



**July 11, 2023**  
**City Council Meeting**  
**Agenda Item No. 14**

**MR (Multi-Housing Residential) Zoning District**  
**GMC Chapter 17.14 Proposed Text Amendment**



Chapter 17.14  
MR—MULTI-HOUSEHOLD RESIDENTIAL DISTRICT

Sections:

- 17.14.010 Purpose.
- 17.14.020 Uses allowed outright.
- 17.14.030 Accessory uses allowed.
- 17.14.040 Conditional uses allowed.
- 17.14.050 Dimensional standards.
- 17.14.055 Cottage cluster standards.

17.14.010 Purpose.

The purpose of an MR district is to implement the comprehensive plan and to provide land for households desiring to live in an environment of high density residential development with proximity to mass transit, shopping and service facilities.

Statutory Reference: ORS Ch. [197](#), Ch. 227

History: Ord. [1131](#) §2 (Part), 1990; Ord. [1515](#) §2 (Exh. B), 2022.

17.14.020 Uses allowed outright.

In an MR zoning district, the following uses and their accessory uses are allowed outright:

- (1) ~~Duplex~~; Middle Housing.
- (2) Multi-family household dwellings.

Statutory Reference: ORS Ch. [197](#), Ch. 227

History: Ord. [1131](#) §2 (Part), 1990; Ord. [1323](#) §1 (Part), 2002; Ord. [1515](#) §2 (Exh. B), 2022.

17.14.030 Accessory uses allowed.

Accessory uses shall comply with all the requirements of this zoning district, except as this section allows to the contrary. All accessory structures shall be subject to GMC Chapter [17.54](#) (Clear Vision). The following accessory uses shall be allowed in an MR Zoning district:

- (1) Buildings. Garages and carports, storage and other buildings, as follows:

# Proposal:

City staff propose updates to GMC Chapter 17.14 (MR-Multi-Household Residential District), including:

- Permitting all middle housing types outright
- Prohibiting new single-household dwellings
- Updating dimensional and density standards

Proposed updates allow a clear and objective review process for middle housing developments in the MR zoning district. Duplex and multi-household dwellings are already permitted outright.

Proposed updates also align dimensional standards with stated density goals as well as market trends and standards.



Housing Type	Minimum Lot Size (sf)	Maximum # of <u>lots</u> per net acre	Maximum # of <u>dwelling units</u> per acre	Minimum density per net acre
Duplex	3,000	14	28	22
Triplex	<del>5,000</del> 4,000	<del>8</del> 10	<del>24</del> 30	<del>19</del> 24
Quadplex	5,000	8	32	26**
Cottage Cluster	<del>5,000</del> 3,000 + 1,000/du	N/A	<del>Unknown</del> 40	<del>Unknown</del> 32**
Multi-Household	3,000 + 1,000/du	N/A	40	32**
Townhouse^	<del>5,000</del> 1,200 average^^	<del>8</del> 36	<del>8</del> 36	<del>6</del> 29**

\*Currently, minimum density is reduced to 30 units/net acre

\*\*As proposed, minimum density would be reduced to 25 units/net acre

^Townhouses are very unlikely to develop at these lot sizes

^^The average minimum lot size of townhouses in the R-5 zoning district is 1,500 sf

# RECOMMENDATION

**Gladstone Planning Commission and staff recommend approval of the text amendment proposed with City File TXT-23-01.**

The Planning Commission recommendation includes findings of fact demonstrating compliance with:

- Gladstone Municipal Code
- Metro's Functional Plan
- Oregon Statewide Planning Goals
- The Transportation Planning Rule

