

Keizer Middle Housing Code Update

Planning Commission Hearing

April 13, 2022, 6:00 pm

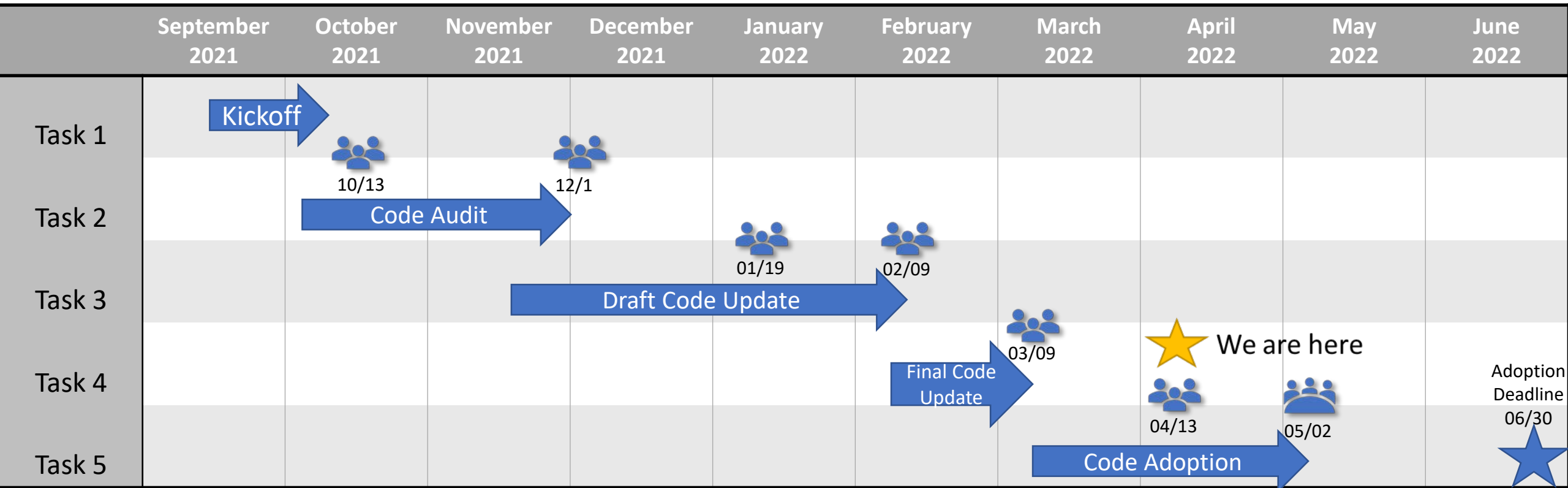


Agenda



1. Project Status
2. Project Background and Overview
3. HB 2001 Recommended Code Updates
4. SB 458 Recommended Code Updates
5. Affordable Housing Considerations
6. Next Steps and Adjourn

Project Status and Schedule



House Bill 2001 (HB 2001) Background



- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by requiring cities to permit middle housing in most residential areas
- **Large cities** (25,000+) must allow duplexes on all residential lots that allow single-family AND required to allow triplexes, quadplexes, and cottage cluster housing in areas zoned for single-family
- Must comply with State's minimum compliance standards (OAR 660-046) by June 30, 2022

Project Overview



- City of Keizer received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance for:
 - 1) Code audit
 - 2) Code amendments
 - 3) Community outreach support
- Planning Commission is the project's advisory committee
- Code amendments must be adopted by June 30, 2022



Middle Housing Overview



- Generally refers to small-scale and/or attached housing types – larger than single-family detached, smaller than apartment complexes.
- *HB 2001 defines middle housing as:*



Duplex: 2 units on single lot/parcel (Keizer, OR)



Triplex: 3 units on single lot/parcel (Seattle, WA)



Quadplex: 4 units on single lot/parcel (The Dalles, OR)



Cottage Cluster: Multiple small detached units oriented around common area on one lot

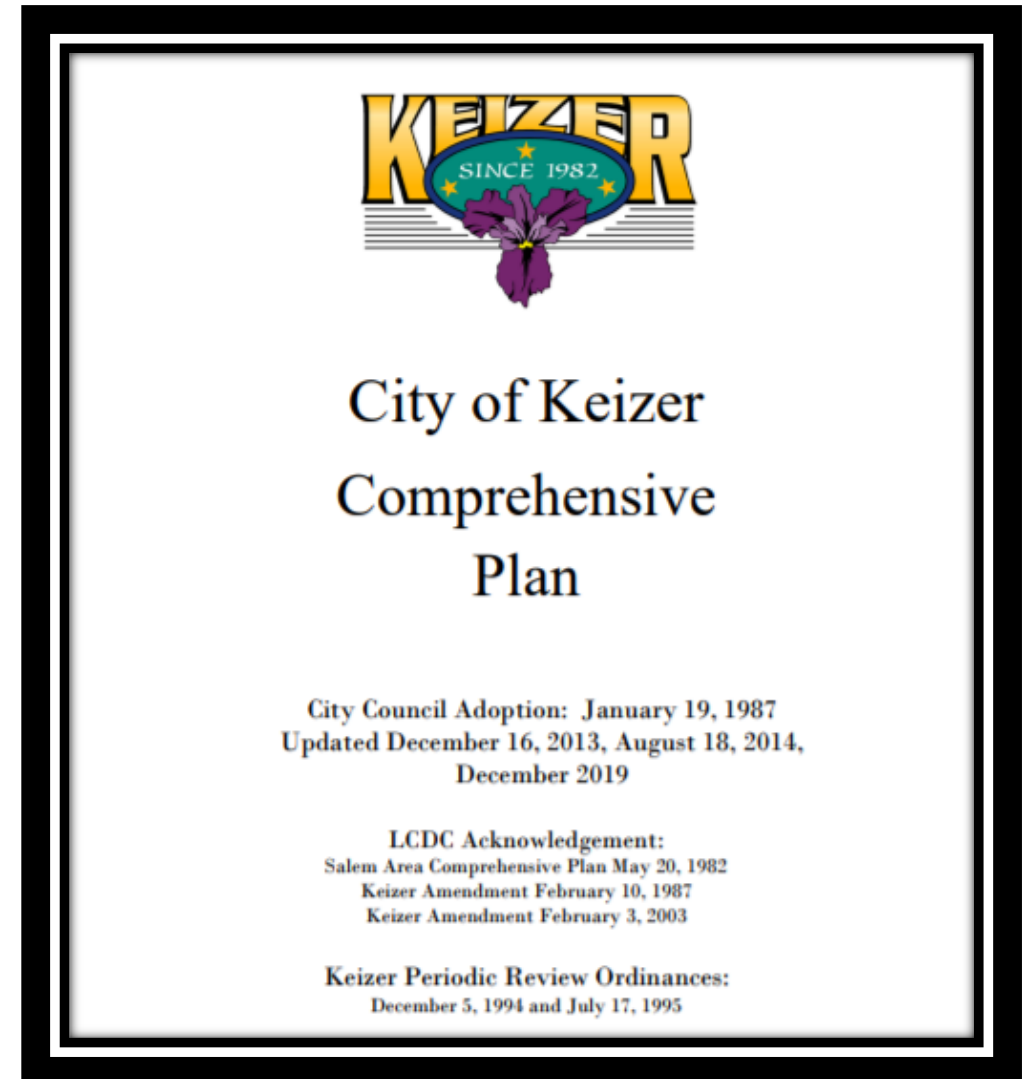


Townhomes: attached units on individual lots/parcels (Sandy, OR)

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

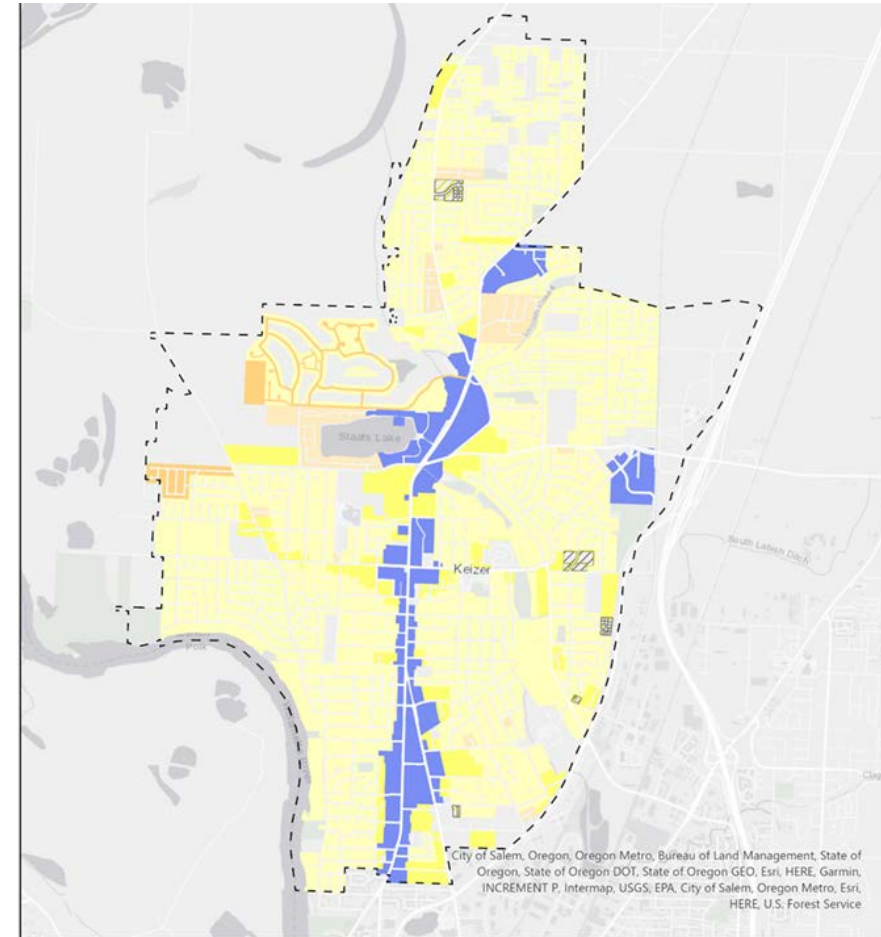


Permitted Uses – Each middle housing type

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

*Note: Cottage clusters remain Special Permitted use.

- Still will be allowed outright and meet State requirements



Keizer Residential Zones

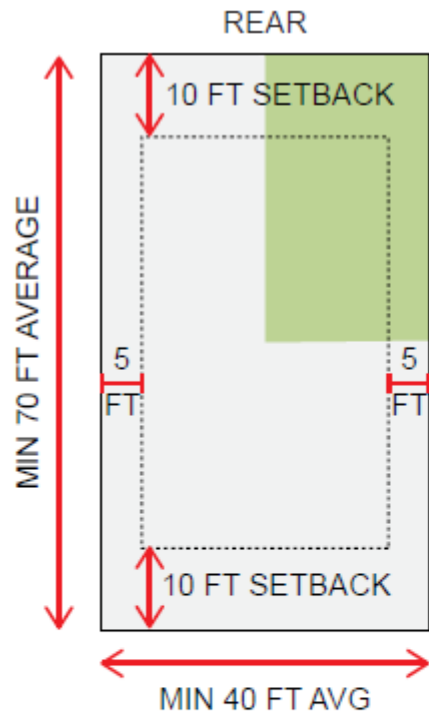
Residential Zone	
City Limits	RM - Medium Density Residential
RL - Limited Density Residential	RM-Limited Use
RL-Limited Use	RS - Single Family Residential
RL-Limited Use	RS-Odor Improvement Overlay
	MU - Mixed Use

Dimensional Standards



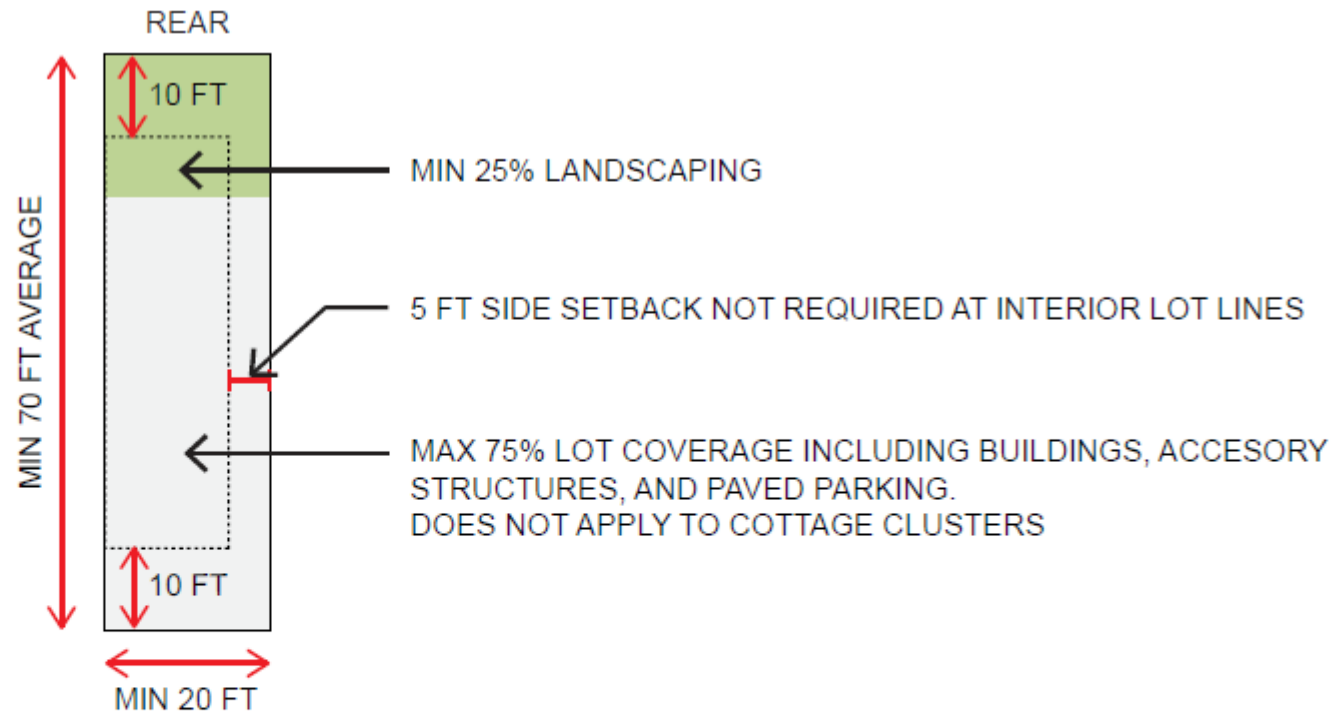
- Lot Sizes (all zones except RH):
 - Duplex – 4,000 sf (same as SFD)
 - Triplex – 5,000 sf
 - Quadplex and cottage cluster – 7,000 sf
 - Townhouse – 1,500 sf (same for every zone)
 - RH – all lot sizes remain same (6,000 sf) except townhouse (1,500 sf) and quadplex/cottage cluster (7,000 sf)
- Keep same:
 - Lot width – 40 ft and 50 ft in RH (20 ft for townhouses)
 - Lot depth – 70 ft and 80 ft in RH
 - 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

Dimensional Standards



SINGLE-FAMILY
DETACHED, DUPLEX,
TRIPLEX, QUADPLEX &
COTTAGE CLUSTER

SEE TABLE FOR
MINIMUM LOT AREAS



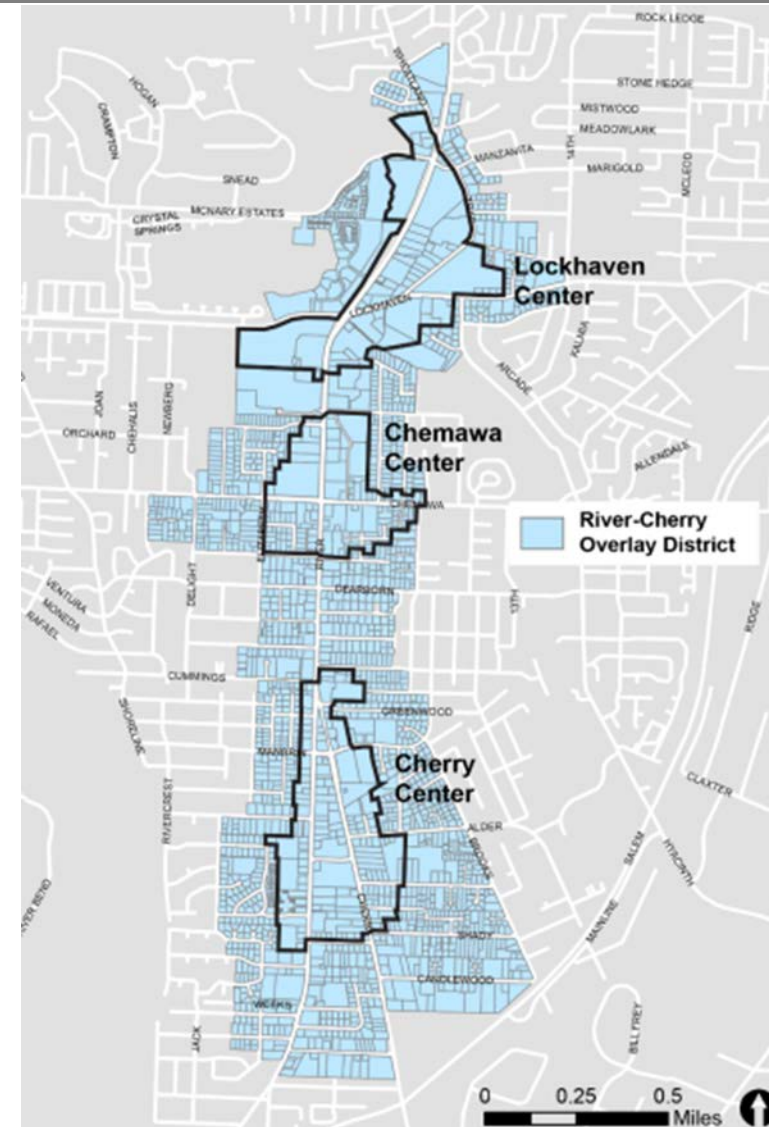
TOWNHOUSE
MIN 1,500 SF

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

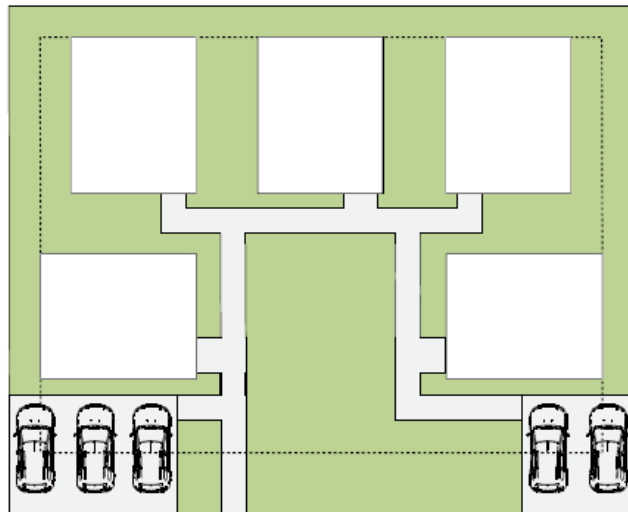
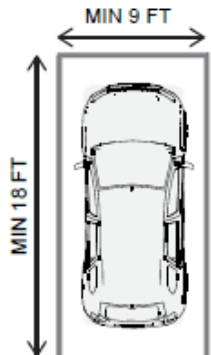


Minimum Off-Street Parking Standards

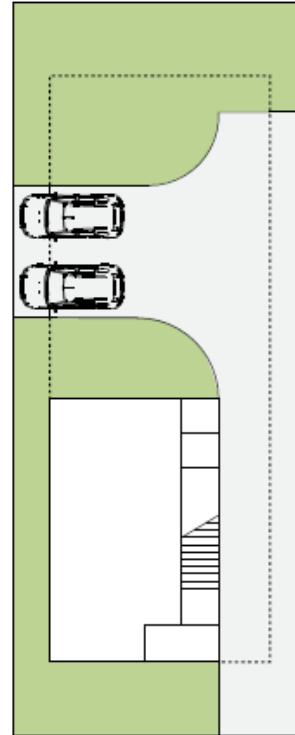
LAND USE ACTIVITY	SPACES REQUIRED
Single-family and Duplex	2 per dwelling
Duplex, Triplex, Quadplex, Townhouse, and Cottage Cluster	<u>1 per dwelling</u>

COTTAGE CLUSTER

LOT SIZE: 8,000 SF (7,000 SF MIN)
 WIDTH: 100 FT
 DEPTH: 80 FT
 UNITS: 5
 UNIT SIZE: 500 SF EACH
 STORIES: 1
 LOT COVERAGE: N/A

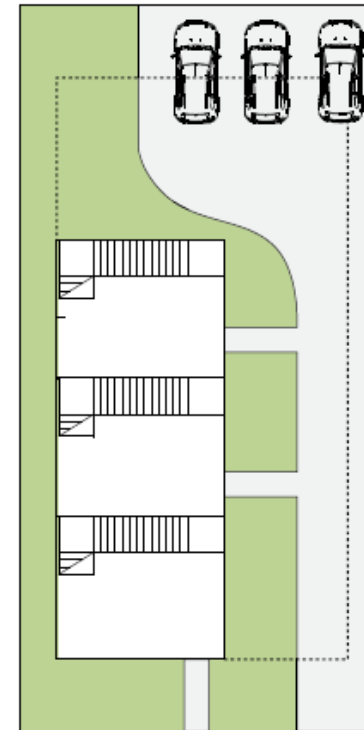


DUPLEX



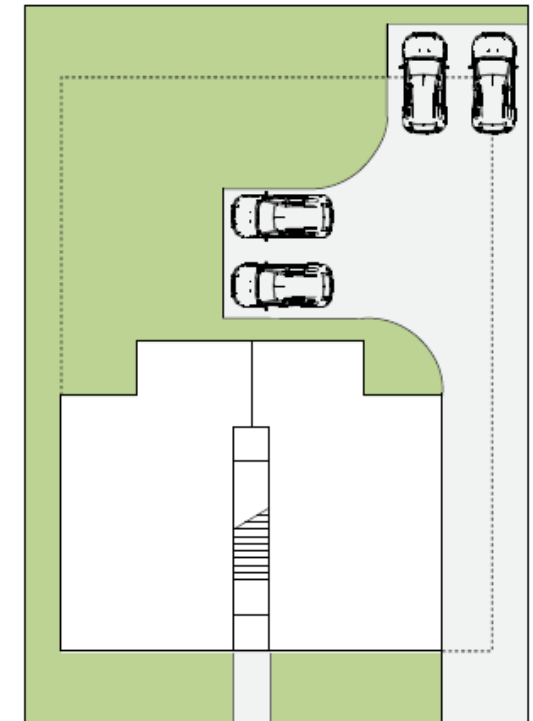
LOT SIZE: 4,000 SF
 WIDTH: 40 FT
 DEPTH: 100 FT
 UNITS: 2
 UNIT SIZE : 650 SF EACH
 STORIES: 2
 LOT COVERAGE: 2,400 SF (60%)

TRIPLEX



LOT SIZE: 5,000 SF
 WIDTH: 50 FT
 DEPTH: 100 FT
 UNITS: 3
 UNIT SIZE: 750 SF EACH
 STORIES: 2
 LOT COVERAGE: 3,400 SF (68%)

QUADPLEX

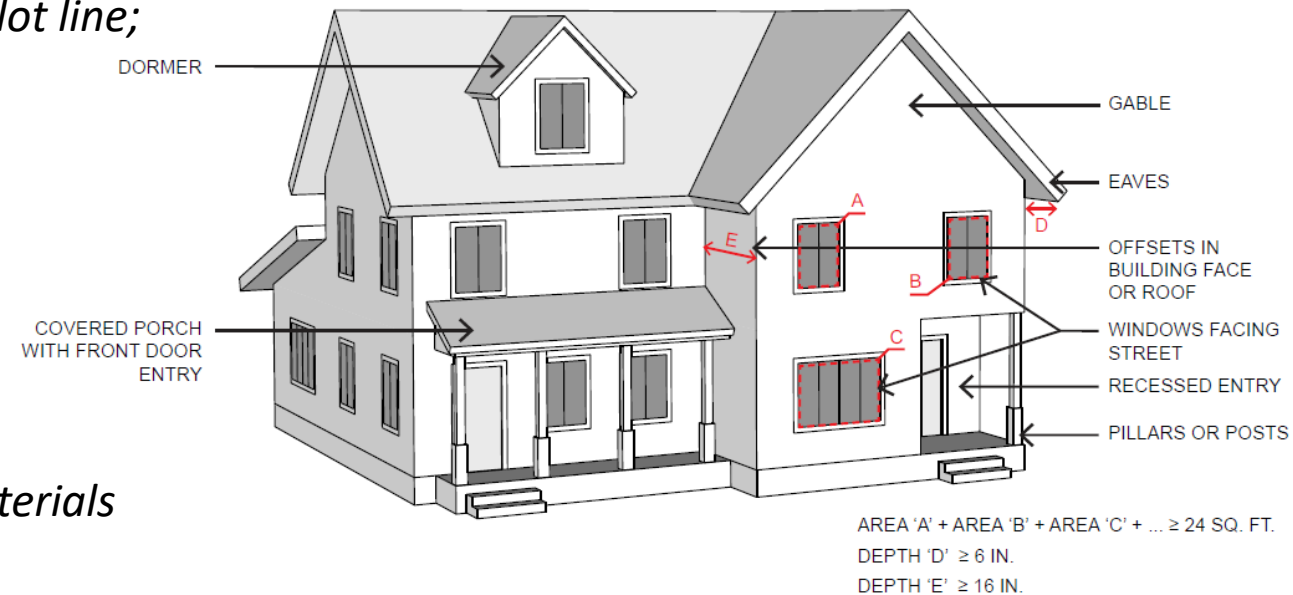


LOT SIZE: 7,000 SF
 WIDTH: 70 FT
 DEPTH: 100 FT
 UNITS: 4
 UNIT SIZE: 988 SF EACH
 STORIES: 2
 LOT COVERAGE: 4,075 SF (58%)

Design Standards

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

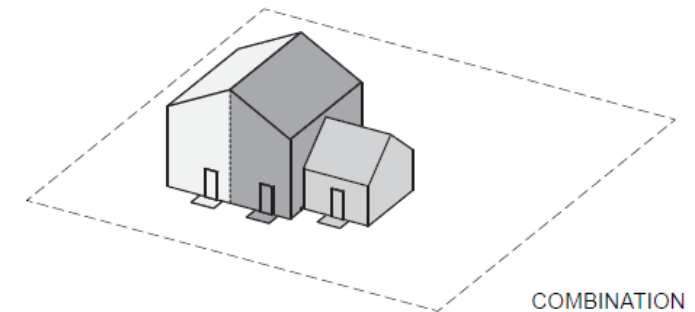
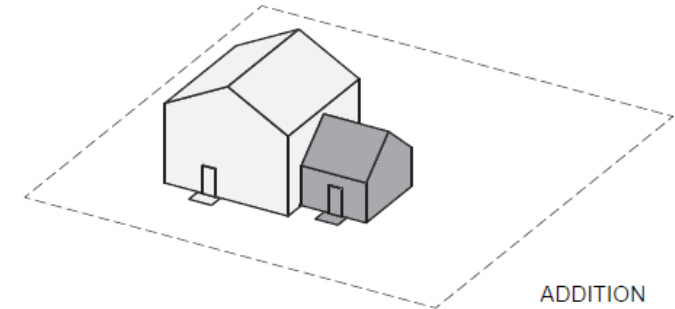
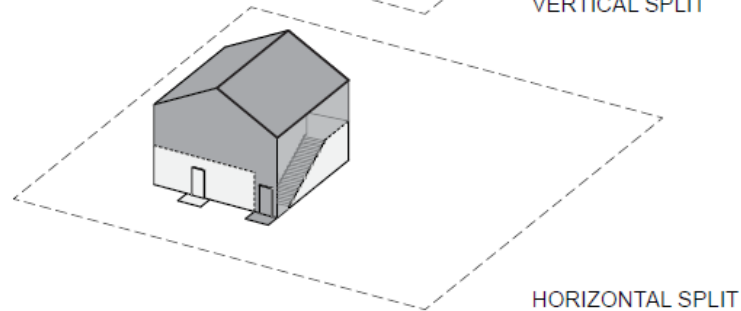
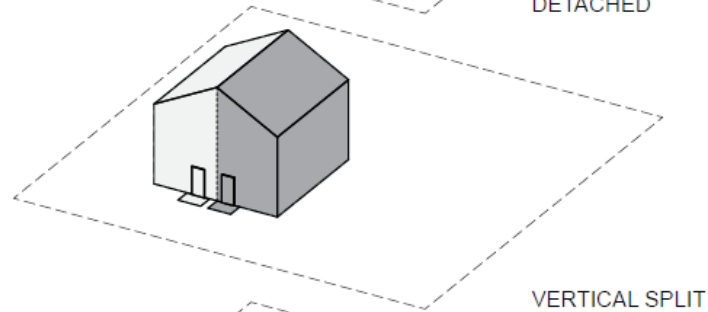
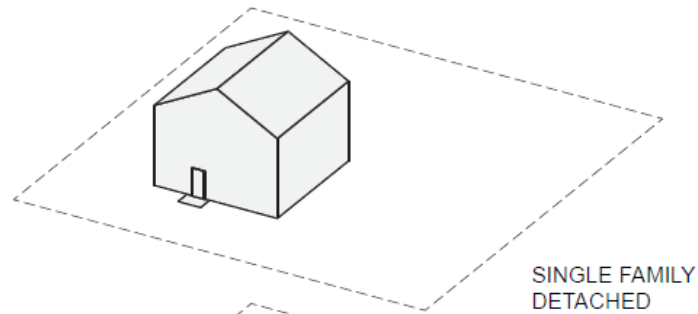
1. Dormers;
2. Gables;
3. Recessed entry;
4. Covered porch with front door entry facing the front lot line;
5. Cupolas;
6. Pillars or posts;
7. Bay or bow windows or window shutters;
8. Eaves (minimum 6" projection);
9. Off-sets on building face or roof (minimum 16")
10. Window(s) facing the street or access easement.
11. A significant variation of three different building materials



Proposed Code graphic for design chapter

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

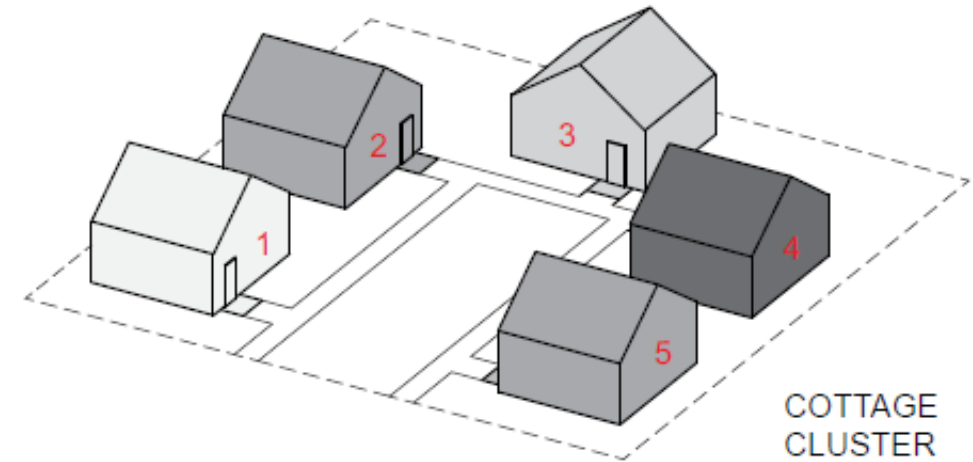


MIDDLE HOUSING CONVERSIONS

Proposed Code graphics for middle housing conversions

Cottage Cluster Updates (KDC 2.432)

- Ensure standards in this section meet HB 2001 requirements, Model Code, or are no more restrictive than existing standards for SFD
- 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
 - Remove utilities requirements, will apply current SFD standard



Proposed Code graphic for cottage clusters

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

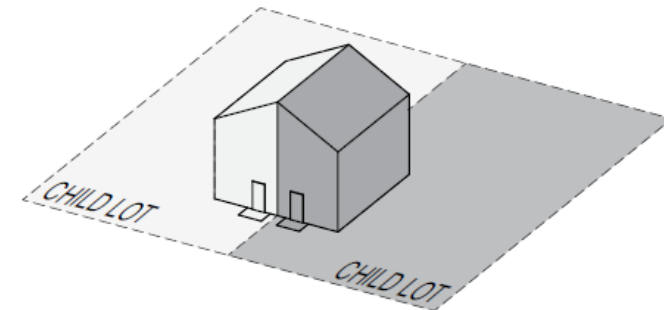
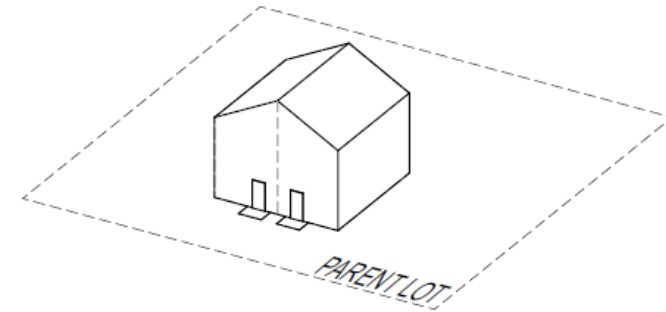
Senate Bill 458 (SB 458) Background

- Passed in most recent legislative session (2021) as a companion bill to HB 2001
- Requires cities subject to HB 2001 to allow expedited land divisions for middle housing
- Intent to create more affordable home ownership opportunities
- Same timeline as HB 2001 compliance – required by June 30, 2022



SB 458 Updates – New Definitions and Procedures

- Add definitions for “child lots” and “parent lots”
- Add Middle Housing Land Divisions and Expedited Land Divisions as new application types
- Final decision made by staff
- Appeal of staff decision heard by Hearings Officer
- Appeal of HO decision heard by Court of Appeals



Proposed Code graphics for Middle Housing Land Divisions

SB 458 Updates – New Section and Submittal Requirements



- New chapters for Middle Housing Land Divisions and Expedited Land Divisions
- Includes requirements directly from statute (ORS 197.360 – 197.380 and SB 458)
- Organized for Keizer’s Code – follows similar format to Partitions section (KDC 3.107)
- Submittal Requirements
 - Site plan drawn to scale
 - Preliminary Plat showing:
 - Existing separate utility connections
 - Existing or proposed easements
 - Include copies of building permits and demonstrate compliance with building codes

Code Updates – Review Criteria and Final Plat Approval



- Preliminary Plat must:
 - Prohibit further division of child lots
 - Middle housing type shall not be altered by MHLD
 - I.e., Continues to be considered original middle housing type, pre-MHLD
 - Accessory dwelling units are *not* allowed on the child lot
- Final Plat
 - Consistent with final plat process for partitions
 - Improvements constructed or guaranteed through a performance bond

Middle Housing Affordability Considerations



- State requires cities to *consider* adopting methods to increase affordability of middle housing, including but not limited to:
 - System development charge waivers or deferrals
 - Criteria for property tax exemptions
 - Construction tax
 - May re-examine strategies from previous Housing Needs Analysis project
- City may further examine and consider these options for future Housing Production Strategy project

Next Steps and Recommendation



- City Council Hearing and adoption – **May**
- ***City staff recommends the Planning Commission approve the middle housing Code amendments***