

Welcome

We're glad you're here and we want your feedback.

Please:

- Review the posters / ask questions!
- Use the sticky dots to indicate your preferences
 - (Please use only 1 dot per issue)
- Green Dot = Support ●
- Red Dot = Don't Support ●
- Give us any written comments on the feedback form or email Pete Walter at pwalter@orcitey.org
- Take a copy of the summary home with you.

Thank you!

What Amendments are Proposed?

Equitable Housing

A majority of the recommended changes are from our equitable housing project, which identified opportunities to support and incentivize diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities as well as the removal of barriers.

Broad definition of Equitable Housing includes choices for homes:

- To buy or rent
- Accessible to all ages, abilities and incomes
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks

Other Changes

Amendments identified by staff including general clarification, reformatting, and amendments to address concerns identified over the years.

unless there (all) are incentives, we will get the same stuff that is being built now.

Need a housing needs analysis now, not later.

Corner Duplex

Keep lot size same for corner duplex requirements



Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Existing	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>

Red = not permitted

Townhouse (Single-Family Attached)



R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
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Manufactured Home Parks



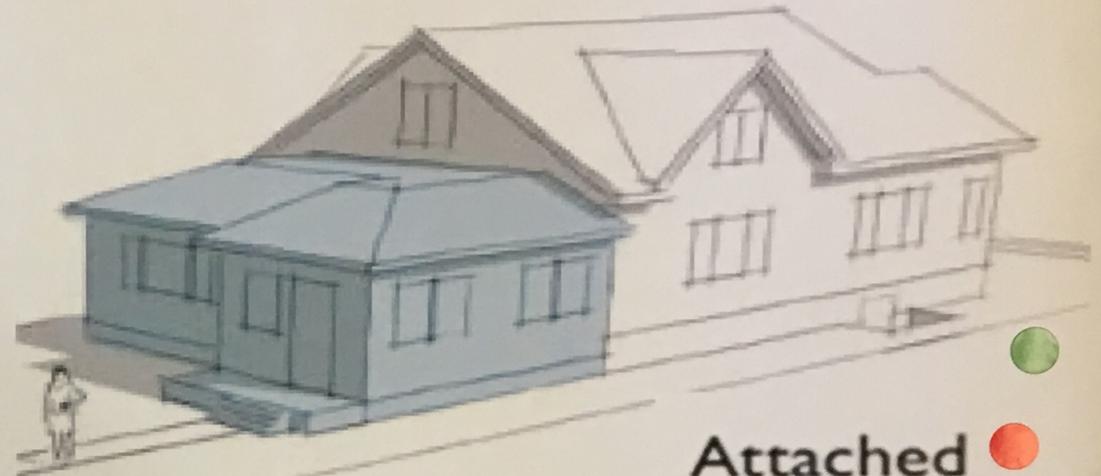
Proposed	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 ● <i>Medium Density</i>	R-3.5 ● <i>Medium Density</i>	R-2 ● <i>High Density</i>
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not
permitted



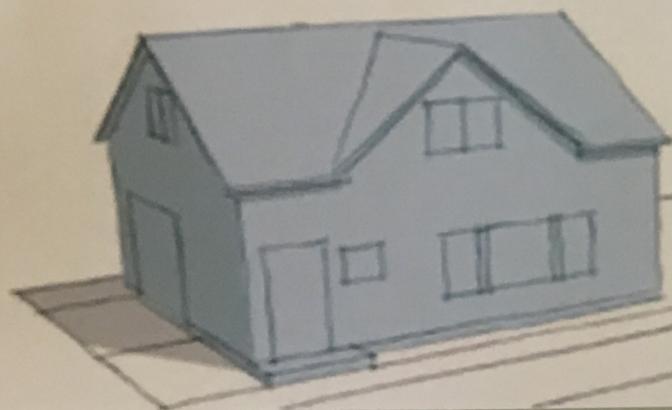


Accessory Dwelling Unit (ADU)



Attached

Allow larger ADU
with conditional use
permit. Eg ZBR 1,000 SF.



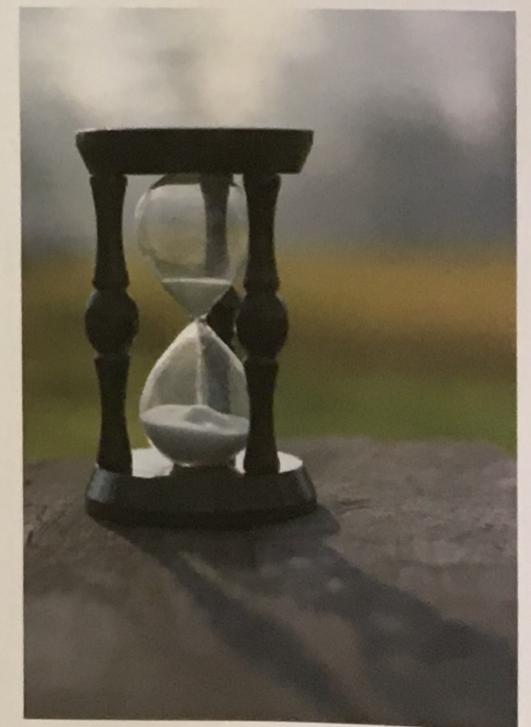
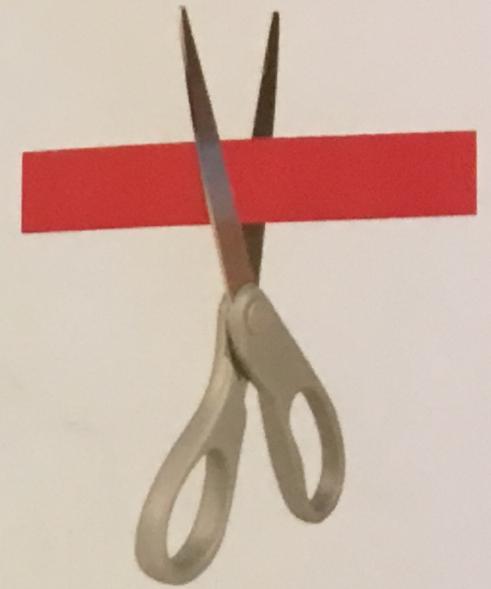
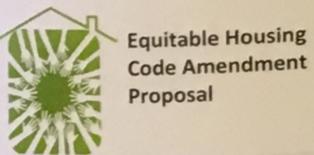
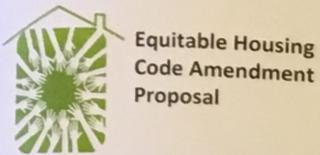
Detached

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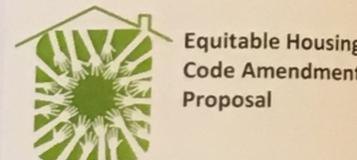
Simplified Procedures

- Expand Type I Site Plan and Design Review ●●●●
“Over-the-Counter”
- Public Hearing Notices on City website rather than Newspaper ●●●
- Applicants may contact Citizen Involvement Committee & Neighborhood Associations via email rather than certified mail ●●●●●
- Expedited process for review of Affordable housing projects ●●●●●
- Remove 1 year waiting period for similar applications ●●●●●●●
- Remove staff reconsideration of a final decision ●●●●●



Other Recommendations

Remove live/work units as a permitted use in R-2
(conserve for multi-family development) ●●●



Require 5% landscaping in Mixed Use Downtown
zone ●●

Clarify fence/hedge/wall height limits ●●●●●●●●
Safety first

New standards for mobile food carts in Willamette
Falls Downtown District ●●●●●●●●

Alleys required for Concept Plan Areas only

Updated submittal requirements (e.g. electronic). ●

Affordable Housing Density Bonus



POSSIBLE UNDER CURRENT ZONING

POSSIBLE UNDER AHBP



Concern that this will further segregate affordable projects

Up to 20% bonus in R-2 Multi-Family Dwelling District for ^{developments} units that are publicly subsidized and meet qualifying household income criteria.

This could further segregate low income housing. Should encourage a mix.

3-4 Plexes



Proposed	R-10 Low Density	R-8 Low Density	R-6 Low Density	R-5 Medium Density	R-3.5 Medium Density	R-2 High Density
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Red =
not
permitted



Cluster Housing



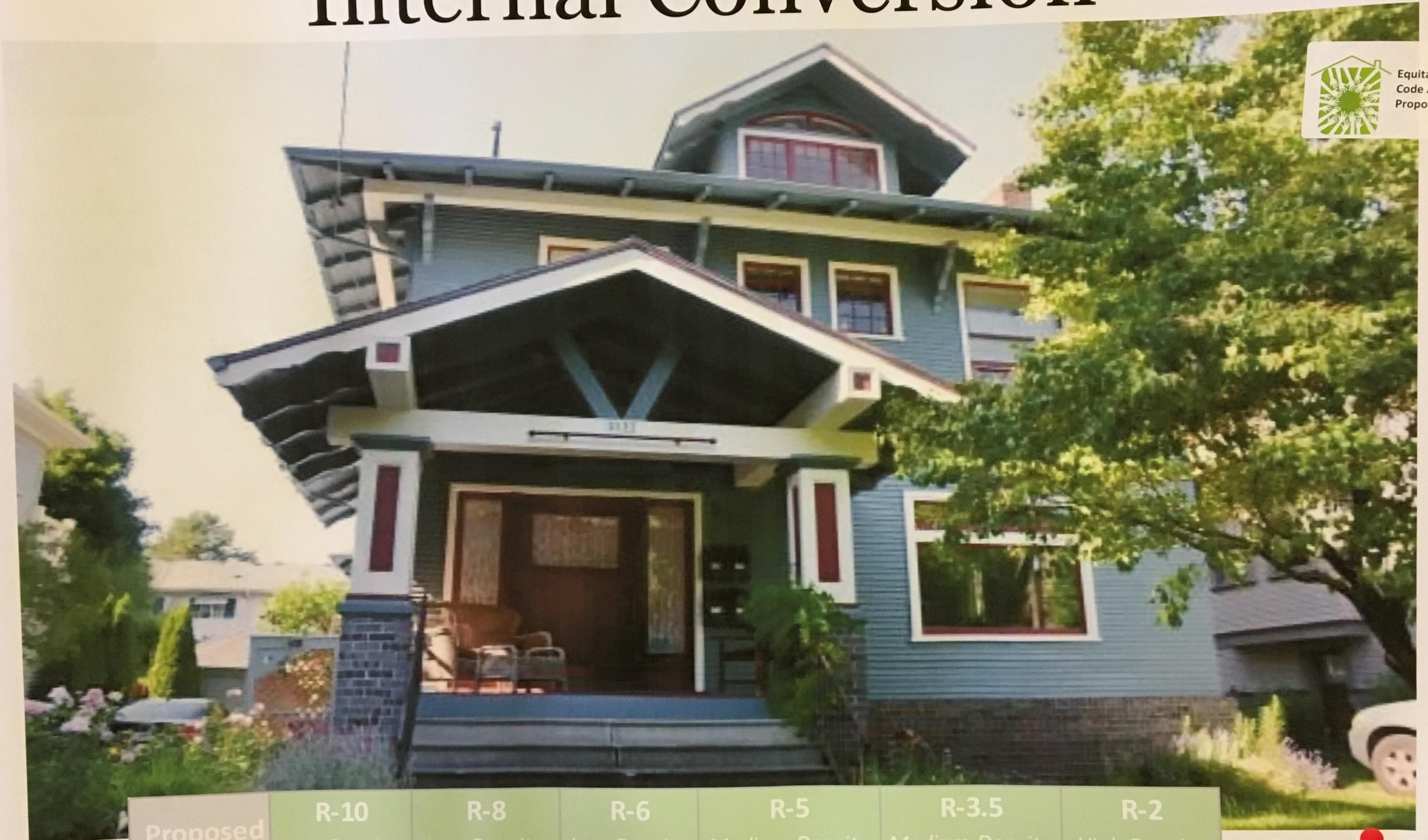
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Internal Conversion



Equitable Housing
Code Amendment
Proposal



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Red=not permitted

why not in R-2?



Single-Family Detached Homes



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Red = not permitted



Duplexes



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Red
=
not
permitted

Not
this
design
yet



Zoning Designation

Comprehensive Plan Designation

Use	R-10 <i>Low Density</i>	R-8 <i>Low Density</i>	R-6 <i>Low Density</i>	R-5 <i>Medium Density</i>	R-3.5 <i>Medium Density</i>	R-2 <i>High Density</i>
Single-Family Detached	Y	Y	Y	Y	Y	
ADU	Y	Y	Y	Y	Y	Y
Cluster Housing	Y	Y	Y	Y	Y	Y
Internal Conversion	Y	Y	Y	Y	Y	Y
Corner Duplex	Y	Y	Y			
Duplex				Y	Y	Y
Single-Family Attached (Townhouses)				Y	Y	Y
Live/work units					Conditional	
3-4 plex				Y	Y	Y
Multifamily (5+ Units)						Y
Manufactured Home Park					Y	

max. density?

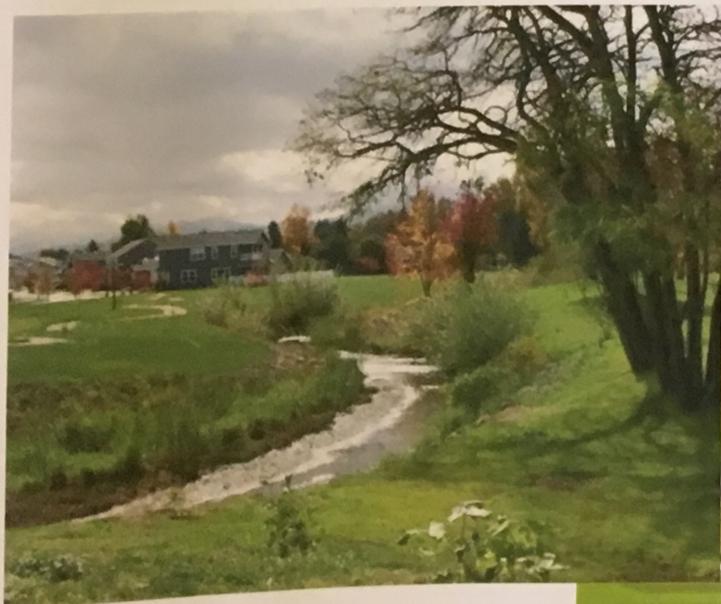
Y = Permitted

Y = Proposed Permitted (Currently Prohibited)

Master Plan

PUD

- Offers a process for flexibility in zoning in exchange for better design
- Strengthens residential and open space standards
- Removes requirement for institutional development over 10 acres
- Expands requirements for voluntary master plan
- Changes amendment procedures





Opportunities to Expand Housing Options: Missing Middle



Auto park garage

Subdivision Lot Size Reductions

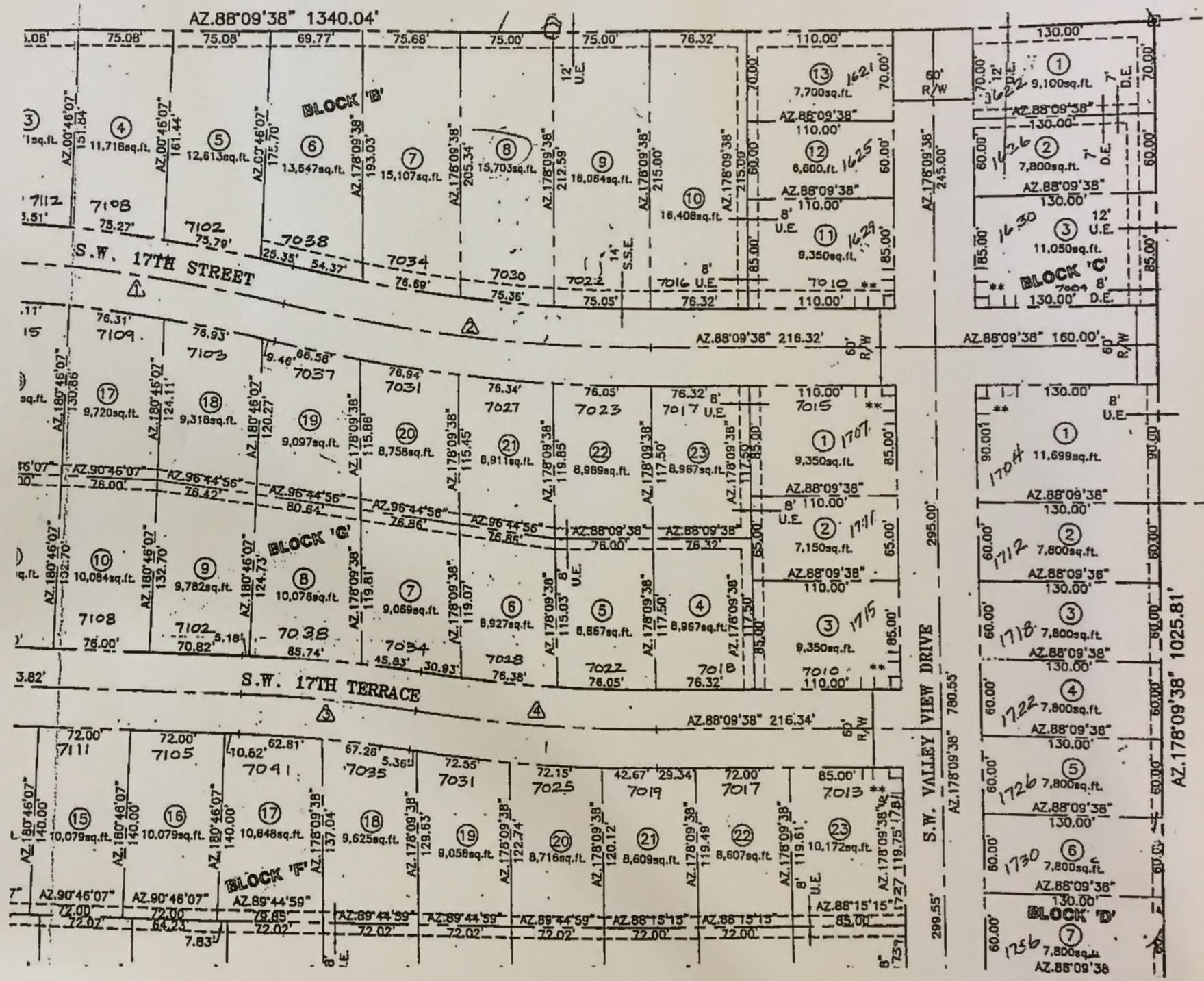


- Yes, with a 25% cap on the # of undersized lots allowed
- Only if land is dedicated to city as park / open-space

When subdividing land in Oregon City, the code permits 20% reduction of some lots provided that the lots overall meet the minimum lot size.

The code changes proposed limit lot averaging to single-family detached homes.

- As per PC recommendations
- Should be a restriction on the % of undersized lots



Affordable Housing Density Bonus

- unless setback



POSSIBLE UNDER CURRENT ZONING

POSSIBLE UNDER AHBP



Concern that this will further segregate affordable projects ~~from~~

Up to 20% bonus in R-2 Multi-Family Dwelling District for ^{developments} units that are publicly subsidized and meet qualifying household income criteria.

This could further segregate low income housing. Should encourage a mix.



Bed & Breakfast / Accommodations <30 Days

There needs to be community input



- Currently a Conditional Use in all residential zones
- No changes proposed to this process.
- Conditional Uses require Planning Commission approval.

permits needed

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Why are we Proposing Amendments?



2017 - 2019
GOALS AND
PRIORITIES

City Commission

OREGON CITY



GOAL 3: Enhance the Livability of the Community

Review local regulations and processes to remove barriers and provide incentives to additional housing opportunities. ●●●●●●●●

Identify partnerships/programs and funding to address houseless community members. ●●●●●●●●

GOAL 1: Cultivate an Environment for Successful Economic Development ●●●●●●●●

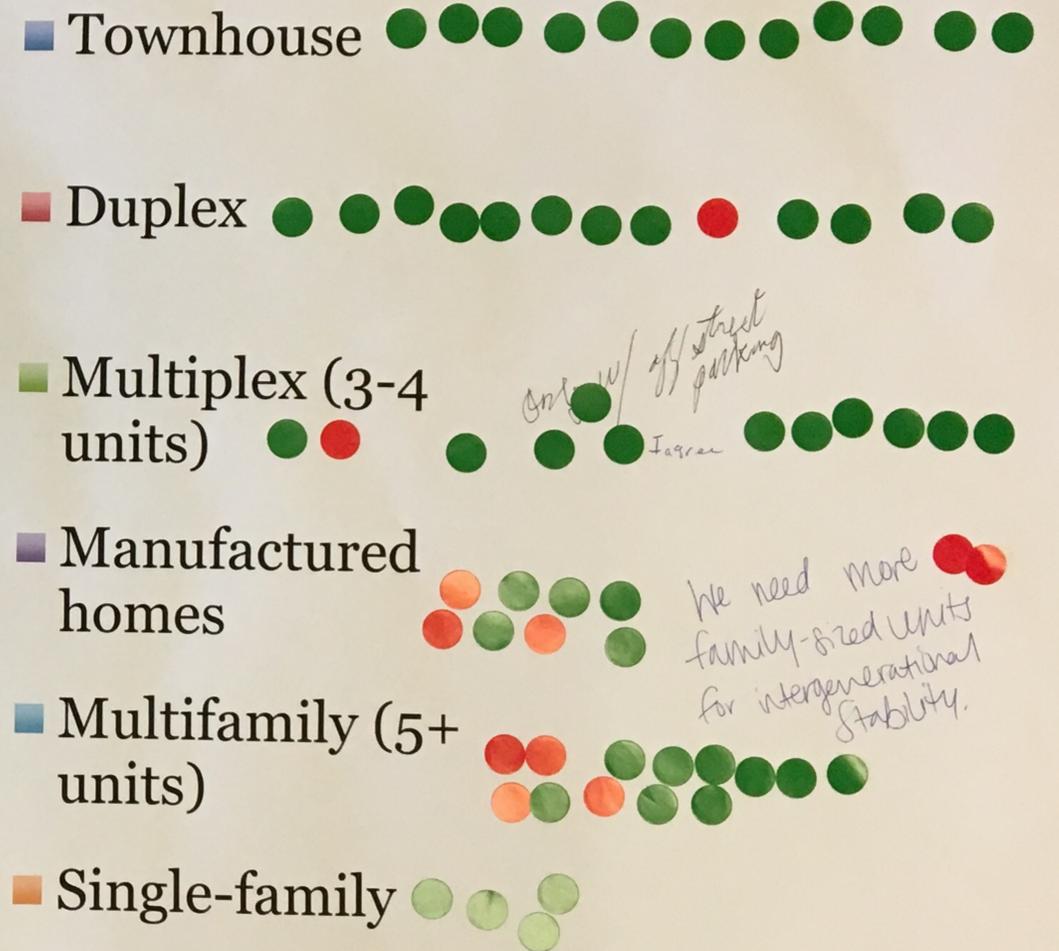
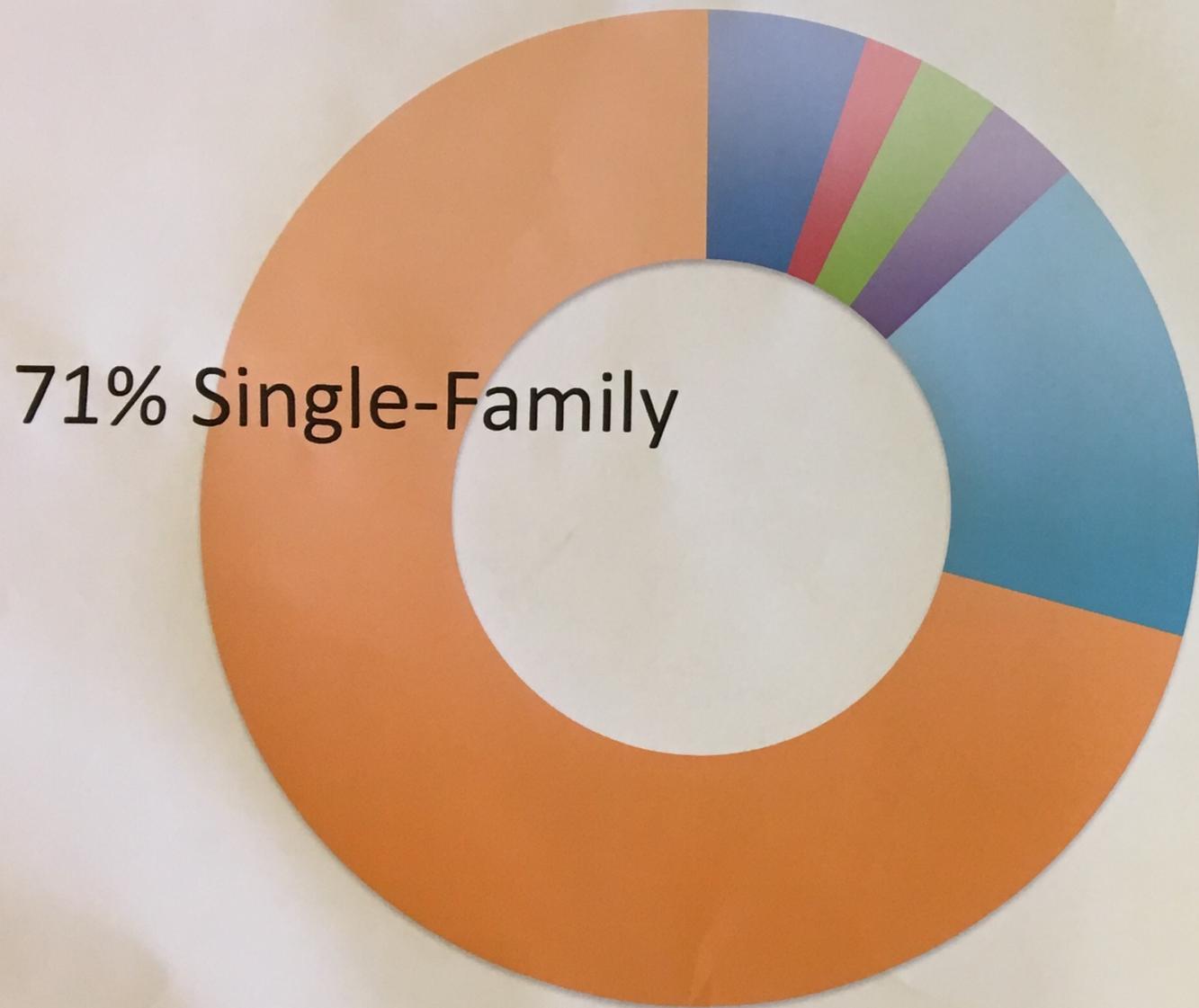
Complete site-readiness efforts, which can be accomplished through either physical site improvements or process and permitting refinement.

EXISTING

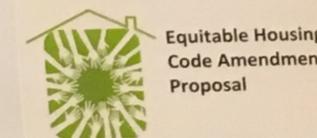
Limited Housing Choices



Equitable Housing
Code Amendment
Proposal



Multi-Family/Commercial Design Standards



Include off-street parking needed

- Combine multi-family and commercial design standards, due to similarities, to reduce redundancy in the code.
- Require minimum residential density in mixed-use and commercial zones (17.4 units per acre) *ONLY MAKES SENSE FOR MOSTLY RES PROJECTS, NOT FOR MOSTLY COMMERCIAL WITH A FEW RES. UNITS*
- Amend landscaping standards to a) exempt small parking lots and b) change the method of calculation for interior parking lot landscaping plants (to be based on the number of parking stalls instead of square footage).
- Amend lighting standards to increase flexibility but maintains current limitations.

Equitable Housing Goal

“ Diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. ”

Broad definition includes choices for homes:

- To buy or rent ●
- Accessible to all ages, abilities and incomes ● ● ●
- Convenient to meet everyday needs, such as transit, schools, childcare, food and parks ● ● ● ● ●

+ add language around barriers to accessibility

Need a housing needs analysis now - not later

Unless there are incentives (\$\$) we will get the same stuff that is being built now