

**PROPOSED AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN,
VOLUME ii, GOAL AND POLICIES**

New proposed language is represented by ***bold italic font***, deleted language is represented by ~~strikethrough font~~.

**CHAPTER V
HOUSING AND RESIDENTIAL
DEVELOPMENT**

[...]

Policies:

59.00 *Opportunities for multiple-family **dwelling** and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.*

60.00 *Attached single-family dwellings and common property ownership arrangements (condominiums) shall be allowed in McMinnville to encourage land-intensive, cost-effective, owner-occupied dwellings.*

[...]

71.09 *Medium and **Medium-High Density Residential (R-3 and R-4)** - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single-family **dwelling** detached uses, single family **dwelling** attached units, duplexes, ~~and triplexes~~, **quadplexes**, ~~and townhouses~~, **and cottage clusters**. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:*

[...]

84.00 *Multiple-family **dwelling**, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning to avoid inundating any one area with a concentration of this type of housing.*

[...]

*Multiple-family **Dwelling** Development Policies:*

86.00 *Dispersal of new-multi-family **dwelling** housing development will be encouraged throughout the City in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the*

*community and to avoid an undue concentration of multi-family **dwelling** development in specific areas of the community leading to a segregation of multi-family **dwelling** development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles*

*In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-family **dwelling** development, and the area is commensurate with a higher concentration of multi-family **dwelling** development without creating an unintended segregation of multi-family **dwelling** development, such as McMinnville's downtown, the area surrounding Linfield University and Neighborhood Activity Centers, a higher concentration of multi-family **dwelling** development will be encouraged. (Ord. 5098, December 8, 2020)*

87.00 *Residential developments at densities beyond that normally allowed in the multiple-family **dwelling** zone shall be allowed in the core area subject to review by the City. These developments will be encouraged for (but not limited to) the provision of housing for the elderly.*

[...]

89.00 *Zoning standards shall require that all multiple-family **dwelling** housing developments provide landscaped grounds. (Ord. 4796, October 14, 2003)*

[...]

91.00 *Multiple-family **dwelling** housing developments, including condominiums, ~~boarding houses, lodging houses, rooming houses~~ but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the City to have sufficient traffic carrying capacities to accommodate the proposed development. (Ord. 4573, November 8, 1994)*

CHAPTER VIII ENERGY

Proposals:

37.00 The City of McMinnville should encourage the development of community gardens on vacant city lands and within multi-family **dwelling** housing developments as an energy saving device.

CHAPTER IX URBANIZATION

[...]

Policies:

- 187.95.06 *Residential densities in the focus area or portions of the support area adjacent to it should be between 8 to 20 dwelling units per net acre. These density ranges are generally appropriate for attached single-family **dwelling** housing or apartments. (Ord. 5098, December 8, 2020)*
- 187.95.07 *Densities in the support area should transition to between 4 - 10 dwelling units per net acre at the outer edge of the support area -- appropriate for commonwall homes, duplexes, and small lot single-family **dwelling** detached homes. (Ord. 5098, December 8, 2020)*