

1. 2:00 P.M. Agenda
[https://us02web.zoom.us/j/86240050460?
pwd=TUZZN002MjBnNXZqNTc5WUczY01HZz09](https://us02web.zoom.us/j/86240050460?pwd=TUZZN002MjBnNXZqNTc5WUczY01HZz09)

Documents:

[PC Agenda 6-14-22.Pdf](#)

2. 2:00 P.M. Meeting Materials

Documents:

[JD DLCD Assistance Request.pdf](#)
[Community Outreach Plan JGD .Pdf](#)
[PDF Initial Update June 2022.Pdf](#)
[Yachats Code Amendments.6.22.Pdf](#)



CITY OF YACHATS
PLANNING COMMISSION WORK SESSION

Tuesday June 14, 2022 at 2:00 pm
Public Meeting via ZOOM

Join Zoom Meeting

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- I. DLCD Training – Hui Rodomsky
- II. Parking workshop report – Loren
- III. Housing needs assessment update – Jacqueline
- IV. Code clarifying changes to Title 9

This meeting is open to the public and all interested persons are invited to attend the ZOOM Meetings. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. The minutes of this meeting is the Audio Tape which will added to the packet after the meeting within 24 hours. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance.

Project Outline:

Complete the pedestrian safety and accessibility project ODOT began previously by adding sidewalks and protected bike lanes to the north and south portions of Highway 101 that run through the City of Yachats.

Background:

Yachats is a small but growing Oregon community whose economy is tourism based and whose population leans older; the median age in Yachats (64.1), is above the Lincoln County average (51.8) and the statewide average (39.5). And the median age has been increasing over the past decade creating an even greater need for alternatives to private vehicles.

Economically, using the U.S. Housing and Urban Development area median income estimate of \$55,800 as a gauge, more than 4 out of 10 households in Yachats could qualify as “low income”, earning less than 80% of the area median income. And based on the U.S. Census Bureau, American Community Survey, this disparity affects a majority older population.

During the height of tourism season, which has expanded to encompass most of the year, the population increases greatly and the age range is extremely wide; from infants in strollers to the elderly using walkers and canes. The need for safe pedestrian paths as well as some form of accessible transportation options are needed, especially when considering the growth that has been seen in people moving, as well as visiting, Yachats.

Currently, like many communities struggling with a housing crisis, Yachats businesses employ many people who cannot afford to live in Yachats. According to YachatsNews.com, “..... *the rising cost of available housing – whether renting or buying – makes it difficult for hospitality workers making \$13 to \$20 an hour to afford a place to live.*” This causes those working in Yachats to bear the burden of car ownership. According to AAA's 2021 Your Driving Costs study the average annual cost of owning a new vehicle is \$9,666 per year, or \$805.50 per month. Without a combination of affordable housing choices and safe multimodal alternatives to driving disparities in wealth will continue to expand.

Like most cities along the Oregon Coast, Highway 101 serves as the commercial corridor and main street. ODOT completed a street redesign 5-6 years ago which extended sidewalks to a portion of the City. Left untouched were large sections to the north, where three affordable housing developments and three large hotels are located, and the south, which requires residents to walk along a narrow stretch of road where speeds exceed a safe limit for a shared road. Except for a small section in the center of the community most residents, visitors, and the workforce drive cars due to the real, and perceived, lack of safe alternatives.

Being centrally located along the coast Yachats has all the elements for a successful pilot project in rural transportation; an expanding economic divide, people with mobility issues, and an increasing influx of tourists adding to the environmental costs of single use vehicle dependence. Developing safe pedestrian and bicycle infrastructure and a regional transportation plan here could be the start of an interconnected system for the coastal region.

June 2022 - JGD DRAFT OVERVIEW of Initial thoughts concerning Community Outreach Plan

A. Communications with residents:

1. Monthly Newsletter Updates

- First includes:
 - What is a Housing Needs Analysis (HNA)?
 - What is a Housing Implementation Plan (HIP)?
 - What is a Buildable Lands Inventory (BLI)?
 - Why is Yachats undertaking this project?
 - Grants project timeline

- Second includes:
 - Summary of draft findings as presented to the project management team
 - Announcement of upcoming joint public meeting of City Council and Planning Commission

- Third Includes:
 - Summary of outcome from joint meeting

- Subsequent updates:

What is hoped to be accomplished through this process?

Yachats will have needed data that will enable Yachats to grow and absorb the current and future population growth while maintaining its small coastal village sensibility.

- Once the HNA and HIP have been adopted, the city will begin to implement actions and changes that were identified in the plans. This may include future changes to Yachats's land use policies, zoning, and development codes, applying to the state for an expansion of the urban growth boundary, and other actions. Each action will involve additional public outreach and engagement and any actions taken will be implemented over several months or years.
- Revised/updated Zoning Map
- The long-term goal of this project includes developing an updated understanding of what housing is needed for current and future residents and a recommendation of a set of actions for the City to take to promote the development of all identified housing needs. For Yachats to remain economically vibrant its commercial sector needs its workforce to be able to live in Yachats. Without adequate housing meeting the diverse needs of the community businesses and services will suffer.

- Base GIS map of Yachats which can then be augmented with other important information such as sewer locations, street lighting, wetlands inventory, etc.
 - Creating a master map for the community.
2. How do citizens get involved and informed during this process?
1. Public meetings
 - All meetings will be posted on the city website, post office, and city events calendar
 - Planning Commission meetings where updates will be given
 - Joint meetings between the Planning Commission and City Council where the consultant, Cascadia Partners, will give presentations and be open for public input. (For the Housing Assessment Grant - First meeting scheduled for July 2022 and second meeting tentatively scheduled for September 2022)
 - The Planning Commission will reach out and hold meetings with different groups and organizations to answer questions and ask for public input
 2. Information will be available on the city website and regular updates in the monthly newsletter
 3. A survey of residents and local employees will be circulated to get a fuller understanding of the demographics and housing needs
 4. Social media: Facebook is used regularly by the community. The Yachats Residents Facebook page will be used to advertise upcoming meetings and direct people to the City's website for links to documents. The new City Manager would work with the City Planner to develop the best oversight and management practices for the page.
- B. Local citizens and/or businesses who have already expressed an interest or willingness to help with community outreach.
1. Drew Roslund (Overleaf Lodge) – hotels & vacation rentals
 2. Layne Morrill (Our Coastal Village) - Builders
 3. Bob Barrett (Presbyterian Church Pastor) – Social service organizations
- C. Local businesses and groups to reach out to for initial communications and follow-up meetings
1. Restaurants and their employees:
 - Ona
 - Drift Inn
 - Luna Sea
 - Beach Street Kitchen
 - **The Brewery – Jacqueline has contacted the Brewery regarding possible internal employee only meetings as well as the ability to hold larger local employee meetings at the Brewery.**
 - Sea Note
 - Blue Whale

- Bread & Roses
 - Green Salmon
 - Village Bean
 - Underground Pub and Grub
 - Saint Perpetua
2. Hotels and their staff:
- **Adobe Resort (New owners Fusion LLC) – Jacqueline has reached out to Anthony Muirhead about possibly holding meetings at the Adobe. With recent sale of the property still waiting on a reply.**
 - **Overleaf Lodge and Fireside – Jacqueline has contacted Drew Roslund about the possibility of holding meetings at his locations and further discussions are planned**
 - Ya-Tel Motel
 - Dublin House
 - Yachats Inn
 - Ocean Cove Inn (Vacasa managed)
 - Vacation Rental Management Companies
 - Sweet Homes
 - Ocean Odyssey
 - Yachats Village Rentals
 - Vacasa
3. Local businesses
- Toppers
 - Yachats Video
 - Toad Hall
 - Planet Yachats
 - Mystic Antiques
 - Antique Virgin
 - Just Local
 - C&K market
 - Judith's Kitchen Tools
 - Yachats Cannabis Company
 - Styx, Stones, n' Bones
 - Bookstore
4. Community groups and locations
- **Presbyterian Church – Jacqueline has spoken with Pastor Bob about his possible involvement in this process and will follow-up about the availability of hosting events and/or a table where information can be available.**
 - Yachats Youth and Families Program (YYFAP)
 - Library
 - Events at the commons building

- **Farmers Market – Jacqueline is willing to man an information table at the market as more information is put together for distribution to residents.**
- Yachats Post Office

D. Because housing isn't only affecting current residents but people who work/own businesses within the Yachats area perhaps reaching out to some of these groups might be beneficial for information gathering:

1. Areas outside of the Yachats city limit but considered "Yachatian"
 - **Farms and families along Yachats River Road – Jacqueline will reach out here.**
 - Starr Creek Community
 - Salmon Street Community
2. Expanded groups to reach out to:
 - **Economic Development Alliance of Lincoln County – Jacqueline will reach out to Paul Schuytema, Executive Director • Economic Development Alliance of Lincoln County**
 - Yachats Chamber of Commerce
 - Housing Authority of Lincoln County
 - Local Contractors:
Vision Builders – Jacqueline will reach out to Visions Builders
Carlton Builders

E. Outline of Engagement

1. Divide local entities between Planning Commission members and City Planner
 - Each person engaging in the outreach should:
 - Initial contact informing about the HNA starting, what it is and why it is important and how as the project(s) move forward the City will be reaching out for public input
 - Choose several locations i.e., Post Office, Commons, Farmers Market to set up a point of contact with residents where flyers and information can be available
 - Arrange for informal meetings with owners and employees of local businesses
2. Write op-ed or do interview with Yachats News
3. Set up a landing page on the city website with information
4. Create FAQ flyer for posting at the Post Office, C&K Market, Commons

Planning Commission – Housing Grants Update

By: Jacqueline Danos

In the summer of 2021 Yachats was sent information for several grants that the Oregon Department of Land Conservation and Development (DLCD) were funding. These grants were connected to House Bill 2003 which was passed by the legislature in 2019. HB 2003 requires medium and large cities in the state to make plans to meet the diverse housing needs of Oregonians. The law requires Oregon's medium and large cities to study the future housing needs of their residents and to develop strategies to make sure the housing needed is produced. Although Yachats did not fall under the category of either a large or medium sized city (population at or higher than 10,000) the DLCD area representative, Hui Rodomsky, informed the City Planner that the rarity of having funding available for these types of grants to such small cities and the importance of having this work on file to cities made the chance to apply an important step for the City to take.

Two grants were applied for and won: Housing Needs Assessment (HNA) and Housing Implementation Plan (HIP). DLCD chose the consultants, Cascadia Partners, who would do the work with the City of Yachats, and the official process began in February 2022.

What is a Housing Needs Analysis (HNA)?

The HNA is a study of a city's existing and future housing needs. The HNA is used to determine if the city has enough land zoned for housing to meet projected needs over 20 years. It also helps a city determine if more land is needed for specific type(s) of housing, such as apartments or single-family detached houses. Further, the findings of an HNA help the city to identify actions and solutions to facilitate development of the housing that is needed, such as zoning changes or incentive programs.

What is a Housing Implementation Plan (HIP)?

A Housing Implementation Plan (HIP) is a document that identifies a set of actions the city will undertake to facilitate development of needed housing. The HIP builds on the research and information provided in the HNA. The HIP includes more specific information about actions the city will take to facilitate development of needed housing, including how the actions will be prioritized, a timeline for actions, partner agencies or organizations, and funding needed.

During initial discussions with Cascadia Partners the City requested that included in the deliverables Cascadia Partners submit as part of the final product Geospatial Information System (GIS) maps of Yachats. These maps were requested because Yachats did not have any updated maps of the City nor did Yachats have the technological ability to create and update GIS maps. The grant process was revised in such a way that the first step was the creation of the new maps and the development of a Buildable Lands Inventory.

What is a Buildable Lands Inventory (BLI)?

A Buildable Lands Inventory (BLI) is an assessment of the capacity of land within a city to accommodate forecasted housing and employment needs over a twenty-year period.

What is the timeline for this project?

The project began in February 2022. The HNA will be completed in September of 2022 and the HIP will be completed in Summer of 2023.

Planning Commission Discussion of Possible City of Yachats Municipal Code Amendments

Title 9 – Zoning and Land Use

Section 9.04.020 Purpose.

Existing: “The purpose of this title is to promote the public health, safety, and general welfare and to assist in carrying out the comprehensive plans for the City including all future lands and subdivisions annexed into the incorporated City.”

Sample alternative:

“The purpose of this title is to establish a set of zoning, subdivision, and land development regulations for the City designed to protect and promote the public health, safety, and general welfare, advance the position of Yachats as a small, coastal community where retirement and tourism are major industries, and achieve the following objectives:

1. Fulfill the goals of the City of Yachats Comprehensive Land Use Plan.
2. Ensure that land uses complement the natural beauty of Yachats’ location and its environment, which has led to Yachats’ long-standing reputation as “The Gem of the Oregon Coast”.
3. Guide the establishment of public, commercial, professional and residential uses, including their siting, design materials, and landscaping, within reasonable variation, so that they shall enhance rather than detract from the quiet coastal ambiance of the City.
4. Ensure that sufficient vacant and redevelopable buildable land shall be zoned for residential uses to accommodate the projected increases in year-round and part-time populations and to provide a choice of housing location, type and price, to meet the needs of the Yachats community.
5. Ensure that new businesses shall be of an appropriate scale to retain and enhance the small-town, ocean side character of the Yachats community.

6. Protect residential, commercial, and public areas from the intrusion of incompatible uses, and insure preservation of adequate space for commercial, professional and other activities necessary for a healthy economy.
7. Promote safe and efficient movement of people and goods without sacrifice to the quality of Yachats' environment, and to provide for adequate off-street parking.
8. Encourage new development to use energy-efficient design, siting, and construction materials and methods.
9. Protect and enhance the City's natural, historic, and scenic resources, including the Yachats River estuary and City shorelands.
10. Regulate activities within geologic hazard areas of the City and limit development that may affect the integrity of steep slopes or impact fire hazards."

Section 9.04.030 Definitions

Ideally, the word "Means" should be removed from the start of each term definition, with new wording proposed at the beginning of this section as follows:

"As used in this Title, the following terms shall have the meanings indicated:"

However, because we're limiting our current scope to more immediate fixes, the term "Means" can be retained until a more comprehensive update of Title 9 is undertaken.

"Accessory Dwelling"

Existing: (Not defined)

Sample alternatives:

"Means a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot." (Jac.)

"Means a residential living unit on the same parcel as a single-family dwelling or multifamily structure. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled single-family unit or a unit in a multifamily dwelling." (Jac.)

“Means an accessory building specifically designed and permitted as an additional dwelling, which is incidental, appropriate, and subordinate to a primary dwelling on a property. Accessory dwelling units or ADUs may be part of the same structure as the primary dwelling as an interior dwelling unit, attached dwelling unit, or a detached dwelling unit on the same lot. Also known as secondary dwelling unit, granny-flat, or in-law suite.” (City of Florence)

“Apartment”

Existing: “Means a dwelling unit as defined in this section.”

Sample alternative:

“Means a dwelling unit, which includes at least a sleeping area, full bath and kitchen rented, leased, let, or hired out for a fixed amount and time.” (Jac., edited)

“Awning”

Existing: (Not defined)

Sample definition:

“Means any stationary structure, permanent or demountable, other than a window awning, for the purpose of providing shelter from the sun and rain and having a roof with supports and not more than one wall or storage cabinet substituting for a wall.” (City of Florence)

“Building Code:

Existing: (Not defined)

Sample definition:

“Means building, fire, safety, and other codes adopted by state, county and municipal agencies.” (Loren, edited)

“Building Coverage”

Existing: (Not currently defined)

Sample definitions:

“Means the portion of the lot area that is covered by buildings. The area of the buildings shall be measured at their exterior perimeter. Buildings include dwellings, accessory structures, garages and carports.” (City of Cannon Beach)

“Means the ratio, expressed in percentage, of the total ground floor area of all buildings on a lot to the total gross lot area of the lot on which they are located. Total ground floor area shall be measured from the outside face of outside walls.” (PA municipality)

“Clear Vision Area”

Existing: (Defined as vision clearance, and further defined in Section 9.64.010)

Sample alternatives:

“Means the triangles at the junction of streets, alleys, and driveways as defined in YMC Section 9.64.010.” (proposed P.C. Fence, Hedge, and Wall Height amendments)

“Means a triangular area within a lot immediately adjacent to the intersection of streets to provide a clear area for viewing approaching traffic for public safety purposes. See Section 9.64.010.A of this Code.” (City of Eugene, edited)

“Deck/Porch”

Existing: Means an outside walking area, the floor of which is elevated more than eight (8) inches from grade.

Sample alternatives:

“Deck – Means a flat surface capable of supporting weight, similar to a floor, but typically constructed outdoors, often elevated from the ground, and usually connected to a building.” (Jac.)

“Deck – Means an unenclosed amenity area or platform that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging, and other similar accessory residential use.” (Jac.)

“Height of Building”

Existing: “Means the vertical distance from the average finished grade to the highest point of the building plus any fill above the natural grade. To determine building height, calculate the average building height, then divide the two (2) building heights by two (2). Add together the average height for each side and divide by the number of sides.”

Sample alternatives:

“Means the vertical distance measured from the average between the highest to lowest natural/existing or proposed lot grades around the perimeter of the structure to the highest point of the roof. When determining whether to utilize existing or proposed grade, whichever is most restrictive and results in the lowest allowed building height.” (Jac.)

“Means the vertical distance from the average finished grade at the front of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the peak height of the highest gable of a pitch, shed, or hip roof.” (City of Florence)

“Means the vertical distance above a referenced datum measured to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the gables of a pitched or hipped roof. For the purpose of residential zones, building height shall be the vertical distance above a referenced datum measured to the highest point of the roof. The referenced datum shall be whichever of the following two measurements results in the greater building height:

- (A) The referenced datum is the lowest grade when the highest ground surface within a five-foot horizontal distance of the exterior wall of the building is not more than ten (10) feet above the lowest grade.
- (B) The referenced datum is ten (10) feet higher than the lowest grade when the highest ground surface described in item (A) above is ten (10) feet or more above the lowest grade.” (City of Eugene)

(Note: Samples of building height definitions typically included an illustration to help explain the method for determining building height. I did not include them here.)

“Hotel”

Existing: “Means a series of sleeping units, each having a separate entrance, composed of one or more bedrooms and bathroom, excluding any facility which meets the definition of “bed and breakfast facility”.”

Sample alternatives:

“Means a facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging, for example, restaurants, meeting facilities, spas, saunas, swimming pools, and other personal services.” (Jac., edited)

“Means any structure or any portion of any structure containing three or more units, which is occupied or intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes, and includes any hotel, inn, tourist home, or house.” (Jac.)

“Means a building in which lodging is provided to guests for compensation and in which no provisions are made for cooking in the lodging rooms.” (City of Bandon)

“Hotel/motel means a building or group of buildings containing six (6) or more guest rooms that are used, rented, or hired out for sleeping purposes on a nightly or weekly basis. Guest rooms may have cooking facilities and may or may not be accessible from an outdoor parking area. (City of Eugene)

(Note: See “Motel”)

“Impervious surface”

Existing: (Not currently defined)

Sample definition:

“Means a surface that has been compacted or covered with a layer of material so that it prevents or is resistant to the infiltration of water, including, but not limited to, structures such as roofs, buildings, storage sheds; other solid, paved, or concrete areas such as streets, driveways, sidewalks, parking lots, patios, tennis or other paved courts; or athletic playfields comprised of synthetic turf materials.” (PA municipality)

“Impervious surface ratio”

Existing: (Not currently defined)

Sample definition:

“Means a measure of the intensity of the use of a piece of land. It is measured by dividing the total area of all impervious surfaces within a site by the gross lot area.” (PA Municipality)

(Note: “Impervious surface ratio” could be substituted for the term “lot coverage”, and serve as a standard for all base zoning districts. For example, for the R-1 District:

“Maximum impervious surface ratio” – 30%

“Motel”

Existing: “Means a series of sleeping units, each having a separate entrance, composed of one or more bedrooms and bathroom, excluding any facility which meets the definition of “bed and breakfast facility.”

“Motel or other tourist accommodation means a structure or part of a structure, containing motel rental units, occupied or designed for occupancy by transients for lodging or sleeping and including the terms “hotel” and “inn”, but shall not include the term “bed and breakfast establishment” or the transient occupancy of a dwelling unit regulated by this title.” (City of Cannon Beach)

“Means a building or group of buildings on the same site containing guest units with separate entrances directly to the exterior and consisting of individual sleeping quarters, detached or in connected rows, for rental to transients. (City of Bandon)

“Hotel/motel means a building or group of buildings containing six (6) or more guest rooms that are used, rented, or hired out for sleeping purposes on a nightly or weekly basis. Guest rooms may have cooking facilities and may or may not be accessible from an outdoor parking area. (City of Eugene)

“Lot coverage”

Existing: (Not currently defined, although the term “lot coverage”, as a standard within all base zoning districts, is limited to buildings, porches and decks.)

Sample alternatives:

“Means that portion of a lot which, when viewed directly from above, would be covered by buildings, access ways, parking spaces and surfaced areas.” (City of Florence)

“Means the percentage of the gross lot area that is fully covered by impervious surfaces.” (PA municipality)

“Lot coverage means the portion of the lot area that is covered with the following improvements:

- (1) The area of the exterior perimeter of all buildings, including dwellings, accessory buildings, garages, and car ports; and
- (2) The area of all structures that are thirty (30) inches in height above the existing grade, including porches, decks, stairways; and
- (3) Paved or graveled areas designated for off-street parking; and
- (4) That portion of the area of decks, less than thirty (30) inches in height above the existing grade, patios, courtyards, and graveled and paved areas, other than designated off-

street parking, which exceeds twenty-five (25) percent of the allowable lot coverage;
and

- (5) Fifty (50) percent of areas covered with a defined pattern of void spaces to accommodate soil, live vegetation, and drainage between the structural elements, such as Grasscrete or similar treatments.

The following improvements shall not be included in the calculation of lot coverage:

- a. Projections from buildings such as eaves, overhangs, and bay windows which meet the requirements of Section _____; projections into required yards;
- b. Arbors not exceeding one hundred twenty-five (125) square feet in area; and
- c. Decks, less than thirty (30) inches in height above the existing grade, patios, courtyards, and graveled and paved areas, other than designated off-street parking, whose total area does not exceed twenty-five (25) percent of the allowable lot coverage.” (City of Cannon Beach)

“Lot line, street side”

Existing: (Not currently defined)

Proposed definition:

“Means the side lot line at abutting street.” (Loren)

“Patio”

Existing: (Not currently defined)

Sample definitions:

“Means a paved outdoor area adjoining a house.” (Jac.)

“Means an area consisting of natural or man-made material constructed at or near grade level, intended for use as an outdoor living area, and not enclosed by a permanent roof or awning.” (Jac.)

“Parking space, off-street”

Existing: Means a parking space located outside of a public right of way with minimum dimensions of eighteen (18) feet long and nine (9) feet wide. Off-street parking spaces shall have surfaces such as gravel, pavement, tile, brick, or concrete suitable for parking a vehicle. Required off-street parking spaces shall not be located in a required yard that abuts a street.”

Sample alternative:

“Means a parking space located outside of a public right of way with minimum dimensions of eighteen (18) feet long and nine (9) feet wide. Off-street parking spaces shall have surfaces such as gravel, pavement, tile, brick, or concrete suitable for parking a vehicle.”

(Note: The text which is proposed to be deleted from the existing paragraph above is a regulation, and would most appropriately be added to Section 9.48.010 of Title 9.)

“Parking space, accessible”

Existing: (Not currently defined)

Sample definition:

“Means an off-street parking space for handicap access to or from a vehicle, designed in accordance with the Americans with Disabilities Act (ADA). The accessible parking space shall be at least nine (9) feet wide with an adjacent access aisle at least six (6) feet wide. The access aisle shall be at least eight (8) feet wide for an accessible parking space designated as “van-accessible” or reserved for wheelchair users only.” (Oregon Transportation Commission, edited)

“Porch”

Existing: “Means an outside walking area, the floor of which is elevated more than eight (8) inches from the ground.”

Sample alternative:

“Means an open structure that has breathable walls, but protection above it, usually, a covered shelter projecting in front of the entrance of the building.” (Jac.)

“Yard”

Existing: Means a space other than a court on the same lot with a building open to the ground.”

Sample alternatives:

“Means an open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.” (City of Florence)

“Means a required space on the same lot with a building, unoccupied, and unobstructed from a point 30 inches above grade upward, except as otherwise provided herein.” (City of Eugene)

“Yard, Street Side”

Existing: (Not currently defined)

Sample definition:

“Means a yard extending across the full length of a corner lot, the depth of which is the minimum horizontal distance between the lot line abutting the street and a line parallel thereto at the nearest point of the foundation of the main building. The minimum depth for a street side yard is the same as that required for the front yard of a corner lot.” (John T.)

(Note: Most zoning ordinances don’t include the term “street side yard” because a corner lot is typically defined as having two required front yards, one required side yard, and one required rear yard.)