



May 2022, Planning Commission Meeting Agenda Item No. 4

Draft Housing Code Amendments Options



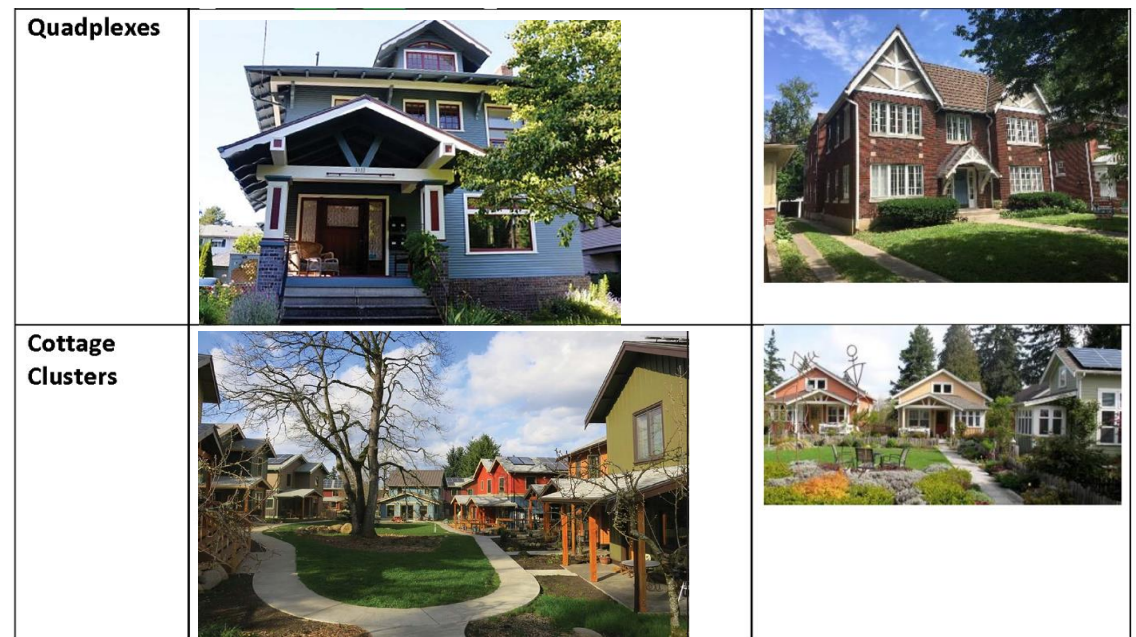
Public Hearing

- Options
 - Sidewalks
 - Manufactured Homes
 - Conditional Uses



City must allow middle housing in areas zoned for Low Density Residential Use

Compliance required by June 30, 2022



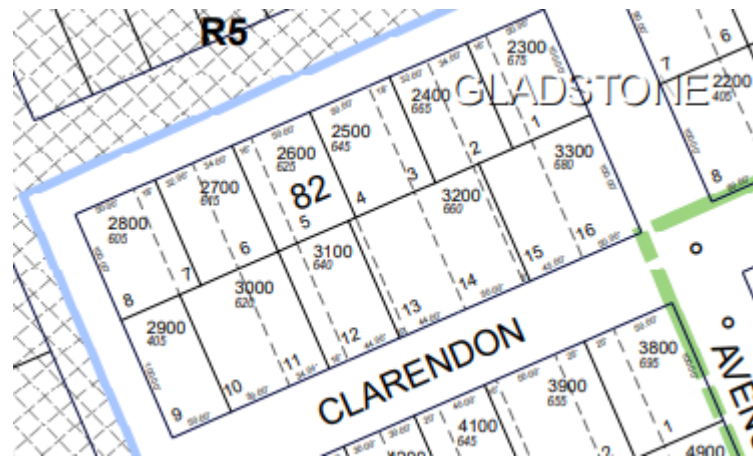
Sidewalks – not required to be included in amendments for HB 2001

- Currently required for multifamily dwelling development of three or more units through Design Review per 17.50.010 and 17.50.020(3)
- Currently required for all development that is part of a land division that requires land use approval per 17.50.010 and 17.50.020(3)
- With amendments related to HB 2001 Sidewalks will only be required for multifamily developments with five or more units.



Sidewalk Option A

- Leave sidewalks as is and they will be required for multifamily developments with five or more units and land divisions that require land use approval including middle housing land divisions.



Sidewalk Option B

Add to the Design Standard Sections in 17.10.060 and 17.12.060 or 17.10.060:

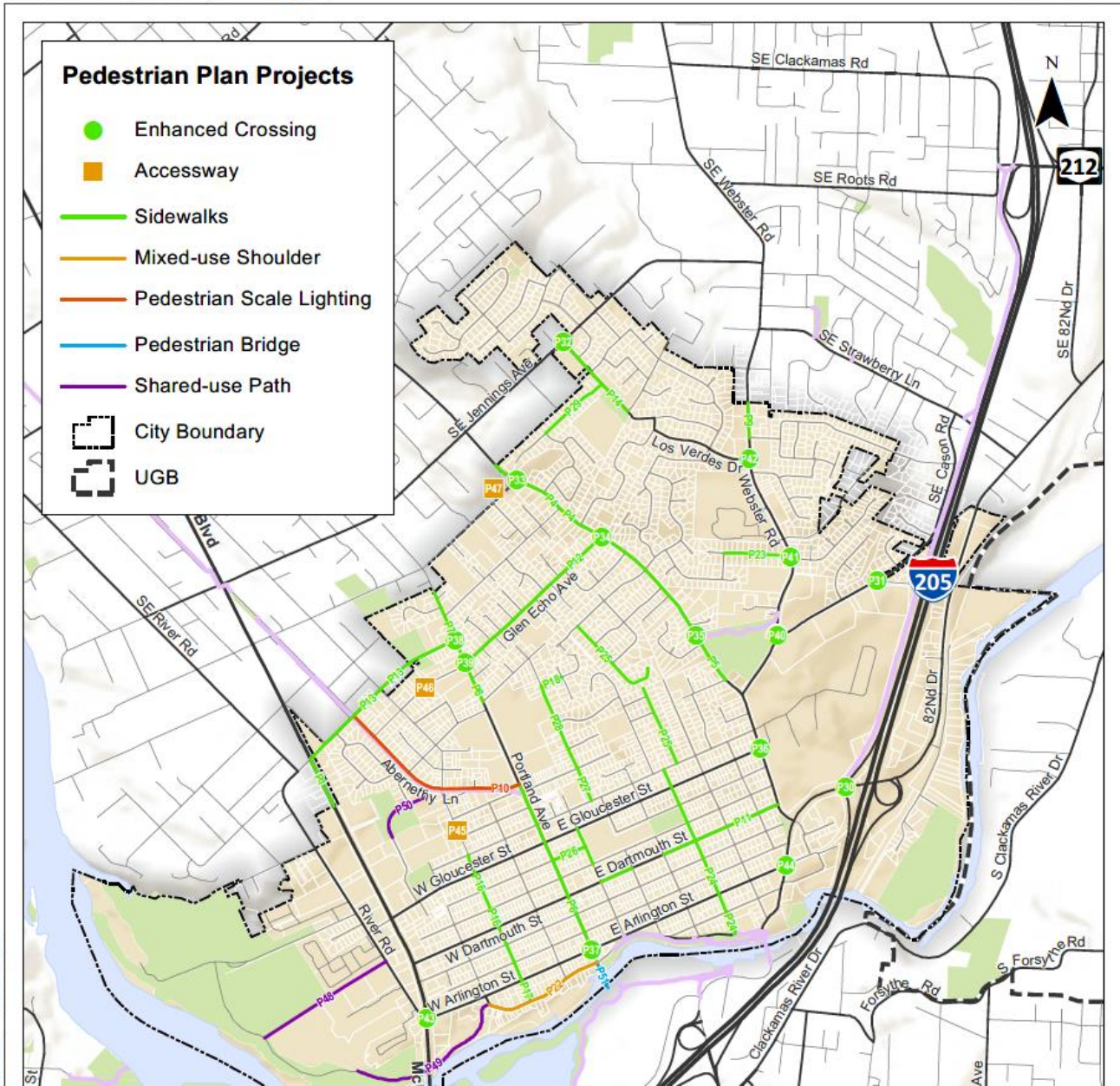
- (3) Curbs and Sidewalks. Provide curbs, associated drainage, and sidewalks within the right-of-way or easement for public roads and streets (from 17.50.020(3)). Improvements installed by a developer, shall conform to the standards of this title, GMC Chapter 12.02 (street excavation requirements) and to any supplemental design and construction specifications adopted by the city for such improvements (from 17.42.030).



Sidewalk Option B Exceptions

- This shall apply to new structures and Middle Housing Land Divisions Subject to 17.... (TBD); with the following exceptions:
 - (i) There is no existing sidewalks within 200 feet of the subject parcel, and no planned sidewalk network in the area as identified in the Transportation System Plan.
 - (ii) When sidewalks and other frontage improvements would be located on land with cross slopes greater than nine percent as shown on the site plan submitted with the building permit.





HB 4064 [2022] Manufactured Dwellings -

HB 4064 [2022] prohibits cities from regulating manufactured dwellings in a manner that is inconsistent with detached single family dwellings. “A local government may not subject manufactured homes or prefabricated structures within an urban growth boundary, or the land upon which the homes or structures are sited, to any applicable standard that would not apply to a detached, site-built single-family dwelling on the same land, except: (a) As necessary to comply with a protective measure adopted pursuant to a statewide land use planning goal; or (b) To require that the manufacturer certify that the manufactured home or prefabricated structure has an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-family dwellings constructed under the Low-Rise Residential Dwelling Code as defined in ORS 455.010.”



Image Source: HUD - <https://www.hud.gov/OMHP>

17.10.060 and 17.12.060-

(4) Manufactured Dwellings. All manufactured dwellings on individual lots in this district shall meet or exceed the following design standards:

- (a) The manufactured dwelling shall be multi-sectional and enclose a space of not less than 1,000 square feet;
- (b) The manufactured dwelling shall be placed on an excavated, backfilled foundation and enclosed at the perimeter such that no more than 12 inches of the enclosing material is exposed above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured dwelling is placed on a basement, the 12-inch limitation shall not apply;
- (c) The manufactured dwelling shall have a pitched roof of not less than three feet in height for each twelve feet in width;
- (d) The manufactured dwelling shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material on surrounding dwellings;
- (e) The manufactured dwelling shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards equivalent to the performance standards required of single-family dwellings constructed under the Oregon Residential Specialty Code. Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards is deemed to satisfy the exterior thermal envelope certification standards. Additional manufacturer’s certification shall not be required in such cases.
- (f) The manufactured dwelling shall have a garage or carport constructed of like materials. An attached or detached garage may be approved in lieu of a carport where such is consistent with the predominant construction of immediately surrounding dwellings.

17.10.060 and 17.12.060- Potential Amendments for consideration and discussion:

(3) Design Features. Single-family dwellings shall include at least two of the following design features:

- (a) Dormer;
- (b) One or more windows that face the street lot line;
- (c) Cupola;
- (d) Bay or bow window;
- (e) Gable;
- (f) Covered porch entry;
- (g) Eaves (minimum six inches projection); ~~and~~
- (h) Offset on building face or roof (minimum 16 inches);
- (i) Roof pitch of not less than three feet in height for each twelve feet in width; and
- (j) Garage or carport. The garage or carport can be attached (see 17.12.060(1)) or detached.



Image Source: OHCS - <https://www.oregon.gov/ohcs/mmcrp/pages/index.aspx>

17.10.060 and 17.12.060- Potential Amendments for consideration and discussion:

(3) Foundations

- a. The dwelling shall be placed on an excavated, backfilled foundation and enclosed at the perimeter such that no more than 12 inches of the enclosing material is exposed above grade.
- b. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home.
- c. If the dwelling is placed on a basement, the 12-inch limitation shall not apply;



Image Source: Census - <https://www.census.gov/programs-surveys/mhs.html>

17.10 and 17.12.060-Potential Amendments Continued

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Conditional Uses

- Not required before July 1st because not required for compliance with HB 2001
- Needed in the future to provide a pathway for housing development that has clear and objective standards for land use review



STAFF RECOMMENDATION:

Gladstone Planning Commission recommends that the City Council approve the draft amendments proposed for the Comprehensive Plan and Gladstone Municipal Code, as found in the Planning Commission packet and amended by the Planning Commission.