



April 2022 Planning Commission Meeting Agenda Item No. 3

Draft Title 17 Zoning and Development HB2001 Amendments

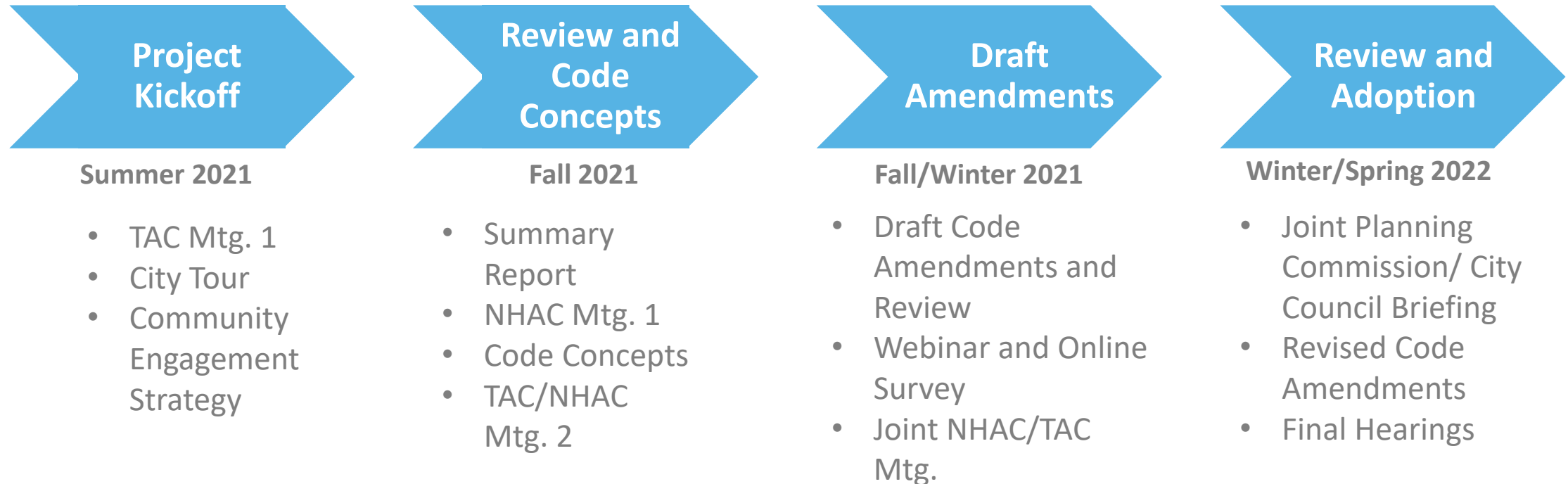


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Purpose

- 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

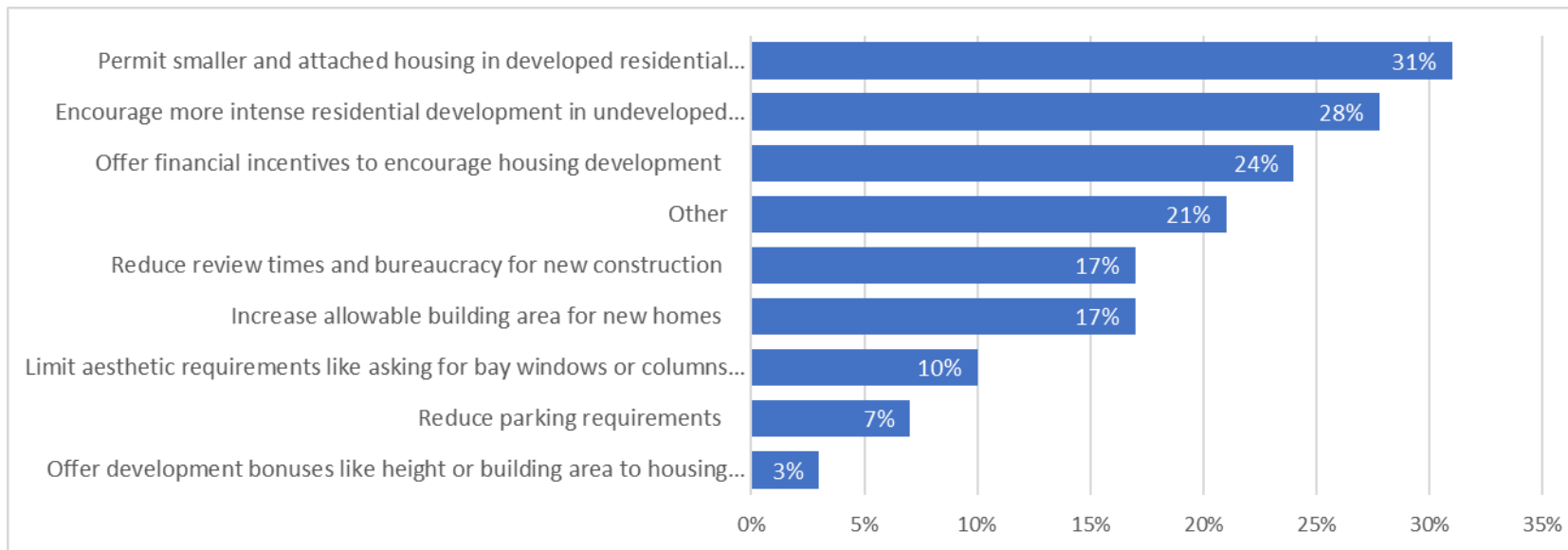


Community Engagement

- 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

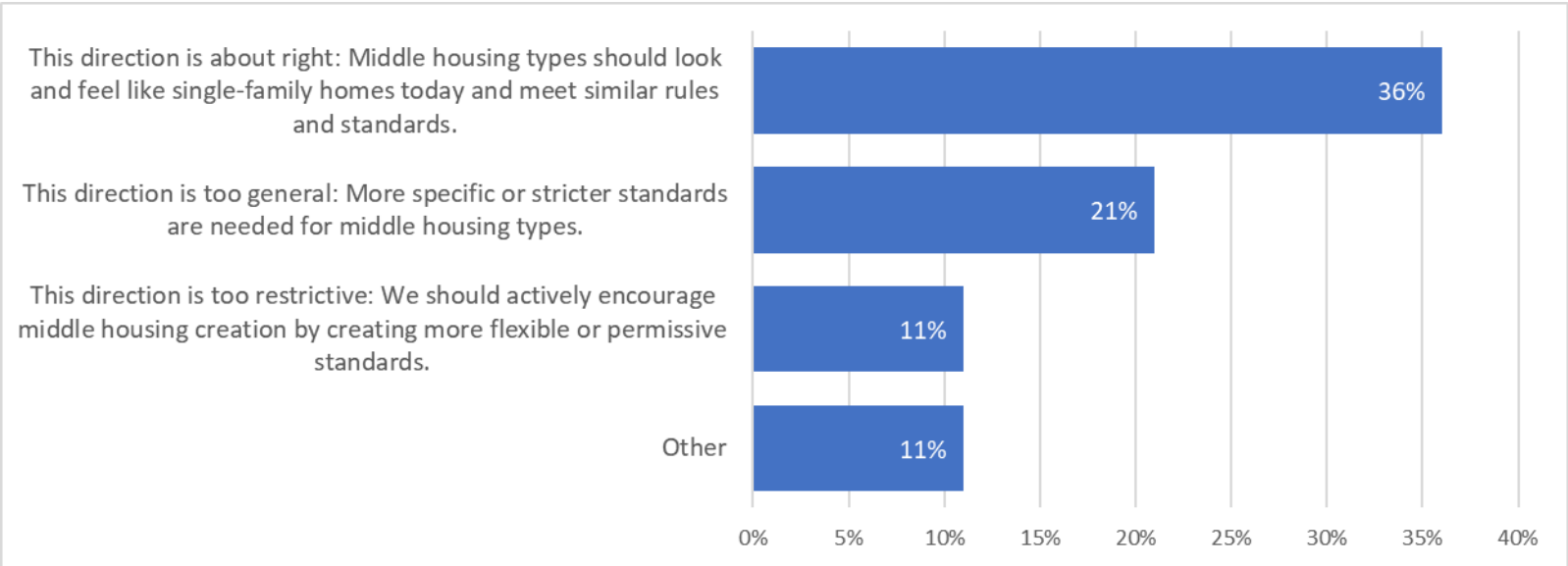
Survey: Middle Housing Strategies

What strategies do you think will be most effective at creating positive and desirable housing opportunities for a more diverse range of households? (Select as many as apply)



Preferences

The draft code will set standards for buildings like duplexes, triplexes, and quadplexes so that these housing types will look and feel similar to what is allowed for detached single-family houses today. These standards include things like window coverage and aesthetic features for homes, off-street parking requirements, and standards that limit how much of a lot can be covered by the main building. **Does this feel like the right path?**



Preferences

- **Flexibility:**

- “Innovation requires flexibility in codes, but also requires buy-in by current residents.”

- **Parking:**

- “Parking should be required in some form but not necessarily off street.”
- “On street parking will limit the ability of emergency vehicles to respond in a timely manner in an emergency.”

- **Design:**

- “keep middle housing aesthetic similar to SF”
- “Height could reduce privacy of already existing homes.”



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

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
- 17.76 - Exceptions (nonconforming development)
- 17.80 - Design Review



Section	Standard	Initial Proposed Amendment	Revised Proposed Amendment
17.06	Definitions	<ul style="list-style-type: none"> Removed references to familial and nonfamilial relationships Added Middle Housing Type definitions Clarified definitions for “home for the aged,” “hospitals,” and “nursing home” Clarified Large Scale Planned Unit Dvlp 	<ul style="list-style-type: none"> Removed definition for “Large Scale Planned Unit Development”
17.10	R-7.2 Residential	<ul style="list-style-type: none"> Changed “family” to “household” Removed “Foster Home” as a permitted use (R-7.2) Increased the floor area for ADUs Clarified dimensional standards per HB2001 requirements Added consistent and clear and objective Cottage Cluster standards 	<ul style="list-style-type: none"> Added “Foster Home” back as a permitted use (R-7.2) Defined a min floor area of 400 SF and a max of 800 SF
17.12	R-5 Residential		
17.14	MR Multi-Residential	<ul style="list-style-type: none"> Changed “family” to “household” Renamed Two-family dwellings to “Duplex” Added Triplex, Quadplex, Townhouse, Cottage Cluster as permitted uses Added min lot sizes for middle housing types 	<ul style="list-style-type: none"> 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 min lot sizes for middle housing types

Section	Standard	Initial Proposed Amendment	Revised Proposed Amendment
17.38	Planned Unit Development	<ul style="list-style-type: none"> ▪ Clarified exceptions for middle housing developments ▪ Added on-street parking allowance for off-street credit and clarified parking standards for cottage clusters 	<ul style="list-style-type: none"> ▪ Removed on-street parking allowance and parking clarification for cottage clusters
17.48	Off-Street Parking	<ul style="list-style-type: none"> ▪ Changed “family” to “household” ▪ Changed 1.5 required parking spaces to 1 parking space per dwelling unit ▪ Added on-street parking allowance for off-street credit ▪ Added parking standards minimums and allowed max for middle housing for projects subject to Design Review 	<ul style="list-style-type: none"> ▪ Removed on-street parking allowance as credit ▪ Removed middle housing type min parking standards and allowed max for design review applications
17.62	Mobile Home Park	<ul style="list-style-type: none"> ▪ Clarified mobile home park side and rear yard setbacks 	<ul style="list-style-type: none"> ▪ No revised changes
17.76	Exceptions (nonconforming)	<ul style="list-style-type: none"> ▪ Changed “family” to “household” ▪ Added provision that allows construction of multi-household dwellings within the same structure footprint ▪ Removed provision that duplexes continue to be nonconforming (the addition of middle housing types as permitted uses results in this provision being unnecessary) 	<ul style="list-style-type: none"> ▪ No revised changes
17.80	Design Review	<ul style="list-style-type: none"> ▪ Changed “family” to “household” 	<ul style="list-style-type: none"> ▪ No revised changes



Additional Comments: DLCD

Section	Standard	Initial Proposed Amendment	Revised Proposed Amendment
17.06	Definitions	<ul style="list-style-type: none"> ▪ 3, 4 or more detached units/acre 	<ul style="list-style-type: none"> ▪ Add min. units/acre ▪ Relocate min. units per development in 17.10 and 17.12
17.10	R-7.2 Residential	<ul style="list-style-type: none"> ▪ Prohibit more than 4 d/u ▪ Pedestrian access (min. 4-foot wide) 	<ul style="list-style-type: none"> ▪ Exempt cottage clusters and townhomes ▪ Remove pedestrian access requirement
17.12	R-5 Residential		
17.76	Exceptions	<ul style="list-style-type: none"> ▪ NA 	<ul style="list-style-type: none"> ▪ Add duplex as an allowed use under “Lot Size Requirements” (17.76.030)

Additional Comments: DLCD

- HB 4064 [2022] prohibits cities from regulating manufactured dwellings in a manner that is inconsistent with detached single-family dwellings.

Additional Comments: DLCD

- 17.10 and 17.12 allow multi-household dwellings as conditional use
- 17.14 allows detached single-family dwellings as a conditional use (and middle housing through proposed amendment)
 - ORS 197.307 prohibits cities from allowing residential uses through discretionary reviews

Additional Comments: DLCD

Addressing ORS 197.307 Options:

- Update conditional use standards to comply separately
- Permit or disallow multi-household dwellings in 17.10 and 17.12
- Permit or disallow single-family dwellings in 17.14
 - If permitted, then also permit middle housing types



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