

Keizer Middle Housing Code Update

Planning Commission Meeting #3

January 19, 2022, 6:00 pm

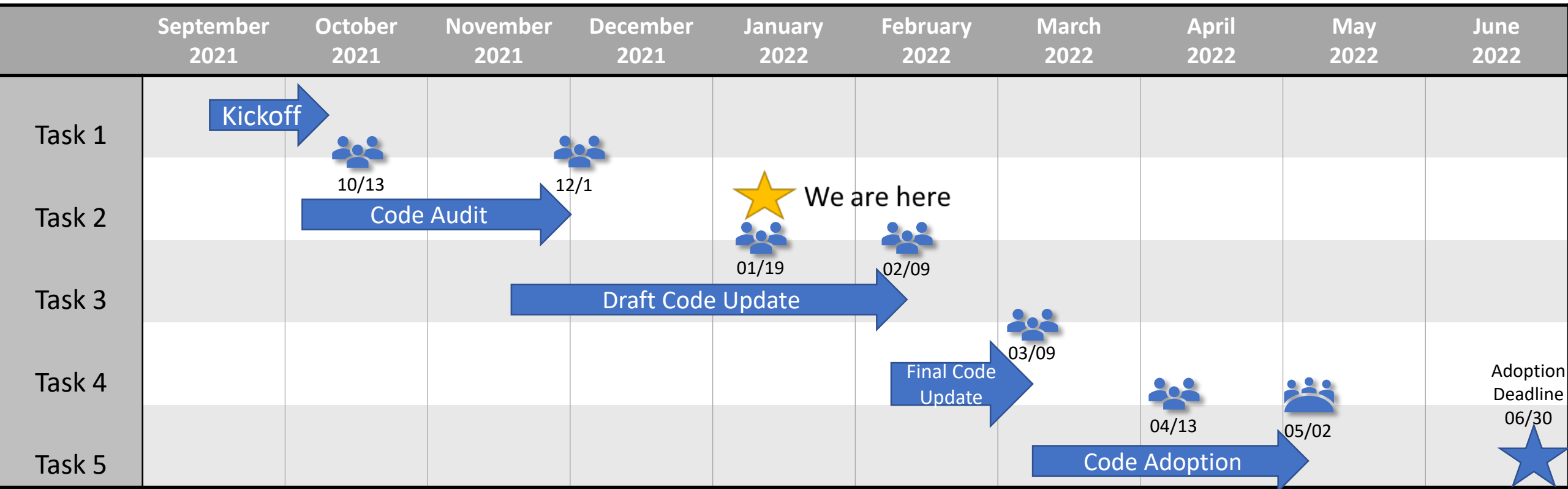


Agenda



1. Project Status
2. Draft #1 Code Updates
3. Online Open House and Survey results
4. Project Policy Options – Detached Plexes and ADUs
5. Next Steps and Adjourn

Project Status and Schedule



- ✓ Completed first phase of Code amendments (Draft #1)
- ✓ Started second phase of Code amendments (Draft #2)
- ✓ Completed community engagement activity

Middle Housing Draft #1 Code Amendments

– Minimum Compliance



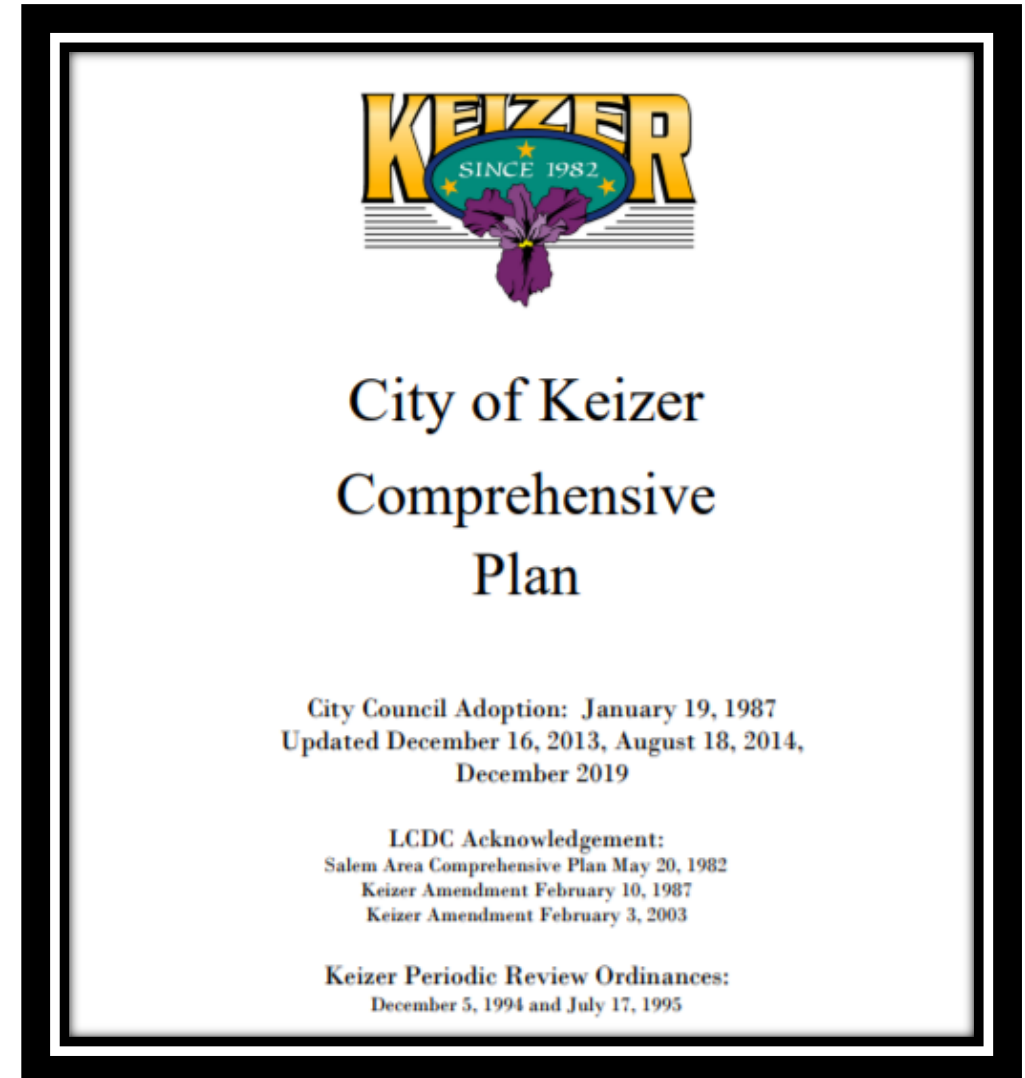
The first phase of Code Updates includes the following:

- Comprehensive Plan amendments – clarify middle housing is allowed and density ranges do not apply
- Add middle housing definitions
- Allow middle housing outright in applicable zones
- Update development standards to meet minimum compliance – primarily minimum lot size and off-street parking updates
- Update design standards
- Update approval procedures for so all middle housing is subject to same process as SFD
- Revise existing cottage cluster section

Comprehensive Plan Amendments



- Clarify middle housing is allowed in single-family areas
 - E.g., Low Density Residential Policy 4.1: “Allow single-family and middle housing residential uses...”
- Include middle housing in the “variety” of residential uses the City supports
- Clarify the stated density maximums do not apply to middle housing



Permitted Uses and Dimensional Standards



Permitted Uses

- List each middle housing type as a permitted use

Dimensional Standards – Single Family (RS), Limited Density (RL), and Medium Density (RM)

- Lot Sizes:
 - *Duplex – 4,000 sf (same as SFD)*
 - *Triplex – 5,000 sf*
 - *Quadplex and cottage cluster – 7,000 sf*
 - *Townhouse – 1,500 sf (same for every zone)*
- Keep same:
 - Lot width – 40 ft (20 ft for townhouses)
 - Lot depth – 70 ft
 - Setbacks (front – 10 ft; rear – 14/20 ft; side – 5 ft)
 - Height (25 ft height for cottage clusters)
- Exempt all middle housing types from density max for each zone, except townhouses – 25 units/acre

Permitted Uses and Dimensional Standards



High Density Residential (RH)

- All housing types permitted, remove cottage cluster from “Special Permitted Uses”
- Lot size, width, depth, and setbacks will remain the same for all housing types, except townhouses (1,500 sf lot size)

Mixed Use (MU)

- All housing types permitted, remove cottage cluster from “Special” and “Conditional Uses”
- *Duplex: 4,000 sf*
- *Triplex: 5,000 sf*
- Quadplexes and multi-family remain at 6,000 sf, add cottage clusters
- Duplex and triplex will have same existing width (40 ft) and depth (70 ft) as SFD
- Quadplex and cottage cluster will have same width (50 ft) and depth (80 ft) as multifamily
- Apply same setback standards as single family (exact same as RS, RL, and RM zones)

River Cherry Overlay District (RCOD)

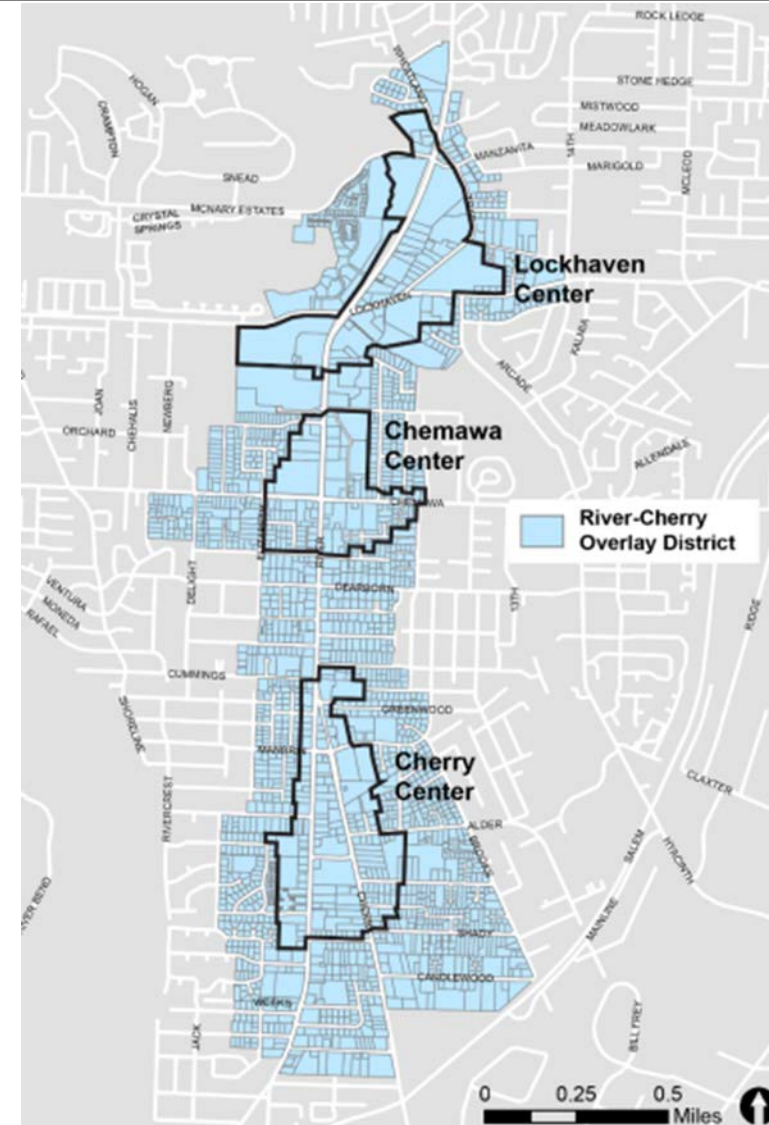
- All

River Cherry Overlay District



Dimensional Standards:

Zone	Dimension	Development Type				
		Single Family Attached Townhouse	Single Family Detached & Duplex	Duplex	Triplex	Quadplex and Cottage Cluster
MU	Lot Size	2,000 <u>1,500</u> sq. ft.	3,000 sq. ft.	4,000 sq. ft.	<u>5,000</u> sq. ft.	<u>7,000</u> sq. ft.
	Average Width	20 feet	30 feet	40 feet	<u>30</u> feet	<u>30</u> feet
RM	Lot Size	2,500 <u>1,500</u> sq. ft.	3,000 sq. ft.	4,000 sq. ft.	<u>5,000</u> sq. ft.	<u>7,000</u> sq. ft.
	Average Width	<u>25</u> 20 feet	30 feet	40 feet	<u>30</u> feet	<u>30</u> feet
RS	Lot Size	3,000 <u>1,500</u> sq. ft.	3,500 sq. ft.	5,000 sq. ft. (1)	<u>5,000</u> sq. ft.	<u>7,000</u> sq. ft.
	Average Width	<u>30</u> 20 feet	35 feet	50 feet (1)	<u>35</u> feet	<u>35</u> feet



Minimum Off-Street Parking Standards



LAND USE ACTIVITY	SPACES REQUIRED
Single-family and Duplex	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>

- Quadplex lot size is 6,000 sf in RH and MU zones – State requires no more than three spaces for quadplexes less than 7,000 sf
- The City may count garages toward minimum parking requirement (currently only count garages for multi-family)

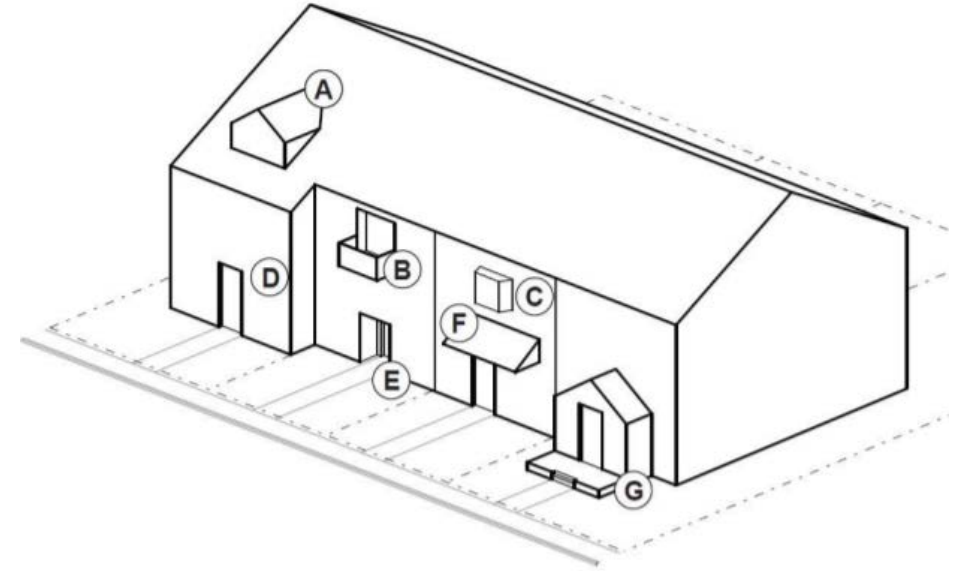


Photo credit: Sightline Institute

Design Standards

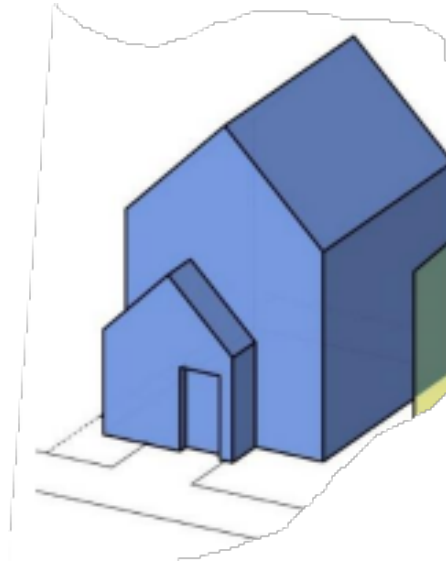
- Apply existing design standards for single family to every middle housing type. Must choose five of the following:

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.*
11. *A significant variation of three different building materials*

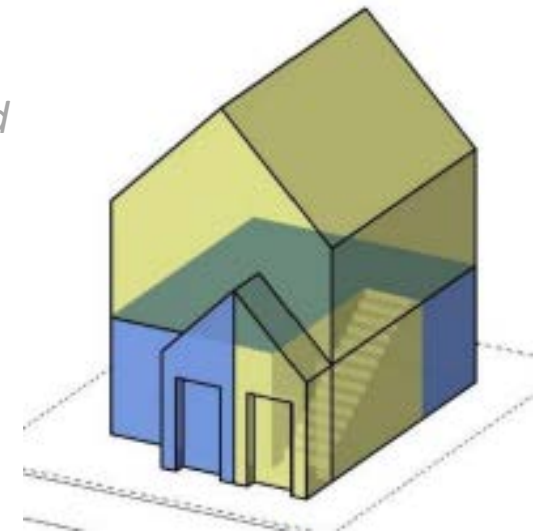


Middle Housing Conversions

- Provisions for middle housing conversions in design section:
 - Converted housing type is allowed in the underlying zone
 - Conversion does not create nonconformance
 - Conversion exempt from additional design requirements and public improvements
 - Subject to Development Review



Single family detached converted to stacked duplex



Cottage Cluster Updates (KDC 2.432)



- Ensure standards in this section meet HB 2001 requirements
- Remove front porch requirements
- Remove option for attached units
- Require minimum density of 4 units/acre, and a maximum of 8 total units per development
- Require 150 sf open space for common area per unit
- Revise some standards to defer to residential development and design standards in other code sections
- Remove various procedures that differ from SFD approval/review procedures
- **Option:** Re-classify this section as a new housing type (e.g., cluster housing) to retain most the existing standards
 - City would still need to allow *cottage clusters* that comply with HB 2001
 - Still need clear and objective standards. Design standards and approval procedures for housing must be clear and objective for all housing in Oregon

Approval Procedures and Administration



- Exempt middle housing from all the standards and procedures in KDC 2.315 – Development Standards
- All middle housing types will need to be subject to Development Review (Type I-C)
 - Cottage cluster currently only middle housing type not subject to Type I-C
- Subject middle housing to the same public facility and improvement requirements that apply to single family



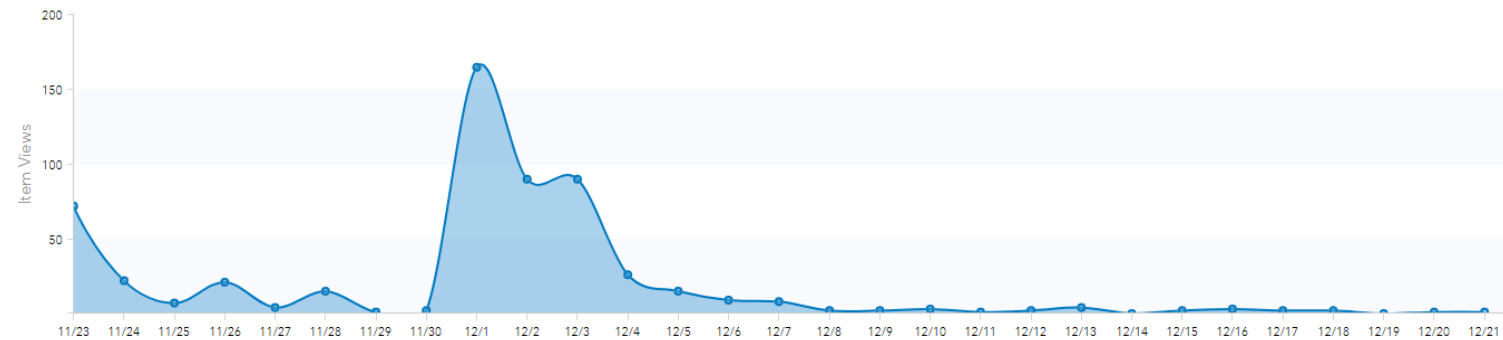
Photo credit: Sightline Institute

Open House and Survey Results



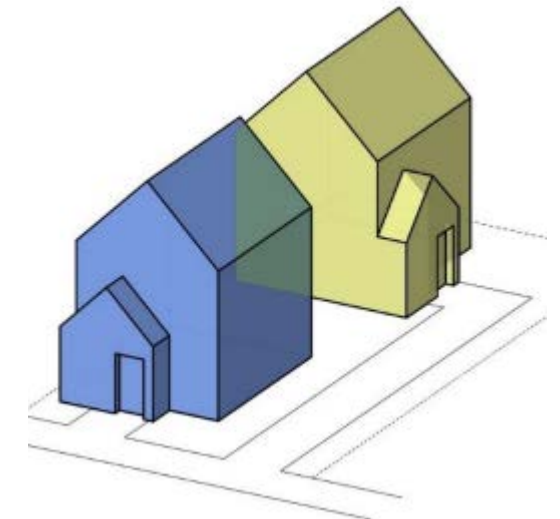
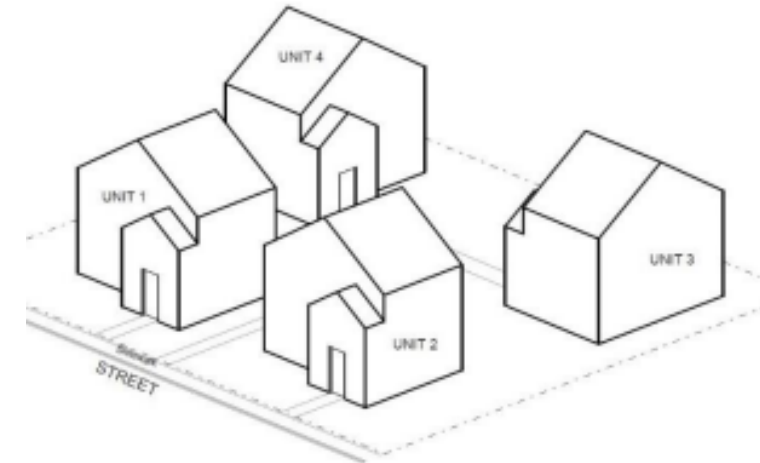
- Open 11/23 – 12/21: 572 total visits and 125 survey responses
- Slightly more support for:
 - Flexible middle housing standards
 - Allowing detached plexes
 - ADUs on middle housing lots
- Less support for:
 - Smaller lot sizes
 - Less parking
 - Fewer design standards
- Common desire for more affordable housing, homeownership opportunities, and some support for housing options
- Concerns with overcrowding, parking availability, and traffic/congestion
- Respondents tend to be older, more often homeowners, more affluent, more educated, and more often white compared to average Keizer residents

Usage Time Series



Policy Options – Detached Plexes and ADUs

- If the City wants to allow detached plexes, we recommend using a separate/new definition – helps avoid legal issues
 - Likely would not be subject to SB 458 – middle housing land divisions
- Homes with an ADU could add more units to convert to a tri/quadplex or cottage cluster
- An ADU that is added to middle housing would not have to meet State statute
 - Still need to follow clear and objective design criteria and approval procedures
 - Can draft amendments that set clear and objective criteria that is specific to detached plexes and ADUs on middle housing lots



Next Steps



- Revisions to Phase 1 draft amendments
- Phase 2 draft amendments – middle housing land divisions and policy options
- Planning Commission meeting (project meeting #4) – **February 9th**
- Draft final Code updates
- Planning Commission meeting (project meeting #5) – **March 9th**
- Revisions to final Code updates – adoption draft
- Planning Commission Hearing – **April 13th**
- City Council Hearing – **April 20th**