hearing

Other Questions?



Zoning Code Update: Code Concepts

Joint Needed Housing Advisory Committee and
Technical Advisory Committee Meeting

December 10, 2021

