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**KEIZER PLANNING COMMISSION MEETING AGENDA**  
**Wednesday, January 19, 2022 @ 6:00 p.m.**  
**Keizer Civic Center**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES - December 1, 2021**
- 3. APPEARANCE OF INTERESTED CITIZENS**  
*This time is made available for those who wish to speak about an issue that is not on the agenda.*
- 4. PUBLIC HEARING: Parks Master Plan Update**
- 5. NEW-OLD BUSINESS/STAFF REPORT**  
**House Bill 2001: Survey Results, Code Update Recommendations**
- 6. COUNCIL LIAISON REPORT**
- 7. COUNCIL REPRESENTATIVE: Matt Lawyer, Tuesday February 7**
- 8. NEXT MEETING ~ February 9, 2022**
- 9. ADJOURN**



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, December 1, 2021 @ 6:00 pm  
Keizer Civic Center**

**CALL TO ORDER**

Chair Matt Lawyer called the meeting to order at 6:00 pm.

**ROLL CALL:**

**Present:**

Matt Lawyer, Chair  
Jeremy Grenz  
Francisco Saldivar  
Mo Avishan  
Ron Bersin  
Sarah Hutches  
Jane Herb

**Council Liaison Present:**

Councilor Juran

**Staff Present:**

Shane Witham, Planning Director  
Shannon Johnson, City Attorney

**APPROVAL OF MINUTES:** Commissioner Grenz moved for approval of the October 2021 Minutes. Commissioner Saldivar seconded. Motion passed as follows: Lawyer, Grenz, Saldivar, Avishan, Bersin and Hutches in favor with Herb abstaining.

**APPEARANCE OF INTERESTED CITIZENS:** None

**CODE AUDIT~ Consultation Presentation:** Matt Hastie from Angelo Planning Group shared a slide presentation covering:

- Project Status and Schedule
- Middle Housing Audit Framework
- Audit Results
  - Current compliance
  - Applicability
  - Lot Size: requirement, compliance and density (*Current Code: cottage cluster/townhouse does not comply*)
  - Setbacks and Design Standards: requirements and compliance (*Current Code: cottage cluster/townhouse does not comply*)
  - Off-Street Parking (*Current Code: every middle housing type does not comply*)
  - Procedures: Review/approval process and compliance (*Current Code: every middle housing type does not comply*)
- Project Policy Options (Pros and Cons)
  - Allow for 'detached' duplexes, triplexes and/or quadplexes
  - Cottage cluster design
  - More permissive and/or flexible siting and design standards

- Allow ADUs on lots with middle housing
- Alternative siting/design standard
- Other policy options
- Senate Bill 458: Middle Housing Land Divisions, audit findings/recommendations and other considerations
- Online Open House survey: 150 views so far and 58 responses. Open until December 21 but can be extended. Survey is not likely to be scientifically valid but will hopefully provide useful information

Discussion took place regarding how HB2001 impacts commercial, mixed use, and residential-commercial property, parking requirements, how increased density will impact fire district ability to respond to emergencies, desirability of reduced lot size, pre-existing non-conforming uses, allowance of certain middle housing forms through a 'conditional use', and design standards for cottage clusters.

**NEW/OLD BUSINESS/STAFF REPORT:** Mr. Witham reported that 7-11 has opened and dirt removal and hydroseeding (for erosion control) has taken place at the Herber property. He has met with the developer to discuss site planning and placement of the buildings but there have been no applications submitted at this time. Mr. Witham also reported that he is part of the Rules Advisory Committee for Climate Friendly Planning in relation to greenhouse gas reduction and urged Commissioners to visit the DLCD website for information related to transportation planning in the future and scenario planning to identify climate-friendly areas. Relative to this, it might be prudent to postpone updating Keizer's 2008 Transportation System Plan until the anticipated rule changes are made. He also urged Commissioners to become familiar with the Wheatland Road Multi-Modal Plan noting that ultimately the plan would go to Council for approval.

City Attorney Shannon Johnson explained that currently the City has an ordinance that includes a 1,000-foot distance requirement for marijuana vendors. He explained that KUSH closed for some time so they lost their license and Keizer Nursery got a license for their shop which is 850 feet away and now KUSH wants to re-open. Staff is asking Council to amend the distance to 750 feet so both can operate. This item will be on the next Council agenda.

**COUNCIL LIAISON REPORT:** Councilor Juran urged anyone interested in filling the vacant position on Council to submit a letter of interest by December 9.

**COUNCIL REPRESENTATIVE:** Francisco Saldivar will report to Council on December 6.

**ADJOURN:** The meeting adjourned at 8:40 p.m.

***Next Meeting:***  
*Wednesday, January 12, 2022*

Minutes approved: \_\_\_\_\_

**PLANNING COMMISSION MEETING: January 19, 2022**

**TO: CHAIR AND COMMISSIONERS**

**FROM: E. SHANNON JOHNSON, CITY ATTORNEY**

**SUBJECT: PARKS MASTER PLAN UPDATE**

The attached 2021 Parks Master Plan has been in progress for much of last year. Public Works Director Bill Lawyer, working with the consultant, MIG, Inc., has gone through a comprehensive process of community outreach with the Parks Board and the City Council. The Parks Board has recommended adoption and the Council has held a work session and public hearing.

We are getting to the conclusion of the project and nearing adoption. However, it was discovered that the Parks Master Plan was adopted as a subset of the Comprehensive Plan. As such, it must be updated in the same fashion as a legislative amendment and that requires a public hearing before the Planning Commission.

**RECOMMENDATION:**

Open the public hearing and if there are no further questions, close the hearing and adopt a motion recommending that the Council adopt the 2021 Parks and Recreation Master Plan.

Please let me know if you have any questions. Thank you.

ESJ/tmh

Links to Parks Master Plan Update: [Master Plan](#) [Appendices](#)

**TO: PLANNING COMMISSION**

**FROM: SHANE WITHAM  
PLANNING DIRECTOR**

**DATE: January 12, 2022**

**SUBJECT: House Bill 2001: Survey Results, Code Update Recommendations**

**ATTACHMENTS:**

- **Draft Middle Housing Code Update Recommendations**
- **Open House and Survey Summary**
- **Open-ended survey responses**

**BACKGROUND:**

Attached are the Draft Middle Housing Code Update Recommendations and Open House and Survey Summary provided by Angelo Planning Group as part of our project to update the Keizer Development Code for consistency with HB2001. Mr. Hastie will be presenting at Planning Commission to provide an overview of the Recommendations and Survey Results, and will be available to answer questions you may have.

This first round of recommended updates focuses on changes that are mandated by HB2001. The recommendation includes identified comprehensive plan language changes along with several sections of the Keizer Development Code that must be changed and were identified through the previous code audit process. The document includes explanatory language along with actual proposed code language changes.

While Planning Commission is not making a formal recommendation on the proposed language at this time (since this is not a public hearing), staff is asking for Commissioner's input and general consensus on the approach being taken, to guide revisions for future drafts that will be used for public hearings.



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MEMORANDUM

## DRAFT Middle Housing Code Update Recommendations

### City of Keizer

DATE January 11, 2022  
TO Shane Witham and Dina Horner, City of Keizer  
Sean Edging and Nicole Mardell, DLCD  
FROM Matt Hastie and Brandon Crawford, Angelo Planning Group

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### Introduction and Background

The purpose of this memo is to propose code updates for the City of Keizer which are intended to comply with Oregon's House Bill 2001 (HB 2001, adopted 2019) and associated Oregon Administrative Rules (OARs). These recommended updates are the first of two phases – the second phase will include recommendations for incorporating provisions from Senate Bill 458 (SB 458, adopted 2021) and for addressing other potential requirements and policy options. The Code Update project is funded in part by an Oregon Department of Land Conservation and Development (DLCD) grant, with a portion allocated for planning assistance to local governments.

HB 2001 requires medium and large cities to allow middle housing in all residential areas, with the intent of increasing housing supply and affordability in Oregon. Large cities (25,000+ population) and cities with a population over 1,000 people within a metropolitan service district are required to allow duplexes on any lot or parcel that allows single-family detached homes in residential areas and other middle housing types in areas zoned for single-family detached. The City of Keizer intends to update the Keizer Development Code (KDC) to meet the minimum compliance standards for large cities (OAR 660-046) and create standards tailored for the community where flexibility permits.

For the purposes of these new rules, required middle housing types are defined as follows:

- Duplexes – two dwelling units located on a single lot or parcel. The City may define a Duplex to include two attached units or two detached dwelling units on a lot or parcel.
- Triplexes – three attached dwelling units on a lot or parcel. The City may define a Triplex to include any configuration of three detached or attached dwelling units on one lot or parcel.
- Quadplexes – four attached dwelling units on a lot or parcel. The City may define a Quadplex to include any configuration of four detached or attached dwelling units on one lot or parcel.

- **Townhouses** – a dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual lot or parcel and shares at least one common wall with an adjacent dwelling unit.
- **Cottage Cluster** – a grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard. The City may allow Cottage Cluster units to be located on a single Lot or Parcel, or on individual lots or parcels (or both).

## Code Update Overview

Proposed Code amendments included in this memo focus on the Code sections that need updates to meet minimum compliance standards associated with HB 2001 and OAR 660-046. In short, these updates are intended to allow duplexes on any lot or parcel in residential zones where single-family detached homes are permitted, and to allow triplexes, quadplexes, cottage clusters, and townhouses in areas that allow single-family detached homes.

The updates are divided into sections based on the topic, which includes Comprehensive Plan amendments, allowed uses/development standards, parking, design standards, cottage cluster development, approval procedures/administration, and other standards. Below is a summary of the recommended Code amendments:

- **Comprehensive Plan.** Clarify middle housing as an allowed use in zones that allow SFD and that density ranges do not apply to these housing types.
- **Definitions.** Add definitions for each middle housing type, consistent with the State standards. Also add definitions to support SB 458 requirements.
- **Applicable Zones and Standards.**
  - Update permitted uses sections to allow for middle housing types in zones where currently not allowed
  - Update development standards to meet minimum compliance – mainly focuses minimum lot size for middle housing types
  - Exempt density maximums from all middle housing types except townhouses. Townhouses can be 25 units/acre or 4X that of SFD
  - Include middle housing with Zero Side Yard standards
- **Parking standards.** Update minimum parking standards to be one unit per dwelling for middle housing types, except for quadplexes in the RH and MU zones.
- **Design standards.** Include middle housing types in the existing design standards section for SFD. Also add requirements and criteria for middle housing conversions in this section.

- **Cottage cluster development.** Revise existing Cottage Cluster Development section to comply with applicable State requirements for cottage clusters. This includes removing existing design standards and suggesting clusters are subject to same standards as SFD and to additional design standards specific to cottage clusters, as well as removing other procedural requirements that exceed SFD approval/review procedures.
- **Approval Procedures.** Most middle housing types are already subject to the same approval procedure as SFD – Development Review. This section includes minor amendments to clarify that all middle housing types are subject to Development Review.
- **Other Standards.** Amends Public Facility Improvement requirements to include middle housing types to the same improvement requirements for SFD. Other standards may be added to this section as the project proceeds and other needed updates are identified.

For reference, a summary and rationale for proposed updates precedes each section in a gray commentary box. These commentary boxes also discuss some potential options the City may consider where State requirements allow some flexibility. Note that many of the referenced Code sections and tables are abbreviated to only show the provisions that will be amended. The recommended Code updates are written as legislative amendments in a ~~strike through~~/underline format.

## Proposed Amendments

### Comprehensive Plan

Comprehensive Plan policies should be updated to reflect the intent of HB 2001 and for consistency with development code provisions related middle housing. Specifically, the Comprehensive Plan should clarify middle housing types are exempt from the maximum densities stated for each level of residential density. Objectives, goals, and policies not listed appear to be consistent with HB 2001 and do not warrant revision. In addition, we recommend explicitly including “middle housing” as an allowed use in each density level, which is necessary to clarify that low-density zones must allow middle housing.

### III. Findings and Policies

#### C. Land-Use and Economic Development

[...]

#### 4. RESIDENTIAL DEVELOPMENT GOALS, OBJECTIVES AND POLICIES

[...]



*d. Goal 4 Provide and allow for appropriate levels of residential development consistent with comprehensive plan designations.*

*1) Objective 4.1 Proved for three general levels of residential density*

*a) Policies 4.1:*

*(1) Low-Density Residential*

*(a) Allow single-family and middle housing residential uses as the predominant land use type in low-density residential areas.*

*(b) Ensure that:*

*i. Land use is predominantly single-family or middle housing residential, with up to 8 units per gross acre.*

*ii. A variety of housing types are allowed in this category such as detached, attached duplex, triplex, quadplex, townhouses, cottage cluster housing, and manufactured housing. The zoning and subdivision ordinance will more specifically describe structural types. ~~In this district, each residential unit will be on a single lot.~~*

*(2) Medium Density Residential*

*(a) Allow a mix of housing types in this category at a density averaging from 6 to 10 dwelling units per acre. These densities do not apply to middle housing types. Identify criteria and location for this category in the zoning ordinance.*

*(b) Allow detached, attached, duplex, triplex, quadplex, townhouse, cottage cluster housing, and multiple family housing.*

*(3) Medium and High Density Residential*

*(a) Allow a mix of housing types in this category in two general levels of residential density:*

*i. Medium density – over 8 and up to 16 units per gross acre The density maximum does not apply to middle housing.*

*ii. High density – over 16 units per gross acre. Identify criteria and location for these two sub-categories in the zoning ordinance.*

*(b) Allow attached, duplex, triplex, quadplex, townhouse, cottage cluster housing, and multiple housing in this category.*

*(4) Mixed Use*

*(b) Allow detached, duplex, triplex, quadplex, townhouse, cottage cluster housing, and multiple family housing.*

## Allowed Uses and Development Standards

### Definitions

We recommend Keizer add definitions for triplex, quadplex, and cottage clusters that are separate from multi-family dwellings so the City can apply standards for these housing types that comply with OAR 660-046. The City has two definitions for townhouses – to avoid redundancy and confusion in the Code, we recommend removing the “attached dwellings” definition and retaining the “townhouse” definition. The existing townhouse definition should also be revised to distinguish this housing type from multi-family.

The City’s current definition for duplexes is consistent with the State’s definition, however we recommend removing the term “detached” to avoid potential confusion between detached and attached housing types because duplexes are generally considered an “attached” housing type. In addition, we recommend replacing the term “family” with “household” for each housing type. There is a growing trend among cities to refer to a group occupying a housing unit as a “household” instead of “family”. This shift in terminology is inclusive of non-related household members. We recognize that “single-family” and “multi-family” are used throughout the Code, and we therefore do not recommend changing these terms where they are used elsewhere since a minor revision to the definition does not create any new conflicts.

While the City’s current definition for duplexes complies with the State requirements, cities have the option to also define duplexes as two *detached* units on a single lot or parcel. This detached option may also apply to triplexes and quadplexes. It is our understanding that if the City includes the “detached” option in the definitions for plexes, then they would also be subject to HB 2001 rules. However, if the City wishes to allow multiple detached units on a single lot that are not subject to HB 2001, a new and separate definition may be created (e.g.,

“clustered housing”). See the Appendix for further discussion and examples on detached plexes. We will discuss these options with the Planning Commission in January and will update draft amendments, as needed, based on the outcome of that discussion.

Per State rules, the City is required to allow a minimum of four units per acre for cottage clusters, however the City may also require a minimum number of total units per lot as long as the density threshold is met. The State also requires cities to allow at least up to eight units, but the City may set a maximum beyond the eight units. In addition, the City’s current definition for cottage clusters (KDC 2.432) allows cottages to be attached. While HB 2001 explicitly defines cottage clusters as detached, cities may adopt more permissive standards that allow attached cottage units. However, DLCD encourages cities to use a separate and unique definition for attached cottage clusters in order to avoid potential legal ambiguity with conflating a customized definition and the State’s required definition. The City may keep the existing Cottage Cluster section (KDC 2.432) intact by redefining the housing type this section applies to.

The City is also required to allow expedited land divisions for middle housing types, per SB 458. The definitions for Middle Housing Land Division, Child Lot, and Parent Lot will help clarify the City’s middle housing land division procedures and requirements.

It may be useful to include a definition for “middle housing” that is specific to the required housing types under HB 2001. Several recommended Code updates for this draft include amendments that list every required middle housing type; however it may be more efficient and concise to simply refer to “middle housing” in those instances. In addition, some of our recommended Comprehensive Plan amendments include the term “middle housing”, and a definition in the Code will help establish consistency with those policies. Lastly, a definition for middle housing also helps provide context for the recommended “middle housing land division” provisions.

#### 1.200.04 DEFINITIONS

~~**Attached Dwellings:** Two or more dwelling units on separate properties that share a common wall for a full story that adjoins enclosed habitable space on each side. Attached dwellings shall be joined along a common wall for no less than one story for a distance of at least 10 feet.~~

**Dwelling, Cottage Cluster:** A grouping of no less than four detached buildings per acre on a lot designed exclusively for the occupancy of separate households living independently of each other in each detached building, or “cottage”. Each building shall have a footprint of less than 900 square feet, and the buildings must be oriented around a common courtyard.

**Dwelling, Four-Household (Quadplex)**. A building on a single parcel or lot containing 4 dwelling units designed exclusively for occupancy by 4 households living independently of each other.

**Dwelling, Multi-Household (Multi-Family)**: A building on a single parcel or lot containing 35 or more dwelling units designed for occupancy by 35 or more households ~~families~~ living independently of each other.

**Dwelling, Single-Household (Single Family Detached)**: A detached building containing one dwelling unit designed exclusively for occupancy by 1 household ~~family~~.

**Dwelling, Three-Household (Triplex)**: A building on a single parcel or lot containing 3 dwelling units designed exclusively for occupancy by 3 households living independently of each other.

**Dwelling, Two-Household Family (Duplex)**: A detached building on a single parcel or lot containing 2 dwelling units designed exclusively for occupancy by 2 households ~~families~~ living independently of each other.

**Dwelling, Townhouse**: ~~A building on a single parcel or lot containing 1 dwelling unit designed exclusively for occupancy by 1 household that is part of a row of two or more attached dwellings and shares at least one common wall with an adjacent dwelling. A multi-family structure so designed that each individual dwelling unit is located upon a separate lot or parcel.~~

**Dwelling, Middle Housing**: Refers to housing types required under House Bill 2001 (2019) and OAR 660-046. These housing types include duplexes, triplexes, quadplexes, townhouses, and cottage clusters.

**Middle Housing Child Lot**: A unit of land created from the division of a middle housing parent lot through a middle housing land division.

**Middle Housing Land Division**: A partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197.758(2) and the partition or subdivision is processed in accordance with the provisions of ORS Chapter 92 and KDC 3.202. The lot or parcel that is the subject of the land division is referred to as the middle housing parent lot; a lot created by the division is referred to as a middle housing child lot.

**Middle Housing Parent Lot**: A lot or parcel that is developed, or proposed to be developed, with middle housing, and which may therefore be further divided through a middle housing land division to create middle housing child lots.

### Applicable Zones and Standards

According to the OARs, “zoned for residential use means a zoning district in which residential dwellings are the primary use and which implements a residential comprehensive plan map designation.” The following zones meet this definition and allow single-family detached dwellings (SFDs), and are therefore subject to the middle housing requirements:

- Single Family Residential (RS – 2.102)
- Limited Density Residential (RL – 2.103)
- Medium Density Residential (RM – 2.104)
- High Density Residential (RH – 2.105)
- Mixed Use (MU – 2.107)
- River Cherry Overlay District (RCOD – 2.130)

Most middle housing types are already permitted outright in most residential zones. The zones that do not list middle housing types under “Permitted Uses” must add them or move them from other sections, such as “Special Permitted Use” or “Conditional Use”. Although the Mixed Use is not primarily a residential zone, the State currently interprets any mixed use zone that allows single family detached as a residential zone subject to HB 2001.

**2.102 SINGLE FAMILY RESIDENTIAL (RS)**

The RS zone is the only zone that currently does not allow any middle housing outright. Each middle housing type should be added to the “Permitted Uses” and cottage clusters will need to be removed from the “Conditional Use” section for every applicable zone. The City may also want to consider revising the name of the RS zone since it will allow a wider variety of housing types beyond single family (e.g., Low Density Residential).

**2.102 Purpose**

The purpose of the RS (Single Family Residential) zone is to allow development of single family homes on individual lots provided with urban services at low urban densities. This zone also allows duplexes, triplexes, quadplexes, townhouses, and cottage cluster housing. Other uses compatible with residential development are also appropriate. These areas are designated as Low Density Residential in the Comprehensive Plan.

**2.102.02 Permitted Uses**

The following uses, when developed under the applicable development standards in this Ordinance, are permitted in the RS zone:

- A. Detached single family ~~dwelling on a lot.~~

[...]

- I. Duplexes, triplexes, quadplexes, townhouses, and cottage clusters.

**2.102.03 Special Permitted Uses**

[...]

F. The following special uses subject to the applicable standards in Section 2.400.

1. ~~Duplex on a corner lot (Section 2.403).~~

#### **2.102.04 Conditional Uses**

[...]

~~I. Cottage Cluster Development with or without the creation of any new lots (Section 2.432)~~

#### **2.102.05 Dimensional Standards**

Duplexes will need to be allowed on every lot or parcel that allows single family detached (SFD), and therefore will need to have the exact same dimensional standards as SFD. This will apply to every residential zone that allows single family detached.

Based on the minimum lot size for SFD being less than 5,000 sf in every residential zone, the largest minimum lot size the City can apply to triplexes is 5,000 sf in every applicable zone. Likewise, the City can apply a maximum 7,000 sf minimum lot size for quadplexes and cottage clusters. We therefore recommend the same minimum lot sizes for triplexes, quadplexes, and cottage clusters throughout the applicable residential zones. The City also has the option of applying even smaller minimum lot sizes for these housing types. The City may apply larger lot widths and depths to triplexes and quadplexes, however we recommend using the same minimum lot width and depth as SFD and duplexes, which will better support middle housing conversions and infill opportunities.

If the City chooses to apply a minimum lot size for townhouses, it must not exceed 1,500 sf, regardless of the lot size for SFD in the same zone. Townhouses do not need to have a minimum lot width, however the minimum allowed street frontage must not exceed 20 feet – a 20 foot width will ensure frontage does not exceed 20 feet.

Cottage clusters are the only middle housing type that can have a maximum height below the maximum height requirement for SFD, as long as it's not less than 25 feet. We therefore recommend the City keep it's existing maximum height for cottages (25 feet).

The Zero-Side Yard provision that applies to SFD must also apply to middle housing types. See recommended amendments to Section 2.404 for more details.

#### **A. Minimum Lot Dimension and Height Requirements**

DIMENSION	<u>Residential Uses</u> <u>Single family detached and duplex</u>	<u>Triplex</u>	<u>Quadplex and cottage cluster</u>	<u>Townhouse</u>	Non-Residential Uses
Lot Size	4000 square feet (1)	<u>5000 square feet (1)</u>	<u>7000 square feet (1)</u>	<u>1500 square feet</u>	(2)
Average Width	40 feet	<u>40 feet</u>	<u>40 feet</u>	<u>20 feet (5)</u>	None
Average Depth	70 feet	<u>70 feet</u>	<u>70 feet</u>	<u>70 feet</u>	None
Maximum Height	<u>35 feet</u>	<u>35 feet</u>	<u>Quad: 35 feet</u> <u>Cottages: 25 feet</u>	<u>35 feet</u>	(3)

*(1) Zero side yard dwelling units are subject to the standards in Section 2.404.*

[...]

*(4) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

*(5) The width for townhouses must be a minimum of 20 feet instead of average 20 feet.*

Setbacks for middle housing must not exceed required setbacks for SFD. As currently written, the setback standard for RS complies because it does not distinguish between housing types.

We recommend adding a footnote to each residential dimensional standard table that states development standards apply to the parent lot for middle housing, per SB 458. In other words, a unit on an individual lot after a middle housing land division will continue to be regulated as the original middle housing type.

**B. Minimum Yard Setback Requirements**

SETBACKS	Residential Uses	Non-Residential Uses
Front (5)	10 feet	20 feet
Side	5 feet (1)	10 feet

*(1) Zero side yard dwelling units and townhouses are subject to the setback provisions in Section 2.404.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

### 2.102.06 Development Standards

Design standards for middle housing must be the same or less restrictive than the standards for SFD or the design standards in the Model Code. We recommend applying existing design standards for SFD to duplexes, triplexes, quadplexes, townhouses, and cottage clusters – see the Design Standards section of this Code Update for more details. The City currently has specific design standards for cottage clusters - if the City chooses to keep the existing cottage cluster section intact (see previous discussion for definitions), then a new design section for *required* cottage clusters will need to be created.

Maximum density requirements cannot apply to middle housing except for townhouses, which must be four times the maximum density for SFD or 25 units/acre, whichever is less.

[...]

D. Design Standards – Unless specifically modified by provisions in this Section, buildings located within the RS zone shall comply with the following standards:

1. Single family detached dwellings ~~homes~~, duplexes, triplexes, quadplexes, townhouses, and cottage clusters shall comply with the design standards in Section 2.314.
2. Residential structures with five ~~four~~ or more attached dwelling units and non-residential structures shall comply with the provisions in Section 2.315 - Development Standards.

[...]

I. Density: When RS zoned property is subdivided the minimum density shall be 4 units per acre; the maximum density shall be 8 units per acre for single family detached or 25 units per acre for townhouses. The maximum density does not apply to duplexes, triplexes, quadplexes, or cottage clusters.

J. ~~Number of buildings. No more than one primary building shall be located on a lot or parcel.~~

## 2.103 LIMITED DENSITY RESIDENTIAL (RL)

### 2.103.02 Permitted Uses

The following recommended amendments will help distinguish multi-family from middle housing types and for consistency and clarity with the definitions.

The following uses, when developed under the applicable development standards in the Ordinance, are permitted in the RL zone:



[...]

C. ~~Buildings with two or more dwelling units.~~ Multi-family dwellings.

[...]

H. Duplexes, triplexes, quadplexes, townhouses, and cottage clusters.

**2.103.04 Conditional Uses**

[...]

I. ~~Cottage Cluster Development with the creation of new lots (Section 2.432).~~

**2.103.05 Dimensional Standards**

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Single Family detached and duplex	<del>Duplex</del> <u>Triplex</u>	<u>Quadplex and cottage cluster</u>	<u>Townhouse</u>	Multi-Family	Non-Residential Uses
Lot Size	4000 sq. ft. (1)(2)	<del>7000-5000</del> sq. ft. (1)	<u>7000 square feet (1)</u>	<u>1500 square feet</u>	10000 sq. ft. (3)	(4)
Average Width	40 feet	<u>40 feet</u>	<u>40 feet</u>	<u>20 feet</u>	50 feet	None
Average Depth	70 feet	<u>70 feet</u>	<u>70 feet</u>	<u>70 feet</u>	80 feet	None
Maximum Height	35 feet	<u>35 feet</u>	<u>Quad: 35 feet</u> <u>Cottages: 25 feet</u>	<u>35 feet</u>	35 feet	(5)

*(1) Zero side yard dwelling units are subject to the standards in Section 2.404.*

*(2) A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

B. Minimum Yard Setback Requirements

SETBACKS	Single Family, duplex, triplex,	<del>Duplex</del>	Multi-Family	Non-Residential
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	<u>quadplex, cottage cluster</u>			
Front	10 feet (5)	<del>10 feet (5)</del>	10 feet	20 feet
Side	5 feet (1)	<del>5 feet</del>	10 feet	10 feet
Rear	(2)	<del>(2)</del>	(2)	20 feet
Street-side (3)	10 feet	<del>10 feet</del>	10 feet	20 feet
Garage entrance (4)	20 feet (4)	<del>20 feet (4)</del>	20 feet (4)	20 feet (4)

(1) *Zero side yard dwelling units and townhouses are subject to the setback provisions in Section 2.404.*

(2) *The rear yard setback shall be as follows: 14 feet for a 1-story single family home, duplex, triplex, quadplex, cottage cluster, or multi-family building; 20 feet for a 2-story single family home, duplex, triplex, quadplex, townhouse, cottage cluster, or multi-family building. Setbacks are to be measured from the architectural rear of the building regardless of the building’s orientation to property lines.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

**2.103.06 Development Standards**

[...]

B. Design Standards – Unless specifically modified by provisions in this Section, buildings located within the RL zone shall comply with the following standards:

1. Single family detached dwellings ~~homes~~, duplexes, triplexes, quadplexes, townhouses, and cottage clusters shall comply with the design standards in Section 2.314.
2. Residential structures with five ~~four~~ or more attached dwelling units, ~~including Cottage Cluster Development~~, and non-residential structures shall comply with the provisions in Section 2.315 - Development Standards.

[...]

I. Density: Subdivisions and multi-family development within the RL zone shall comply with the following density requirements:

1. For property designated Medium Density in the Comprehensive Plan, the minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre for single family detached and 25 units per acre for townhouses.

2. For property designated Medium-High Density in the Comprehensive Plan, the minimum density shall be 8 units per acre; the maximum density shall be 14 units per acre for single family detached and 25 units per acre for townhouses.

3. Maximum densities do not apply to duplexes, triplexes, quadplexes, or cottage clusters.

**2.104 MEDIUM DENSITY RESIDENTIAL (RM)**

**2.104.02 Permitted Uses**

C. ~~Buildings with two or more dwelling units.~~ Multi-family dwellings.

[...]

H. Duplexes, triplexes, quadplexes, townhouses, and cottage clusters.

**2.104.03 Special Permitted Uses**

[...]

~~15. Cottage Cluster Development without the creation of any new lot (Section 2.432).~~

**2.104.05 Dimensional Standards**

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Single Family detached and duplex	<del>Triplex Duplex</del>	<u>Quadplex and cottage cluster</u>	<u>Townhouse</u>	Multi-Family	Non-Residential Uses
Lot Size	4,000 sq. ft. (1)(2)	<del>6,000</del> <u>5,000 sq. ft. (1)</u>	<u>7,000 square feet (1)</u>	<u>1,500 square feet</u>	9,000 sq. ft. (3)	(4)
Average Width	40 feet	<u>40 feet</u>	<u>40 feet</u>	<u>20 feet</u>	50 feet	None
Average Depth	70 feet	<u>70 feet</u>	<u>70 feet</u>	<u>70 feet</u>	80 feet	None
Maximum Height	35 feet	<u>35 feet</u>	<u>Quad: 35 feet</u> <u>Cottages: 25 feet</u>	<u>35 feet</u>	35 feet	(5)

*(1) Zero side yard dwelling units are subject to the standards in Section 2.404.*

*(2) A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

**B. Minimum Yard Setback Requirements**

SETBACKS	Single Family, <u>duplex, triplex, quadplex, cottage cluster</u>	<del>Duplex</del>	Multi-Family	Non-Residential
Front	10 feet (5)	<del>10 feet (5)</del>	10 feet	20 feet
Side	<u>5 feet (1)</u>	<del>5 feet</del>	10 feet	10 feet
Rear	(2)	<del>(2)</del>	(2)	20 feet
Street-side (3)	10 feet	<del>10 feet</del>	10 feet	20 feet
Garage entrance (4)	20 feet (4)	<del>20 feet (4)</del>	20 feet (4)	20 feet (4)

*(1) Zero side yard dwelling units and townhouses are subject to the setback provisions in Section 2.404.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

*(2) The rear yard setback shall be as follows: 14 feet for a 1-story single family home, duplex, triplex, quadplex, cottage cluster, or multi-family building; 20 feet for a 2-story single family home, duplex, triplex, quadplex, townhouse, cottage cluster, or multi-family building. Setbacks are to be measured from the architectural rear of the building regardless of the building’s orientation to property lines.*

**2.104.06 Development Standards**

[...]

B. Design Standards – Unless specifically modified by provisions in this Section, buildings located within the RM zone shall comply with the following standards:

1. Single family detached dwellings homes, duplexes, triplexes, quadplexes, townhouses, and cottage clusters shall comply with the design standards in Section 2.314.
2. Residential structures with ~~five~~ four or more attached dwelling units, ~~including Cottage Cluster Development~~, and non-residential structures shall comply with the provisions in Section 2.315 - Development Standards.

[...]

As mentioned, the City cannot apply a maximum density to plexes and cottage clusters, and the maximum density for townhouses must not exceed 25 units or 4X that of SFD, whichever is less. The City may also want to consider increasing the maximum density for multi-family, as 10 units/acre is fairly low for multi-family and was likely specific to three- and four-unit dwellings at the time the standard was written. Increasing density for multi-family will also be more consistent with middle housing densities.

I. Density: Subdivisions and multi-family development within the RM zone shall comply with the following density requirements:

1. For property designated Medium Density in the Comprehensive Plan, the minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre for single family detached and multi-family, and 25 units per acre for townhouses.
2. For property designated Medium-High Density in the Comprehensive Plan, the minimum density shall be 8 units per acre; the maximum density shall be 22 units per acre for single family detached and 25 units per acre for townhouses.
3. Maximum densities do not apply to duplexes, triplexes, quadplexes, or cottage clusters.

**2.105 HIGH DENSITY RESIDENTIAL (RH)**

It is worth noting that this zone currently does not apply to any properties in the City. As such, amendments to this zone will have little to no near-term effect. Furthermore, this zone is already the closest to compliance, and therefore the recommended amendments are minimal.

**2.105.02 Permitted Uses**

A. Any combination of dwellings, attached or detached.

**2.105.03 Special Permitted Uses**

[...]

~~13. Cottage Cluster Development without the creation of any new lots (Section 2.432)~~

**2.105.05 Dimensional Standards**

A. Minimum Lot Dimension and Height Requirements.

DIMENSION	Residential ( <u>except townhouse</u> )	<u>Townhouse</u>	Non-Residential
Lot Size	6,000 sq. ft. (1)	<u>1,500 sq. ft.</u>	(2)

Average Width	50 feet	<u>20 feet</u>	None
Average Depth	80 feet	<u>80 feet</u>	None
Maximum Height	(3)	<u>(3)</u>	(3)

*(3) No limit except for cottage cluster (25 feet) – Required setbacks shall increase 1 foot for every foot the height exceeds 50 feet.*

*(4) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

**B. Minimum Yard Setback Requirements**

SETBACKS	Residential	Non-Residential
Front	10 feet	20 feet
Side	10 feet <u>(1)</u>	10 feet
Rear	(1)	20 feet
Street-side (2)	10 feet	20 feet
Garage entrance (3)	20 feet (3)	20 feet (3)

*(1) Zero side yard dwelling units and townhouses are subject to the setback provisions in Section 2.404.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

**2.105.06 Development Standards**

[...]

B. Design Standards – Unless specifically modified by provisions in this Section, buildings located within the RM zone shall comply with the following standards:

1. Single family detached dwellings ~~homes~~, duplexes, triplexes, quadplexes, townhouses, and cottage clusters shall comply with the design standards in Section 2.314.
2. Residential structures with five ~~four~~ or more attached dwelling units, ~~including Cottage Cluster Development~~, and non-residential structures shall comply with the provisions in Section 2.315 - Development Standards.

**2.107 MIXED USE (MU)**

**2.107.02 Permitted Uses**

A. One or more buildings with one or more dwelling units or guest rooms on a lot.

**2.107.03 Special Permitted Uses**

~~12. Cottage Cluster Development without the creation of any new lots (section 2.432).~~

**2.107.04 Conditional Uses**

~~C. Cottage Cluster Development with the creation of new lots (Section 2.432).~~

**2.107.06 Dimensional Standards**

We recommend keeping the existing minimum lot size for quadplexes in this zone (6,000 sf) and applying that lot size to cottage cluster as well. We also suggest reducing the maximum height for duplexes, triplexes, and quadplexes to 35 feet to be consistent with SFD, however the City can continue to use the existing 50 foot maximum if desired.

A. Minimum Yard Setback Requirements

DIMENSION	Single Family and Duplex	<u>Triplex</u>	<del>Duplex</del> <u>Quadplex, Cottage Cluster, or Multi-Family</u>	<u>Townhouse</u>	Commercial	Mixed Use
Lot Size	4,000 sq. ft. (1)	<u>5,000 sq. ft. (1)</u>	6,000 sq. ft. (1) (2)	<u>1,500 sq. ft.</u>	None (3)	None (3)
Average Width	40 feet	<u>40 feet</u>	50 feet	<u>20 feet</u>	None	None
Average Depth	70 feet	<u>70 feet</u>	80 feet	<u>70 feet</u>	None	None
Maximum Height	35 feet	<u>35 feet</u>	<u>MF: 50 feet</u> <u>Quad: 35 feet</u> <u>Cottages: 25 feet</u>	<u>35 feet</u>	50 feet	50 feet

*(1) Zero side yard dwelling units and townhouses are subject to the setback provisions in Section 2.404. A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

**B. Minimum Yard Setback Requirements**

SETBACKS	Single Family, <del>or</del> Duplex, Triplex, Quadplex, Cottage Cluster, or Townhouse	Multi-Family	Commercial	Mixed Use
Front	10 feet (6)	10 feet	10 feet	10 feet
Side	5 feet (1)	10 feet	(3)	(3)
Rear	(2)	(2)	(3)	(3)
Street-side	10 feet	10 feet	10 feet	10 feet
Garage entrance (5)	20 feet	20 feet	20 feet	20 feet

*(1) Zero side yard dwelling units and townhouses are subject to the setback provisions in Section 2.404.*

*(2) The rear yard setback shall be as follows: 14 feet for a 1-story single family home, duplex, triplex, quadplex, cottage cluster, or multi-family building; 20 feet for a 2-story single family home, duplex, triplex, quadplex, townhouse, cottage cluster, or multi-family building. Setbacks are to be measured from the architectural rear of the building regardless of the building’s orientation to property lines.*

*(6) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lot.*

**2.107.07 Development Standards**

[...]

B. Design Standards – Unless specifically modified by provisions in this Section, buildings located within the RM zone shall comply with the following standards:

1. Single family detached dwellings ~~homes~~, duplexes, triplexes, quadplexes, townhouses, and cottage clusters shall comply with the design standards in Section 2.314.

2. Residential structures with five ~~four~~ or more attached dwelling units, ~~including Cottage Cluster Development~~, and non-residential structures shall comply with the provisions in Section 2.315 - Development Standards.

[...]

**I. Density**



1. For property zoned MU as identified in the Keizer Station Plan, the minimum density for subdivisions, partitions, multi-family or any residential development shall be a minimum 8 units per acre and a maximum 24 units per acre for single family detached and 25 units per acre for townhouses, except there shall be no maximum density for duplexes, triplexes, quadplexes, and cottage clusters, and there shall be no minimum residential density requirement for multi-family development within a mixed use building.

~~The minimum density for multi-family development shall be 8 units per acre; the maximum density shall be 24 units per acre, except there shall be no minimum residential density requirement for multi-family development within a mixed use building.~~

**2.130 RIVER CHERRY OVERLAY DISTRICT (RCOD)**

Middle housing updates are only needed for the base zones that are subject to HB 2001 in the RCOD. Specifically, those zones include MU, RM, and RS. Most requirements in the overlay zone are specific to the underlying base zone, and therefore amendments are needed to those sections that organize standards by base zone.

**2.130.04 Uses**

A. Permitted Uses

1. The uses in Table 2.130.04-1 are permitted in the Mixed Use (MU) zone within the RCOD. All other zones remain unchanged

Use Category	Permitted P = Permitted outright S = Permitted subject to Special Use provisions C = Permitted conditionally	Notes
<b>Residential</b>		
Household Living	P/S	Such as buildings with one or more dwelling units. Special Use provisions apply to shared housing facilities (Sections 2.403 and 2.130.05.C), zero side yard dwelling units (Section 2.404), <del>cottage clusters (Section 2.432)</del> , and home occupations (Section 2.407).

**2.130.05 Dimensional and Development Standards**

The following subsections indicate dimensional standards and development standards required in the RCOD. These standards supplement, and in some cases replace, the development standards in the underlying zoning districts. Standards and requirements in underlying zoning districts shall apply wherever there is no conflicting standard with the RCOD. Where the standards set forth in this Section conflict with standards in the underlying zoning districts, the RCOD development standards set forth in this Section shall control.

**A. Dimensional Standards**

Zone	Dimension	Development Type					
		<u>Single Family Attached Townhouse</u>	Single Family Detached	Duplex	<u>Triplex</u>	<u>Quadplex and Cottage Cluster</u>	Multi-Family
MU	Lot Size	<del>2,000</del> <u>1,500</u> sq. ft.	3,000 sq. ft.	<del>4,000</del> <u>3,000</u> sq. ft.	<u>5,000</u> sq. ft.	<u>7,000</u> sq. ft.	None (use density only)
	Average Width	20 feet	30 feet	<del>40</del> <u>30</u> feet	<u>30</u> feet	<u>30</u> feet	(defer to underlying zone)
RM	Lot Size	<del>2,500</del> <u>1,500</u> sq. ft.	3,000 sq. ft.	<del>4,000</del> <u>3,000</u> sq. ft.	<u>5,000</u> sq. ft.	<u>7,000</u> sq. ft.	None (use density only)
	Average Width	<del>25</del> <u>20</u> feet	30 feet	<del>40</del> <u>30</u> feet	<u>30</u> feet	<u>30</u> feet	(defer to underlying zone)
RS	Lot Size	<del>3,000</del> <u>1,500</u> sq. ft.	3,500 sq. ft.	<del>5,000</del> <u>3,500</u> sq. ft. <del>(1)</del>	<u>5,000</u> sq. ft.	<u>7,000</u> sq. ft.	N/A
	Average Width	<del>30</del> <u>20</u> feet	35 feet	<del>50</del> <u>35</u> feet <del>(1)</del>	<u>35</u> feet	<u>35</u> feet	N/A

*(1) Duplexes are only permitted on corner lots, per Sections ~~2.102.03 and 2.403.~~*

**B. Development Standards**

**1. Minimum Landscaping and Maximum Lot Coverage**

Zone	Minimum Landscaping	Maximum Lot Coverage <u>(1)</u>
MU	Commercial: 10% Mixed Use: 15% Residential: 15%	Commercial: 90% Mixed Use: 85% Residential: 85%
RM	15%	85%
RS	15%	85%

*(1) Lot coverage standards do not apply to cottage cluster development.*

2. Residential Density

Zone	Minimum Density (1)	Maximum Density (1)
MU	12 units per acre (2)	28 units per acre <u>(4)</u>
RM	8 or 10 units per acre (3)	14 or 24 units per acre <u>(3)(4)</u> <u>25 units per acre for townhouses</u>
RS	6 units per acre	10 units per acre <u>(4)</u> <u>25 units per acre for townhouses</u>

*(4) Maximum density does not apply to duplexes, triplexes, quadplexes, or cottage cluster housing.*

3. Off-Street Automobile Parking Requirements

b. Off-Street Automobile Parking Requirements

LAND USE ACTIVITY	SPACES REQUIRED
Single Family, Duplex, <u>Triplex, Quadplex, Townhouse, Cottage Cluster</u>	Minimum: 1 per dwelling unit Maximum: 3 spaces per dwelling unit

**2.404 ZERO SIDE YARD DWELLING UNITS**

Because SFD is permitted as zero side yard (dwelling is contiguous to a lot line) subject to special use standards (KDC 2.404), the setback exception must also be extended to middle housing types.

Zero side yard dwelling units may include attached single family homes on individual platted lots or detached single family homes, duplexes, triplexes, quadplexes, or cottage clusters located contiguous to a lot line. Where permitted as a special use, zero side yard dwelling units shall meet the following use and development standards.

## Parking Standards

### 2.303.06 OFF-STREET AUTOMOBILE PARKING REQUIREMENTS

Each middle housing type will require a minimum of 1 off-street space per unit. The State requires that minimum parking does not exceed 1 space per unit for duplexes, townhouses, and cottage cluster. Minimum parking requirements for triplexes and quadplexes are tied to lot size – cities can require no more than 3 spaces for triplexes on lots over 5,000 sf and no more than 4 spaces for quadplexes on lots over 7,000 sf. This will equate to 1 space per unit for tri/quadplexes because we recommend a minimum lot size of 5,000 sf for triplexes and 7,000 sf for quadplexes for almost every applicable zone. The recommended lot size for quadplexes in the High Density and Mixed Use zones are 6,000 sf (consistent with the existing requirement). Therefore, the minimum number of spaces will need to be 3 spaces for those zones.

The State currently allows cities to count garages toward the minimum off-street parking requirement, but cities cannot require garages for middle housing. Keizer currently only allows garages to count toward parking requirements for multi-family. The City may want to consider allowing garages to count toward off-street parking for middle housing and SFD.

#### A. Parking Requirements

LAND USE ACTIVITY	SPACES REQUIRED
<del>Single-family and Duplex</del>	2 per dwelling
<u>Duplex, Triplex, Quadplex, Townhouse, and Cottage Cluster</u>	<u>1 per dwelling</u>
<u>Quadplex in RH or MU zones</u>	<u>3 spaces total</u>

## Design standards

If the City chooses to apply design standards to middle housing types, they must be either the same or less restrictive than the design standards for SFD, or they must be the same or less restrictive than the design standards established in the Model Code. Adding middle housing types to the existing design section would be the simplest path toward compliance and would help ensure these housing types fit the character of existing single family neighborhoods. Middle housing types may have the same design standards as SFD as long as the standard does not scale by number of units (e.g., % window coverage per unit). None of the existing SFD design standards scale by units, therefore they would comply with State rules if applied to middle housing types as they are currently written.

The recommended amendments for each Development/Design standards subsection also clarifies that the single family design standards in section 2.314 will apply to middle housing, and the multifamily design standards in section 2.315 will only apply to multifamily (5+ units).

The existing cottage cluster design standards are more distinct from the existing multifamily and single family design standards. To retain those standards unique to cottage clusters, we recommend minor amendments to the existing design section that will result in less restrictive design criteria found in the Model Code. Those amendments are included in the separate cottage cluster section.

### **2.314 STANDARDS FOR SINGLE FAMILY DWELLINGS, DUPLEXES, TRIPLEXES, QUADPLEXES, TOWNHOUSES, AND COTTAGE CLUSTERS**

The following standards will be applied to all single family dwellings, duplexes, triplexes, quadplexes, townhouses, and cottage clusters, whether modular or manufactured homes, or site-built homes, to be constructed or located in RS, RL, RM, MU or UT zones.

- A. All single family homes, duplexes, triplexes, quadplexes, and townhouses shall have their primary building façades oriented towards the front lot line of the lot, ~~and Single family homes, duplexes, triplexes, quadplexes, townhouses, and individual cottage cluster units~~ shall incorporate at least five of the following design features to provide visual relief along the front of the home:
  1. Dormers;
  2. Gables;
  3. Recessed entry;

4. Covered porch with front door entry facing the front lot line;
5. Cupolas;
6. Pillars or posts;
7. Bay or bow windows or window shutters;
8. Eaves (minimum 6" projection);
9. Off-sets on building face or roof (minimum 16")
10. Window(s) facing the street or access easement have a minimum area of not less than 24 square feet.
11. A significant variation of three different building materials, the least of which shall be 10% of the façade (stone, wood, siding, shakes, etc)

The City is required to allow conversions of single-family detached to middle housing types. Our initial recommendation is to include the following provisions that establish the requirements and exceptions that need to apply to middle housing conversions. The City may choose to move these provisions if there is a more appropriate and logical Code section for them.

- C. Middle housing conversions. A conversion from a single-family home to a duplex, triplex, quadplex, or cottage cluster is allowed. The following requirements and standards apply:
1. The converted housing type is a permitted use in the underlying zone.
  2. With the exception of minimum parking requirements, the conversion of the existing single family home does not create or increase nonconformance with applicable development and design standards.
  3. The conversion is exempt from additional design requirements and public facility improvements.
  4. The conversion is subject to the Development Review process.

## 2.432 Cottage Cluster Development

The Code's existing cottage cluster siting and design standards are in a separate section from the residential zones. As mentioned, we recommend the City keep and revise this section in order to retain existing standards and also comply with HB 2001 and associated OARs. For consistency and integration with other middle housing standards, we also recommend amendments to include or reference cottage cluster standards in the residential zone sections of the code (see previous sections).

Alternatively, if the City is interested in retaining the existing cottage cluster standards and requirements without changes, this section could be renamed to a new housing type (e.g., cluster housing) and new cottage cluster design standards could be added to the proposed middle housing design section (KDC 2.314 – currently specific to SFD). This approach will allow the City to continue allowing attached cottages, as HB 2001 cottage clusters must be detached.

### 2.432.01 PURPOSE AND DESIGN PRINCIPLES

Cottage clusters must be allowed outright in residential zones where SFD is allowed outright, and therefore cannot be subject to review/approval procedures that act as an alternative to PUD processes, which are generally conditional/discretionary procedures.

The City cannot require front porches for cottage cluster units because the Model Code design standards do not include porches, nor do SFD design standards require porches. Requiring front porches could be considered as an alternative design standard but may not meet the standard of not causing unreasonable cost or delay.

This Section establishes standards for cottage cluster development that are intended to as an alternative development type that provides usable common open space in low- and medium-density residential areas development; allows for a variety of housing types both detached as well as attached; promotes interaction and safety through design; ensures compatibility with surrounding neighborhoods; and provide opportunities for creative infill development. It is intended to be a flexible development alternative similar to the planned unit development alternative whereby many of the standards of the underlying zone do not apply in consideration for the provision of open space and other unique design features. Successful cottage cluster development projects can foster community and ensure a balance between privacy, security and neighborhood interactions through careful consideration of the following design principles:

- A. Shared Open Space and Active Commons. The shared common space binds the cottage development together and gives it vitality. Residents surrounding this space share in its management, care and oversight, thereby enhancing a sense of security and identity.
- B. Common Buildings. An advantage of living in a cottage development is being able to have shared buildings such as a tool shed, outdoor barbeque, or picnic shelter or a multipurpose room.
- C. Adequate Parking that does not dominate. Parking areas should be screened from adjacent parcels and adjoining public streets. Locating parking areas away from the homes can allow more flexible use of a site, limit the dominance of garages and driveways, decrease the amount of hard surface, and allow more light into homes.

- D. ~~Front Porches. The front porch is a key element in fostering neighborly connections. Its placement, size, relation to the interior and the public space are important to creating strong community connections.~~
- E. Smaller, High-Quality, Well-Designed Dwellings. Smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the surrounding neighborhood.

#### 2.432.02 PERMITTED BUILDING TYPES WITHIN COTTAGE CLUSTER DEVELOPMENTS

In accordance with State requirements, cottage units must be detached. As mentioned, the City could define and allow a new housing type similar to cottage clusters that could allow attached units. This new housing type would not be subject to HB 2001, but cottage cluster standards would still need to meet State requirements.

- A. Cottage cluster development cottages (Section 2.432.04.A)
- B. ~~Two-unit structures (Section 2.432.04.B)~~

#### 2.432.03 SITE REQUIREMENTS

Middle housing land divisions (SB 458) are also intended to promote homeownership opportunities for middle housing types. Amendments/additions for SB 458 will further address these procedures and opportunities.

The minimum lot size for cottage clusters is dependent on the minimum lot size for SFD in the same zone. Because the minimum lot size for SFD is less than 7,000 sf in every residential zone, the minimum lot size cannot exceed 7,000 sf in the same zones. Therefore, the minimum lot size for cottage clusters will effectively be 7,000 sf throughout the City (unless the City chooses to use a lower lot size).

Cottage clusters must have a minimum density of 4 units per acre and cannot have a maximum density. The City can set a maximum number of cottage units, as long as that maximum is no less than 8 units.

- A. Ownership options. Ownership may be a common lot, fee simple lots with a homeowner's association holding common areas, or condominium ownership of the whole development. Any development meeting the definition of a "Planned Development" or "Condominium" per state statute shall comply with all applicable provisions of state law. If condominium ownership, common areas shall be designated as 'general common elements' and private yard spaces shall be designated as 'limited common elements' for purposes of ORS Chapter 100 Condominium Law. Cottage clusters are also eligible for middle housing land divisions,



which would create individual lots for each unit and allow for fee simple ownership of the individual cottages and land they sit upon. Common ownership of or easements for the use of common areas or facilities still would be needed.

B. Development Standards

1. Parent parcel. The parent parcel, which shall encompass the entire cottage cluster development, and shall be at least the minimum lot size established for cottage clusters in the underlying zone (7,000 square feet) ~~30,000 square feet~~. The parent parcel may be divided into individual cottage lots and shared common areas consistent with the city’s regulations or with middle housing land division standards and requirements.
2. Cottage lots. There is no minimum lot size for the individual cottage lots.
3. Density. Cottage cluster development must meet a minimum density of 4 units per acre. There is no maximum density for cottage clusters. ~~The standards from the base zone shall apply.~~
4. Average Minimum Lot Width and Depth. There is no minimum lot width or depth for the individual cottage lots.
5. Maximum Lot Coverage. There is no maximum lot coverage for the individual cottage lots.
6. Maximum Height. Twenty-five (25) feet.
7. Minimum Setbacks. See setback the standards for underlying residential zone.

Table 2.432-1

SETBACKS	
Front	15 feet
Side	5 feet
Rear	10 feet
Street-side	10 feet
Garage entrance	20 feet

\*Interior units on a common lot or separate lots shall be spaced at least 10 feet apart. If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy.

8. Minimum Landscape Requirement. The standards from the base zone shall apply.

C. Lot/cottage arrangement

1. Cottage cluster developments shall contain a minimum of four cottages and no more than 8 cottages allowed in the underlying zone by density.
2. Cottages shall be arranged around a common open space, and each at least 50% of the cottages shall have frontage with a primary entrance on the common open space.
3. Units along the public right-of-way should have their primary entrance facing the public right-of-way.

4. Cottages not facing the common open space or the public right of way must have their primary entrance face a sidewalk or walk that is directly connected to the common open space.
  5. A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development.
- D. ~~Private and e~~Common space.
1. ~~Common Space.~~
    - ~~a.1.~~ Common space is a defining characteristic of a cottage housing development. A minimum of ~~400~~ 150 square feet of common open space per unit shall be provided.
    - ~~b.2.~~ The common space shall include a sidewalk or walk connecting to each cottage front entrance facing the common area.
  2. ~~Private Space.~~
    - ~~a.~~ A minimum of 250 square feet of usable private open space shall be provided adjacent to each unit.
- E. Frontage, access, parking, and vehicular circulation.
1. Frontage. The parent parcel shall have frontage on a public street.
  2. If individual lots are created within the development, each lot shall abut a common area, but is not required to have public street frontage.
  3. Access. Access to individual dwelling units will be provided meeting city and fire district standards.
  4. Parking. A minimum of ~~two~~ one off street parking spaces per unit shall be provided.
  5. Parking and/or garage structures shall be located behind or to the side of the residential area and open space.
  6. Parking areas, shared parking structures, and garages shall be screened from public streets by landscaping or architectural screening.
  7. If the property has frontage on a public alley, access and parking may be provided from the alley.
  8. If individual lots are created, parking and access shall be provided in a common area with access easement.
- F. Screening and Landscaping

The following minor amendments for screening and landscaping help establish clear and objective standards by either elaborating/clarifying a certain standard or removing subjective language.

The City cannot require a landscaping plan for cottage cluster development because landscaping plans are not required for single-family detached development.

To ensure that cottage developments do not create adverse visual impacts for residents of both the cottage development and adjacent properties the following requirements shall be adhered to:

1. ~~Where feasible, c-Cottage developments should be designed to retain existing significant trees (at least twelve inches in diameter) that do not pose a safety hazard, as determined by a certified arborist.~~
2. ~~Landscaping located in Common open spaces shall include pathways for be designed to allow for easy pedestrian circulation and access to each cottage and the community building if one is provided. Landscaping in common open spaces must be located and maintained to not block pedestrian pathways and use of the space by all residents, and to facilitate maintenance needs.~~
3. ~~Landscaping Plan to be submitted and approved. Boundaries between cottage developments and neighboring properties shall be screened with landscaping and fencing as identified in 2.432.03.G.2 in order to reduce the appearance of bulk or intrusion onto adjacent properties or may be otherwise treated through increased building setbacks or architectural techniques to meet the intent of this section. Additional screening and buffering may be required to help mitigate any compatibility issues between the cottage cluster development and adjacent properties.~~

#### G. Fences.

The Model Code does not have an analogous standard for a sight obscuring fence, and therefore the following 6-foot fence height requirement is more restrictive than Model Code standards.

1. No fence taller than 3 feet in height shall be located between the front wall of a cottage or community building and the common open space.
2. ~~A 6 foot high sight obscuring fence shall be placed along the property line adjacent to any residential single family use.~~

#### H. Utilities.

1. Streets. Street improvements shall be required for all cottage cluster developments in accordance with KDC 2.301.03 that contain 4 or more dwelling units. Street improvements may include street widening, curb, gutters, and sidewalks. All street improvements shall comply with the current Design Standards and Construction Standards of the City of Keizer Department of Public Works.
2. Water. An individual water meter servicing each dwelling unit will be required unless there is an ownership association or the property is under a single ownership in which case a single water meter servicing an individual building of multiple units is allowed. All water system improvements shall comply with the current Design Standards and Construction Standards of the City of Keizer Department of Public Works.

[...]

5. ~~Trash Storage. Any areas where communal trash and recycling are stored shall be screened by a sight-obscuring fence and/or vegetation. In addition, a trash and recycling plan will be required.~~
6. ~~Storm water. The development of the property shall comply with all city regulations regarding storm water drainage including on-site detention and water quality requirements. All storm water system improvements shall comply with the current Design Standards and Construction Standards of the City of Keizer Department of Public Works.~~

## 2.432.04 BUILDING REQUIREMENTS

OAR 660-046 requires that cottages do not exceed 900 square feet. In addition, cottages must be subject to either the same or less restrictive design standards as SFD or those established in the Model Code. We recommend adding cottage clusters to the existing design standards section for SFD (2.314). If the City wishes to retain separate standards in this section, then those standards must be equal to or less restrictive than the Model Code standards.

As mentioned, the State's definition for cottage clusters only allows for *detached* units. If the City intends on keeping attached as an option, a new housing type could be created (e.g., cluster housing) that allows attached and other siting/design standards not allowed under HB 2001 (the City would still need to allow cottage clusters as defined by HB 2001 and associated OARs).

### A. Cottages

1. ~~Building footprint. Cottages shall have a maximum building footprint of 1,000~~ 900 square feet. An attached one-car garage is not included in this maximum, but shall not exceed 300 square feet per unit. Up to 200 square feet of the attached garage may be excluded from the 900 square feet total footprint requirement.
2. ~~Porches. Attached, covered porches are required and shall have minimum depth of 6 feet and shall be a significant feature of the structure.~~
3. ~~Design standards must comply with Section 2.314. Other design requirements. Cottages shall contain a variety of designs that include articulation of facades; changes in materials, texture, color, and window treatments; and other architectural features so all units do not appear identical. Cottage development structures shall provide for substantial exterior architectural elements that are consistent with traditional northwest cottage design and small home craftsmanship design elements. Roofs of cottage developments shall have eaves to efficiently shed rain and provide protection for exterior walls.~~

4. Height. Cottages shall comply with the height limitation of 25 feet or two stories, whichever is greater and are limited to a maximum of single story plus a loft.
  5. Street facing facades. The street facing facades of cottages in a cottage development shall avoid blank walls that appear to “turn their backs” to the street. This shall be avoided by providing design features such as windows, change in building material, entryway, porches or other design features.
- B. ~~Two-Unit Structures in RS zone.~~
1. ~~Attached two-unit structures are allowed and must be similar in appearance to detached cottages.~~
  2. ~~Attached two-unit structures shall have one primary shared entry facing the common open space.~~
- C. ~~More than two-units structures in other zones.~~
1. ~~Attached two-unit structures are allowed and must be similar in appearance to detached cottages.~~
  2. ~~Attached structures with more than two units shall have one primary shared entry facing the common open space.~~
- D. Community Buildings.
- [...]
2. A community building shall be of similar scale, design, and height subject to the same design and height standards as the cottages.
- E. Accessory Structures.
- [...]
2. The design of accessory structures must use at least two of same design elements that are used for ~~be similar or compatible with that of the cottages in the development.~~
- [...]
- G. Renovation and Expansion.
1. Renovations shall follow the same size and design standards that are required ~~be in keeping with the size and architectural character of the new development.~~
  2. A covenant restricting any increases in unit size after initial construction beyond the maximum allowed by this Section shall be recorded against the property.

#### ~~2.432.05 SUBMITTAL REQUIREMENTS~~

#### ~~2.432.06 REVIEW PROCEDURES~~

#### ~~2.432.07 APPROVAL CRITERIA~~

#### ~~2.432.08 IMPROVEMENT REQUIREMENTS~~

#### ~~2.432.09 PROCESS FOR FINAL PLAT APPROVAL~~

We recommend removing each of these procedural sections. Cottage clusters must be subject to all the same procedures as SFD, including submittal, review, approval, improvements, and plat approval. We recommend adding cottage clusters to the applicable SFD procedural sections. If there are specific procedures or criteria in these sections the City wants to continue applying to cottage clusters, the City may consider applying them to SFD procedures.

## Approval Procedures and Administration

### 2.315 DEVELOPMENT STANDARDS

All middle housing types must be subject to the same review/approval procedures as SFD. All housing types except for cottage clusters are currently subject to Development Review (Type I-C). Cottage clusters will need to also be subject to Development Review instead of the current Conditional Use procedure (Type II-C).

Certain procedures and criteria in Section 2.315 are specific to multi-family housing, which currently includes triplexes and quadplexes. Because the definition of multi-family will change to be 5+ units, middle housing types will no longer apply to those sections and no further changes will be needed.

#### 2.315.03 Exemptions

- A. The following are exempt from the Standard Structural additions, alterations, or expansions which are 25 percent or less of existing building(s) gross floor area and/or impervious surface area are affected; OR, when 500 square feet or less of an existing building(s) gross floor area and/or impervious surface area, whichever is less, is affected.  
[...]
- E. Any residential building housing ~~three~~ four or fewer dwelling units and cottage clusters.

### 3.101 SUMMARY OF APPLICATION TYPES

#### 3.101.02 Type II Actions – Summary

[...]

- C. Type II-C: [...]
  - ~~2. Cottage Cluster Developments with the creation of lots.~~
  - ~~3. Cottage Cluster Developments with or without the creation of lots in an RS zone.~~

#### Land Use Application Process

LAND USE ACTION	TYPE	STAFF	HEARINGS OFFICER	PLANNING COMMISSION	CITY COUNCIL
Development Review	I-C	Final Decision		Appeal of Staff Decision	Appeal of Planning Commission Decision
Cottage Cluster Development as a Conditional Use	II-C	Recommendation to Planning Commission		Final Decision	Appeal of Plan Comm Decision

## Other Standards

### 2.301.03 PUBLIC FACILITY IMPROVEMENT REQUIREMENTS

Middle housing must be subject to the same improvement requirements that are required for SFD. The following amendment clarifies the facility requirements that apply additional middle housing types under the existing SFD/duplex category. No changes are needed for multi-family due to the definition change.

Public Facilities Improvement Requirements Table

LAND USE	FIRE HYDRANT	STREET IMPROVEMENT	WATER HOOK-UP (PF-1)	SEWER HOOK-UP (PF-6)	STORM DRAIN (PF-7)	STREET LIGHTS (PF-8)
Single Family Dwelling, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	No (unless required by U.F.C.)	PF-3	Yes	Yes	Yes	No
Multi-Family Dwellings	PF-2	Yes and PF-5	Yes	Yes	Yes	Yes

[...]

PF-3. Street Improvements for Single Family Dwellings, Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Cluster: New single family dwellings, duplexes, triplexes, quadplexes, townhouses, or cottage clusters that require a street extension must provide street improvements, and right of way dedication where deemed necessary by the Department of Public Works. Street improvements are required when the improvement will extend an existing street improvement adjacent to the property. The improvements that must be extended when they exist include street lanes to the same width as on adjacent property, curbs, gutters, storm drainage, and sidewalk. In all cases the improvements shall be done to Department of Public Works standards.

## APPENDIX

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As mentioned, State rules allow for cities to define plexes as “detached” dwellings, in addition to the required attached definition. Cities are not required to allow detached plexes, however using this definition may provide additional flexibility to property owners and developers. The graphics below are from the Model Code, and they illustrate a couple examples of how detached duplexes may be orientated.

### Pros:

- Provides greater flexibility for middle housing development
- May provide greater opportunity for homeownership opportunities
- Provides more cost-effective opportunities for smaller detached housing units

### Cons:

- Potential challenges with providing improvements or access
- May be subject to different standards from attached middle housing (because they are “optional”, which could also be a pro)
- Could be opportunity for developer to circumvent existing SFD and subdivision requirements on small lots



Figure 2: Detached Duplex, Front and Back

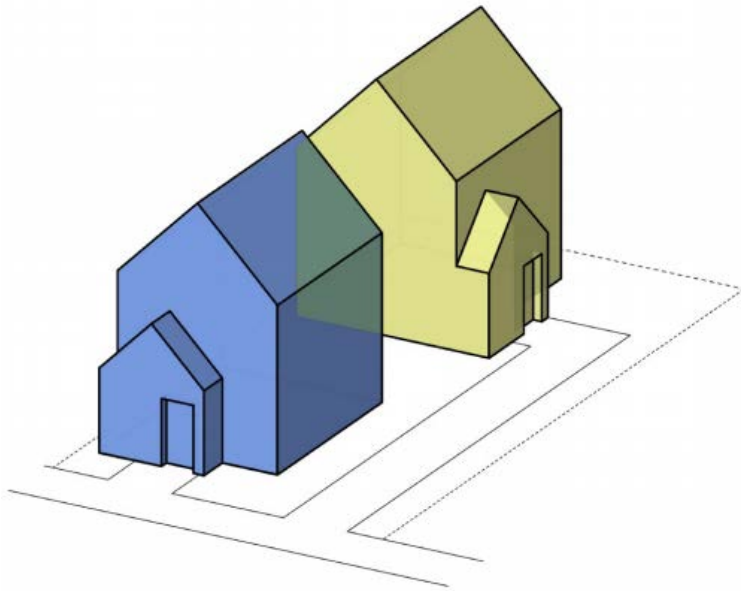
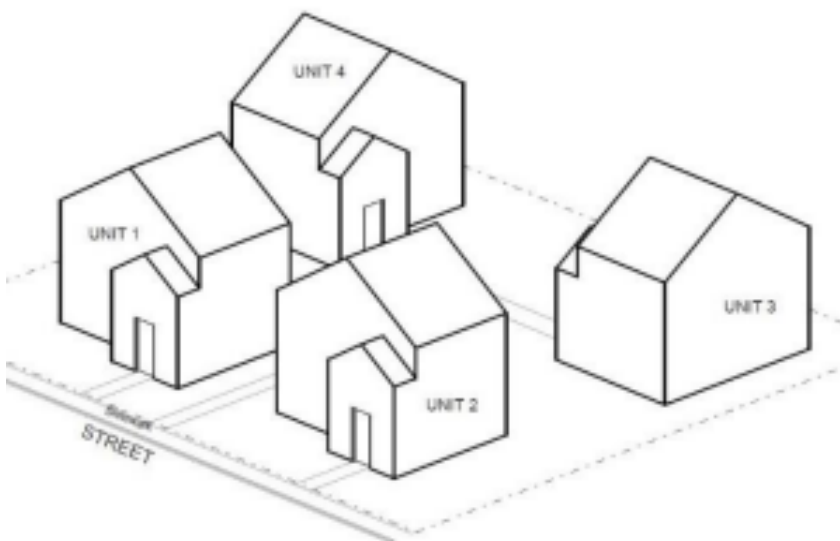


Figure 1: Detached Quadplex





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MEMORANDUM

## Keizer Code Update Open House and Survey Summary

### City of Keizer

DATE January 6, 2022  
TO Shane Waldron and Dina Horner, City of Keizer  
Sean Edging and Nicole Mardell, DLCD  
FROM Matt Hastie and Brandon Crawford, Angelo Planning Group

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### Overview

The City of Keizer conducted an online open house to share information about the Middle Housing Code Update project. The open house included an online survey that was designed to gather input from the area's residents regarding the City's housing needs and conditions. The survey followed the City's Middle Housing Code Audit, which was the initial phase of the Code Update. Responses from the survey will help the City understand some of the community's preferences regarding housing options and how residents perceive Keizer's housing conditions.

The results of the survey may help inform policy options that the City is considering for the Code Update. However, it is important to note that the survey results will not serve as the basis of the City's policy decisions. While useful, this survey does not offer a statistically valid representation of the community, given that the profile of survey respondents is not directory comparable to the City's demographic profile. Online surveys typically favor more privileged groups, and therefore these survey types may not sufficiently reach underserved communities who lack access to internet or a computer. Considering the limited time and resources available and the ongoing COVID pandemic which currently constrains in-person engagement activities, the project team determined that an online survey was appropriate with the understanding that it may not yield a complete representative sample of the community. Therefore, the primary purpose of the survey is to provide an opportunity for community input and potentially supplement decisions where there appears to be preliminary support or opposition among residents.

The survey was open from November 23<sup>rd</sup>, 2021 to December 21<sup>st</sup>, 2021. The online open house and survey were hosted over ESRI's StoryMaps platform and Survey123. They were publicized via the following activities:

- City social media pages (e.g., Facebook)

- The Keizer Times
- City of Keizer Website

The online open house had about 575 visits from November to December. The survey had 24 questions and received a total of 125 responses. The open house can be visited here:

<https://arcg.is/454nu>

The complete responses to the open-ended responses are included in Attachment A to this summary, and the complete responses to the entire survey can be viewed here:

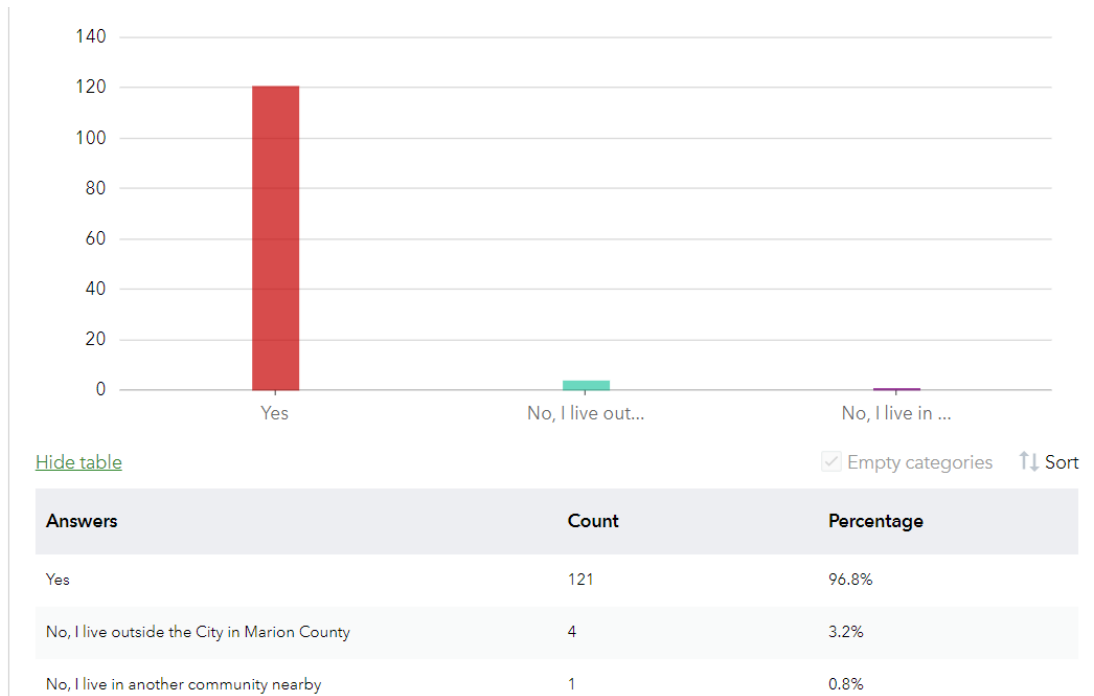
<https://arcg.is/1CLq1O>

## Summary of Responses and Key Themes

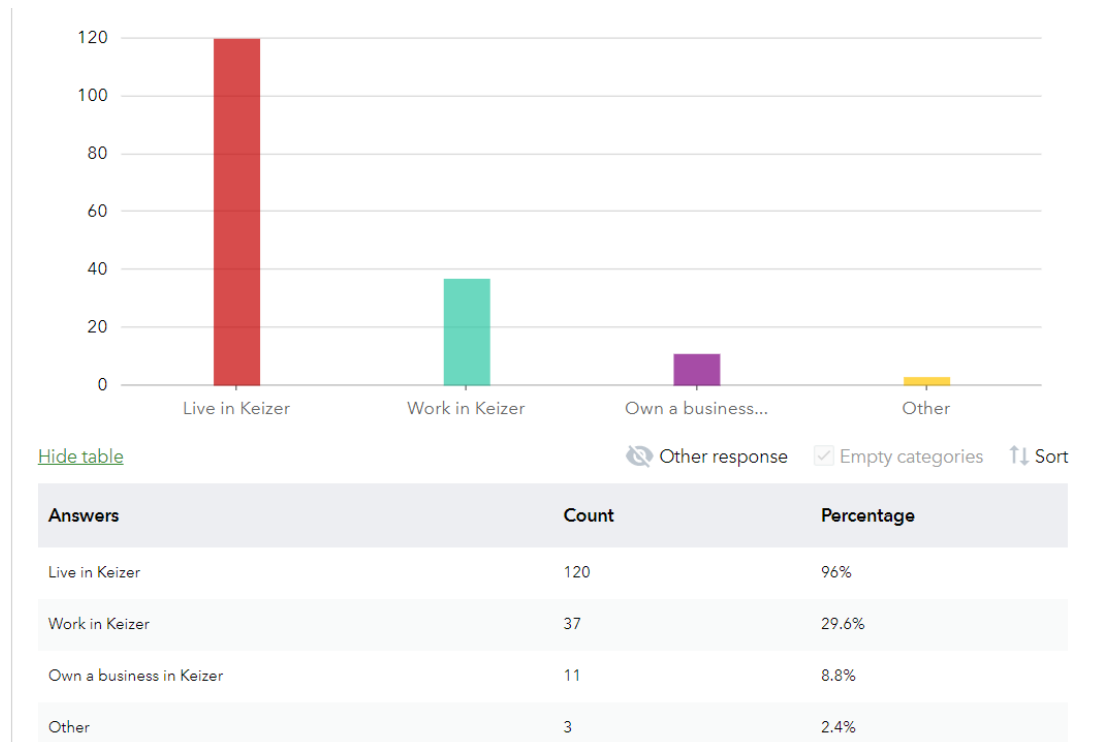
- Most respondents (~86%) were homeowners and most have lived in Keizer for over 5 years (~86%).
- Support for the project and middle housing is mixed. A significant portion of respondents are concerned about how middle housing may contribute to overcrowding, traffic/congestion, and parking issues. Several other respondents expressed support for middle housing and a general need for better housing availability and affordability.
- Overall, “creating supply of affordable housing” and “creating homeownership opportunities” were considered the two most important housing objectives.
- Most respondents live in single-family detached homes and single-family neighborhoods (~93%)
- Roughly 40% of respondents are “housing burdened”, meaning they spend over 30% of household income on housing
- Respondents generally support allowing more flexibility for middle housing standards or requirements, with just under 50% of respondents indicating general support, about 35% opposed and 16% neutral.
- There is somewhat more support for allowing detached plexes and ADUs on middle housing lots, and less support for allowing smaller lot sizes, less parking, and fewer design standards.

## Responses

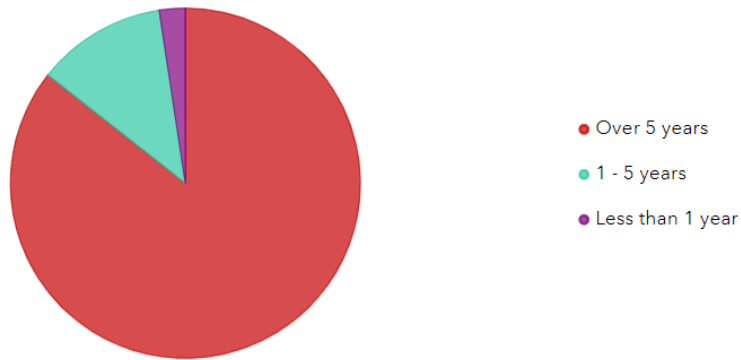
### Do you Live in Keizer?



### What is your relationship to Keizer?



### How long have you lived in Keizer?



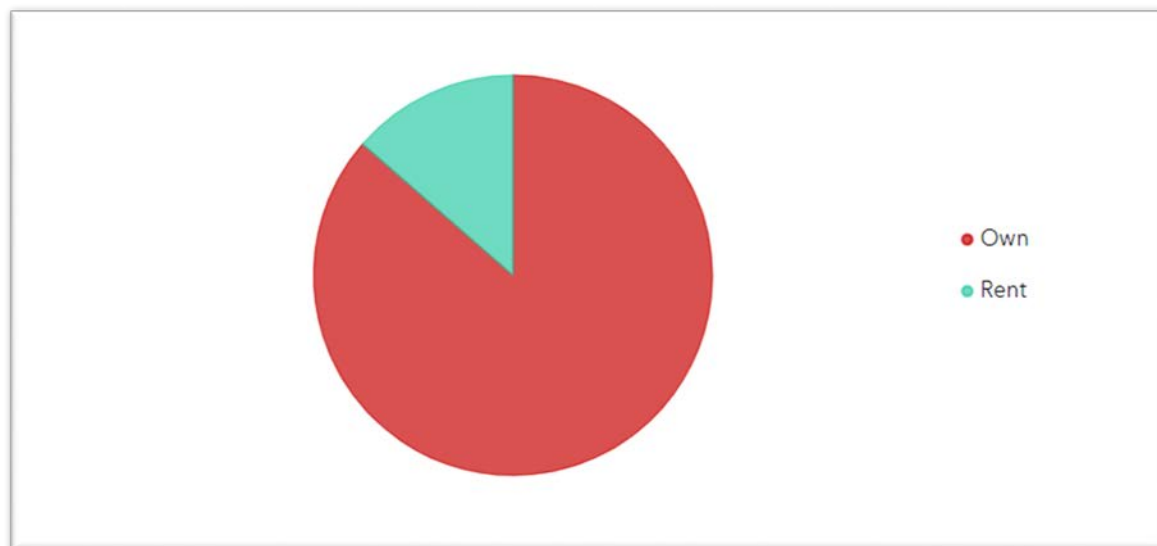
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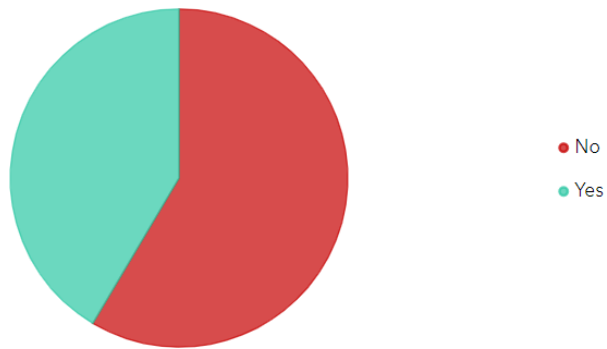
Answers	Count	Percentage
Over 5 years	107	85.6%
1 - 5 years	15	12%
Less than 1 year	3	2.4%

### Do you own or rent your home?

	Survey % (count)	Keizer (2019 ACS estimate)
<b>Own</b>	86.4% (108)	59.8%
<b>Rent</b>	13.6% (17)	40.2%



**Do you spend more than approximately 30% of your household income on housing (mortgage or rent, and utilities)?**



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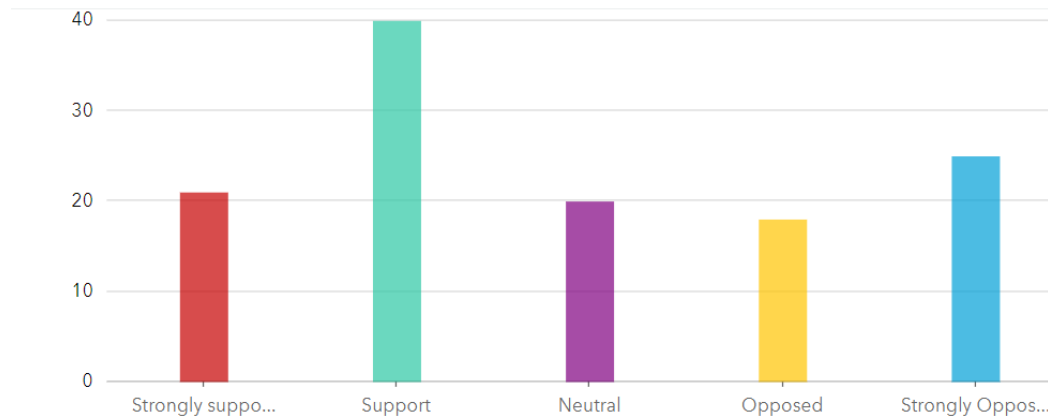
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Answers	Count	Percentage
No	72	57.6%
Yes	51	40.8%

**How Important do you think each of the following objective are?**

Rank	Answers	1	2	3	4	5	Average score
1	Create more opportunities for homeownership	43.48% 50	20% 23	23.48% 27	7.83% 9	5.22% 6	3.89
2	Increase the supply of housing affordable to all the City's residents	22.61% 26	26.96% 31	21.74% 25	18.26% 21	10.43% 12	3.33
3	Ensure a variety of different housing types are available to suit a range of needs or preferences	20.87% 24	20% 23	25.22% 29	22.61% 26	11.3% 13	3.17
4	Create more opportunities for renting homes	2.61% 3	17.39% 20	15.65% 18	38.26% 44	26.09% 30	2.32

**In general, do you support the City allowing for more flexibility in the design/development of middle housing (i.e., going above and beyond the State's minimum requirements)?**

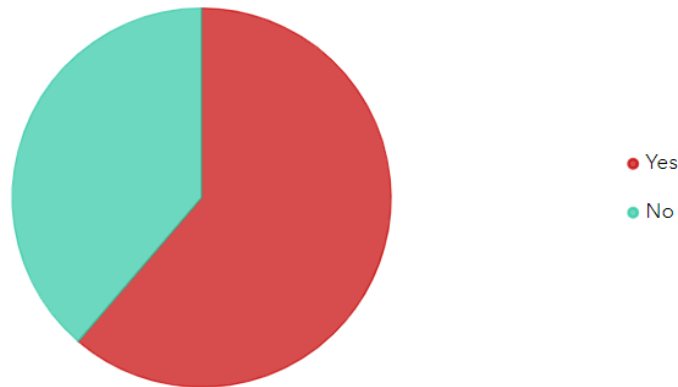


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Answers	Count	Percentage
Strongly support	21	16.8%
Support	40	32%
Neutral	20	16%
Opposed	18	14.4%
Strongly Opposed	25	20%

**Should the City allow duplexes, triplexes, and quadplexes to be detached structures?**

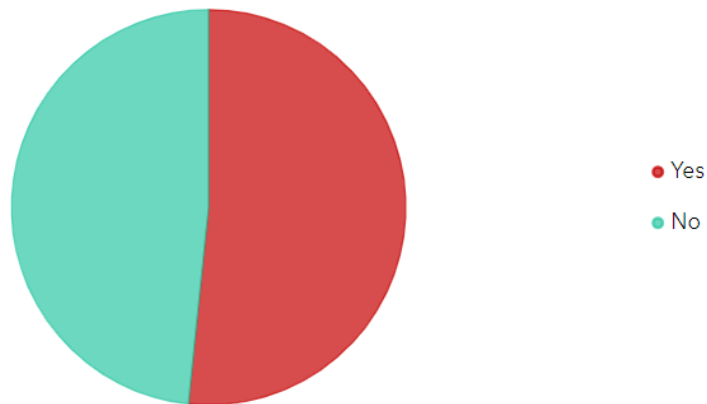


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Answers	Count	Percentage
Yes	76	60.8%
No	48	38.4%

**Should the City allow accessory dwelling units (ADU) on lots with middle housing?**



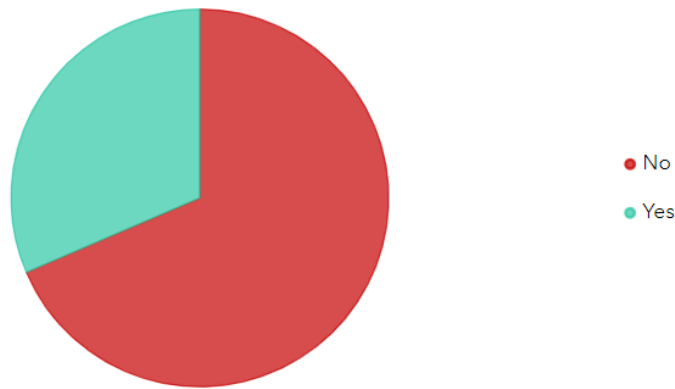
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Answers	Count	Percentage
Yes	63	50.4%
No	59	47.2%



**Should the City allow middle housing on smaller lot sizes than what will be required by State law?**

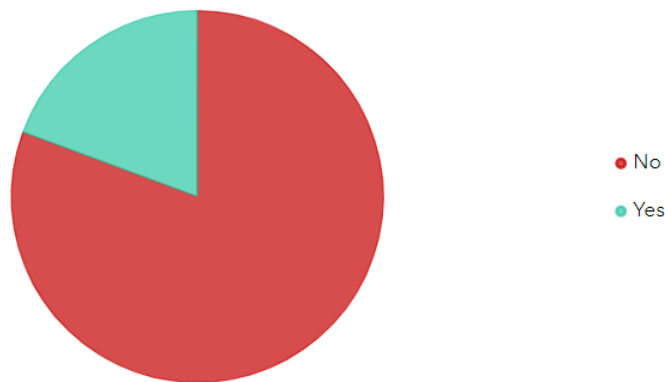


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Answers	Count	Percentage
No	85	68%
Yes	39	31.2%

**Should the City allow fewer minimum off-street parking spaces than what will be required by State law?**

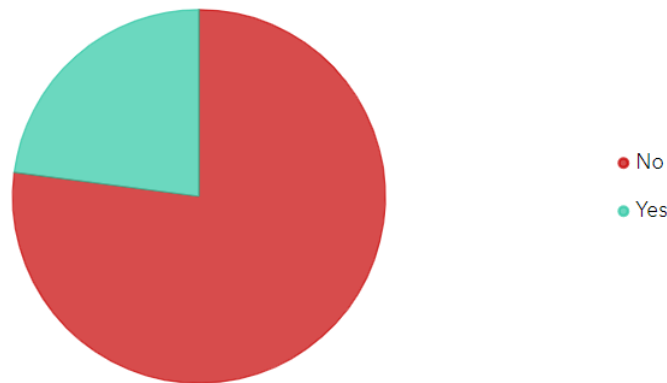


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Answers	Count	Percentage
No	100	80%
Yes	24	19.2%

**Should the City apply fewer design standards for middle housing than what is required for single-family detached?**



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Answers	Count	Percentage
No	94	75.2%
Yes	28	22.4%

**Do you have any questions or comments about the Keizer Housing Code Update Project?**

*Summary of responses and key themes. See Attachment A for complete written responses.*

- Some concerns over lack of parking availability and impacts on supply of on-street parking
- Overcrowding concerns with increased densities
- Some questions and concerns as to whether infrastructure can support increased densities and growth associated with middle housing
- Some general opposition to the City growing
- Some support for more housing options and affordable housing

**What type of housing do you live in?**

	Survey % (count)	Keizer (2019 ACS estimate)
Single family detached home	92.8% (116)	62.5%
Duplex, triplex, or quadplex	4% (5)	10.6%
Townhome	0.8% (1)	5.2%
Apartment	1.6% (2)	18.1%
Mobile home or other	0.8% (1)	3.6%

**What type of housing is most prevalent in your neighborhood or within a block or two of where you live?**

Answers	Count	Percentage
Single family home	116	92.8%
Duplex, triplex, or quadplex	4	3.2%
Townhome	0	0%
Apartment	2	1.6%
Mobile home	0	0%
Other	1	0.8%

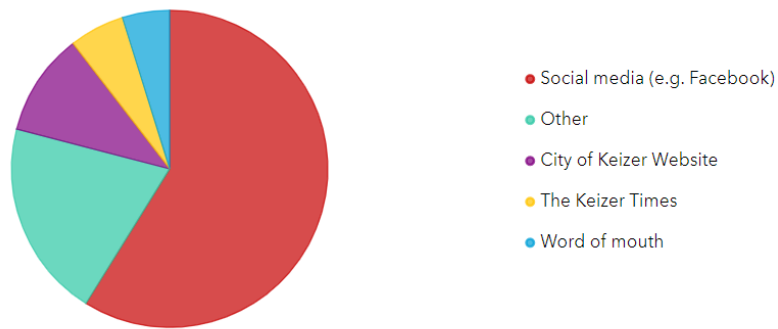
**Are there any housing types you would like to see more of in Keizer?**

Respondents provided a wide range of housing types – please see Attachment A for complete responses. The housing type with the most support is single-family homes, which was mentioned as a needed or desirable housing type for Keizer **15** times among respondents. Other housing types that were identified as needed among respondents include:

- Duplex (14 mentions)
- Townhome (7 mentions)
- Tri/Quadplex (7 mentions)
- Cottage cluster or cluster housing (6 mentions)
- Tiny homes (5 mentions)
- Condo (4 mentions)
- ADU (3 mentions)



### How did you hear about this survey?



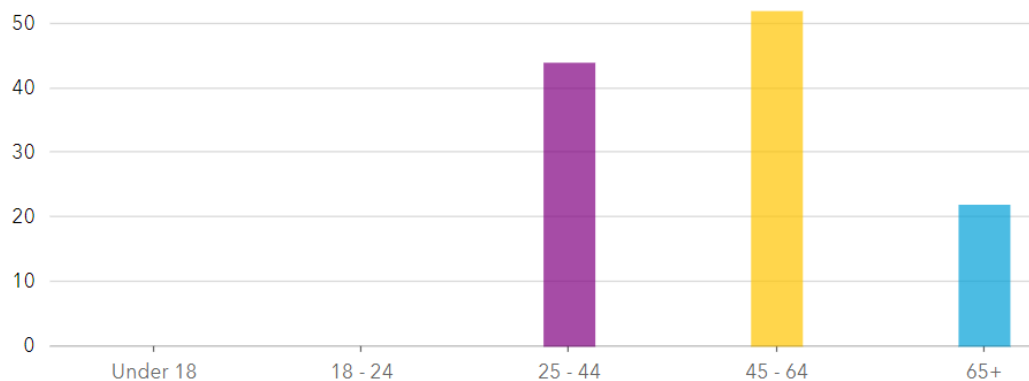
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Other response  Empty categories

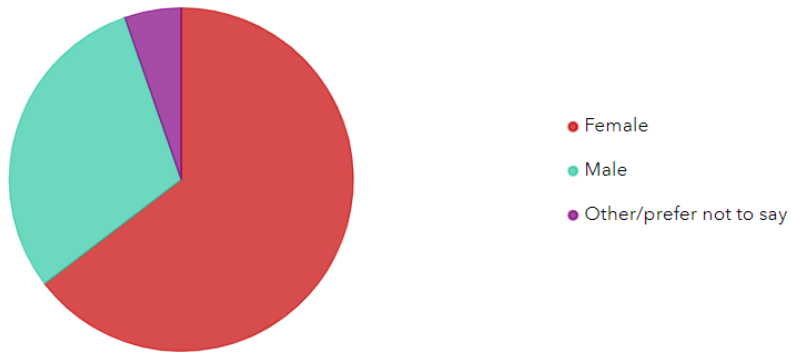
Answers	Count	Percentage
Social media (e.g. Facebook)	73	58.4%
Other	25	20%
City of Keizer Website	13	10.4%
The Keizer Times	7	5.6%
Word of mouth	6	4.8%

### What age category do you fit in?

	Survey % (count)	Keizer (2019 ACS estimate)
<b>Under 18</b>	0% (0)	24%
<b>18 – 24</b>	0% (0)	9%
<b>25 – 44</b>	37% (44)	26%
<b>45 – 64</b>	44% (52)	24%
<b>65+</b>	19% (22)	17%



### What is your gender?



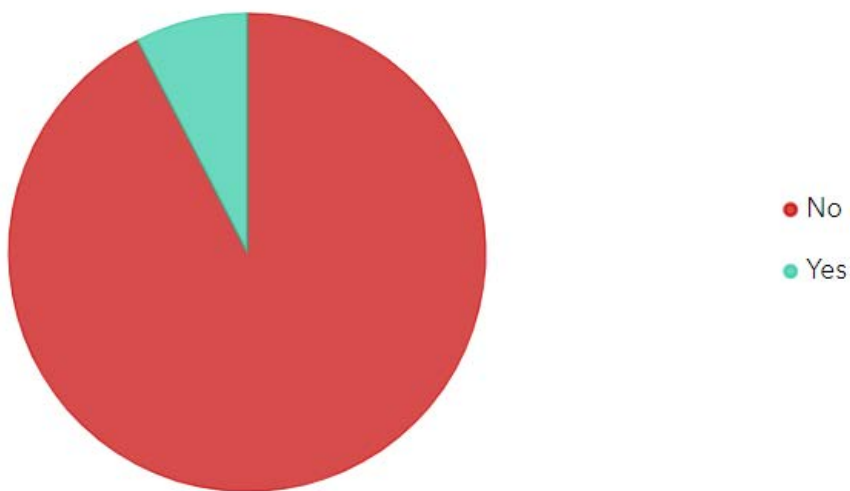
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Answers	Count	Percentage
Female	73	58.4%
Male	34	27.2%
Other/prefer not to say	6	4.8%

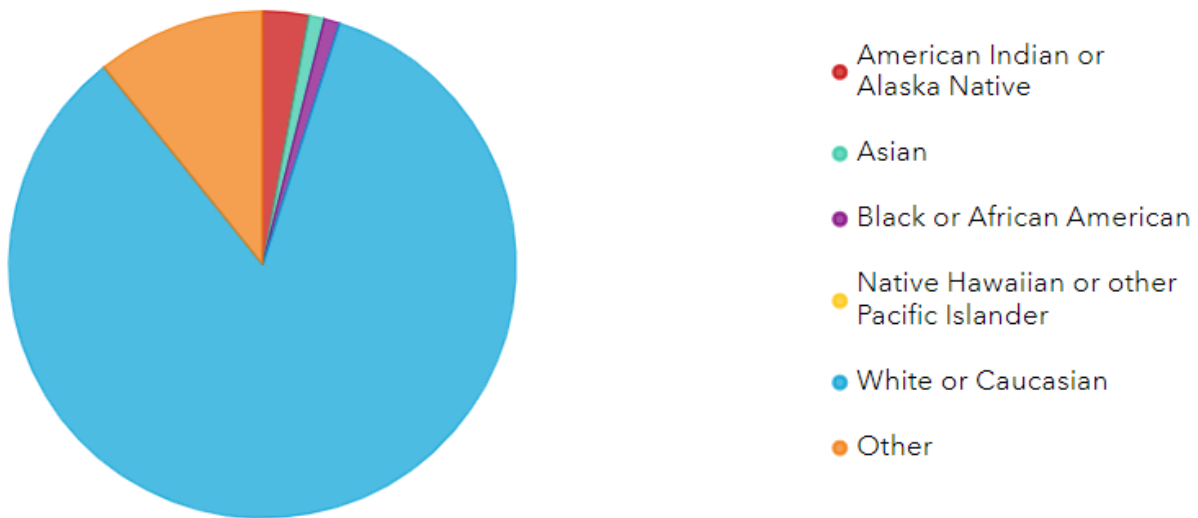
### Do you consider yourself Hispanic or Latino/a?

Hispanic or Latino/a?	Survey % (count)	Keizer (2019 ACS estimate)
Yes	7.7% (8)	18.4%
No	92.3% (97)	81.6%



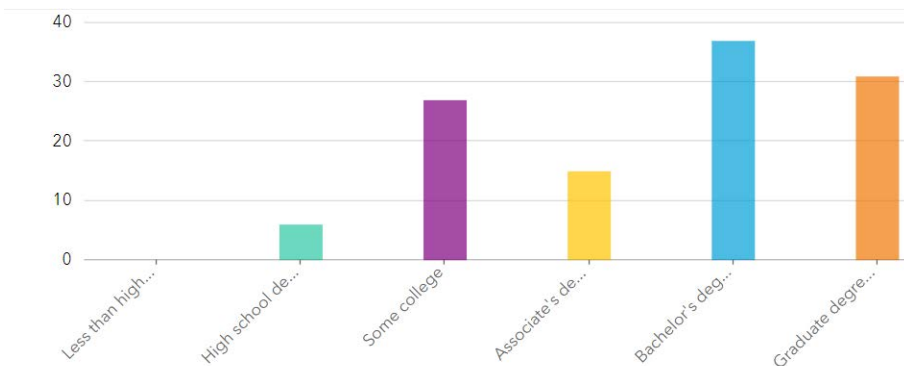
**What is your race?**

Race	Survey % (count)	Keizer (2019 ACS)
American Indian or Alaska Native	3%	0.7%
Asian	1%	1.8%
Black or African American	1%	0.3%
Native Hawaiian or Pacific Islander	0%	0.6%
White or Caucasian	84%	85.2%
Two or more or other	11%	11.4%



**What is your highest level of education?**

Education	Survey % (count)	Keizer (2019 ACS Estimate)
Less than high school	0% (0)	10.4%
High school or GED	5.2% (6)	25%
Some college	23.3% (27)	28%
Associate’s degree	12.9% (15)	9.6%
Bachelor’s degree	31.9% (37)	18.7%
Graduate degree	26.7% (31)	8.3%



**What is your approximate household income before taxes?**

Income Range	Survey Respondents	Keizer (2019 ACS)
Less than \$25,000	0.8%	15.1%
\$25,000 - \$34,999	8%	7.9%
\$35,000 - \$49,999	4%	13.1%
\$50,000 - \$74,999	12.8%	21.2%
\$75,000 - \$99,999	17.6%	15.8%
\$100,000 - \$149,999	17.6%	17.1%
\$150,000 - \$199,999	9.6%	5.6%
\$200,000 or more	8%	4.2%



# Attachment A: Keizer Housing Code Update Survey – Complete Open-Ended Responses

Keizer HB 2001 Code Update Project – 2021 – 2022

See complete survey results here: <https://arcg.is/1CLq1O>

Do you have any questions or comments about the Keizer Housing Code Update project?

Will NIMBY's who fear change be allowed to derail this process? Also, of all the pictures included here, the one from Keizer (suburban style duplex) is the one style that I do not like.

Why the questions about allowing less than the minimum requirements required by law? The questions do not make sense.

Why can't a property owner decide to house an ADU or tiny home on their own property if the lot size allows?

While I understand the need for affordable housing for all, I purchased where I did because it met a certain neighborhood standard for quality and condition of the neighborhood. I become concerned that the standards will fall when people are not invested.

What will this type of development do to existing home values?

What exactly are you asking with this question?: "Should the City allow fewer minimum off-street parking spaces than what will be required by State law?" Are you asking if we should allow less off-street parking or allow more off-street parking?

We need to be careful with how many additional people we bring into the city with these types of housing. I feel that our infrastructure is already being stressed with the number of people. Schools are full, traffic is increasing.

We need more single family homes not mega apartments, I believe condos is a good choice to add as the gap for single family, people get to own something, high density housing creates too much congestion and that's all you guys seem to allow being built

This will make Keizer as trashy as Salem.

This is destroying aspiration and accomplishment. You are turning nice neighborhoods into slums within 10 years with these tiny lot sizes and evil socialist projects.

The state needs to look at their own standards with DLCD and have a hard look at the negative impacts of SB100.

The last three questions were a bit confusing. My intention in answering is - please allow for flexibility so that residents are able to afford their homes, live comfortably and be able to park easily.

The city has done a lousy job of managing traffic already

Stop trying to cram houses everywhere with no parking

Public Forums on this subject would be helpful.

Parking. Parking is lacking

Parking is already an issue in many neighborhoods. One space per unit is not sufficient for most families or residents.

Parking availability is a huge concern.

Overall, this is a great thing for our community as we need to build "up" and on existing lands instead of expanding UGB.

No.

no,

NO more building, unless empty lot. No flag lots.

My only concern is the already serious lack of off street parking in the apartment complexes and a lot of new home areas. We must enforce offstreet parking for each unit matches the reality. So we don't keep having 1 parking spot for a 3 bedroom.

More, more, more housing options for the poor and unsheltered.

Lower commercial parking #'s to allow for more land available development. Reduce street widths on all types for more space for buildings. Housing along arterial and collector street face the street Get rid of the suburban apartment building style.

Keizer's housing density is already out of control. Adding "plexes" to the housing inventory will only continue to increase neighborhood density and traffic. Leave open space open!

Is there an estimate of whether these code changes will accommodate the projected increase in population in Keizer over the next 10+ years? i.e., will the additional housing happen soon enough to fell the projected need?

Include off street parking, NO 4 PLEXES or larger in traditional single dwelling neighborhoods.

I think this is a great step forward. My property may be one of the first test sights. I am ready and willing to assist.

I currently live in a neighborhood with apartments, duplexes on corners, single family homes (Clearlake 1995-2000 construction)

I am concerned about increased traffic (noise and safety).

How you plan to comply without Keizer turning into Salem or Portland! How many police officers we plan to add per however many homes?

How long will it take?

Fed, state and local tax money should not be providing any assistance for private housing of any kind.

Do not fill our town with people that will not care about our community hu

Concerned about diluting neighborhood cohesiveness

Can the city consider designated area for 1 week overnight parking. Require all participants to pay or do litter pickup or community service for a few hours of the space. Could they consider a vehicle RV park?

Attract Middle to Upper Income Family Housing

As a retired General Contractor I feel strongly that the Keizer needs to allowowners to build housing that supplies the needs of residents as well as respecting the standard all units are built to. And price is determined by acceptability to buyers.

Are there any housing types you would like to see more of in Keizer?

Single family homes

no

Townhouses

Duplexes

Yes more single family subdivisions added to the outskirts of keizer with their own schools. Small homes for single seniors with a yard and garage

Townhouses and condos

Townhomes

Tiny homes, mobile home parks

Tiny homes, duplexes, triplexes

tiny homes and shelter homes like church of the park does in Salem to deal with the homeless issue.

Tiny homes

Single family some condos and some duplexes but no apartments

Single family homes.

Single family homes, we have way too many apartments and rentals.

Single family homes for families to strive towards with enough room in the yards for kids to play and to park family RV's on.

Single family

Single dwelling

Reasonably high standard high density

Really affordable housing driven by the market and not overly subsidized by the state. Creating neighborhoods for the poor only creates chaos and further socioeconomic disparity.

Ranch

Quality homes, No dilapidated unkept tiny homes

Quadplex, courtyard type housing

No more apartments, townhouses or multi living complex's

No ...we moved to Keizer because it was a small community with more home owners than renters.

More variety than simply single family detached housing or apartments.

More options for the poor and unsheltered

More mixed use housing with commercial and residential occupancy

More condos, nice smaller homes to purchase.

Live and work

Less development, ruining the small town feel of Keizer.

IF other housing options are required, duplexes or townhouses would fit best in Keizer

I would like to see ADU's permitted for existing single family homes. There is a great need for "granny cottages" as the population ages.

I would like to see ADU's or campers etc able to be lived in / slept in like a fully finished Better a built Barn etc as an additional bedroom be legal.

I think ADU should only mix with single family residence

I support single family homes but would be ok with townhouses or duplexes-I just worry about lack of parking!

Farms and homes with roosters!

Duplexes, triplexes, 4-plexes, rowhouses, apartments atop businesses.

Duplexes, rowhouses, triplexes and fourplexes.

Duplexes, cottage clusters, townhomes.

Duplexes and townhomes

duplex, triples or quad plex. The idea recently built on Plymouth is nice, however it is a bit to cramped in.

Duplex cottage cluster.

Cottages, duplexes, townhomes.

Cottages or tiny homes people could own with smaller plots land under them.

cottage clusters, duplexes, multi-story tri/four plexes

Cottage clusters

Cottage

Cool designs in the cookie-cutter houses we have

All that have been described above.

All affordable housing.

Affordable

ADU

Quality Tiny home villages or parks.

Is there anything you want to tell us about housing conditions or needs in Keizer?

You seem to have addressed all but the plight of unhoused persons.

With the change in the nation's economic outlook taking a downturn in many industries which affect Keizer residents, families are having to move in with one another in single- family homes. Legal Options are needed for residents.

We should do our part to help deal with regional homeless issue.

We need more middle class rentals

We know affordable housing is a core building block of a healthy community. The more we center that need, the better decisions we'll make towards healthy, equitable growth in Keizer.

We have enough low income housing and rentals. It's be nice to see the opportunities for home ownership for all citizens. When you own your home the pride in ownership generally shows more. We need to clean up Keizer and make it safer to live.

There is a severe housing shortage (of all types) in Keizer, and the city council has basically ignored it for many years.

There is a serious shortage of affordable rentals in our area.

There are some really rundown areas that could use low-cost repairs and maintenance.

The state and DLCD need to revisit SB100 and stop trying to demand a model that failed the Portland Metro area be fitted to smaller non Portland communities. This irrational thought process will only drive housing costs up and displace more people.

The more dense our city gets the less it will feel like Keizer. Unfortunately the tighter people are crammed together the more crime and unpleasantness we see.

The housing market is brutal. You already know that.

The freeway needs another exit for the Volcanoes stadium , maybe by the stadium or down by Schreiners Gardens, to deal with increased traffic for new developments at the Keizer Freeway exit for both Keizer and Salem.

The city needs to do a better job code enforcement

The city is becoming more congested and I am concerned as we have more people we don't have enough schools, roads, stores to accommodate the influx.

Taxpayer funds should not be used in the development, funding, rent assistance or maintenance of private property.

Residential parking is lacking. We are no longer have one car households.

Rental housing in our area are not adequately maintained by the owners. Also, the city has not been checking the neighborhood drainage ditches to ensure neighbors aren't dumping leaves and blocking access with fencing. This becomes a communal problem.

People are getting priced out of owning homes here.

Once built, there should be maintenance standards for both functionality and appearance.

Not near enough affordable housing for the poor and unsheltered which forces more people to become homeless.

None

No.

No more infilling, no more Apartments- people parking vehicles in yards and back yards I thought this was illegal for ground water concerns? SEVERELY NEGLECTED HOUSES yards, roofs. Too many families in one house. Motorhomes in backyards being lived in.

No more apartments

New housing needs to be encouraged along transit routes and within walking distance of shopping, schools, etc. Don't encourage new housing out in the boon-docks where a car is necessary to get anywhere.

Need to make housing available and affordable for all.

Need more studios and one bedrooms

Need more new construction

Maybe More on getting the homeless and cleaning up our city versus adding more to it

Limit grouphome settings in middle class neighborhoods

Let the property owners decide if they want additional living space on their property, if property size allows.

Let Salem have the apartments. STOP BUILDING NEIGHBORHOODS WITH POSTAGE STAMP LOTS!!!!!!!

Keizer needs to be more walkable. Put more of the right kind of businesses near neighborhoods. Right now it is a god awful suburban hell hole.

Keizer is 25 years late to this discussion. That means there can not be any wasted time. Keizer needs to be more than a bedroom committee.

Keep this city livable, please don't cram apartments in neighborhoods. Consider home owners and the devaluation of their home they worked hard to have. Build paths to OWNERSHIP, not renting.

It's overly dense. We don't want to live like Portland and Beaverton.

If we start offering low income many owners will move



I'd like to see more home ownership. Stop building huge rental complexes. They are not good quality living for the people who live in them. Large complexes are not good living.

I don't want more meth heads in Keizer because we're cheap

HNAs show need for diverse housing then push SF detached. No more large suburban style apartments with large car parks. Missing middle housing should blend in with neighborhoods not be a giant block of apartments hanging off the end of a neighborhood.

Focus on abandon homes

Do everything you can to support getting folks housed safely and comfortably

Cool designs in the cookie-cutter houses we have

Change housing and farm zones to create more housing areas instead making it more crowded

Build houses / duplex / condos but stop putting in these huge apartments complexes

Being more restrictive than the state is a terrible idea

Arches was placed in charge of rent assistance and people are 120plus day waits they won't even give them an estimate of when they will be completing that. People will lose their affordable homes and have to find more expensive vacancies else where.

Affordability across income levels is important to having a healthy vibrant community.