

CITY OF ROSEBURG  
PLANNING COMMISSION  
*Monday, January 7, 2019*  
*City Hall Council Chambers – 7:00 pm*

*NOTE: It is up to each of you as Commissioners and Staff to let staff know before the day of the meeting if you will not be able to attend. Thank you.*

**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL:           Chair Ron Hughes     Daniel Onchuck     Victoria Hawks  
                                  Charlie Allen         Kerry Atherton     Ron Sperry  
                                  Shelby Osborn
- III. APPROVAL OF MINUTES  
      A. November 5, 2018 – Planning Commission Meeting
- IV. AUDIENCE PARTICIPATION: See Reverse for Information
- V. PUBLIC HEARING  
      A. File No: LUDR-19-001 Text Amendments [Legislative]
- VI. BUSINESS FROM STAFF  
      A. Director's Report
- VII. BUSINESS FROM THE COMMISSION
- VIII. NEXT MEETING – February 4, 2019
- IX. ADJOURNMENT

**\* \* \* AMERICANS WITH DISABILITIES ACT NOTICE \* \* \***

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470-3397 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

The agenda packet is available on-line at: <http://www.cityofroseburg.org/your-government/commissions/planning-commission/>

## **AUDIENCE PARTICIPATION INFORMATION**

The Roseburg Planning Commission welcomes and encourages participation by citizens at all meetings. To allow the Commission to deal with business already scheduled, it is asked that anyone wishing to address the Commission follow these simple guidelines.

### **Non-Agenda Items**

If you wish to address the Planning Commission on a matter not on the agenda, at the appropriate time please raise your hand and wait to be recognized by the Chair. Persons addressing the Commission must state their full name and address for the record. All remarks are to be directed to the Planning Commission. For items not on the agenda the presentation should be brief and be on a topic of interest to the Planning Commission, such as a general land use matter. These presentations are reserved for new material which has not been previously considered. The Planning Commission will not be taking action on any item presented under Audience Participation and if needed will provide direction to staff for appropriate follow-up.

### **Agenda Items**

For items on the agenda you will be given an opportunity to address the Commission once the item is called. Agenda items typically begin with establishing those who have party status, (to be explained by the Chair), a report from staff, followed by Commission questions to staff, then the applicant along with anyone he wishes to call as a witness on his behalf will be called to speak, followed by those with party status. After all initial testimony is completed there will be an opportunity for rebuttal. Everyone addressing the Commission is subject to questioning. After the hearing portion of the item is completed, the Commission will discuss the matter with a motion for consideration being presented and acted on.

Once final action is taken on Quasi-Judicial matters, the action of the Commission can be appealed to the City Council within 14 calendar days of the decision by filing a Notice of Review with the Community Development Department. Action on Legislative matters is typically a recommendation to the City Council and will be forwarded to them for final consideration.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail [cmatthews@cityofroseburg.org](mailto:cmatthews@cityofroseburg.org)

**CITY OF ROSEBURG  
PLANNING COMMISSION MINUTES  
November 5, 2018**

**CALL TO ORDER**

Chair Ron Hughes called the work session meeting of the Roseburg Planning Commission to order at 7:00 p.m. on Monday, November 5, 2018, in the Roseburg City Hall Council Chambers, 900 SE Douglas Avenue, Roseburg, Oregon.

**ROLL CALL**

Present: Chair Ron Hughes, Commissioners Kerry Atherton, Victoria Hawks, Dan Onchuck, and Ron Sperry.

Absent: Commissioners Charlie Allen and Shelby Osborn are both excused.

Others present: Community Development Director Stuart Cowie, Associate Planner John Lazur, Department Technician Chrissy Matthews, Erika Warhus, and Marcy McInnelly, Urbsworks, Inc.

**APPROVAL OF MINUTES -**

*Commissioner Onchuck moved to approve the September 17, 2018 minutes as presented; Commissioner Atherton seconded. Motion passed unanimously.*

**AUDIENCE PARTICIPATION** – Dustin Jinks, 1061 Westside Road, Camas Valley, OR stated he owns property at 152 Sunshine Road, Roseburg and is interested in building apartments and a gas station. He is addressing the Commission because the Roseburg Municipal Code no longer has a zoning designation for RV Parks listed in the Code; the zoning apparently was removed at some point in the past, reason unknown. RV Parks could potentially generate \$15,000 – \$17,000 in tax assessments according to Mr. Jinks. He asked the Commission if they had any objection to adding zoning for RV Parks to the Code. Mr. Cowie confirmed that the Code does not contain a specific RV Park zoning designation. Staff did not know the specific reason why the zoning designation was removed; however, it was allowed in the General Commercial (C3) zoning designation. Mr. Jinks' property on Sunshine Road is zoned Mixed Use (MU) which wouldn't allow for RV Parks. Mr. Cowie said staff can have an internal discussion about it; however, it isn't a priority at this time since an RV Park is considered temporary housing and wouldn't have an impact on the current immediate housing needs. Discussion ensued regarding RV Park standards, temporary use defined and clear guidelines of operation. Any changes to the Code would be a process through a Text Amendment to the Land Use and Development Regulations (LUDR).

**BUSINESS FROM STAFF –**

**Pine Street Waterfront Overlay - Work Session**

Erika Warhus, Marcy McInnelly, Urbsworks, Inc. - Project Objective (from the Scope of Work)  
The objective of this Project is to create, and guide through adoption, an overlay zone in the LUDR (Land Use and Development Regulations) for the Project Area. The Pine Street Waterfront Overlay (PSWO) must be based on relevant City plans, including the Waterfront Master Development Plan and the Parks Master Plan. The Overlay must help retain the

Project Area's historic character, allow multi-modal transportation access, and promote small-scale, pedestrian oriented development. The Pine Street Waterfront Overlay must include: Design standards for small commercial shops and overnight accommodations; and Standards for traffic-calming street design, signage, landscaping, lighting, and markings or paving to separate non-motorized transportation from cars. Per direction received at the PMT Meeting 1, modes do not need to be separate.

This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCD). This TGM grant is financed, in part, by federal Fixing America's Surface Transportation Act (FAST-Act), local government, and State of Oregon funds.

Mr. Cowie stated everyone has been working on this project for a while and he is glad to have Urbworks give an updated presentation of Pine Street Waterfront Overlay. He is grateful for Laura Buhl from DLCD for the funding. This project has a lot of different hurdles, but it is an interesting project for redevelopment for the unique area.

Marcy McInnelly gave the presentation of the Pine Street Waterfront Overlay.

Project overview – retain the project area's historic character; allow multi-modal transportation access with traffic-calming street design; and promote small-scale, pedestrian-oriented development.

Existing Conditions – access to properties not legally recognized by title companies because of unclear easement language; no through access for cars; officially part of Roseburg trail system; and multi-use path connecting the park to the north and the river trail to the south.

Transportation Considerations –Kittleson & Associates looked at people trips (including car, pedestrian, bike) at likely build-out scenario; low speeds: 10 mph or less for comfortable use by all modes; parking management plan at 50% build-out; and incremental development naturally creates traffic calming in the interim, before a streetscape plan is implemented.

Preservation of historic character is important – 100% lot coverage has been replaced with more appropriate standards; buildings are limited to 2 stories and avoid need for aerial fire truck access; modern materials are encouraged; and building scale and shape patterned after Victorian forms.

Discussion of coordinated Pine Street path design and implementation – many advantages to a City led "pathscape" program; for now, the Overlay and Pattern Book assume traffic calming elements will be required of properties; and property owners will be required to make a dedication to achieve needed path width.

Ms. McInnelly discussed the Patterns for Flex Zone Bulbouts (path design); site design; front yard; building shape; and porches, which are required if the structure faces Pine Street Alley; however, there is flexibility and leniency in the porch design to be a more inviting concept.

Discussion ensued regarding the pros and cons of limiting the buildings to 2 stories, emergency access and the width of the path, factors that would require an existing structure to be raised out of the flood plain, new construction to comply with current flood plain requirements, riparian setbacks, the need for vertical plantings not to encroach the multi-

use path, the flexibility to have commercial and residential structures on a parcel, the possibility to utilize parking at the Umpqua Business Center and the Visitors Center in addition to the turn out proposed at the end of Pine Alley.

Mr. Cowie said at this time, the Railroad has granted an easement referenced by Resolution 78-11 for use by the City for improvement and use for bicycle path purposes. The Pine Street Alley is included in the Urban Renewal Plan which will expire June 30, 2019. The City plans to include the Pine Street Waterfront Overlay area in the Diamond Lake Urban Renewal District via an Amendment process at a date to be determined in the future. Mr. Cowie anticipates developers being interested in developing if they see that the City is invested. Development needs to occur in order to generate funds for the Urban Renewal District. Discussion ensued regarding the benefits to have a River Walk connect to Micelli Park and Riverside Park; however, land owners would need to invest in the concept since private land would be needed for public access.

Commissioner Atherton acknowledged Bernie Woodard in the audience and asked if he was going to speak on the Pine Street Alley. Bernie Woodard, 3261 Follett Street, Roseburg 97470 came forward to address the Commission. Mr. Woodard made the following points:

- Roseburg has talked and wished for a River Walk for several years and with the Pine Street Waterfront Overlay commercial area it could happen.
- By adding a three step riparian adjustment of 25 feet at the South Umpqua River in lieu of the normal 50 feet and 12.5 feet at Deer Creek in lieu of the normal 25 feet.
- Since a much wider pathway is needed at Pine multipurpose path, this can be used to trade value.
- Step One: A Riparian Zone Trade Off would be the City authorizing a 50% decrease in the riparian zone *as part of this overlay* in its ONLY commercial zone waterfront here at the Pine Street Waterfront Overlay.
- South Umpqua River setback reduced from 50 feet to 25 feet.
- Deer Creek setback reduced from 25 feet to 12.5 feet.
- Step Two: as a condition of the Pine Street Waterfront Overlay (PSWO), landowners using the 25 feet riparian setback reduction for construction at the South Umpqua River or the 12.5 feet riparian setback at Deer Creek, would have to relinquish the land needed on the Pine Street side for the Fire Life and Safety expansion and burying utilities.
- Whether we stick with the 27 feet wide improvement or add to it, this is a good exchange for all to make this work.
- Step Three: PSWO landowners additionally allow a one purpose easement for the remaining 25 foot riparian zone for the purpose of a commercial type River Walk (possibly European tile type).
- Commercial River Walk would be constructed either by the City of Roseburg or PSWO landowner and when finished the landowner utilizes and maintains, but it remains open to the public during normal hours of operation.
- The River Walk will increase business for all!
- When the Riparian Zone Element is added to the Pine Street Waterfront Overlay it makes sense.
- PSWO landowners have more area of land to develop.
- The City and project gets the land needed for road improvement and hopefully burying utilities.

- The City gets the future opportunity for a commercial River Walk from the Visitor Center to Deer Creek Park.
- With the River Walk at the back (west side) and Pine Street multipurpose path at the front (east side), it creates much more exposure for the commercial uses added on the properties. Then add various connecting paths from the multipurpose path to the River Walk and we create all types of accessible and unique areas in the Pine Street Waterfront Overlay.

Mr. Cowie acknowledged the project wouldn't be as far as it is without the urging of Mr. Woodard. The Commission, Staff and Urbsworks agreed that Pine Street Alley is a unique and special place. Ms. McInelly, thanked the Commission and Staff for the good conversation and feedback which is very useful for preparing the final draft.

**DIRECTOR'S REPORT** – Mr. Cowie thanked Erika Warhus, Marcy McInelly from Urbsworks Inc., and Laura Buhl from Department of Land Conservation Development for all their work on the Pine Street Alley Overlay. The following are items the Community Development Department is working on.

Urban Grown Management Agreement update – The City is working with Douglas County on the Inter-Governmental Agreement for jurisdiction of NE Stephens to the Winchester Bridge.

Urban Growth Boundary Swap Meeting - November 13, 2018, 7:00 p.m. at Hucrest Elementary School, 1810 NW Kline Street.

Housing Needs Analysis – The City received a \$25,000 Grant from The Ford Foundation. A consultant has been hired to assist with housing and homeless housing needs.

Transportation Systems Plan – TSP concepts are being reviewed and a Planning Advisory Committee meeting will be scheduled in the near future.

Safeway building – 406 SE Rose Street received a site review approval for a demolition permit. The Rite Aid building – 464 SE Jackson Street is not slated for demolition but is making progress to repair broken windows and doors in order to be removed from the derelict building status.

**BUSINESS FROM COMMISSION** – none

**ADJOURNMENT** – The meeting adjourned at 9:15 pm. The next meeting is scheduled for Monday, December 3, 2018.

  
 Chrissy Matthews  
 Department Technician

# CITY OF ROSEBURG PLANNING COMMISSION STAFF REPORT



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## Land Use Regulation Text Amendments File No. LUDO-19-001

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**Meeting Date:** January 7, 2019

**Completeness Date:** N/A  
**120-Day Limit:** N/A

**Staff Contact:** John K. Lazur, Associate Planner

**Applicant:** City of Roseburg

**Request:** Amend Roseburg Municipal Code to deregulate and incentivize potential construction of Accessory Dwelling Units (ADU's), an intent of House Bill 2007 adopted by the Oregon State Legislature and revise the Central Business District (CBD) Zone to include Single Room Occupancy Housing (SRO's) and remove the maximum density standard affecting multiple family dwelling developments within the CBD.

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### **ISSUE STATEMENT AND SUMMARY:**

As many of you are already aware, the City of Roseburg has been facing housing shortage challenges, particularly for those in the lower income bracket. This has largely been an issue that has been felt in communities throughout the state. House Bill 2007 was adopted by the Oregon State Legislature with the goal of bringing more housing options to Oregonians. This bill has since been signed into law by Governor Brown. Among the provisions of the law, it requires Cities and Counties of a certain size to allow accessory dwelling units (ADUs), which are "interior, attached, or detached residential structures (i.e. granny flats, in-law suites). Many cities and counties like Roseburg already have ADU regulations; however, the overall legislative intent was to remove developmental and cost-prohibitive barriers for those that sought to construct ADUs. Therefore, the City has looked into adopting code similar to Department of Land Conservation and Development (DLCDs) model code which is intended to help jurisdictions comply with the legislation. House Bill 2007 exposes the City to additional tools to provide for additional housing through allowing increased density and suggestions to remove development barriers encountered by land owners. In addition to these ADU amendments, the City proposes to add a new housing option with provisions that resemble a dormitory-style option marketed toward students and young professionals seeking temporary or transitional housing called "Single Room Occupancy housing. This type of housing option is new to Roseburg but can be found in other jurisdictions with technical training schools and colleges. This new code is largely the result of being approached by a developer to remodel an existing building downtown to provide for dormitory-style housing marketed toward UCC students. Recognizing the housing shortage and low-income lifestyle of a college student, the City explored other jurisdictions' SRO development standards which resulted in the code provisions before you.

The proposed LUDR amendments are as follows:

1. Adding a definition of “Accessory Dwelling Unit” as an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single family dwelling.
2. Amends the Single Family Residential Zone to allow accessory dwelling units as a permitted use within the zone from the previous conditionally permitted status.
3. Amends Accessory Dwelling Unit provisions that exempts ADUs from zoning density standards, allows an increase in size of ADUs in certain cases. Exempts ADUs from street and sidewalk improvements, off-street parking in certain cases, and removes owner-occupant, heat source, and utility provisions.
4. Adding a definition of “Single Room Occupancy Housing (SRO)” as a structure that provides living units with separate sleeping areas and shared or communal bath, toilet, and cooking facilities for residents.
5. Adding Single Room Occupancy Housing requirements as supplemental provisions for a new building or change of use of an existing structure including but not limited to: unit square footage, living amenity provisions, minimum length of tenancy, minimum parking, and change of use provisions.

The attached Findings of Fact and Order provides justification for the text amendments.

**OPTIONS:**

1. Adopt proposed Findings of Fact recommending the City Council approve the text amendments.
2. Adopt proposed Findings of Fact recommending the City Council deny the text amendments.
3. Adopt modified Findings of Fact.

**RECOMMENDATION:**

Given the proposal meets applicable criteria, staff recommends the Planning Commission recommend City Council approve of Findings of Fact as presented.

**SUGGESTED MOTION:**

I MOVE TO ADOPT THE FINDINGS OF FACT AND ORDER AS PRESENTED, AND RECOMMEND THE PLANNING COMMISSION RECOMMEND CITY COUNCIL **APPROVE** THE PROPOSED TEXT AMENDMENTS FILE NO.LUDR-19-001.

**ATTACHMENTS:**

Text Amendment Summary  
Findings of Fact and Order



In the Matter of the Legislative Action  
by the City of Roseburg

) Text Amendment  
) File # LUDR-19-001

**BEFORE THE ROSEBURG PLANNING COMMISSION  
FINDINGS OF FACT AND ORDER**

**I. NATURE OF AMENDMENTS**

The Community Development Department proposes changes to the Land Use Regulations of the Roseburg Municipal Code (RMC) in an effort to address a housing shortage and its effect on rent-burdened citizens.

**II. PUBLIC HEARING**

A public hearing was held on the proposed amendments before the Roseburg Planning Commission on January 7, 2019. At the hearing, the Planning Commission reviewed Land Use File LUDR-19-001 for legislative text amendments and it was made part of the record.

**III. FINDINGS OF FACT**

**A. EXISTING CONDITIONS**

1. The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance # 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance # 2363, as originally adopted July 1, 1982, and most recently updated in Ordinance #3497 on May 1, 2018, as both may have been amended from time-to-time.
2. Notice of the public hearing was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the hearing. Opportunities were provided for all interested parties to be involved in the planning process through the public hearing.
3. The proposal is to legislatively amend text within the Land Use Development Regulations in the Roseburg Municipal Code.

**B. PROPOSAL**

The full text of the changes made in this amendment are attached to the implementing Ordinance, a summary of which is below.

<b>Summary of 2019 LUDR-19-001 Proposed Amendments</b>		
<b>Amendment</b>	<b>Summary</b>	<b>Effect</b>
Definitions	<p>“Accessory Dwelling Unit” – Defines a previously undefined use.</p> <p>“Single Room Occupancy Housing” – Defines a previously undefined use.</p>	Clarification
Residential Zoning District uses	Designates Accessory Dwelling Units as a permitted use instead of a conditionally permitted use.	Deregulation
Accessory Dwelling Units (ADU’s)	Exempts ADUs from residential density standards. Increases size of ADUs in certain cases. Exempts ADUs from street and sidewalk improvements and off-street parking in certain cases. Removes owner-occupant, heat source, and utility provisions.	Deregulation
Central Business District (CBD)	Removes 800 sq. ft. maximum density from Multiple-family residential developments above commercial structures.	Deregulation
Single Room Occupancy Housing	Establishes provisions for a new or change of use including but not limited to: unit square footage, living amenity provisions, minimum length of tenancy, minimum parking, and change of use provisions.	Clarification

C. AGENCY COMMENTS

No agency comments were received prior to the hearing.

D. PUBLIC COMMENTS

No public comments were received prior to the hearing.

E. ANALYSIS

Text Amendments are required to satisfy approval criteria contained within RMC Section 12.10.020.

F. REVIEW CRITERIA

Pursuant to RMC Section 12.10.020(F)(2) all legislative action proposals shall be analyzed for consistency with the policies of the Comprehensive Plan, Statewide Planning Goals, and other provisions of the Code.

## **Comprehensive Plan**

Pertinent policies that apply to the proposal have been evaluated as follows:

### **Housing Policy No. 1**

*The City shall assure sufficient renter occupied multi-family housing opportunities by ensuring that an adequate supply of developable land is zoned for such use.*

#### **Finding:**

The proposed amendments will establish a new permitted use to the Central Business District Zone and potentially increase the residential density of certain single-family residential lots. The amendments have the intent of providing an additional supply of renter occupied housing opportunities and may reduce strain on the affordable housing supply.

### **Economic Growth Policy No. 3**

*The City shall encourage economic activities which strengthen the urban area's position as a regional distribution, trade, and service center.*

#### **Finding:**

As Roseburg currently serves as the regional trade center in the region, adding opportunities for economic activity by providing various housing opportunities for the Roseburg workforce should strengthen its position as a regional distribution, trade, and service center.

## **Statewide Planning Goals**

Pertinent Statewide Planning Goals that apply to the proposal have been evaluated as follows:

### ***Statewide Planning Goal # 1 - Citizen Involvement***

*To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. The Comprehensive Plan is implemented via the adopted Code, in which the City identifies procedural requirements for processing land use actions, including notification and hearing procedures. The notice procedures guide the general public through the land use process within the City as well as through provisions that meet Oregon Revised Statutes (ORS).

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized public process and the Commission may include one member who resides outside the city limits. All meetings were advertised to local media. The proposed amendments were the result of input from Planning Commission work sessions.

The City of Roseburg provided notice of this proposal as mandated through ORS and Municipal Code requirements, as well as publishing the notice in the News Review, a newspaper of general circulation. A public hearing(s) is held in order to provide an opportunity for interested citizens to be involved, provide comments and present issues, influence the Commission and eventually the Council, provide technical information, and/or provide information regarding conditional approval.

***Statewide Planning Goal # 2 - Land Use Planning***

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.*

As noted above the City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan was again acknowledged through Periodic Review in 1992 and is coordinated and adopted by Douglas County for the unincorporated area located within the City UGB. (Roseburg Urban Area Comprehensive Plan adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996.) Implementation of the Comprehensive Plan is accomplished through the adopted Code. The Land Use and Development Regulations Chapter of Roseburg Municipal Code has been acknowledged by the State of Oregon and has been amended from time-to-time in order to comply with ORS. (Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and most recently updated in Ordinance No. 3497 on May 1, 2018.) Both the Comprehensive Plan and LUDR have been amended from time-to-time.

***Statewide Planning Goal # 10 - Housing***

*To provide for the housing needs of citizens of the state.*

The proposed amendments will allow additional residential development at a higher density to accommodate the need for housing in the Roseburg area. Consequently, the proposed amendment will have a positive impact on the present inventory of residential land in Roseburg. The most recent buildable lands inventory was conducted in 2006. The inventory indicates that there is a need for approximately 13,350 housing units by 2027 and roughly 1000 acres of residentially zoned land within the urban growth area to accommodate for growth at that time. The same rings true today, in that the State of Oregon in 2016 identified the City as a "severely rent-burdened community". In that determination, the State identified that 30% of the Roseburg population paid more than 50% of their income on rent. Therefore, the potential density increase to residential zoning and removal of density restrictions within the Central Business District will have a positive impact on the area's present and future housing stock.

#### **IV. CONCLUSION**

Based on the above findings, the Planning Commissions concludes that the application meets the criteria for approval in RMC 12.10.020(F)(2).

**V. ORDER**

Based on the Findings and Conclusions above, the Planning Commission recommends approval of this application to the City Council.

\_\_\_\_\_  
Ron Hughes, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Stuart Cowie, Community Development Director

\_\_\_\_\_  
Date

- Planning Commission Members:  
Ron Hughes, Chair  
Dan Onchuck, Vice Chair  
Charlie Allen  
Kerry Atherton  
Ronald Sperry  
Victoria Hawks  
Shelby Osborn

## LUDR 19-001 Amendments

### 12.02.090 Definitions

“ACCESSORY DWELLING UNIT” An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single family dwelling.

“ROOMING HOUSE” See “Single Room Occupancy Housing” ~~A single family dwelling where lodging, but not meals, is provided to guests for compensation, for time periods of at least 16 consecutive nights.~~

“SINGLE ROOM OCCUPANCY HOUSING (SRO)” A structure that provides living units with separate sleeping areas and shared or communal bath, toilet, and cooking facilities for residents.

### 12.04.030 Residential Districts

#### B. Allowed Uses and Standards.

6) Accessory <del>Dwelling</del> Residential Unit <sup>(2)</sup>	PC	PC	PC	P	P	P	P	12.04.030(C)
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C. **Accessory Dwelling Units.** Accessory dwelling units shall conform to the following standards:

1. Accessory dwelling units are exempt from the housing density standards of residential zoning districts.
2. A maximum of one (1) accessory dwelling unit is allowed per legal single family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g. above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor);
  - a. A detached accessory dwelling unit shall not exceed 1000 square feet in floor area, or 75% of the primary dwelling’s floor area, whichever is smaller.
  - b. An attached or interior accessory dwelling unit shall not exceed 1000 square feet of floor area, or 75% of the primary dwelling’s floor area, whichever is smaller. However, accessory dwelling units that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the accessory dwelling unit would be more than 1000 square feet;
3. Accessory dwelling units shall meet all other development standards (e.g. height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

- a. Conversion of an existing legal non-conforming structure to an accessory dwelling unit is allowed, provided that the conversion does not increase the non-conformity; and
  - b. No off-street parking is required for an accessory dwelling unit except, one (1) off-street space shall be provided if the street that provides access is signed for restricted parking along the frontage of the property.
4. Street improvements are not required for interior accessory dwelling units in which no increase to the size of the total gross floor area on the property occurs

**12.04.050 Central Business District**

**B. Allowed Uses and Standards**

2)	Dwelling units <del>or Single Occupancy Housing</del> above commercial structures <del>{one (1)}</del>	p	<u>12.08.040(N)</u>
	<del>dwelling unit per 800 sq. ft. of lot area<sup>141</sup></del>		

**12.08.040 Supplemental Provisions**

**N. Single Room Occupancy Housing.** In addition to meeting requirements for residential structures defined elsewhere in this Title, single-room occupancy housing units shall comply with the following:

1. Each unit shall have at least 100 square feet of floor area, except that any unit lawfully constructed prior to permit requirements shall be deemed in compliance with respect to floor area provided it has at least 85 square feet of floor area. This exception shall not apply where any occupancy has been changed or increased contrary to the provisions of this Title.
2. Either a community kitchen with facilities for cooking, refrigeration, and washing utensils shall be provided on each floor, or each individual single-room occupancy housing unit shall have facilities for cooking, refrigeration and washing utensils. In addition, facilities for community garbage storage or disposal shall be provided on each floor.
3. Each unit shall accommodate a maximum of two persons.
4. Laundry facilities shall be provided in a separate room at the ratio of one washer and one dryer for every ten (10) units.
5. Cleaning Supply Room. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.

6. Tenancy of SRO units shall not be for less than thirty (30) days.
7. An SRO facility shall provide one parking space per unit, one parking space for the on-site manager where required, and one parking space for each additional employee. All parking shall be off-street from a parking lot within 300 feet of the subject property.
8. An existing structure may be converted to an SRO facility, consistent with the provisions of this section. Any such conversion must bring the entire structure up to current building code standards, including accessibility standards, unless otherwise exempted by the building official.