



City of Gladstone

Housing Code Audit

May 23, 2019



Project Background

- ▶ DLCD received special funding
- ▶ Work with cities in updating land use regulations to promote housing availability and affordability
- ▶ City desired feedback on existing code
- ▶ SHORT TIMEFRAME
- ▶ NARROWLY DEFINED SCOPE

Major Deliverables

- ▶ Suggest ways to increase housing types
- ▶ Provide a two-track land use process for housing



Heritage Heights
Mid-Columbia Housing Authority

Major Code Audit Findings

- ▶ There are ways to provide more housing variety (townhomes, small scale SFR, cottage cluster)
- ▶ Do so, with clear and objective design standards – prioritize based on local concerns!
- ▶ Update the definitions section
- ▶ Revisit dimensional standards and tailor for each type
- ▶ Provide a two-track land use process for housing

Housing Code Audit Project Schedule



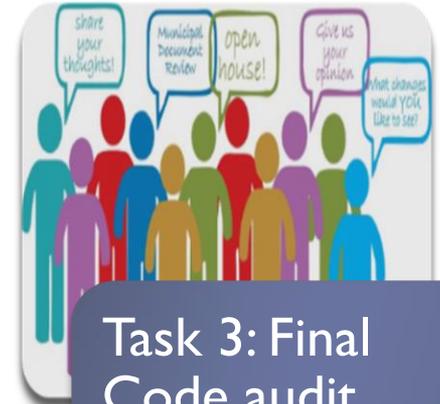
Task 1: Kickoff

- Verify Scope
- Schedule
- Complete



Task 2: Draft Code Audit

- Concepts
- Draft Code Audit
- Advisory Committee meets in March



Task 3: Final Code audit

- Advisory Committee
- Public Meeting
- Revised Draft
- Due May 30, 2019

Downtown Revitalization Plan 2017

- ▶ Provides a series of recommendations for residential development in downtown.



Ways to allow for more housing variety

Housing types currently not clearly defined in the code:
Townhomes



Ways to allow for more housing variety

Housing types currently not defined in the code: Small scale SFR detached



Ways to allow for more housing variety

Review the different housing types currently not defined in the code: Plexes (triplexes)



Ways to allow for more housing variety

Housing types currently not in the code: Small MF



Ways to allow for more housing variety

- ▶ Revisit dimensional standards and tailor for each type



Appropriately scaled and designed

- ▶ Create clear and objective design standards and tailor for each type – community decision!



Modern Codes Have a Two Track Review System

- ▶ State mandates that cities adopt clear and objective standards regulating housing in order to avoid discouraging housing through unreasonable cost and delay.
- ▶ ORS 197.307



Two Track Design Review

Clear and Objective Track – What does this mean?

- ▶ Specific design standards in ways that require NO interpretation. Standards are measurable.
- ▶ Do not use terms such as *compatible*, *visually engaging*, *complementary to*, and other vague approval criteria.
- ▶ Processed as an administrative review.
- ▶ It provides a level of certainty for all involved.



Clear and Objective vs Discretionary Pedestrian Site Access Example

Clear and Objective Standard

Pedestrian access from the street to individual dwelling units, shall be provided for residential buildings located within 32 feet of a public street with a concrete walkway of not less than 5 feet in width.

Discretionary Guideline

Site access shall be provided in a manner that minimizes vehicle and pedestrian conflicts.

Two Track Design Review

- ▶ **Discretionary Track – What does this mean?**
- ▶ States the purpose, intent or guidelines that must be achieved by the design. Can use vague terms like “compatible”
- ▶ Burden of proof on the applicant to make a case to decision maker.
- ▶ Processed as a quasi-judicial review.

Single Family R-7.2

Existing

- ▶ Permitted: SF and two-family allowed
- ▶ Conditional use: MF dwellings on collector or minor arterials

Consider

- ▶ MF dwellings on collector or minor arterial as an outright permitted use with clear and objective design standards
- ▶ Triplexes on corner lots with clear and objective standards
- ▶ Revising minimum lot standards

Single Family R-7.2 – Example of Corner Triplex with C&O design standard for front entries



Medium Density R-5

Existing

- ▶ Permitted: Two-family allowed
- ▶ Conditional use: MF dwellings.

Consider

- ▶ MF dwellings as an outright permitted use with clear and objective design standards
- ▶ Allowing townhomes, cottage housing
- ▶ Revising minimum lot standards

Site Plan Review – Review Processes

Two Track System for Residential Development

Track I: Clear and Objective Path:

- ▶ Meet base development standards
- ▶ Meet clear and objective design standards
- ▶ Administrative review.

Site Plan Review – Review Processes

Two Track System for Residential Development

Track 2: Discretionary Review

- ▶ Need an adjustment or variance to base standards
- ▶ Cannot meet clear and objective design standards
- ▶ Discretionary review – Planning Commission

Other Considerations - Parking

- ▶ Adds to the cost
- ▶ Reduces land area for housing
- ▶ May be impossible to meet in some situations

Consider:

- ▶ Revisiting parking ratios
- ▶ Allowing reductions to off-street requirements with on-street availability
- ▶ Allowing applicants to submit parking study or parking management plan

Other Considerations - ADUs

Remove barriers, for example,
owner occupancy, lot size,
design compatibility

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

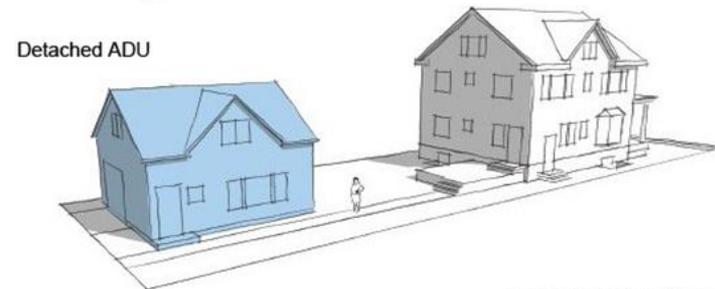
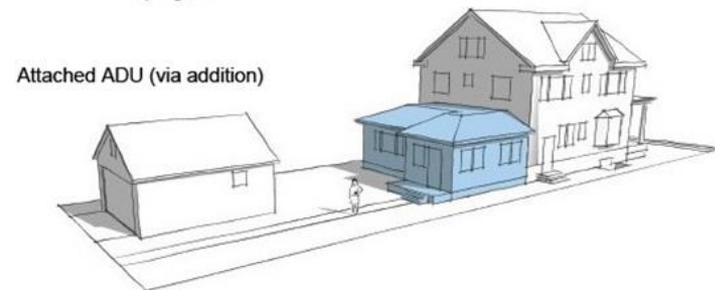
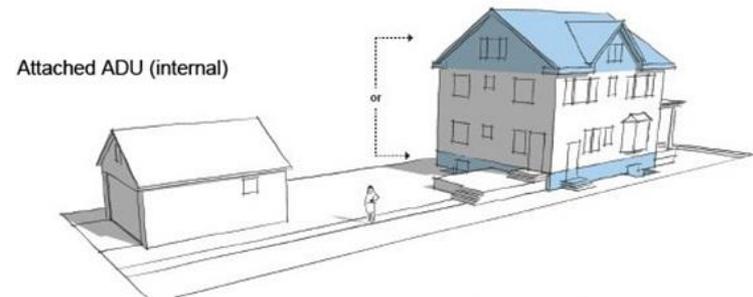


Image credit: City of Saint Paul, MN

Thank you!

