



# June 2022 City Council Meeting

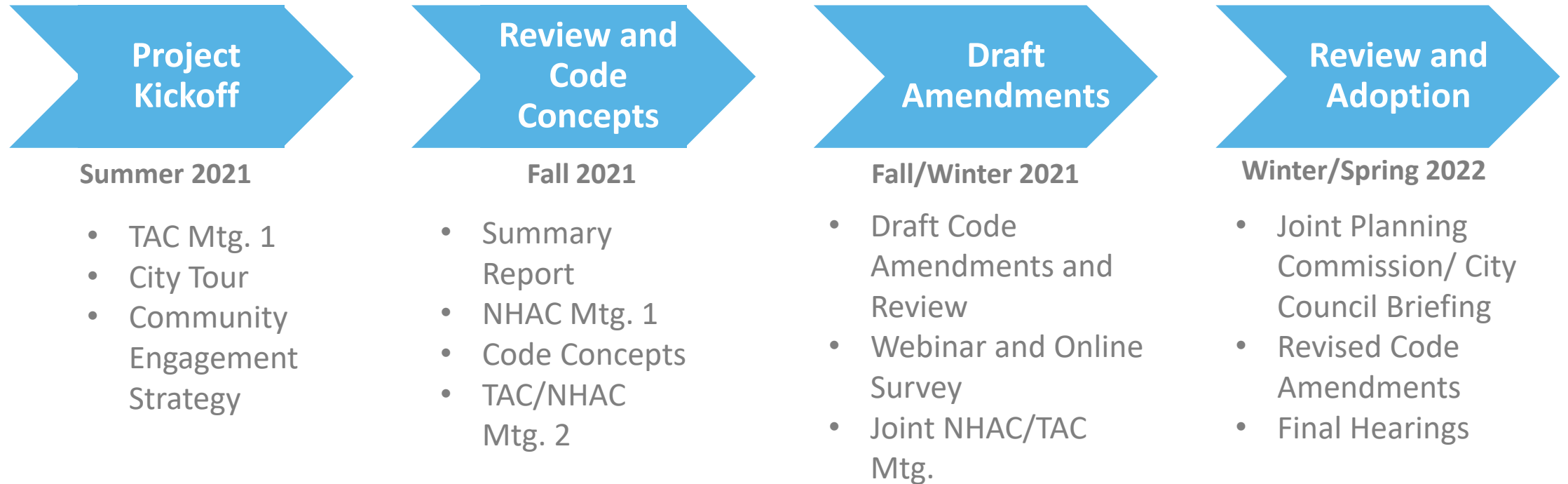
Draft Title 17 Zoning and Development HB2001 Amendments

# Purpose

- 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



# HB2001 Project Process



# Community Engagement

- Needed Housing Advisory Committee
  - 7 community and industry representatives
- Technical Advisory Committee
  - DLCD, Clackamas County, Metro, and City of Gladstone
- Planning Commission Meeting – Nov 16, 2021
- Project Webpage
- Community Survey (online)
- Online webinar
- Joint Planning Commission / City Council – Mar 15, 2022
- Planning Commission Public Hearings – April 19 and May 17, 2022



# Zoning Code Chapters

- 17.06 - Definitions
- 17.10 - R-7.2 Single Family Residential
- 17.12 - R-5 Single Family Residential
- 17.14 - MR Multi Family Residential
- 17.38 - Planning Unit Development
- 17.48 - Off-Street Parking and Loading
- 17.62 - Mobile Home Park
- 17.76 - Exceptions (nonconforming development)
- 17.80 - Design Review





# Definitions

- HB 2583: Removed references to familial and nonfamilial relationships
  - Family > Household
- HB2001: Added Middle Housing definition
  - Duplex, Triplex, Townhouse Project, Cottage Cluster
  - Multi-household now defined as 5 or more households within a building
- Distinguished differences between
  - Home for the aged
  - Hospitals
  - Nursing Home
- Clarified Large Scale Planned Unit Development



# Res. Districts Amendments

- “Family” *changed to* “Household”
- Addition of “Middle Housing” as a permitted use
- Max. ADU square footage: 800
- Min. Lot Area: Middle Housing separated out from Multi-Household and proposed min lot areas



# Multi-Household Res. District - Amendments

- HB 2001 is not required
- Renamed Two-Family dwellings to “Duplex”.
- Added Triplex, Quadplex, Townhouse, Cottage Cluster with detached Single-household dwellings as a conditional use.





# Parking - Amendments

- “Middle Housing” is added to the existing residential parking standards.
- A minimum of 1 parking space per dwelling is required for all housing types.
  - Removes the existing 1.5 parking spaces requirement for duplexes
- Design Review Standards (Table 1): amended to allow for more flexibility



# Other Amendments

- Section 17.76.020 Nonconforming Uses
  - Both destroyed nonconforming single household and multi-household dwellings are allowed to be rebuilt within the same structure footprint without an additional approval process
- Section 17.62.070 Mobile home park
  - Side and rear setbacks defined (5 ft from adjoining space).



# Revised Proposed Changes Resulting from the Joint PC/CC Work Session



# Draft Amendment Refinements

- Refined ADUs standards
- Removed Triplex, Quadplex, Townhouse, Cottage Cluster as permitted uses to protect the MR zone for apartments
- Added Triplex, Quadplex, Townhouse, Cottage Cluster with detached Single-household dwellings as a conditional use
- Removed on-street parking allowance and parking clarification for cottage clusters



# Summary of Planning Commission Meeting



# Planning Commission Meeting (4/19)

- 17.38 – Planned Unit Development
  - Keep/clarify reference to large PUDs (ex. protecting conversion of larger lots along 82nd Ave.)
- 17.10 (R-7.2) and 17.12 (R-5)
  - ADUs: include max. size exemption for basement conversions



# Planning Commission Meeting (5/17)

- Unanimous approval with minor changes
- 17.10 (R-7.2) and 17.12 (R-5)
  - ADUs: min. size to 220 sq. ft.
  - Max. 2 bedrooms





# Recommendations



# Recommendation

1. Adopt the proposed amendments. The proposed amendments before you are intended to comply with HB 2001, provide clarity, and come into in compliance with federal, or state requirements.
2. Include findings demonstrating consideration of affordable housing measures (OAR 660-046-0030 )

# Future Code Amendment Recommendations

Amend the R-5 and R-7.2 zoning districts to comply with HB 4064, which prohibits cities from regulating manufactured dwellings in a manner that is inconsistent with detached single-family dwellings (HB 4064).

Update the conditional use standards (specifically as they relate to conditional uses in the R-5, R7.2, and MR Zones) to separately comply with the rule that requires cities to adopt clear and objective standards for housing that do not result in additional cost or delay (ORS 197.307).



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