



Advisory Committee Meeting #4

MIDDLE HOUSING CODE OVERVIEW

June 17, 2021

OVERVIEW

The advisory committee's final meeting will be focused on reviewing draft code updates for other middle housing (triplexes, quadplexes, townhouses and cottage clusters), that build upon the initial round of duplex code updates approved by City Council. The consultants will complete the proposed draft of code updates for other middle housing by the end of this month, and the City will then have at least until June 2022 (or when the City reaches 25,000 population) to further revise and adopt the updates. The purpose of the committee's review at this stage is to set direction and refine the proposed draft.

Formatting Note: The code chapters show text recently amended with the duplex code updates with **yellow highlighting**. The middle housing code updates are shown in 'track changes' with colored text, strikeouts and underlines.

KEY ISSUES

While not an exhaustive list, several key items of interest for review include:

Definitions: New definitions proposed in Section 12.02 for the middle housing types, which also trigger revising the multifamily definition to 5+ units.

Allowed uses: Table 2-4 in Section 12.04.030 integrates the middle housing uses across all zones where single-family detached residential is permitted. A proposed change is to prohibit single-family detached in the high-density MR29 zone, in order to focus development in that zone on the expanded middle housing uses that have better potential to provide housing at densities commensurate with the zone's purpose.

Minimum lot sizes: Table 2-5 in Section 12.04.030 includes proposed reductions to minimum lot sizes for single-family and duplexes across the board by ~20% for greater efficiencies as proposed in HNA implementation actions (Objective 2.2). There are also new minimum lot sizes proposed specific to the new middle housing types, which implement the state requirements including minimum lot sizes of 1,500 square feet for townhouses in all zones.

Minimum lot widths: Commensurate reductions to minimum lot widths are proposed in Table 2-5 in Section 12.04.030 to match the minimum lot sizes. In the higher density zones with a

range of minimum lot sizes, tiered minimum lot widths are proposed that correlated to the minimum lot size. This includes a minimum width of 20 feet for townhouse lots as required in the state regulations, and minimums of 30-60 feet for all other lots.

Minimum density: Also in Table 2-5, minimum densities are proposed in the MR zones. They are based on ranges from the HNA, acknowledging that historical densities in Roseburg have been low: 3.7 in the low-density zones, 5.1 in the medium-density zones, and 11.1 in the high-density zones. In contrast, the HNA noted that average densities of 12-15 units/net acre would be expected in the medium-density zones and 20-33 units/new acre in the high-density zones. The proposed minimum densities are around half of the maximum allowed density of the zone, as a tool to help achieve greater efficiency with future residential development. Undevelopable area including slopes over 25% and wetlands are excluded from minimum density calculations, and small parcels under 20,000-square feet are also exempt.

Design standards: New design standards are proposed in Section 12.04.030 starting in subsection (F); the text is taken from the state's Model Code with very minor edits.

Review required: All residential uses will continue to require Site Plan Review, which will be reviewed by the Director as a Type I review as listed in Section 12.10.010(J)(5). The City may develop additional code language to clarify the review procedures.

Flag lots: Provisions in Section 12.12.010(E)(7)(b) allow for up to two lots, with a total of up to eight dwelling units, to take access via flag lot or private access easement in lieu of public street access. This is primarily intended to provide flexibility for infill scenarios. The proposed easement and paved widths were developed based on fire access requirements, and can be further refined as needed.

Road widths: Table 6-1 in Section 12.12.010 includes a reduction of the required right-of-way for local streets in the single-family R zones, from 60 feet down to 50 feet.

We look forward to reviewing the code updates with the Advisory Committee for further input, refinement and questions at our upcoming meeting on June 23, 2021.