

Keizer Middle Housing Code Update

Planning Commission Meeting #2

December 1, 2021, 6:00 pm

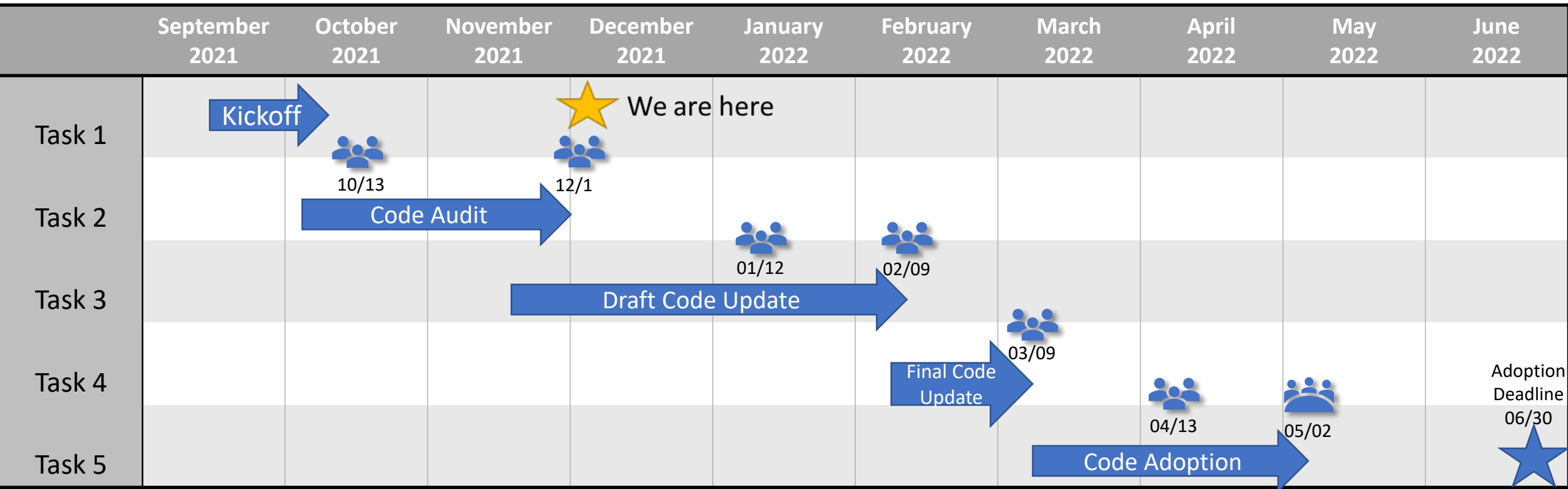


Agenda



1. Project Status
2. HB 2001 Code Audit
 - a) Overview and framework
 - b) Results/findings
 - c) Policy Options
3. SB 458 Code Audit
4. Online Open House and Survey
5. Next Steps and Adjourn

Project Status and Schedule

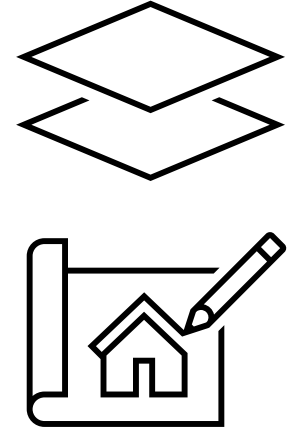


- ✓ Completed Middle Housing Code Audit
- ✓ Started drafting Code amendments
- ✓ Started community engagement activity – launched online open house and survey

Middle Housing Audit Framework

The Audit examines the following:

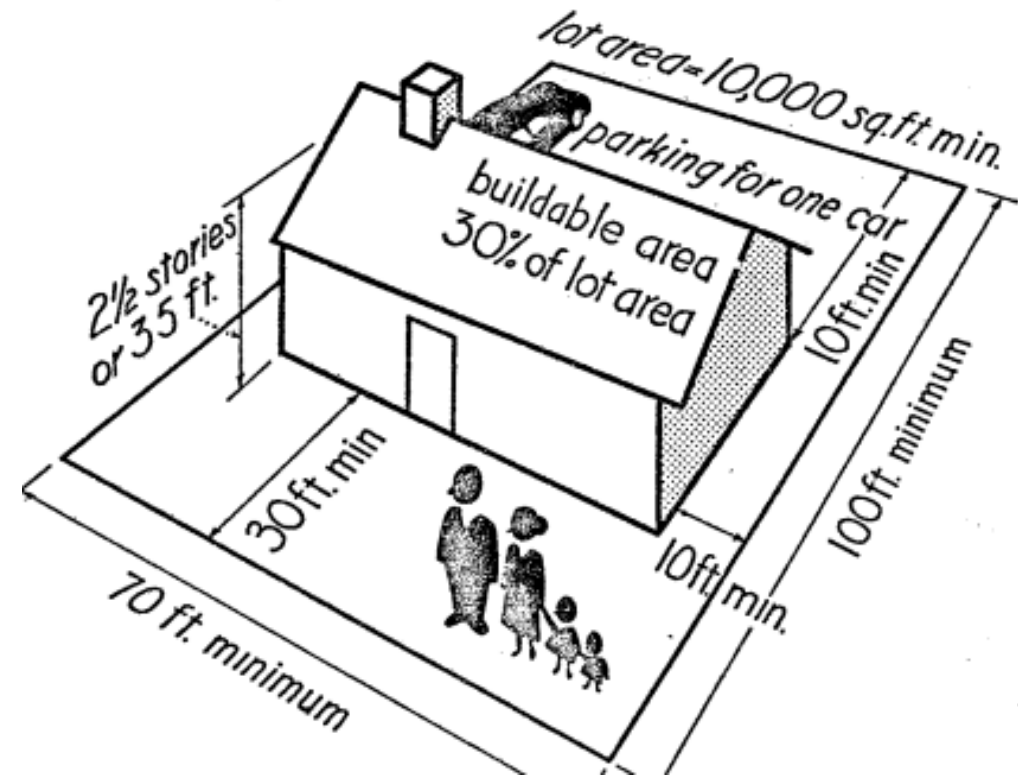
- Consistency of Comprehensive Plan with Development Code
- Which residential zones currently allow middle housing and where it will need to be allowed in the future
- Evaluation of State's Minimum Compliance Standards (OAR 660-046) for current siting and design standards
- Development procedures for single-family detached vs. middle housing
- Senate Bill 458 (SB 458) potential updates



Audit Results – Current Compliance



- Every residential zone except RS allows each middle housing type outright except cottage clusters (allowed as conditional/special use)
- High Density (RH) zone complies with lot size and density requirements for duplexes, triplexes, and quadplexes
- Setback, height, and lot coverage requirements comply for each middle housing type except cottage clusters



General illustration of common development/siting standards (Portland, OR)

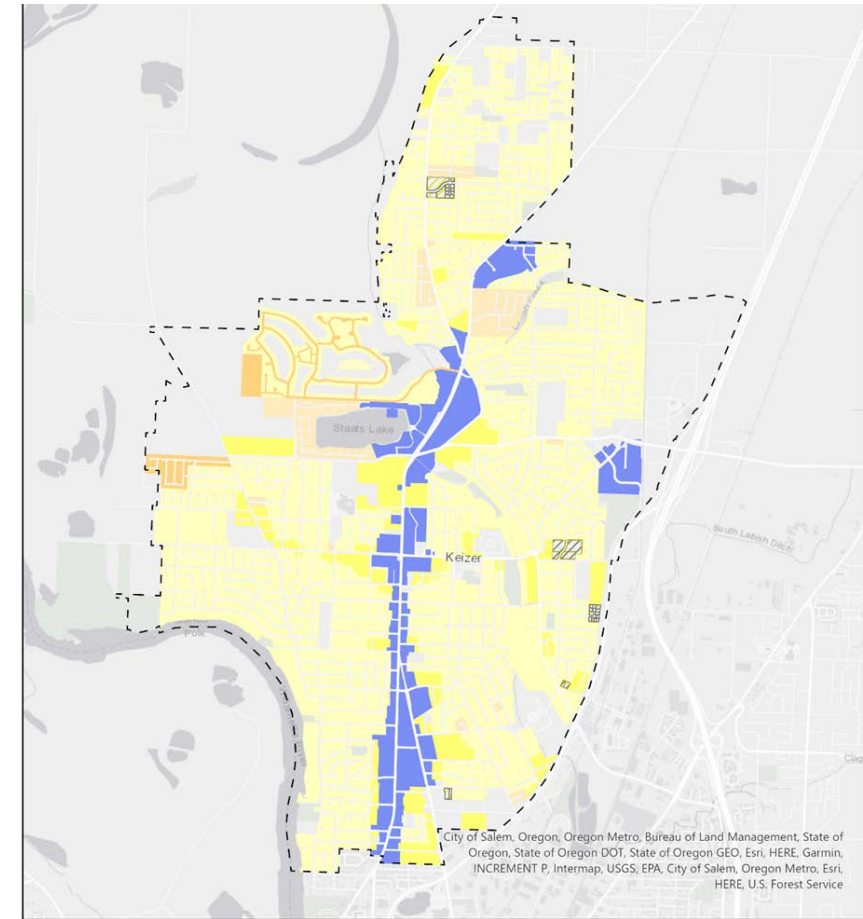
Audit Results - Applicability



Allow each middle housing type *outright* in every residential zone*

- ✓ Limited Density (RL)
- ✓ Medium Density (RM)
- ✓ High Density (RH)
- ✓ Mixed Use (MU)
- ✓ River Cherry Overlay District (RCOD)
- ✗ Single Family (RS)

**Cottage clusters currently not allowed outright in any zone*



Keizer Residential Zones



Audit Results – Lot Size

Requirement

- *Duplex* – min lot size can be no larger than min lot size for SFD
- *Triplex*
 - SFD min lot size < 5,000 sf, triplex min lot size cannot > 5,000 sf
 - SFD min lot size > 5,000 sf, triplex min lot size cannot > SFD lot size
- *Quadplex and Cottage Cluster*
 - SFD min lot size < 7,000 sf, quadplex min lot size cannot > 7,000 sf
 - SFD min lot size > 7,000 sf, quadplex min lot size cannot > SFD lot size
- *Townhouse* – Average minimum lot size must be less than or equal to 1,500 sf



Compliance

- *Duplex, triplex, and quadplex* – complies in RH zone only
- *Cottage Cluster* min lot size 30,000 sf for all zones – does not comply in any zone
- *Townhouse* – does not comply in any zone

Density

- *Duplex, triplex, quadplex, and cottage cluster*: max density cannot be applied – complies in RH zone only (no max density)
- *Cottage Cluster*: min density 4 units/acre – complies in RL and RH zones
- *Townhouse*: max density cannot exceed 4X max density of SFD or 25 units/acre, whichever less – complies in RH zone only

Audit Results – Setbacks and Design Standards



Setback Requirement

- *Duplex, triplex, quadplex* – no greater than setback for SFD
- *Cottage Cluster* – no greater than setback for SFD except perimeter setback cannot exceed 10 feet
- *Townhouse* – no greater than setback for SFD except can have zero interior side setback

Setback Compliance

- *Duplex* – complies in RH, MU, and RCOD zones
- *Triplex and quadplex* – complies in RH only
- *Cottage Cluster* – does not comply in any zone
- *Townhouse* – does not comply in any zone

Design Standard Requirements

- *Duplex* – same as or less restrictive than current SFD design standards
- *Other middle housing* – same as or less restrictive than current SFD design standards or Model Code standards
- Must be clear and objective

Design Standard Compliance

- *Duplex* – complies
- Design standards for multi-family (includes tri/quadplex, cottage cluster, townhouses 4+) exceed SFD and Model Code

Audit Results – Off-Street Parking



Minimum Off-Street Parking Requirement

- *Duplex* – must not exceed two spaces
- *Triplex*
 - Lots < 3,000 sf – one space
 - Lots > 3,000 sf, < 5,000 sf – two spaces
 - Lots > 5,000 sf – three spaces
- *Quadplex*
 - Lots < 3,000 sf – one space
 - Lots > 3,000 sf, < 5,000 sf – two spaces
 - Lots > 5,000 sf, < 7,000 sf – three spaces
 - Lots > 7,000 sf – four spaces
- *Townhouse and Cottage Clusters* – must not exceed one space per unit

Compliance

- Every middle housing type does not comply



Audit Results – Procedures

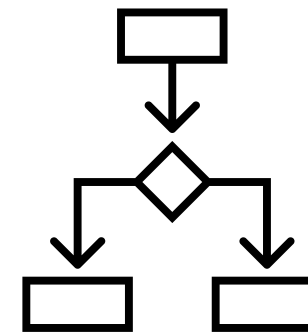


Review/Approval Process Requirement

- Each middle housing type must be subject to the same approval process as SFD

Compliance

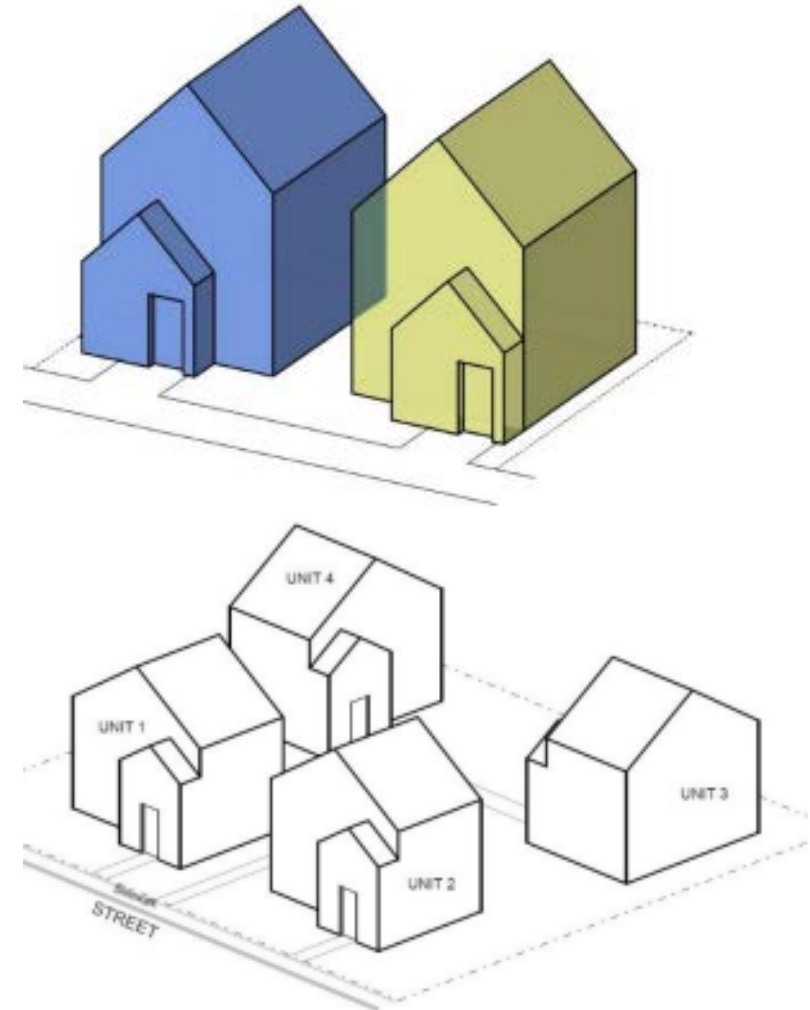
- Every middle housing type does not comply
- SFD is subject to Development Review (KDC 3.102.05) and Standards for Single Family (KDC 2.315)
- Each middle housing type must be subject to KDC 2.315



Project Policy Options

Allow for “detached” duplexes, triplexes, and/or quadplexes

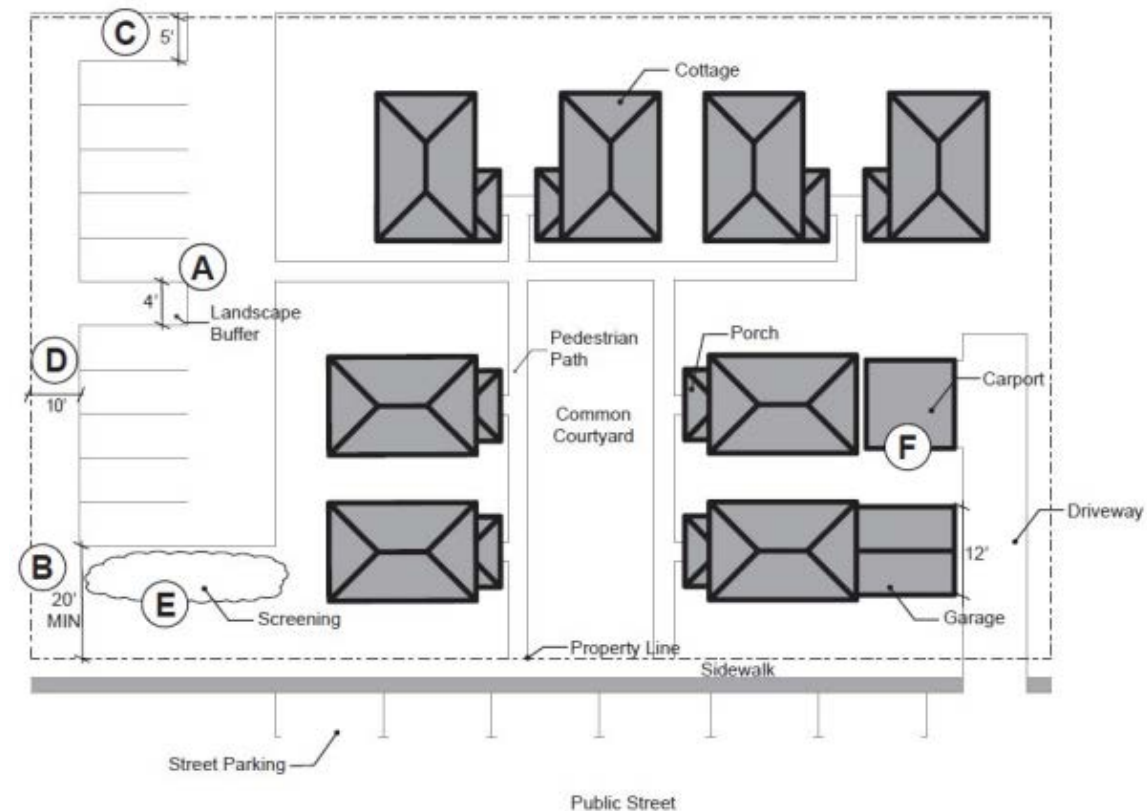
- Pro: Provides greater flexibility for middle housing development
- Pro: May provide greater opportunity for homeownership opportunities (e.g., land divisions for detached)
- Pro: Provides more cost-effective opportunities for smaller detached housing units
- Con: Potential challenges with providing improvements or access (particularly for a land division)
- Con: May be subject to different standards from attached middle housing
- Con: Opportunity for developers to get around existing SFD and subdivision requirements on small lots



Project Policy Options – Cottage Cluster Design



- Ability to allow cottages on individual lots
- Flexibility in number of cottages per cluster and number of clusters allowed
- Courtyard – cottage distance from courtyard, size, type landscaping
- May include community building and apply specific design standards
- Parking area design – landscaping, # of contiguous spaces, may be covered
- Screening – fences, landscaping, or walls (or no screening)
- See Model Code for other examples



Project Policy Options

More permissive and/or flexible siting and design standards

- Allow smaller lot sizes than required by State law
- Allow fewer minimum off-street parking spaces than required by State law
- Apply fewer design standards than what is required for townhomes
- Don't have to apply entry orientation, window or driveway and parking location standards



Allow ADUs on lots with middle housing

- Can require additional ADU standards/requirements that do not apply to SFD (e.g., only allow ADUs as attached to or part of other structures)

Project Policy Options

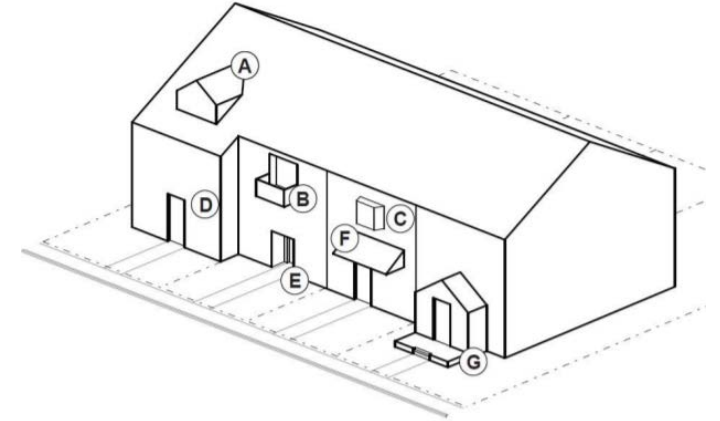


Alternative Siting/Design Standards

- Must demonstrate alternatives will not cause “unreasonable cost or delay” (e.g., window coverage, additional design elements such as porches, window trim, pitched roof, etc.)

Other Policy Options

- Supportive Comprehensive Plan policies and goals
- Tailor design standards to existing SFD standards where applicable



Senate Bill 458 – Middle Housing Land Divisions



Audit Findings/Recommendations

- Add definitions for Middle Housing Land Division (MHLD) and Middle Housing Child/Parent Lots
- Create new application type for MHLDs and Expedited Land Divisions (ELD)
- Create new “Procedures” for MHLDs and ELDs
- Add reference to MHLDs and ELDs in Code sections wherever relevant (e.g., lot size and dimension standards).

Senate Bill 458 – Middle Housing Land Divisions



Other Considerations

- Housing units that result from MHLD are still “middle housing” – need a mechanism to track/record housing post-MHLD
- MHLD can occur before or concurrent to building permit, platting, and/or development.
Recommend requiring building permit prior to MHLD
- Uncertainty regarding easements for shared services (parking, utilities, etc.) – need to explore further

Online Open House and Survey



- Launched 11/24/21
- Open until 12/21/21
- Summarizes:
 - HB 2001 and project background
 - Middle housing types and requirements
 - Audit results
 - Project timeline and objectives
- Survey asks:
 - Housing preferences and general support for housing options
 - Community housing needs
 - Demographics and housing status (e.g., what type of housing do you live in?)



Next Steps: Code Update



- Code Update – draft amendments (in progress)
- Close Online Open House/Survey and summarize results
 - *Planning Commission meeting #3 – 01/12/22*
- Code Update revisions
 - *Planning Commission meeting #4 – 02/09/22*
- Final draft Code Update
 - *Planning Commission meeting #5 – 03/09/22*
- Final Hearing adoption draft
 - *Planning Commission and City Council Hearing – April 2022*