



Planning Commission Work Session #3

Yachats Housing Implementation Plan

June 20, 2023



Overview of Regulatory Strategies

All Housing

- 1 Define and allow a wider range of housing types
- 2 Identify and remove unnecessary regulatory barriers
- 3 Maintain limits on short-term rentals
- 4 Reduce parking requirements (for certain housing types)

Townhomes, Plexes and Multi-Family Housing

- 5 Reduce minimum lot size per unit
- 6 Establish a minimum density standard in R-3, R-4, and C-1 zones
- 7 Rezone land in the R-1 Zone to higher density zone

Code Amendments - Start Here

All Housing

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Townhomes, Plexes and Multi-Family Housing

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- 7** Rezone land in the R-1 Zone to higher density zone

Housing Types

	R-1	R-2	R-3	R-4	
Single-family detached					 Currently permitted
Accessory dwelling unit					 Recommended to be Permitted
Cottage cluster					
Duplex / 2-Unit Townhouses					 Currently not permitted
Triplex / 3-Unit Townhouses					
Quadplex / 4-Unit Townhouses					
Multifamily (5+ Units)					
Manufactured Dwelling					
Manufactured Dwelling Park					 Required to be Permitted per state law

*Commercial zone allows all uses allowed in residential zones

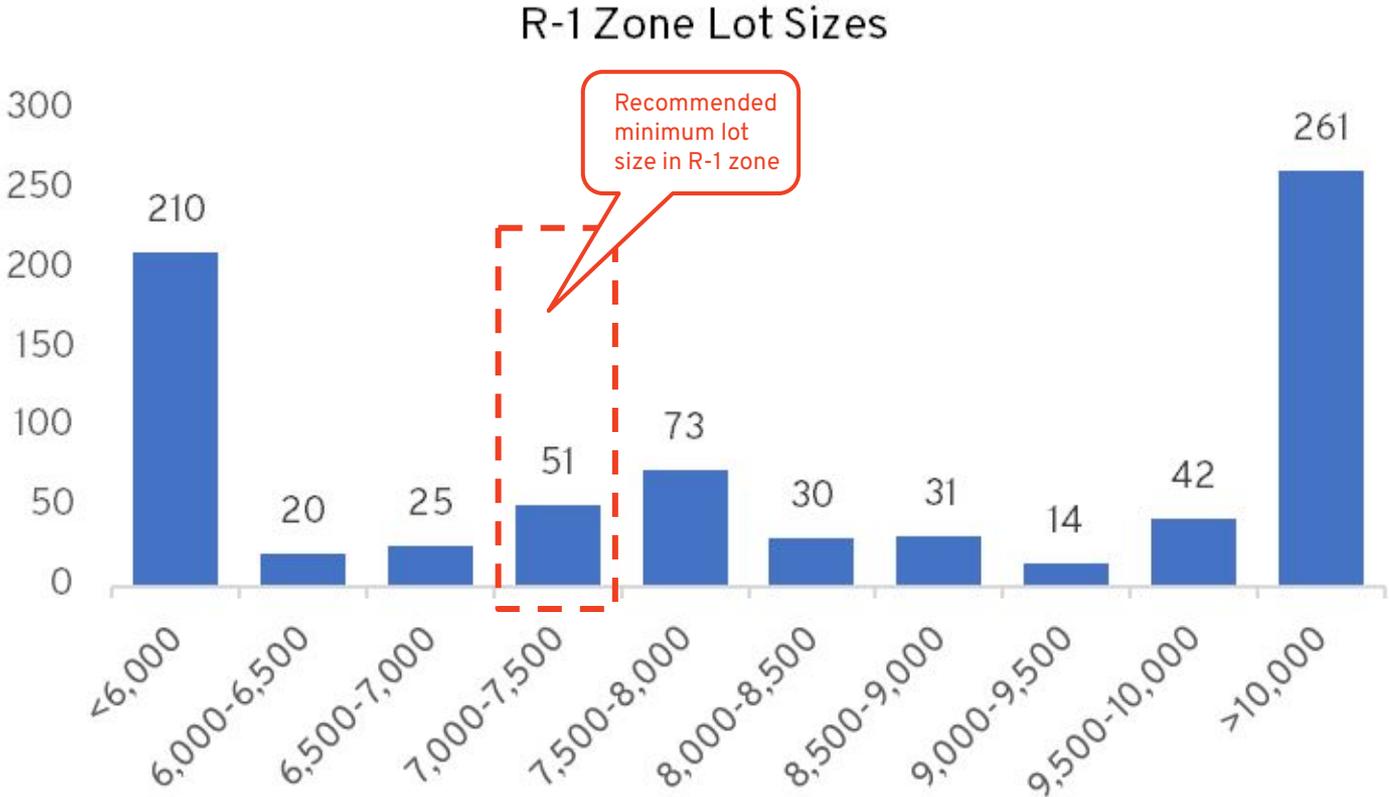
Recommended Minimum Lot Sizes

	R-1		R-2	
	Existing (sf)	Recommended (sf)	Existing (sf)	Recommended (sf)
Single Family or Manufactured Dwelling	7,500	7,000	6,000	6,000
Cottage cluster	—	15,000	—	15,000
Duplex	—	7,000	7,500	6,000
Triplex	—	—	—	7,500
Quadplex	—	—	—	—
Townhouses	—	3,500/unit (max 2 units)	—	2,500/unit (max 3 units)
Multifamily (5+ Units)	—	—	—	—

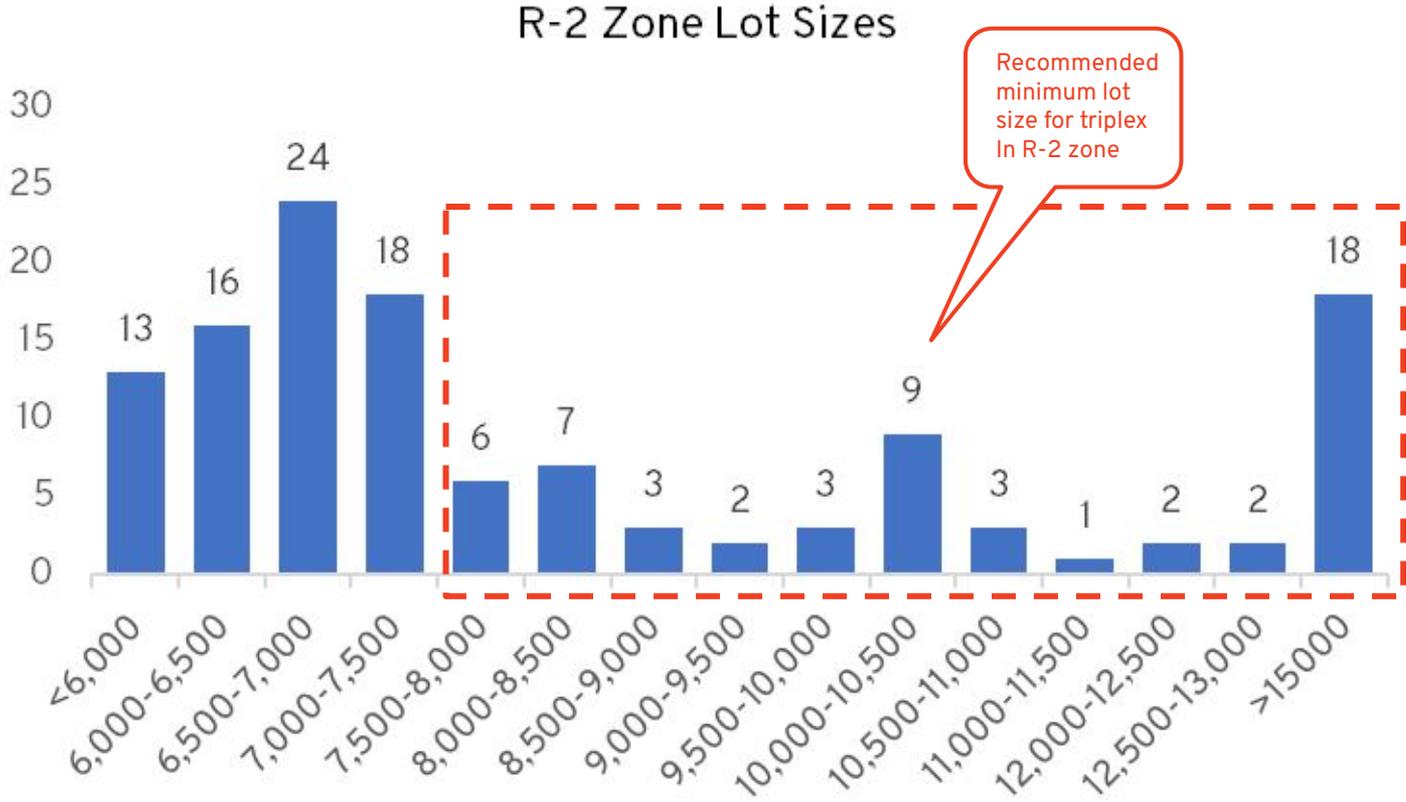


Recommended change to minimum lot size

Existing Lot Size Distribution



Existing Lot Size Distribution



Recommended Minimum Lot Sizes

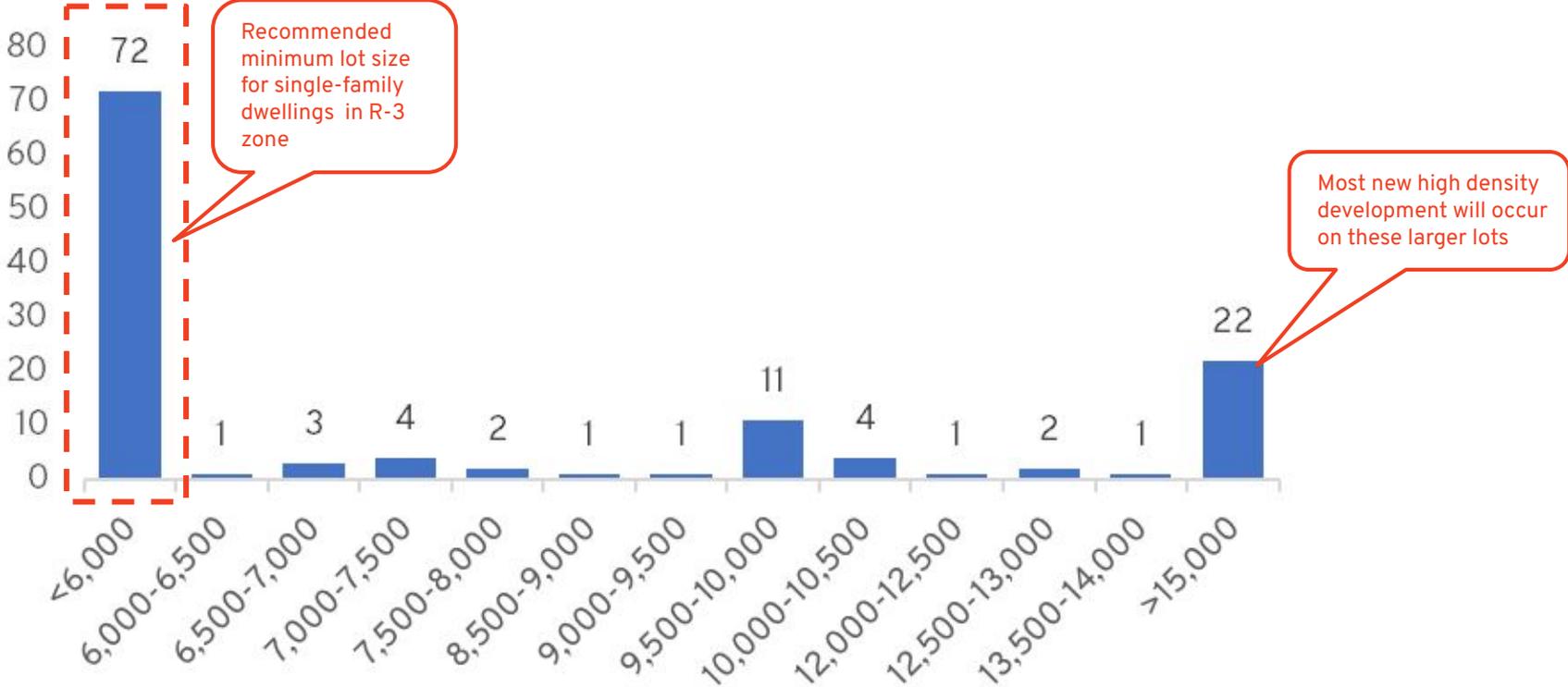
	R-3		R-4		C-1	
	Existing (sf)	Recommended (sf)	Existing (sf)	Recommended (sf)	Existing (sf)	Recommended (sf)
Single Family or Manufactured Dwelling	6,000	3,000	6,000	3,000	6,000	3,000
Cottage cluster	—	15,000	—	15,000	—	15,000
Duplex	7,500	5,000	7,500	5,000	5,000	5,000
Triplex	6,000+ 2,500/du	6,000	5,000+ 2,500/du	6,000	7,500	6,000
Quadplex	6,000+ 2,500/du	7,000	5,000+ 2,500/du	7,000	2,500/du	7,000
Townhouses	—	1,500/unit	—	1,500/unit	—	1,500/unit
Multifamily (5+ Units)	6,000+ 2,500/du	1,000/unit	5,000+ 2,500/du	1,000/unit	2,500/du	1,000/unit
Maximum Density	12 du/ac	None	12 du/ac	None	—	—

Minimum lot sizes for townhouse, triplex, and quadplex units in these zones may need to be refined further based on policy conversations.

Code amendments could include prohibiting SFDs in the C-1 zone

Existing Lot Size Distribution

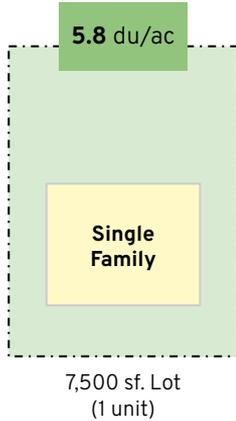
R-3 Zone Lot Sizes



R-1 ZONE

Single-Family

Existing Code

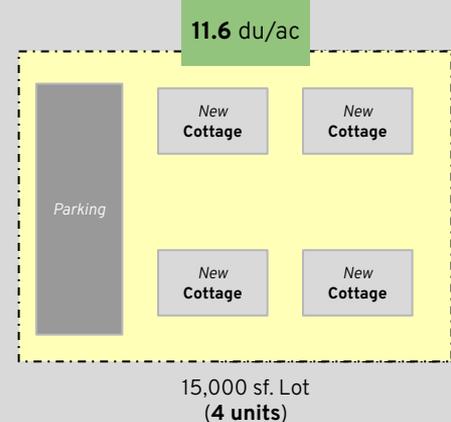
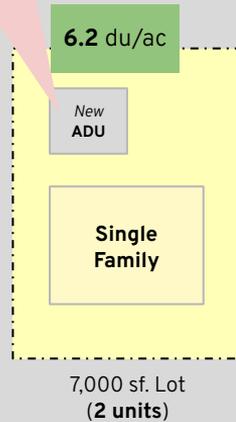
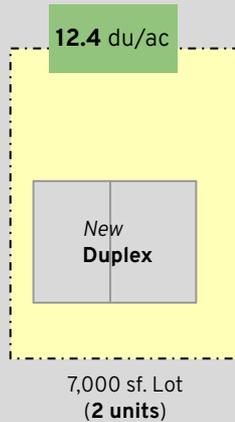
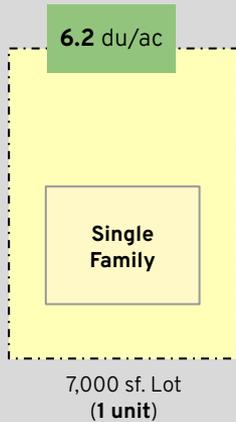


Counting or not counting ADUs toward density should be part of the larger policy conversation around potentially requiring a minimum density in certain zones.

Recommended Code Changes:

- 7,000 sf. lot size for Single Family
- Allow Duplexes
- Require 7,000 min. lot size for Duplex
- Allow ADUs
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

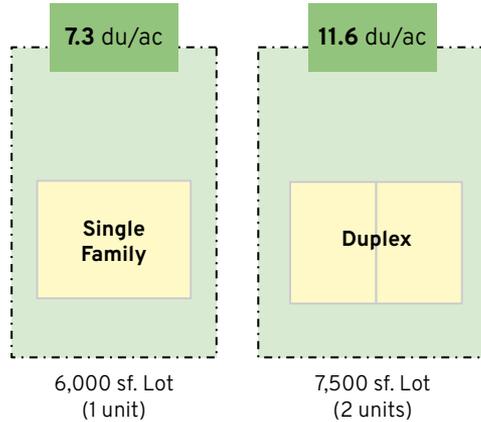
Recommended Code



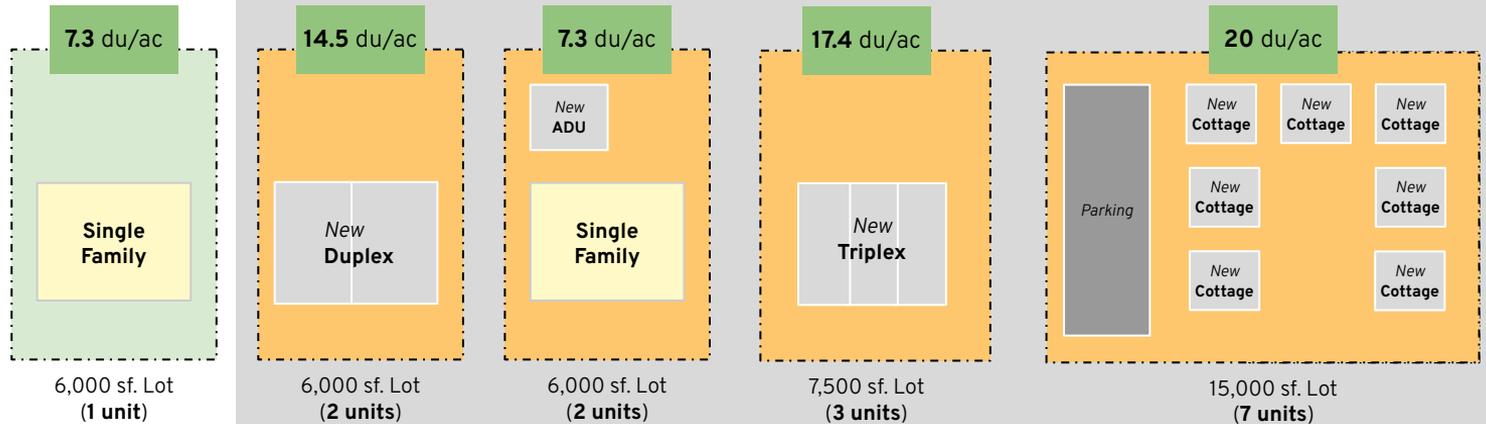
R-2 ZONE

Single-Family & Duplex

Existing Code



Recommended Code



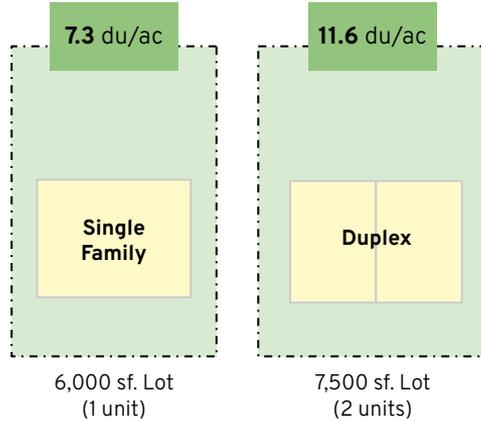
Recommended Code Changes:

- 6,000 sf. lot size for Duplexes
- Allow Triplexes and 3-unit Townhouses
- Require 7,500 min. lot size for Triplex/3-unit TH
- Allow ADUs
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

R-3 ZONE

Single-Family, Duplex, Multi-Family

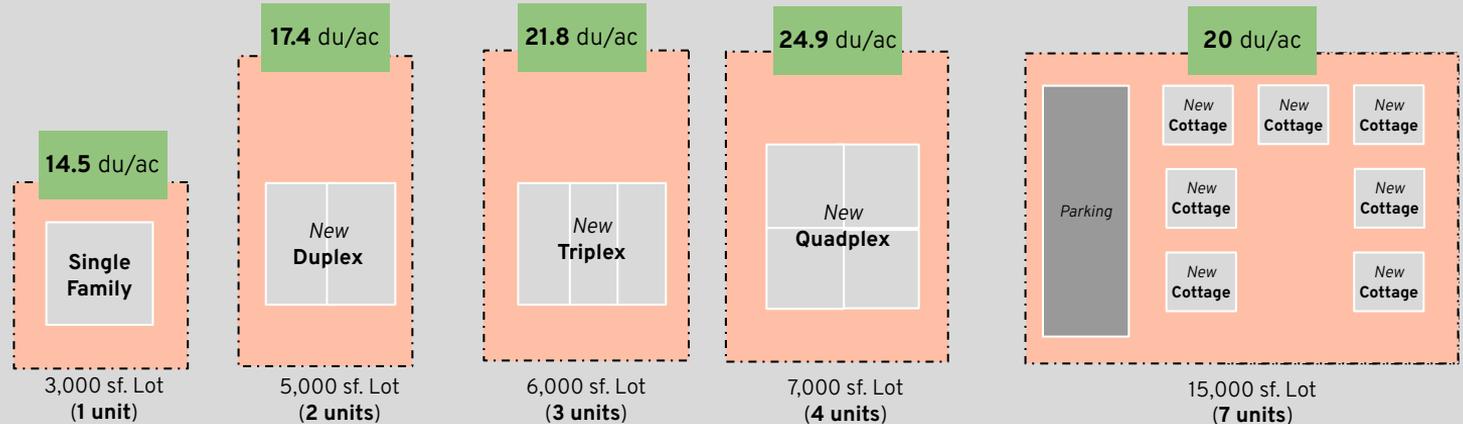
Existing Code



Recommended Code Changes:

- 3,000 sf. lot size for Single-Family
- 5,000 sf. lot for Duplex
- 6,000 sf. lot for Triplex
- 7,000 sf. lot for Quadplex
- Allow ADUs and count them toward density
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

Recommended Code



Housing Examples

Duplex



Small Lot Single-Family



Middle Housing Examples

Triplex and Quadplex



ADU



Cottage Cluster



4 units
7,000 sf lot
25 units/ac

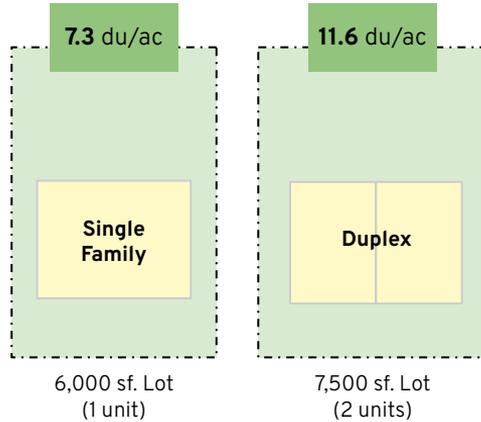


6 units
10,000 sf lot
26 units/ac

R-4 ZONE

Single-Family, Duplex, Multi-Family, Motel

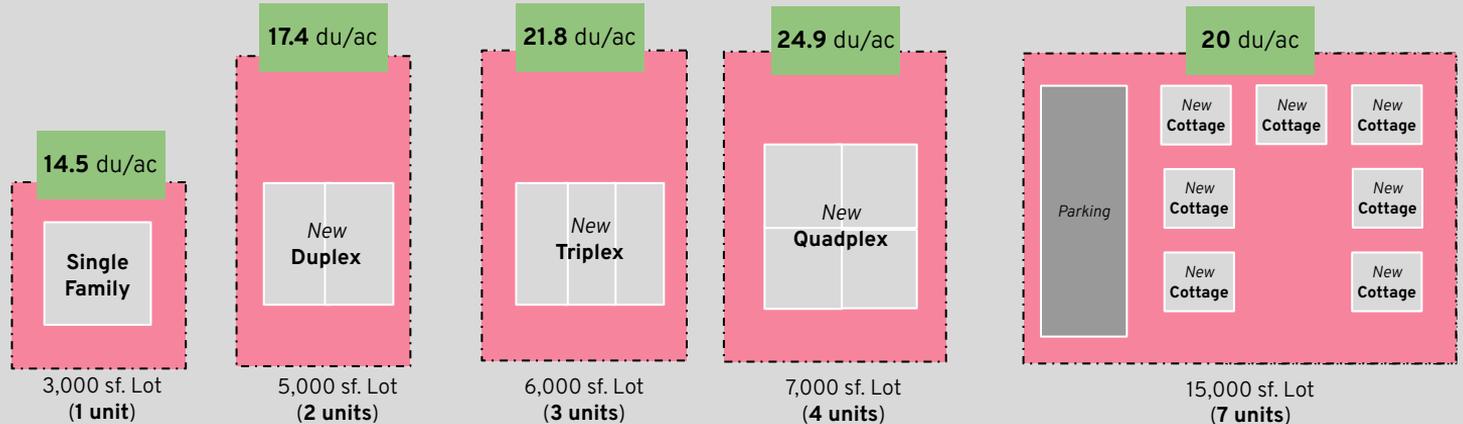
Existing Code



Recommended Code Changes:

- 3,000 sf. lot size for Single-Family
- 5,000 sf. lot for Duplex
- 6,000 sf. lot for Triplex
- 7,000 sf. lot for Quadplex
- Allow ADUs and count them toward density
- Allow Cottage Clusters
- Require 15,000 min. lot size for cottage clusters

Recommended Code



Unnecessary Regulatory Barriers

	R-1		R-2		R-3		R-4	
	Existing	Recomm.	Existing	Recomm.	Existing	Recomm.	Existing	Recomm.
Front/Street Setback	20'	20'	20'	20'	20'	20'	20'	20'
Side Setback	5'-10'	5-10'	5'-10'	5-10'	5'-10'	2+ units: 5'	5'-10'	2+ units: 5'
Rear Setback	5'-10'	5-10'	5'-10'	5-10'	5'-10'	5-10'	5'-10'	5-10'
Lot coverage	30%	30%	35%	35% TH¹: 60%	40%	SF: 40% 2+ units: 50% TH¹: 70%	45%	SF: 45% 2+ units: 50% TH¹: 70%
Height	30'	30'	30'	30'	30'	30'	30'	30'

¹Townhouses require higher lot coverage and smaller setbacks because of the small lots and attached units

Next Steps



Next Steps

By 6/30

1. Final HIP Document
2. Final PC work session
3. Minor changes to HNA document

2021-2023 Grant Cycle

Adopt HIP?

2023-2025 Grant Cycle

4. DLCDC Grant Application

1-3 years

5. Adopt capacity-related code amendments (CP to recommend sequencing and clarify statutory requirements), Comp. Plan amendments, HNA, HIP if not adopted previously

1-8 years

6. Adopt additional code amendments

Assistance Programs Overview

As of June 1, 2023

Housing Planning Assistance:

Total Grant Fund: \$2.5 million

Application Period: June 1 – July 31, 2023

Eligible Projects: Develop, adopt, and implement plans needed to support housing production, affordability, and choice, including Housing Capacity Analyses (HCA) and Housing Production Strategies (HPS) under Goal 10 as well as updates to local development codes and comprehensive plans to comply with applicable state housing statutes and reduce regulatory barriers to housing production. Local governments not required by state law to conduct these planning activities are still highly encouraged to apply.

More Information: [Grant Application](#), [Webinar \(recording\)](#), contact housing.dlcd@dlcd.oregon.gov