

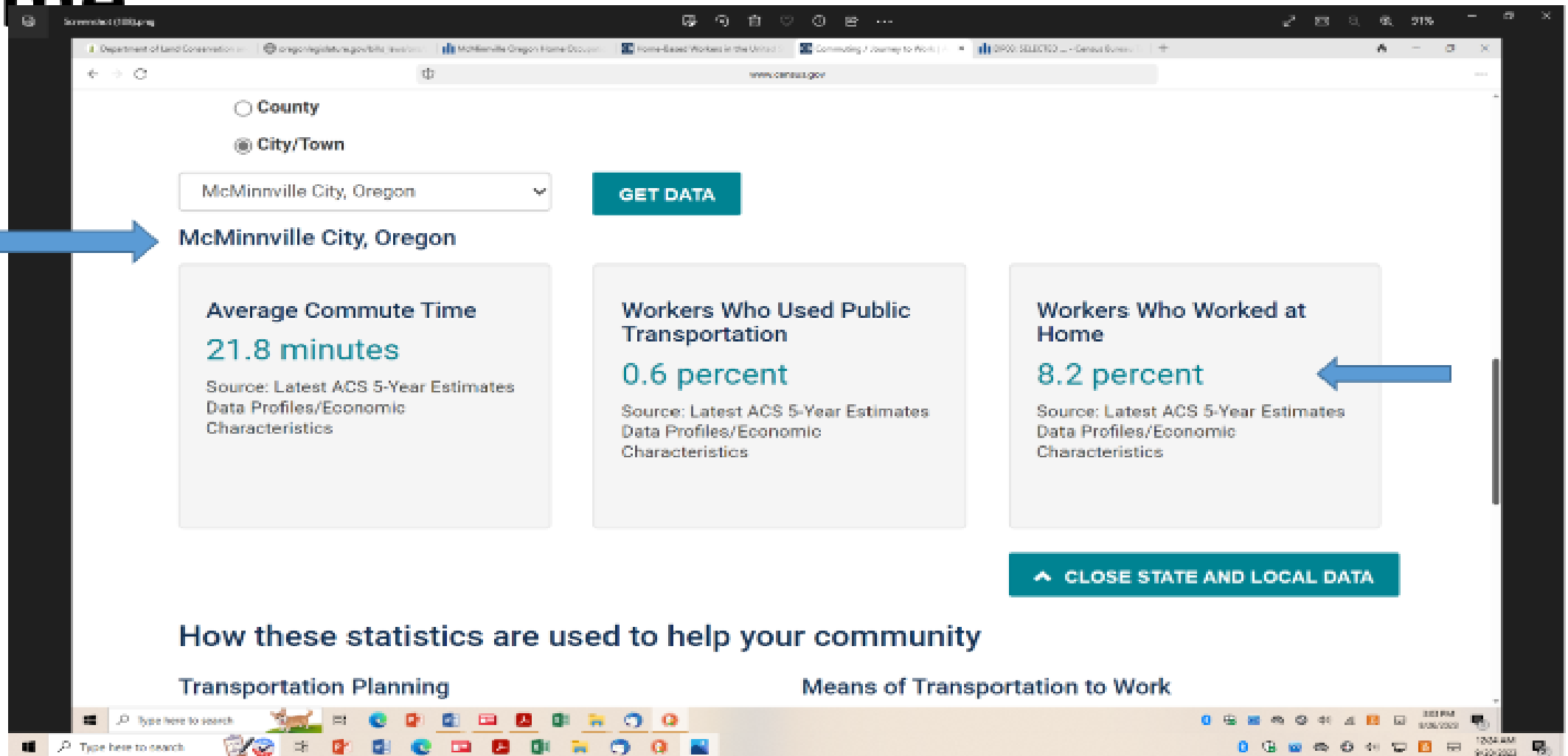
HNA *reduces* planned density

- HNA 2021-2041 5.46 units per gross buildable acre
- MGMUP 2002-2023 5.7 units per gross buildable acre
- Safe harbor (OAR 660-024) 8 units per gross buildable acre

City	R-1 or lowest density zone	R-2 or next lowest density	R-3 or next lowest	Planned (Needed) density (du/acre)	Maximum lot area or Minimum density standards
McMinnville	9,000 sq. ft.	7,000 sq. ft.	6,000 sq. ft.	5.46	No
Lafayette	7,500 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	?	No
Sheridan	7,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	?	Yes (R-2, R-3 duplexes & multi-family)
Woodburn	6,000 sq. ft.	4,000 sq. ft.	3,600 sq. ft.	7.8 -9.0	Yes
Newberg	5,000 sq. ft.	3,000 sq. ft.	2,500 sq. ft.	7.4(draft)	Yes
Corvallis	5,000 sq. ft.	3,630 sq. ft.	2,178 sq. ft.	6.5	Yes
Dallas	5,000 sq. ft.	4,000 sq. ft.	3,000 sq. ft.	?	Yes
Keizer	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	6.8	Yes

Minimum lot sizes for single-family detached houses

8.2% of McMinnville workers work from home



Jobs on residential land or existing employment sites

- McMinnville Draft EOA 5%
- McMinnville 2013 EOA 17%
- McMinnville 2001 EOA 13-17%
- Redmond 10%
- Grants Pass 10%
- Corvallis 11% to 29%
- Ashland 20%