



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

McMinnville Affordable Housing Task Force
231 NE 5th Street, Large Conference Room
Wednesday, February 22, 2017
10:00 AM

Task Force Members	Time	Agenda Items
Remy Drabkin	10:00 AM	1. Call to Order/Introductions
Elise Hui	10:05 AM	2. Citizen Comments
		3. Discussion Items:
Jon Johnson	10:10 AM	A. Formation of a Homelessness Subcommittee - <i>(Report)</i>
Chris McLaran	10:25 AM	B. Inclusionary Zoning Subcommittee <i>(Report)</i>
Kellie Menke	10:35 AM	C. Code Revisions <i>(Exhibit 1)</i>
Darrick Price	10:50 AM	4. Task Force Member Comments
	10:55 AM	5. Staff Comments
Alan Ruden	11:00 AM	6. Adjournment
Jeff Sargent		

*Please note that these documents are also available on the City's website www.mcminnvilleoregon.gov; click on Government, click on Boards and Commissions, click on McMinnville Affordable Housing Task Force. You may also request a copy from the Planning Department at the Community Development Center, 231 NE 5th Street, 503-434-7311.



CITY OF MCMINNVILLE
PLANNING DEPARTMENT
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
503-434-7311

www.mcminnvilleoregon.gov

EXHIBIT 1 - STAFF REPORT

DATE: January 25, 2017
TO: Affordable Housing Task Force Members
FROM: Heather Richards, Planning Director
Ron Pomeroy, Principal Planner
Chuck Darnell, Associate Planner
SUBJECT: Code Revisions, AH Efficiency Measures

Report in Brief:

This is a discussion evaluating comparable cities' development codes as they pertain to affordable housing efficiency measures – ie are there either barriers or incentives in the development codes promoting or discouraging affordable housing.

Background:

At their meeting on January 25, 2017, the Affordable Housing Task Force asked staff to put together an analysis of development code efficiency measures as they pertain to affordable housing barriers and incentives. (See Attachment, "Measures to Encourage Affordable and Needed Housing").

Discussion:

Staff chose six other communities to use as comparables. These communities were chosen for either their proximity in size to McMinnville (such as Newberg, Ashland, Redmond, and Grants Pass) or their known affordable housing programs (such as Corvallis and Bend).

Staff then started to create tables comparing different elements of the codes.

For this meeting, staff has put together a comparison on the following efficiency measures:

- Accessory Dwelling Units
- Multi-Family Off-Street Parking Requirements
- Under Four Units Off-Street Parking Requirements
- Residential Street Standards
- Minimum Density Standard
- Limitations on Low Density Housing Types
- Amount of High Density Zoning Districts
- Duplexes in Low Density Zones
- Attached Units Allowed in Low Density Zones

Attachments:

Attachment A: Measures to Encourage Affordable and Needed Housing

Attachment B: Table of ADU Comparisons

Attachment C: Table of Parking and Street Standards

Attachment D: Table of Density Standards

Staff Observations:

Multi-family Parking Requirements:

- Some comparison cities have lower parking requirements for smaller units
 - McMinnville requires 1.5 spaces per unit for each studio, 1 bedroom, and 2 bedroom unit
 - Newberg, Bend, and Corvallis all have requirement of 1 space for each studio and 1 bedroom unit
 - Ashland studio and 1 bedroom requirements are based on unit's square footage
- All comparison cities have similar parking requirements for multi-family units with 2 or more bedrooms

Reduced Parking:

- Most comparison cities allow reductions for proximity to transit or provide a credit for on-street parking
- Many variations in how the proximity to transit is credited:
 - Reductions range from 10% to 50%
 - Distance to transit service ranges from 300 to 1,500 feet
 - Type of transit that a development must be adjacent to varies from a transit stop to a street that has transit service
 - Frequent transit service is sometimes a requirement as well (1 hour or 30 minute frequencies applied in different cities)
- Many variations in how on-street parking spaces are credited:
 - Most cities allow a credit at a 1:1 ratio
 - Redmond only allows on-street parking credits in certain zones
 - Newberg only allows on-street parking credits for uses requiring more than 10 spaces
 - Bend only allows on-street parking credits up to count for up to 50% of the required parking

Under Four Parking:

- McMinnville parking requirements for single family dwellings are very similar to comparison cities
- Some comparison cities have lower parking requirements for duplexes and triplexes
 - McMinnville treats a duplex the same as a single family dwelling unit with a requirement of 2 spaces per unit, and a triplex follows the multi-family parking requirements
 - Ashland and Corvallis allow duplexes and triplexes to follow multi-family parking requirements that are based on unit size and number of bedrooms
 - Bend and Grants Pass only require 1 parking space per unit for duplexes and triplexes

Residential Street Standards:

- Many variations in how local streets are classified in comparison cities
- Local street width of 28 feet in McMinnville is more narrow than similarly classified streets in other cities, when parking is allowed on both sides of the street
- Newberg, Bend, Redmond, and Grants Pass require wider streets, ranging from 32 to 36 feet, when parking is allowed on both sides of the street
- All comparison cities do allow narrower streets, ranging from 20 to 25 feet, if parking is limited to one side or no parking is allowed on either side

Attachments:

Attachment A: Measures to Encourage Affordable and Needed Housing

Attachment B: Table of ADU Comparisons

Attachment C: Table of Parking and Street Standards

Attachment D: Table of Density Standards

ADUs:

- ADUs are permitted in all residential districts in McMinnville
 - Some cities require conditional use permits or minimum lot sizes in certain zones
- Type of ADU allowed (attached, detached, conversion of existing space) in McMinnville is similar in comparison cities
- ADU size requirements:
 - McMinnville has a minimum size of 300 square feet, but no other city has a minimum size for an ADU
 - The minimum size of an ADU in other cities would likely be determined by whatever the Oregon Building Code would allow for a dwelling unit
 - McMinnville has a maximum size of 40% of the primary dwelling or 800 square feet, whichever is less
 - Newberg, Ashland, Corvallis and Grants Pass all allow larger ADUs (up to 1,000 square feet)
- Parking requirement in McMinnville is similar to comparison cities (1 space required for the ADU)
 - Only Corvallis has a less strict parking requirement, which is that if the parking requirement for the primary dwelling is met, no additional spaces are required for the ADU
- Ownership:
 - McMinnville requires the property owner to reside in the primary dwelling
 - All comparison cities either do not specifically state that the owner must reside on the property, or allow the property owner to live in either the primary dwelling or the ADU
- Utilities:
 - McMinnville requires that an ADU have independent water, sewer, and electricity services
 - All comparison cities do not require separate or independent utilities
 - Newberg, Bend, Redmond, and Grants Pass all verified that ADU utilities can be shared with the primary dwelling
 - Ashland and Corvallis do not include any specific requirement that utilities be separate or independent
- Architectural standards:
 - McMinnville standards are minimal, only stating that siding, roofing, materials and color shall coincide with the primary dwelling
 - Most comparison cities have more specific architectural standards or setback requirements for certain features of an ADU
- Minimum Density Standards:
 - McMinnville does not have a minimum density requirement or maximum lot size.
 - Several other cities of similar sizes do not have those requirements either. However, Newberg has minimum density requirements for their medium residential zones, and both Bend and Corvallis have maximum lot sizes.
- Maximum Density Standards:
 - McMinnville has maximum density standards with a significant jump between the medium density zone (R-3) and the higher density zone (R-4)
 - Most communities have more zones with a higher variety of density allowances.

Attachments:

Attachment A: Measures to Encourage Affordable and Needed Housing

Attachment B: Table of ADU Comparisons

Attachment C: Table of Parking and Street Standards

Attachment D: Table of Density Standards

- Duplexes in Low Density Zones:
 - McMinnville allows duplexes on corner lots in both the R-1 and R-2 zones with a minimum lot size requirement.
 - Most comparison cities had similar lot size requirements however they were not just limited to corner lots.

- Attached Units Allowed in Low Density Zones:
 - McMinnville allows attached units in low density zones with a minimum lot size standard.
 - This code criteria has divergent applications in the comparison cities.

- Amount of High Density Zones:
 - Approximately 16% of McMinnville's housing acreage is dedicated to high-density residential zoning. This does not include the acreage that has been modified through a Planned Development for high density housing.
 - Most comparison cities had similar amounts of high density acreage except for Redmond which has 35% of acreage devoted to high-density residential zoning.

Conclusions:

McMinnville's efficiency measures are generally better for affordable housing than similar sized cities. However, there are some opportunities for improvements. ADUs do have some barriers with the minimum size requirements, maximum size requirements and the mandate to connect to separate services. McMinnville might also want to consider adding another medium-density residential zone with a higher maximum density standard to allow for more variances between medium-density and high-density. Additionally, McMinnville might also want to consider minimum density standards and maximum lot standards with exceptions for property that is not developable, either in the floodplain or encumbered with easements. And finally, McMinnville might want to consider reducing parking standards for multi-family complexes especially for the smaller studio and one-bedroom units as well as provide a credit for proximity to transit services.

Staff will provide a similar comparison for the next Affordable Housing Task Force meeting on - Density Bonus, Inclusionary Zoning, Property Tax Exemptions, Construction Excise Tax, Mixed-Use Housing, Cottage Housing and Vertical Housing.

Attachments:

Attachment A: Measures to Encourage Affordable and Needed Housing

Attachment B: Table of ADU Comparisons

Attachment C: Table of Parking and Street Standards

Attachment D: Table of Density Standards

Measures to Encourage Affordable and Needed Housing (within existing UGB)

Affordable Housing Measures (23 total points) Section 0060(3)(a)

Density Bonus (max 3 points)

- 3 points – Density bonus of at least 20%, no additional design review
- 1 point – Density bonus with additional design review

Systems Development Charges (max 3 points)

- 3 points – At least 75% reduction on SDCs
- 1 point – Defer SDCs to date of occupancy

Property Tax Exemptions

- 3 points – Property tax exemption for low income housing
- 3 points – Property tax exemption for non-profit corp. low income housing
- 3 points – Property tax exemption for multi-unit housing

Other Property Tax Exemptions/Freeze

- 1 point – Property tax exemption for housing in distressed areas
- 1 point – Property tax freezes for rehabilitated housing

Inclusionary Zoning

- 3 points – Imposes inclusionary zoning

Construction Excise Tax

- 3 points – Adopted construction excise tax

Cities must have adopted measures totaling at least 3 points of affordable housing measures **and** at least 12 points overall they may apply for up to 6 points of credit for alternative measures

Needed Housing Measures (30 total points) Section 0060(3)(b)

Accessory Dwelling Units (max 3 points)

- 3 points – ADUs allowed in any zone without many constraints
- 1 point – ADUs with more constraints

Minimum Density Standard (max 3 points)

- 3 points – Minimum density standard at least 70% of maximum
- 1 point – Minimum density standard at least 50% of maximum

Limitations on Low Density Housing Types

- 3 points – No more than 25% of residences in medium density to be detached
- 1 point – No detached residences in high density zones
- 1 point – Maximum lots for detached homes medium/high zones $\leq 5,000$ sq ft

Multifamily Off-street Parking Requirements (max 3 points)

- 3 points – ≤ 1 space/unit for multi-unit dwelling and ≤ 0.75 spaces/unit for units within one-quarter mile of transit
- 1 point – ≤ 1 required parking space/unit in multi-unit dwellings

Under Four Unit Off-street Parking Requirements

- 1 point – ≤ 1 space/unit required for detached, attached, duplex, triplexes

Amount of High Density Zoning Districts (max 3 points)

- 3 points – At least 15% of all residential land is zoned for high density

- 1 point – At least 8% of all residential land is zoned for high density

Duplexes in Low Density Zones (max 3 points)

- 3 points – Duplexes are allowed in low density zones
- 1 point – Duplexes are allowed on corner lots in low density zones

Attached Units Allowed in Low Density Zones

- 1 point – Attached residential units allowed in low density zones

Residential Street Standards

- 3 points – Allowed minimum local residential street width 28 feet or less

Mixed-Use Housing

- 3 points – At least 50% of commercial zoned land allows residential

Low Density Residential Flexible Lot Sizes

- 1 point – Minimum lot size in low density zones is 25%+ less than the minimum lot size corresponding to maximum density

Cottage housing

- 1 point – Allows cottage housing

Vertical housing

- 1 point – Allows vertical housing

Topic	McMinnville	Newberg ¹	Bend ²	Ashland ³	Redmond ⁴	Corvallis ⁵	Grants Pass ⁶
ADU							
Type Allowed	- Conversion of attic, basement, or garage - Adding floor area to primary dwelling - Detached ADU	- Attached or detached - Addition to primary dwelling	- Attached or detached - Conversion of portion of primary dwelling	- Attached or detached	- Attached or detached	- Attached or detached - Conversion of garage	- Attached or detached - Conversion of attached or detached (garage or shed) space - Addition to primary dwelling
Zoning Districts Allowed	- All Residential districts as permitted use - Only allowed on lots w/ a detached single family dwelling	- R-1 as conditional use - R-2 & R-3 as permitted use	- All Residential districts as permitted use - Only allowed on lots w/ single family detached or attached dwelling unit	- Permitted w/ special use standards in all residential districts - Allowed on lots w/ single family residential dwelling as primary use	- Allowed in all residential zones - Permitted in R-4 & R-5 - Conditional use in R-1, R-2, R-3 & R-3A	- Allowed in all residential zones, but must meet minimum lot sizes: - RS-1: 8,000 sf - RS-3.5/RS-5: 6,000 sf - RS-6/RS-9/RS-12/RS-20: 3,500 sf for detached, 2,500 sf for attached	- Only allowed on lots w/ single family detached dwelling unit
Size Limitations	- Max ADU Size: 40% of the primary dwelling square footage or 800 square feet, whichever is less - Min. ADU Size: 300 square feet	- Max ADU size: 50% of the primary dwelling, up to 1,000 square feet	- Lot 6,000 sf or less: max. ADU size of 600 sf - Lot greater than 6,000 sf: max ADU size of 800 sf	- R-1 Zone: Max ADU size of 50% of the primary dwelling, up to 1,000 sf - R-2/R-3 Zone: Max ADU size of 50% of the primary dwelling, up to 500 sf	- Max detached ADU size: 50% of the primary dwelling, up to 800 sf - Above garage ADU: may not exceed garage footprint	- Max ADU size: 40% of the primary dwelling up to 900 sf	- Max ADU size: 1,000 sf - Height max of 18 feet - ADU footprint shall not be larger than footprint of primary dwelling
Setback/Development Standards	- Follows underlying zoning district standards	- Follows underlying zoning district standards	- Exempt from max FAR if certain size	- Follows underlying zoning district standards - Exempt from density and min. lot area requirements	- Follows underlying zoning district standards	- Follows underlying zoning district standards - Entry & walkway must be 5' from side yard lot line	- Exempt from density requirements
Material Requirements/Design Standards	- Siding, roofing, materials, and color shall coincide w/ primary dwelling - Definition of ADU states that ADU will “generally” have its own outside entrance, but not specifically required	- Entry may not be located on front façade of primary dwelling - 2 nd story windows 10' or less from property line must be privacy glass	- Max height of 25' or height of primary dwelling - 2 nd story doorways, outdoor living areas, and staircases setback of 10'	- Independent entry - Certain design standards apply in neighborhoods w/ adopted small area plans: visual buffers, second floor detailing or step-back design	- Independent entry - If entry is accessed by stairs, a covered porch is required	- Architecturally integrated (roof, exterior materials, windows, color) w/ primary dwelling unit - 2 nd story windows opaque - Balconies only allowed to face nearest side yard	- Entry located in side/rear - Compatible w/ primary dwelling (roof, exterior materials, windows, eaves) - New detached ADUs must be located at least 6 feet behind the primary dwelling

¹ Newberg Development Code 15.440.030

² Bend Development Code Table 2.1.200, 2.1.400, 2.1.600 (B)(2), 3.3.300, 3.6.200 (B)

³ Ashland Development Code Table 18.2.3.040, 18.4.3.040, 18.6.1

⁴ Redmond Development Regulations 8.0135, 8.0325, 8.0500

⁵ Corvallis Land Development Code 4.1.30, 4.9.40. Corvallis allows ministerial and general development options for ADUs, which have different requirements. Ministerial is a staff level review w/ no public hearing or notification. Ministerial requirements listed above. General development option requires property owner notification, but allows for no minimum lot size in low density residential zones, no setbacks for entrance doors/walkways, less restriction on architectural integration w/ primary dwelling.

⁶ Grants Pass Development Code 22.720, 25.042

Parking Requirement	- 1 space for the ADU	- 1 space for the ADU	- 1 space for the ADU	- Studio or 1 BR < 500 sf: 1 space/unit - 1 BR > 500 sf: 1.5 spaces/unit - 2 BR: 1.75 spaces/unit - 3 BR+: 2 spaces/unit	- 1 space for the ADU	- If parking requirement for primary dwelling is met, no additional off-street parking required - If ADU parking provided, cannot be in front/side yard	- 1 space for the ADU
Utilities	- Must have independent water, sewer, and electricity services	- Utilities can be shared with primary dwelling	- Utilities can be shared with primary dwelling	- No specific requirement that utilities be separate from primary dwelling	- Utilities can be shared with primary dwelling	- No specific requirement that utilities be separate from primary dwelling	- Utilities can be shared with primary dwelling
Number/Density	- 1 ADU allowed per lot	N/A	- 1 ADU allowed per lot	- 1 ADU allowed per lot	N/A	- 1 ADU allowed per lot	- 1 ADU allowed per lot
Facilities	- ADU must include kitchen, bathroom, living, and sleeping area that are completely independent from primary dwelling	- ADU must have one or more rooms, bathroom, and kitchen	N/A	- ADU must have independent, permanent provisions for living, sleeping, eating, cooking, and sanitation	- Kitchen w/ oven, stove w/ 2 burners, sink, refrigerator w/ 6 cubic feet capacity, & freezer - Bathroom w/ sink, toilet, & shower	N/A	N/A
Ownership	- Property owner must reside in primary dwelling	N/A	N/A	N/A	- Property owner must reside in either primary dwelling or ADU	- Property owner must reside in either primary dwelling or ADU - Deed restriction required	- Ownership of ADU shall not be subdivided or separated from ownership of primary residence
RV/Trailer/Manufactured Home	- Not allowed as an ADU	N/A	N/A	N/A	N/A	N/A	N/A

Accessory Dwelling Unit

Quick Reference Guide

Planning Division
bendplanning@bendoregon.gov
 (541)-388-5570 option 3



COMMUNITY
DEVELOPMENT

An **accessory dwelling unit (ADU)** is a small dwelling unit on a property that contains a single-family dwelling unit as the primary use. An ADU may be attached to or detached from the single-family dwelling. ADUs are often called “mother-in-law apartments”, “granny flats”, or “garage apartments.”

See [Bend Development Code \(BDC\) 3.6.200.B](#) at bendoregon.gov/citycode for detailed requirements.

Eligibility

- ADUs are permitted uses on residentially-zoned lots or parcels with a single-family dwelling or townhome.
- A maximum of one ADU is allowed per lot or parcel.
- The City recommends that the applicant complete their due diligence by checking any applicable private Conditions, Covenants, and Restrictions (CC&Rs) that may limit ADUs on the subject property. The City does not enforce or monitor private CC&Rs.
- ADUs in NorthWest Crossing must comply with special standards outlined in [BDC 2.7.300](#). For all other properties, the standards of [BDC 3.6.200](#) apply, summarized below.

Sizing Limits

Maximum Floor Area

if property is 6,000 sq ft. or less:	600 sq. ft. of enclosed floor area
if property is greater than 6,000 sq ft.:	800 sq. ft. of enclosed floor area

Maximum Floor Area Ratio (FAR)

(for all buildings on site) 0.55

Review [BDC 3.6.200B](#) for guidance on calculating FAR.

Maximum Lot Coverage:

Adhere to existing lot coverage requirements for your zoning district (see [BDC Chapter 2.1](#))

Building Setbacks:

Adhere to ADU design standards (see [pg. 2](#)) and setback requirements for your zoning district (see [BDC Chapter 2.1](#))

Maximum Height for detached ADU

if Primary Dwelling Unit 25 ft. or taller:	25 ft.
if Primary Dwelling Unit is less than 25 ft.:	Height of the Primary Dwelling Unit

Maximum Height for attached¹ ADU:

Height for zoning district (see [BDC Chapter 2.1](#))

¹ “Attached” means that the building is connected to another building by a common wall that is fully enclosed for 25% of the length of the side of both buildings.

Design Standards

For detached ADUs:

Minimum distance from primary single-family dwelling unit: 6 ft.

For second story ADUs over 600 sq. ft.

and abutting an SR 2 ½, RL, or RS zoned property:

Minimum setback for exterior staircases doorways, and outdoor living areas oriented towards the exterior of the abutting property: 10 ft.

Site Improvements (BDC 4.2.400)

Parking and Driveways:	Required parking areas and driveways must be paved
Sidewalk and Curbs:	Sidewalks must be installed if sidewalks exist within 600 ft. of the property on the same side of the street; corner lots require ADA-compliant curb ramps (see BDC 4.2.400)
Water and Sewer Service:	Must meet Oregon code for one and two-family dwellings (Consult a licensed plumber or professional designer/architect to determine if code requirements are met)
If property is <i>not</i> served by City of Bend Water	A will-serve letter is required from the serving water district (Call Avion at 541-382-5342 or Roats at 541-382-3029)
If property is on a septic system and over 300' from City of Bend sewer	Septic Authorization Form signed by City of Bend and Deschutes County required
If property is on a septic system and less than 300' from City of Bend sewer	Connection to City of Bend sewer main will be required.

Parking

Minimum On-Site Spaces:	Three spaces: One for ADU, two for primary dwelling <ul style="list-style-type: none">• One space may be on-street if on-street parking credit is permitted (see BDC 3.3.300)
Minimum Dimensions	
If stall is at 90 degrees:	9 x 20 ft.
If stall is parallel and on private property:	9 x 22 ft.
For stalls at other angles	See BDC 3.3.300.E.1
Minimum Backup Distance for Alley Parking:	24 ft.

Required Review Process

- 1) File and pay fee for [Minimum Development Standards](#) Review (Review time ~30 days)
- 2) Review decision and file for a [Building Permit](#) (Review time varies; anticipate 4-8 weeks)
- 3) City issues Building Permit
- 4) Pay permit fees and System Development Charges (SDCs)

2016-17 Fees (effective July 1, 2016 – June 30, 2017)

Minimum Development Standards (MDS) Review	\$842.40
Building Permit	E-mail bendcdd@bendoregon.gov for estimate (Note: fee estimate includes SDCs)
System Development Charges (SDCs)	<u>\$4,141 minimum</u>
Streets	\$1,362
Parks	\$2,779
Water & Sewer	Varies (only applicable if upgrading size of water/sewer service lines)

Topic	McMinnville	Newberg ¹	Bend ²	Ashland ³	Redmond ⁴	Corvallis ⁵	Grants Pass ⁶
Multi-Family Parking							
Number of spaces required for multi-family dwelling unit	- Studio-2 BR: 1.5 spaces/unit - 3+ BR: 2 spaces/unit	- Studio or 1 BR: 1 space/unit - 2 BR: 1.5 spaces/unit - 3 or 4 BR: 2 spaces/unit -5+ BR: 0.75 spaces/BR	- Studio or 1 BR: 1 space/unit - 2 BR: 1.5 spaces/unit - 3+ BR: 2 spaces/unit - Affordable housing units: 1 space/unit	- Studio or 1 BR < 500 sf: 1 space/unit - 1 BR > 500 sf: 1.5 spaces/unit - 2 BR: 1.75 spaces/unit - 3+ BR: 2 spaces/unit	- Apartments and Multi Family Complex (over 4 dwelling units): 2 spaces/unit, 1 space/manager, and 1 space/5 dwelling units	- Studio: 1 space/unit - 1 BR: 1 space/unit - 2 BR: 1.5 spaces/unit - 3 BR: 2.5 spaces/unit - 4 BR: 3.5 spaces/unit - 5 BR: 4.5 spaces/unit	- Multifamily: 1 space/unit
Reduced Parking							
Reduced parking requirement for proximity to transit (1/4 mile) or other scenarios	- Reductions in Downtown area - Small reduction for commercial uses in Northeast Gateway District - Variance allowed for historic structures - No reduction for proximity to transit - No credit for on-street parking	- Reduction of 10% for affordable housing projects w/in 1,500 feet from transit service (transit service min. 1 hour frequency) - On-street parking spaces can be counted if more than 10 spaces required	- Reduction of 10% for all uses except single family detached dwellings if within 660 feet of transit route - Credit for on-street parking: off-street parking spaces may be reduced for on-street parking at 1:1 ratio, up to 50% of the requirement	- Reduction of 50% for uses requiring at least 20 spaces and where lot line abuts a street w/ transit service (plaza must be provided and transit service min. 30-min frequency) - Credit for on-street parking: off-street parking spaces may be reduced for on-street parking at 1:1 ratio	- Reduction of 25% may be approved as a minor variance, and availability of public transit is a factor to be considered in granting the variance - Credit for on-street parking: in certain zones off-street parking spaces may be reduced for on-street parking at 1:1 ratio	- Reduction of 10% for uses w/in 300 feet of transit stop - Reduction to minimum required parking spaces available through Planned Development request - Affordable housing units w/ 4 or 5 BR require only 2.5 spaces/unit	- Reduced parking may be allowed through a Performance Parking concept and plan
Under Four Parking							
Number of spaces required for under four-unit dwelling units, including single-family detached, single-family attached, duplexes, and triplexes	- Single Family/Duplex: 2 spaces/unit w/ 4 BRs, plus 1 additional space for every 2 additional BRs - Triplex: Follows multi-family parking requirements	- Single Family: 2 spaces/unit - Two-Family: 2 spaces/unit - Triplex: Follows multi-family parking requirements	- Single Family (attached or detached): 2 spaces/unit - Duplex/Triplex, 1 BR units: 1 space/unit. - Duplex/Triplex, 2+ BR units: 2 spaces/unit	- Single Family: 2 spaces/unit - Duplex/Triplex: Follow multi-family parking requirements	-Single Family: 2 spaces/unit - Townhouse: 2 spaces/unit - Triplex (multi family dwelling including 3 plex): 2 spaces/unit	- Single Family: 2 spaces/unit - Single Family Attached, 1-3 BR: 2 spaces/unit -Single Family Attached, 4-5 BR/Duplex/Triplex: Follow multi-family parking requirements	- Single Family (attached or detached): 1 space/unit -Duplex: 1 space/unit - Triplex: 1 space/unit
Residential Street Standards							
Minimum local residential street width	- Local Residential (ADT 1,200): 28' - Neighborhood Connector (ADT 1,200 – 3,000): 28'	- Local Residential: 32' - Limited Residential, parking both sides: 28' - Limited Residential, parking one side: 24' - Limited Residential, no parking: 20'	- Local Street in Medium (RM) & High (RH) Density Res. Zones: 36' - Local Street in other Res. Zones: 24' (no parking)/28' (parking one side)/32' (parking both sides)	- Neighborhood Street (ADT < 1,500), parking both sides: 25'-28' - Neighborhood Street (ADT < 1,500), parking one side: 22'	- Local Residential, parking both sides: 36' - Local Residential, parking one side: 28' - Local Residential, no parking: 24'	- Local, parking both sides: 28' - Local, parking one side: 25' - Local, no parking: 20'	- Local Street, ADT > 1,500: 34' - Local Street, ADT 250-1,500: 28' - Local Street, ADT < 250: 26'

¹ Newberg Development Code 15.440.0

² Bend Development Code 3.3.300, 3.3.300 (D)(1), 3.4.200 (F)

³ Ashland Development Code Table 18.4.3.040, 18.4.3.060, Table 18.4.6.040.F

⁴ Redmond Development Regulations 8.0500, 8.0505, 8.0710 (2), 8.2710 (3)

⁵ Corvallis Land Development Code 2.5.20, 4.1.20 (q), Table 4.0-1, 4.1.30

⁶ Grants Pass Development Code 25.042, 25.050, Table 27-3

Topic	McMinnville	Newberg	Bend	Ashland	Redmond	Corvallis	Grants Pass
Minimum Density Standards							
	No minimum density requirement (there is no maximum lot size in any zone)	Minimum density requirements in the R-2 and R-3 (med and high density) zones only	<u>Maximum</u> allowable lot size changes with each zone based on the density range of the zone	No minimum density requirement (there is no maximum lot size except for in the R-2 and R-3 zones)	No minimum density requirement (there is no maximum lot size in any zone)	Minimum and maximum lot sizes are built into the zones.	No minimum density requirement (there is no maximum lot size in any zone)
Maximum Density Standards							
	R-1 zone: 4.8 Du/Ac R-2 zone: 6.2 Du/Ac R-3 zone: 7.3 Du/Ac R-4 zone: 29 Du/Ac <u>Note:</u> While the R-4 zone requires an area calculation of only 1,500 sq. ft. per unit, the 25% landscaping requirement and about 15% parking requirement reduces what is typically constructed to maximum of about 18 Du/Ac.	R-1 zone: 4.4 Du/Ac R-1/6.6 zone: 6.6 Du/Ac R-2 zone: 9.0 Du/Ac R-3 zone: 16.5 Du/Ac	RS zone: 4.0 to 7.3 Du/Ac RM-10 zone: 6.0 - 10 Du/Ac RM zone: 7.3 - 21.7 Du/Ac RH zone: 21.7 - 43 Du/Ac	R-1-10 zone: 2.4 Du/Ac R-1-7.5 zone: 3.6 Du/Ac R-1-5 zone: 4.5 Du/Ac R-1-3.5 zone: 7.2 Du/Ac R-2 zone: 13.5 Du/Ac R-3 zone: 20 Du/Ac	R-1 zone: 4.8 Du/Ac R-2 zone: 4.8 Du/Ac R-3 zone: 5.8 Du/Ac R-4 zone: 14.5 Du/Ac R-5 zone: 17.4 Du/Ac	RS-5 zone: 2 to 6 Du/Ac RS-6 zone: 4 to 6 Du/Ac RS-9 zone: 6 to 12 Du/Ac RS-12 zone: 12 to 20 Du/Ac RS-20 zone: 20 + Du/Ac <u>Note:</u> The RS-20 zone provides no maximum residential density in the zone.	R-1-12 zone: 3.9 Du/Ac R-1-10 zone: 4.8 Du/Ac R-1-8 zone: 6.2 Du/Ac R-1-6 zone: 8.7 Du/Ac R-2 zone: 12.4 Du/Ac R-3 zone: 17.4 Du/Ac R-3-2 zone: 20 Du/Ac R-4 zone: 34.8 Du/Ac R-5 zone: 50 Du/Ac
Duplexes in Low Density Zones							
	R-1 zone: <u>Permitted</u> on corner lot with 9,000 sq. ft. minimum lot size. Must be designated on the subdivision plat. <u>Conditional Use</u> if not designated on subdivision plat. R-2 zone: <u>Permitted</u> on corner lot with 8,000 square foot minimum lot size.	R-2 zone: 10,000 sq. ft. minimum lot size for a Duplex. R-3 zone: 6,000 sq. ft. minimum lot size for a Duplex.	RS zone: 10,000 sq. ft. minimum lot size for a Duplex.	R-2 zone: 7,000 Sq. Ft. minimum lot for a Duplex. R-3 zone: 6,500 Sq. Ft. minimum lot for a Duplex.	Only in the R-2 zone on a corner lot if platted prior to 2006	RS-5 zone: 12,000 sq. ft. minimum lot for a Duplex. RS-6 zone: 10,000 sq. ft for a Duplex.	Not allowed in low density zones.
Attached Units Allowed in Low Density Zones							
	R-1 zone: Minimum 9,000 sq. ft. for two lots combined. One must be a corner lot. R-2 zone: Minimum 8,000 sq. ft. for two lots combined if one lot is a corner lot. If neither lot is a corner lot, then a minimum 14,000 sq. ft combined.	R-1 and R-2 zones: 10,000 sq. ft. minimum for two lots.	RS zone: 8,000 Sq. Ft. minimum lot for Two Units or 10,000 sq. ft. for Three Units.	No Single-Family Attached classification.	Only as Townhomes in the R-4 or R-5 (higher density) zones.	All low density residential zones.	Not allowed in low density zones.
Limitations on Low Density Housing Types							
	None. No maximum lot size cap in any zone.	R-1 zone: 10,000 sq. ft. R-2 and R-3 zones: 5,000 sq. ft.	No limitation, however the higher density zones effectively make low density unachievable.	Minimum residential density is 80% of the calculated base density but <u>only</u> in the R-2 and R-3 zones. Otherwise, no maximum lot size cap.	None. No maximum lot size cap in any zone.	Minimum densities are built into the zones (see Minimum Density Standards above)	None. No maximum lot size cap in any zone.
Amount of High Density Zones							
	R-4 zone: 16% (approx. 550 acres) R-3 zone: 11% (approx. 380 acres) R-2 zone: 39% (approx. 1,360 acres) R-1 zone: 35% (approx. 1,230 acres)		RH and RM Zones combined yield about 11%		Estimated combination of R-4 and R-5 zones yields around 35%		