



May 2022 Planning Commission Meeting

Draft Title 17 Zoning and Development HB2001 Amendments



GLADSTONE
Oregon

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

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

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

Summary of April 19, 2022 Planning Commission Meeting

Draft Amendment Refinements

- 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

Draft Amendment Clarifications

- Need to encourage community involvement/education around changes after adoption
- Historic structure definitions (OAR 660-023-0200-1)
 - (e) “Historic resources” are those buildings, structures, objects, sites, or districts that potentially have a significant relationship to events or conditions of the human past.
 - (f) “Locally significant historic resource” means a building, structure, object, site, or district deemed by a local government to be a significant resource according to the requirements of this division and criteria in the comprehensive plan.
 - (g) “National Register Resource” means buildings, structures, objects, sites, or districts listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966 (PL 89-665; 16 U.S.C. 470).

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)

Recommendations for Future Amendments

HB 4064 (2022)

What do the new rules require?

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

What does the code require?

Residential zoning districts that allow detached single-family dwellings have different standards for manufactured dwellings.

What amendments will be needed?

Amend R-5 and R-7.2 zoning districts to comply with HB 4064.

ORS 197.307

What do the rules require?

Prohibits cities from allowing residential uses through discretionary reviews.

What does the code require?

Multi-family dwellings are a conditional use in R-5 and R-7.2 zones.

Detached single-family dwellings are a conditional use in MR zone (and middle housing through proposed amendment).

ORS 197.307

What amendments will be needed?

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



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