

**RS 8. A. 4/5/22
Presentation**

COMPREHENSIVE PLAN IMPLEMENTATION PROJECT – PROPOSED CODE AMENDMENTS

City Council

April 5, 2022

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ACCESSORY DWELLING UNITS – IN THE FRONT YARD

Support for/proposed language

- Allow conversion of existing garage in front yard
- Allow a second story ADU to an existing garage in the front yard (carriage house)
- Allow the construction of a new ADU in the front yard
 - Subject to minimum front yard setback

Does Council support the proposed code language?



ADA DESIGN

ADA design

- Requires full compliance with the commercial building code (no ADA requirements in the residential code)
- Proposed language includes ADA design in the list of required detailed design elements.

Does Council support the proposed code language?



MINIMUM LOT SIZE

Proposed code language:

- Single detached dwellings require a minimum of 5,000 sq ft
- Footnote: applies to lots created on or after the adoption date of the code.

Does Council support the proposed code language?



MINIMUM PARKING - TOWNHOUSES

Proposed code language:

- For townhouse developments of 8 or more units: 0.5 spaces/unit

Does Council support the proposed code language?



QUESTIONS?



NEXT STEPS

April 19: Continued public hearing - Adoption



OREGON BUILDING CODE

	Residential Code	Commercial Code
Duplex		
<i>detached</i>	X	
<i>side by side</i>	X	
<i>stacked</i>	X	
Triplex		
<i>detached</i>	X	
<i>side by side</i>		X
<i>stacked</i>		X
Quadplex		
<i>detached</i>	X	
<i>side by side</i>		X
<i>stacked</i>		X
Townhouse	X	
Cottage in a cottage cluster each with own kitchen		
<i>detached</i>	X	
<i>attached</i>	X	
Cottage in a cottage cluster with central kitchen		
<i>detached</i>		X
<i>attached</i>		X



PARKING – HB 2001 REQUIREMENTS

Cannot require more than 1 space/middle housing dwelling unit, with exceptions.

Housing Type	Lot Size	Parking Spaces (total)
Triplex	<3,000 sq ft	1
	3,000 – 4,999 sq ft	2
	>5,000 sq ft	3
Quadplex	<3,000 sq ft	1
	3,000 – 4,999 sq ft	2
	5,000 – 6,999 sq ft	3
	>7,000 sq ft	4



PARKING – ARTERIALS AND COLLECTORS

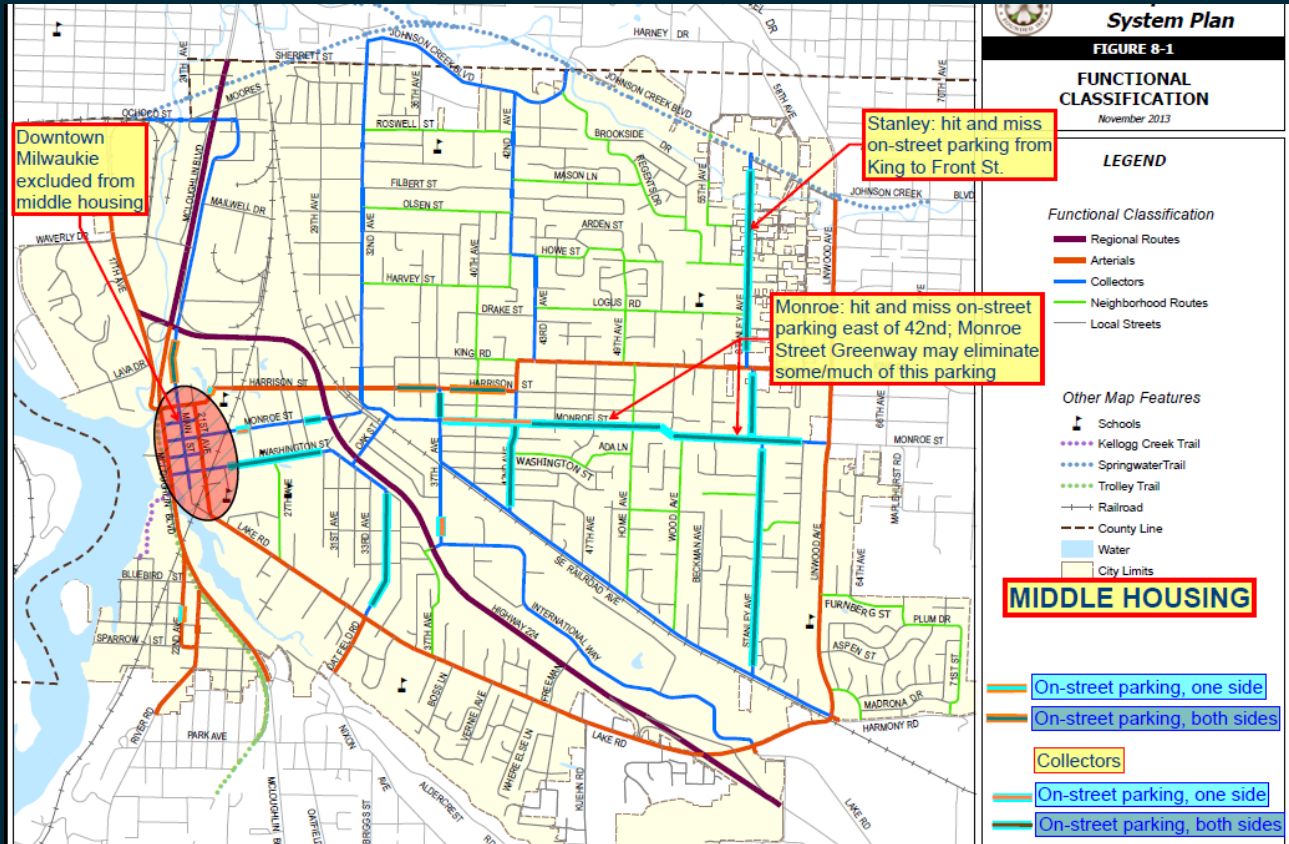
Concern about development where on-street parking is not available or permitted

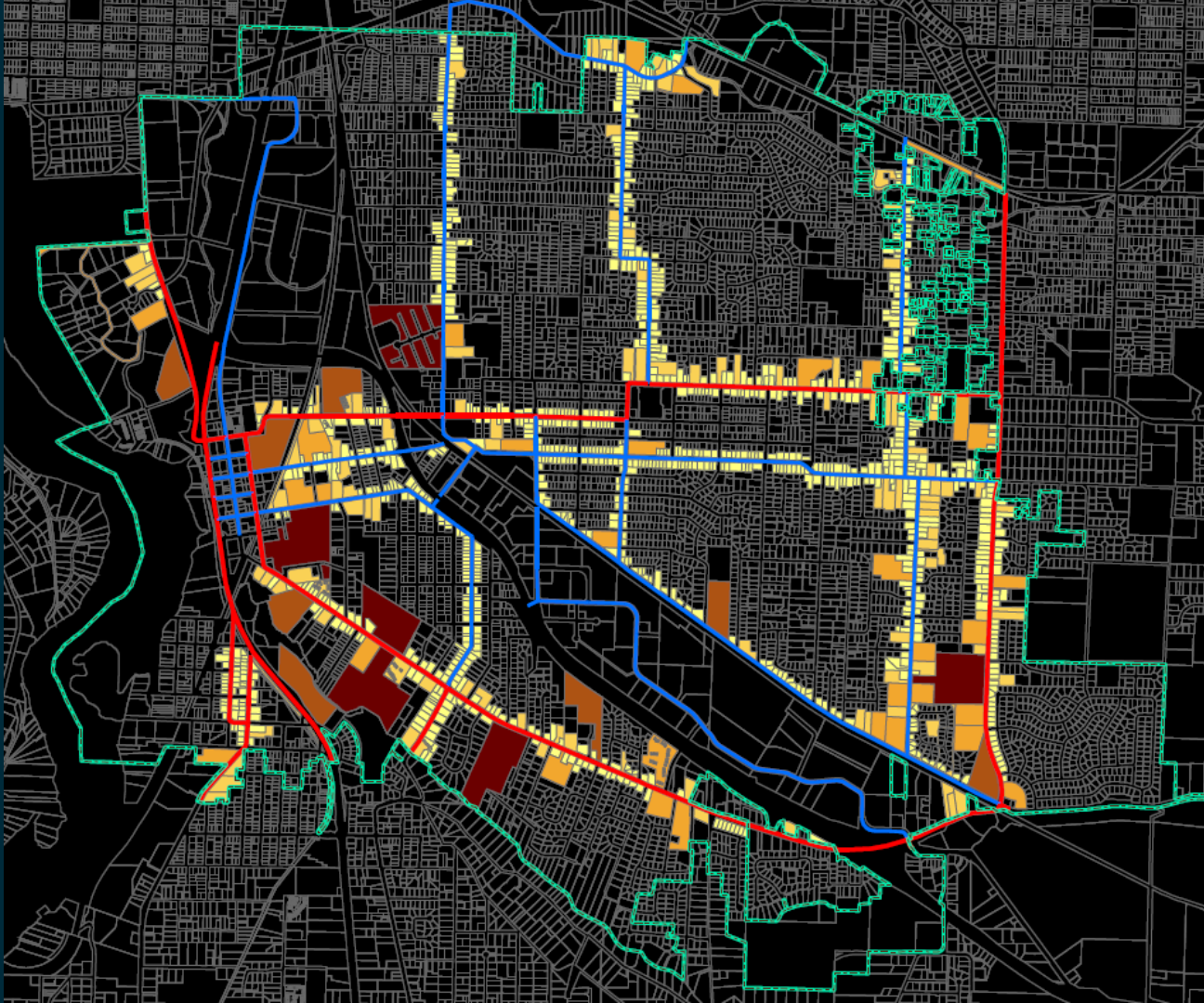
Recommended revision:

- For middle housing developments located on streets classified as Arterials or Collectors in the Transportation System Plan, off-street parking is required: 0.5 spaces/dwelling unit.



ARTERIAL AND COLLECTOR STREETS





**ARTERIAL
AND
COLLECTOR
STREETS –
RESIDENTIAL
LOTS**

Can we extrapolate the parking study findings to apply city-wide?

- Not recommended
 - Findings would be speculative and not reliable
 - Need an on the ground analysis to be accurate (not possible at this time)



ADU CONVERSIONS

Type III variance required for:

- Adding 2nd story ADU to non-conforming garage
- Converting existing non-conforming garage to ADU



Recommendation:

Allow with a Type II variance



QUESTIONS?

