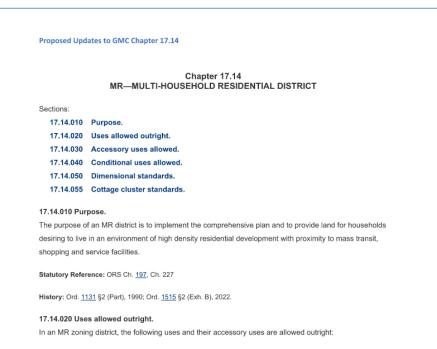


June 2023 Planning Commission Meeting Agenda Item No. 5

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







(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.

June 20, 2023

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 <u>17.54</u> (Clear Vision). The following accessory uses shall be allowed in an MR Zoning district:

TXT 23-01

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

Proposal:

City staff propose updates to GMC Chapter 17.14 (MR- Multi-Residential District).

Proposed updates include:

- 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 multihousehold dwellings are already permitted outright.

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



CURRENTLY:

Housing Type	Minimum	Maximum	Maximum	Minimum
riousing rypc	Lot Size	Lots per	number of	density
		Lots bei		density
	(sf)	acre	dwelling units	
Duplex	3,000	14	28	22
Triplex	5,000	8	24	19
Quadplex	5,000	8	36	28
Cottage	5,000	N/A	Unknown	Unknown
Cluster				
Multi-	3,000 +	N/A	40	32*
household	1,000/du			
Townhouse	5,000	8	8	6^

*Minimum density would be reduced to 30 units/net acre

^Townhouses very unlikely to be built at this minimum lot size

AS PROPOSED.

AS FROFOSED.					
Minimum	Maximum	Maximum	Minimum		
Lot Size	Lots per	number of	density		
(sf)	acre	dwelling units			
3,000	14	28	22		
<mark>4,000</mark>	<mark>10</mark>	<mark>30</mark>	<mark>24</mark>		
5,000	8	36	28*		
3,000 +	N/A	<mark>40</mark>	<mark>32*</mark>		
1,000/du					
3,000 +	N/A	40	32*		
1,000/du					
<mark>1,200</mark>	<mark>36</mark>	<mark>36</mark>	<mark>28*</mark>		
average^					
	Lot Size (sf) 3,000 4,000 5,000 3,000 + 1,000/du 3,000 + 1,000/du 1,200	Lot Size Lots per (sf) acre 3,000 14 4,000 10 5,000 8 3,000 + N/A 1,000/du - 3,000 + N/A 1,000/du - 1,200 36	Lot Size Lots per acre number of dwelling units 3,000 14 28 4,000 10 30 5,000 8 36 3,000 + N/A 40 1,000/du - - 3,000 + N/A 40 1,000/du - - 1,000/du - - 1,000/du - - 1,200 36 36		

* Minimum density would be reduced to 25 units/net acre ^ Average minimum lot size in R-5 zoning district is 1,500 sf

GLADSTONE Oregon



The proposed text amendment is consistent with:

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

Findings are in the submitted staff report, which has also been submitted to DLCD.



The Gladstone Planning Staff are recommending that the Planning Commission <u>recommend approval</u> of the proposed text amendment <u>to the City Council</u> for a public hearing at their meeting on <u>July 11, 2023</u>.

