



Yachats Code Update

PC/CC Work Session #2

March 18, 2026



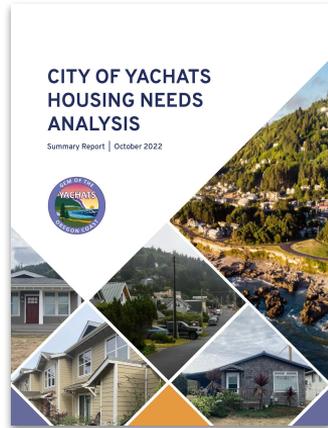
AGENDA

1	Project Background	15 minutes
2	Proposed Code Amendments	15 minutes
3	Proposed Housing Types	30 minutes
4	Questions and Discussion	20 minutes
5	Next Steps and Project Timeline	10 minutes

Project Background

PAST HOUSING WORK INFORMING CODE UPDATE

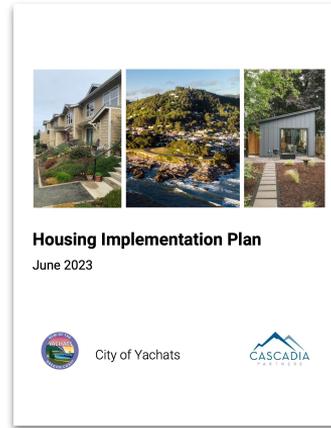
2022



**Housing Needs
Analysis**

- Identified key housing needs, including a deficit of land for townhomes, plexes, and multi-unit housing
- Emphasized need for more housing types and affordability

2023



**Housing
Implementation Plan**

- Identified strategies to meet housing needs
- Recommended specific code changes to meet housing needs

2025-2026



Code Update Project

- Will amend code to align with state law and local housing goals
- Will implement some housing strategies informed by past work

PROJECT BACKGROUND

The Yachats Code Update is a city-led effort to modernize the zoning and land use code to support more housing options, improve affordability, and reflect community values. The project includes needed code updates to meet legal requirements, along with broader policy changes to support local housing goals. Advisory Committee and community feedback will help shape the final code amendments.

This Code Update Has Three Key Parts:

State Compliance



To meet legal requirements and align with Oregon statutes

Code Concepts



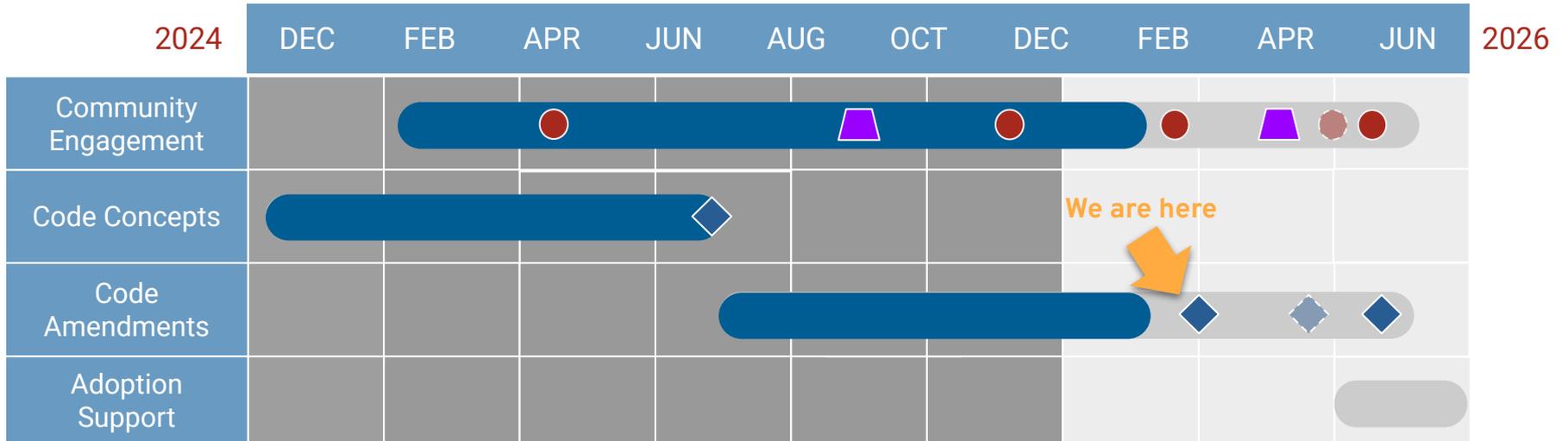
To explore policy ideas that support housing and livability goals in Yachats

Code Amendments



To update the City's code to comply with state law and implement preferred code concepts

PROJECT TIMELINE



ENGAGEMENT

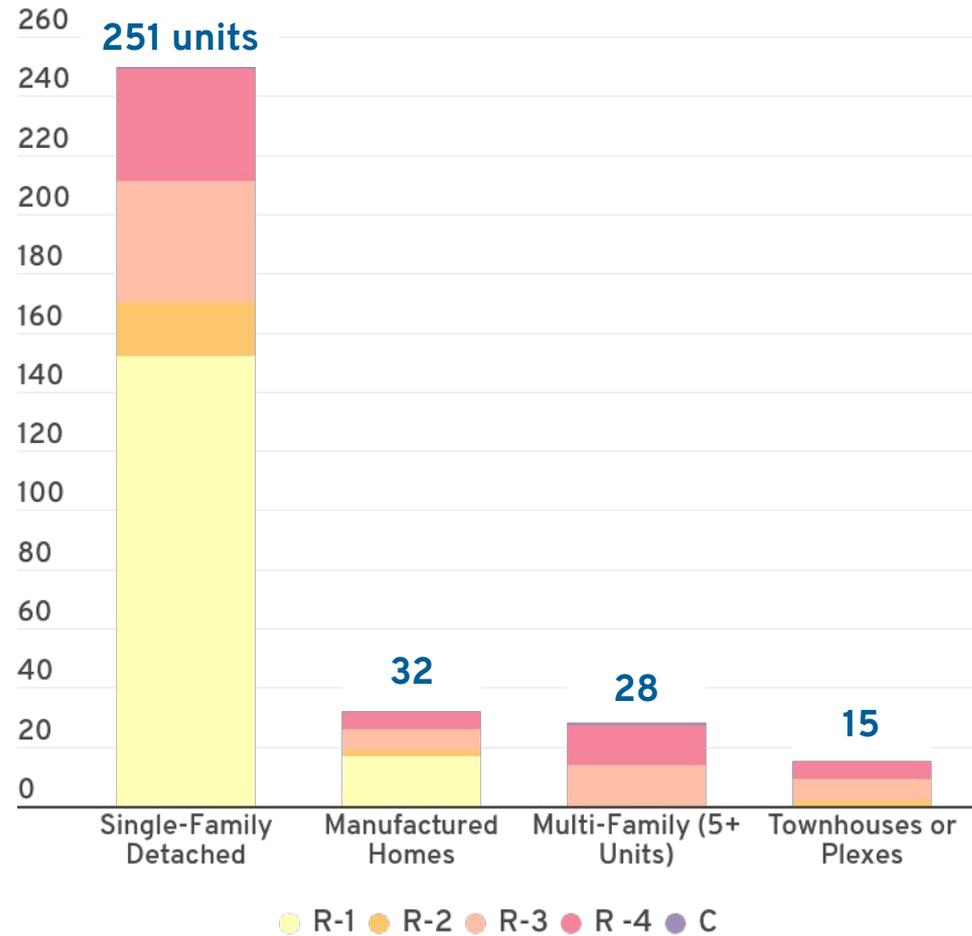
▢ Planning Commission & City Council Meetings

▤ Community Feedback Session

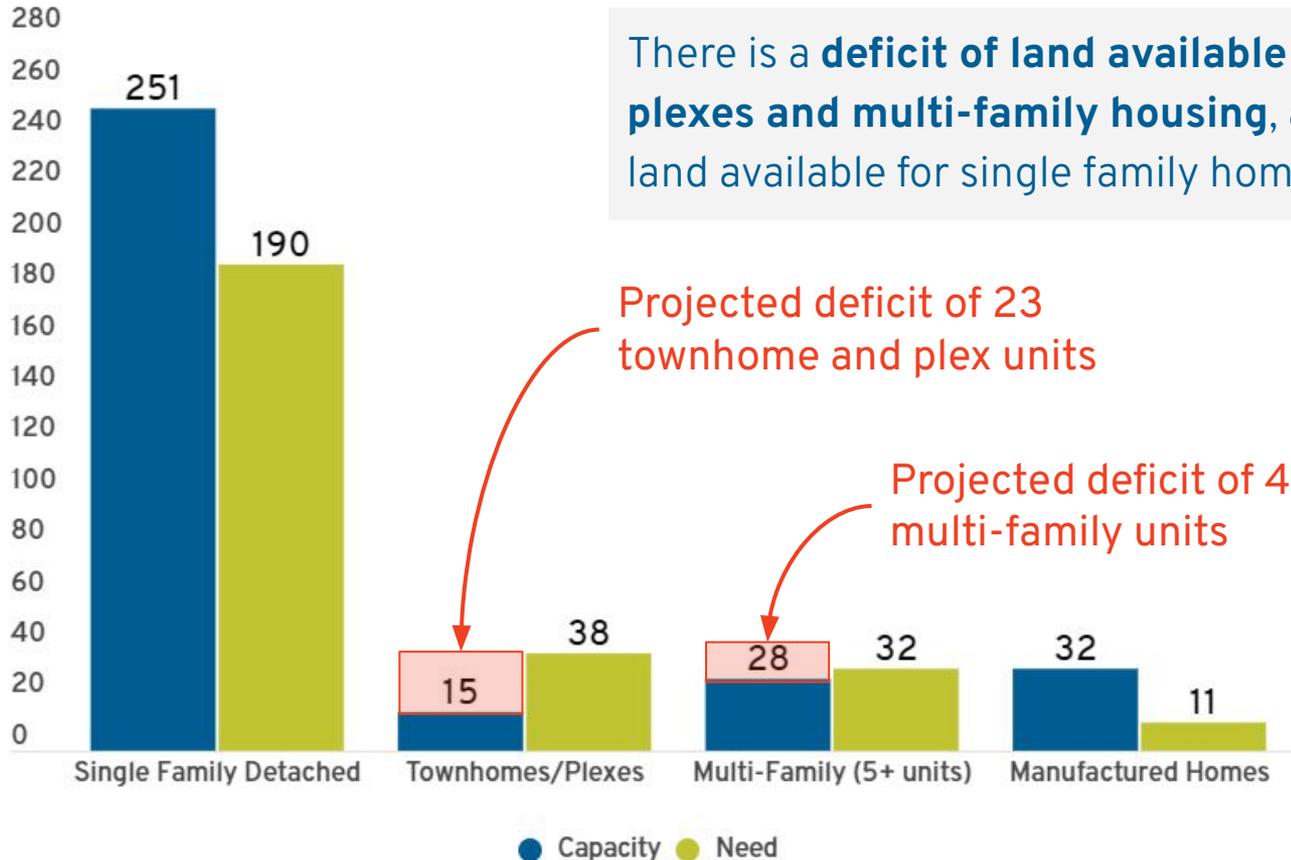
● Advisory Committee Meeting



Housing Capacity by Housing Type and Zone District



HOUSING NEED



HOUSING COSTS

Middle housing types like duplexes and cottages are more attainable than detached homes and provide housing at a cost that is more affordable for local incomes.

	Teacher	Police Officer	Judge	Average Household
				
Annual Income	\$51,000	\$77,000	\$174,000	\$66,000
Detached Home Cost Burden	74%	47%	22%	56%
Duplex Cost Burden	56%	37%	16%	43%
Cottage Cluster Cost Burden	50%	33%	15%	39%

COMMUNITY FEEDBACK

As part of the engagement process for the Housing Implementation Plan and Code Update, community members shared support for workforce housing.

- Key outcomes the community would like to prioritize are:
 - **Encouraging workforce housing**
 - **Preserving community character**
- Community members generally support:
 - Allowing a wider range of housing types in all residential areas
 - Encouraging higher density housing in higher intensity residential and commercial zones
 - Allowing mixed-use outright in the Retail Commercial C-1 zone



Proposed Code Amendments

- **Legal Compliance**
- **Housing Barriers**

COMPLIANCE + CLEAR & OBJECTIVE STANDARDS

Key provisions that are not compliant with state statute or require updates to be clear and objective include:

- **Occupancy limits** that may discriminate based on family relationships
 - ***Definitions have been updated.***
- Overly restrictive standards for **manufactured homes**
 - ***Some restrictions have been removed.***
- No provisions for **Single Room Occupancies** (SROs), which must be allowed in residential zones
 - ***SRO housing is allowed in accordance with state requirements.***
- Clear and objective standards for **Residential Accessory Structures**
 - ***Provisions for size, height, location, and setbacks have been added.***
- Clear and objective standards for vehicle and pedestrian access, utilities and public facilities required for housing development (**General Criteria**)
 - ***Standards have been updated for consistency across housing types***

COMPLIANCE + CLEAR & OBJECTIVE STANDARDS

Key provisions that are not compliant with state statute or required updates to be clear and objective during Part 2 of the Initial Public Review Draft include:

- **Approval procedures** for tentative subdivisions, partitions, replats, changing a non-conforming use
 - *Procedures have been updated.*
- **Clear and objective standards** for partitions and subdivisions
 - *Language has been updated to be clear and objective.*
- **Statutory compliance** for standards applied to manufactured dwellings, dwelling parks, and RVs
 - *Standards have been updated for compliance with state requirements.*
- **Affordable housing** allowances and bonuses
 - *State allowances have been included to promote options for developers.*

REDUCING BARRIERS TO HOUSING

These strategies reduce barriers and encourage attainable workforce housing that is compatible with the look and feel of Yachats.

- Expand use regulations in residential zones to include **ADUs** and **middle housing**
- Update restrictive or inflexible standards like residential **density**, **minimum lot area**, **lot coverage** and **setbacks**
- Update **parking standards** for ADUs and middle housing
- Allow **mixed-use development** in commercial areas outright
- Implement new **design standards** for middle and multi-unit housing



PROPOSED AMENDMENTS

Proposed amendments aim to realize community goals.

Allow more types of housing by:

- Allowing up to two units in the R-1 zone
- Allowing up to three units in the R-2 zone
- Defining and allowing ADUs and cottage clusters in all zones
- Allowing mixed-use in Retail Commercial C-1 zone

Encourage the development of attainable housing by:

- Reducing minimum lot areas
- Controlling max. density through lot sizes in R-3 and R-4
- Reducing front and side setbacks
- Making small increases to lot coverages

Preserve community character character by:

- Introducing clear and objective design standards that regulate based on form



Proposed New Housing Types

- **Accessory Dwelling Units**
- **Middle Housing**
- **Mixed Use**

MIDDLE HOUSING: PROPOSED ALLOWANCES*

	R-1	R-2	R-3	R-4	
Detached single-unit					 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					
Multi-unit (5+ Units)					
Manufactured Dwelling					

*Commercial zone allows all uses allowed in residential zones

R-1 Zone

Allowed Today

- Detached single-unit

Proposed

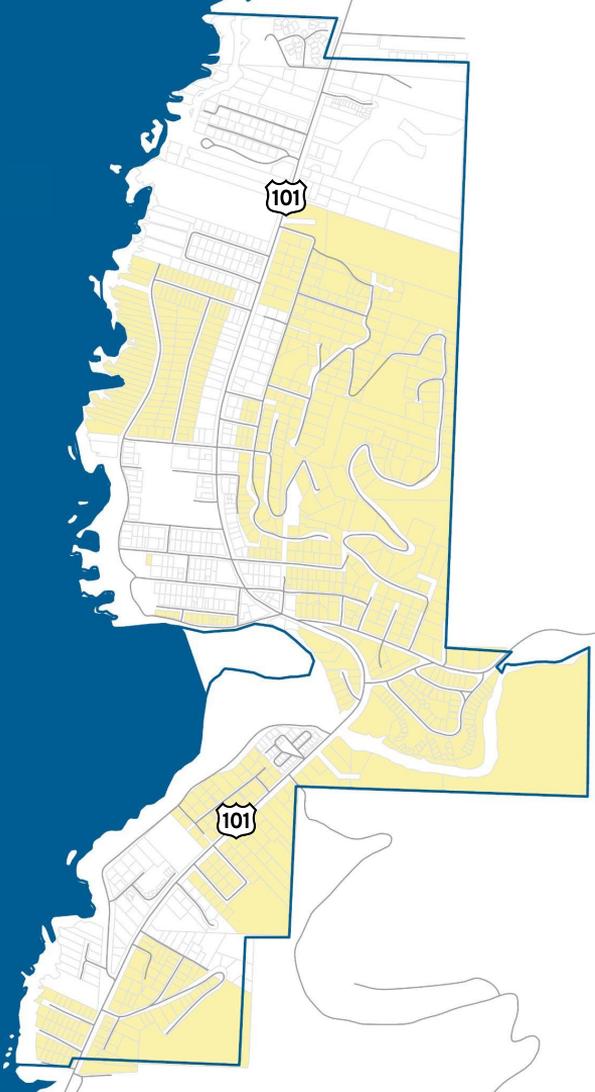
- Accessory Dwelling Unit
- Up to two units:
 - Duplex
 - Cottage Cluster
 - Townhouse

City of Yachats

R-1 Zone



0 0.5 1 Miles

A horizontal scale bar with three segments. The first segment is labeled '0', the second '0.5', and the third '1 Miles'.

R-1 Zone - Existing Code

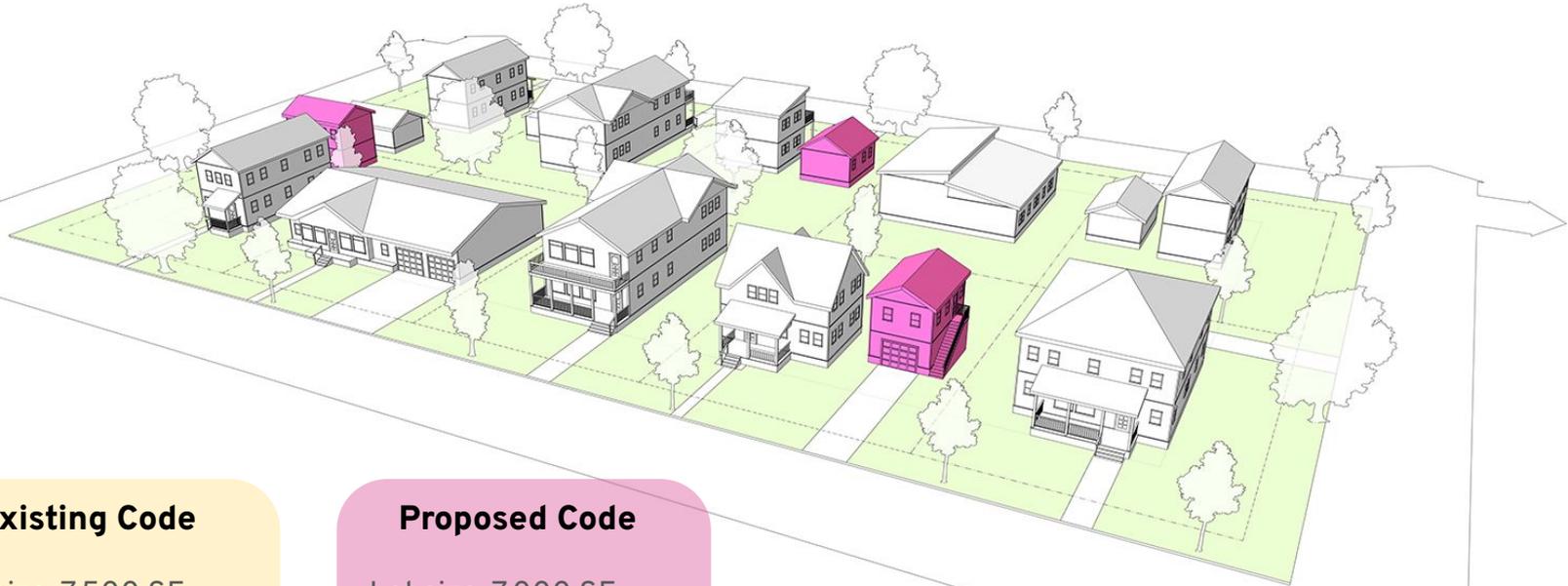


Existing Code

Lot size: 7,500 SF
Lot Coverage: 30%

Allowance: Detached
single-unit only

R-1 Zone - Proposed Code



Existing Code

Lot size: 7,500 SF
Lot Coverage: 30%

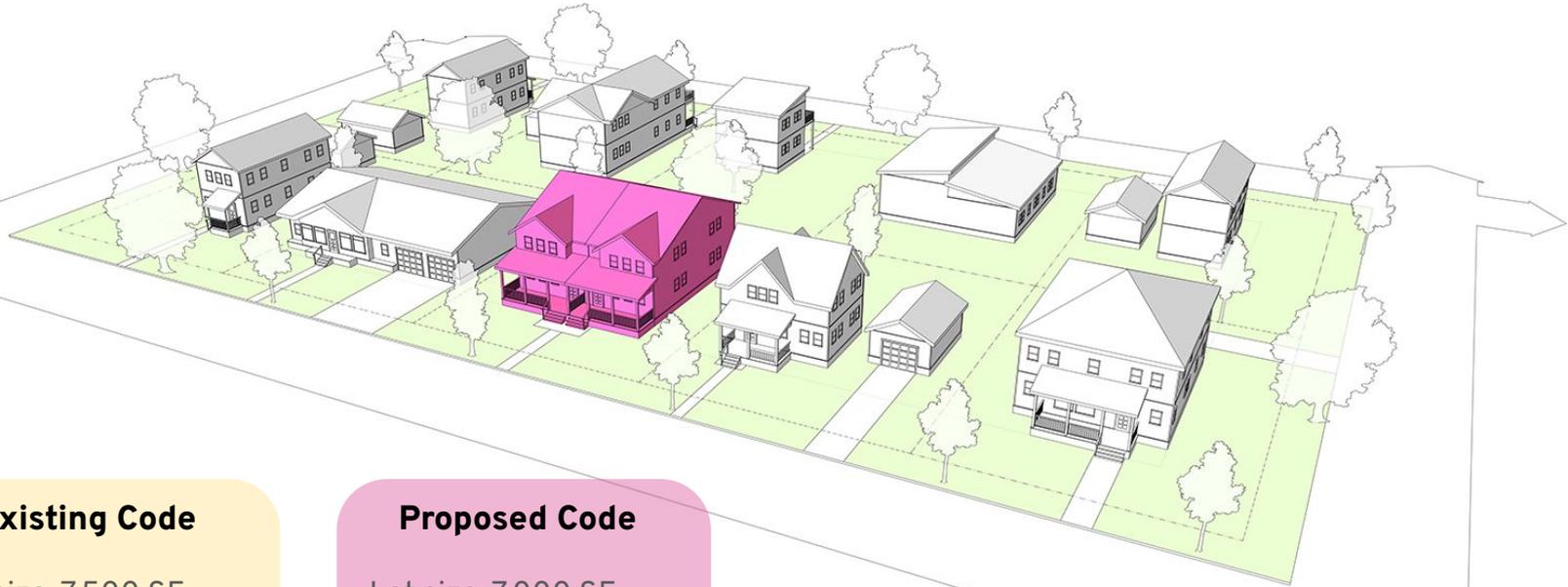
Allowance: Detached
single-unit only

Proposed Code

Lot size: 7,000 SF
Lot Coverage: 40%

Allowance: Accessory
Dwelling Units

R-1 Zone - Proposed Code



Existing Code

Lot size: 7,500 SF
Lot Coverage: 30%

Allowance: Detached
single-unit only

Proposed Code

Lot size: 7,000 SF
Lot Coverage: 40%

Allowance: Up to two
units per lot

R-2 Zone

Allowed Today

- Detached single-unit
- Duplex

Proposed

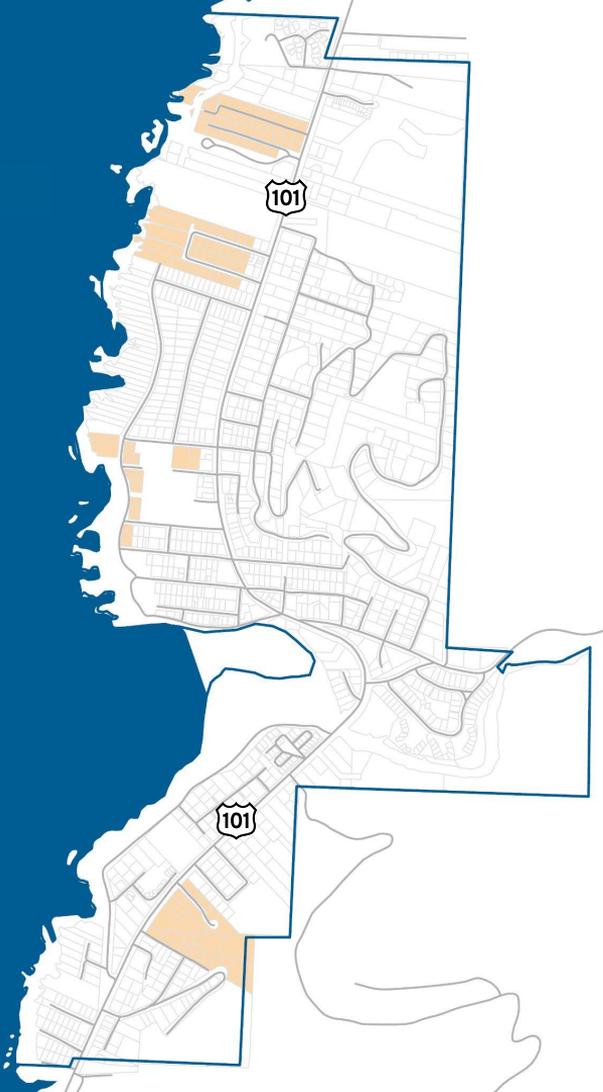
- Accessory Dwelling Unit
- Up to three units:
 - Triplex
 - Cottage Cluster
 - Townhouse

City of Yachats

R-2 Zone



0 0.5 1 Miles



R-2 Zone - Existing Code



Existing Code

Lot size: 6,000 SF
Lot Coverage: 35%

Allowance: Detached
single-unit and duplex

R-2 Zone - Proposed Code



Existing Code

Lot size: 6,000 SF
Lot Coverage: 35%

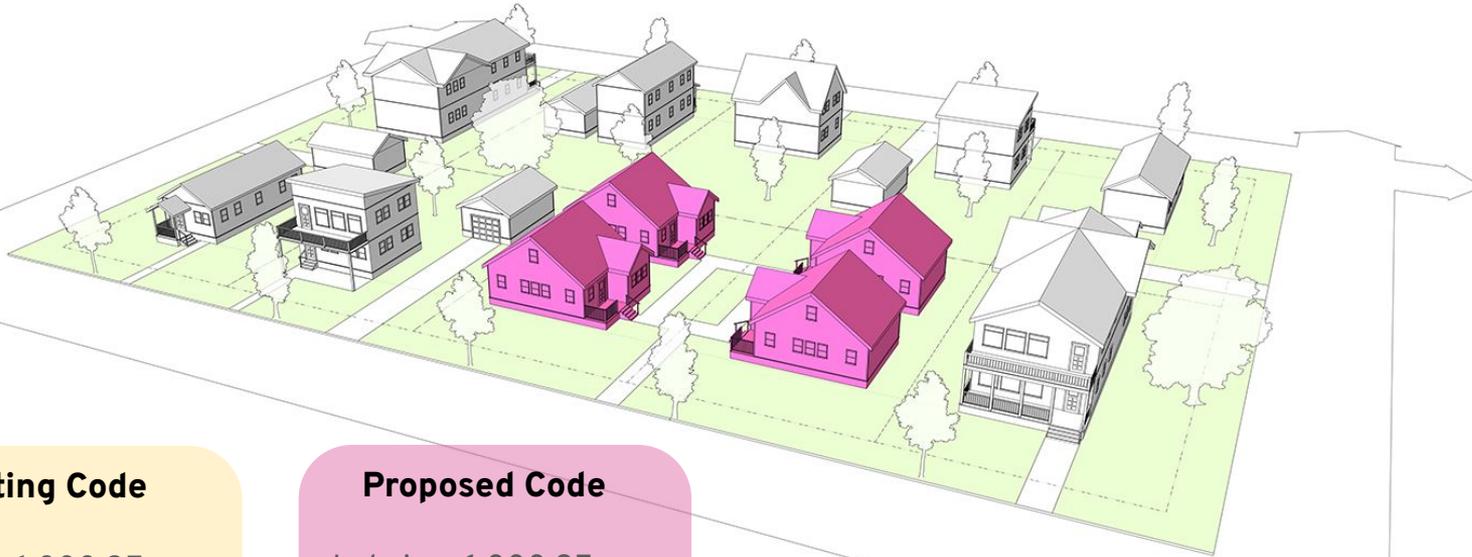
Allowance: Detached
single-unit and duplex

Proposed Code

Lot size: 6,000 SF
Lot Coverage: 45%

Allowance: Accessory
Dwelling Units

R-2 Zone - Proposed Code



Existing Code

Lot size: 6,000 SF
Lot Coverage: 35%

Allowance: Duplex on
7,500 sqft. lot

Proposed Code

Lot size: 6,000 SF
Lot Coverage: 45%

Allowance: Two units
per 6,000 sqft. lot

R-3 Zone

Allowed Today

- Multi-Unit (5+ Units)

Proposed

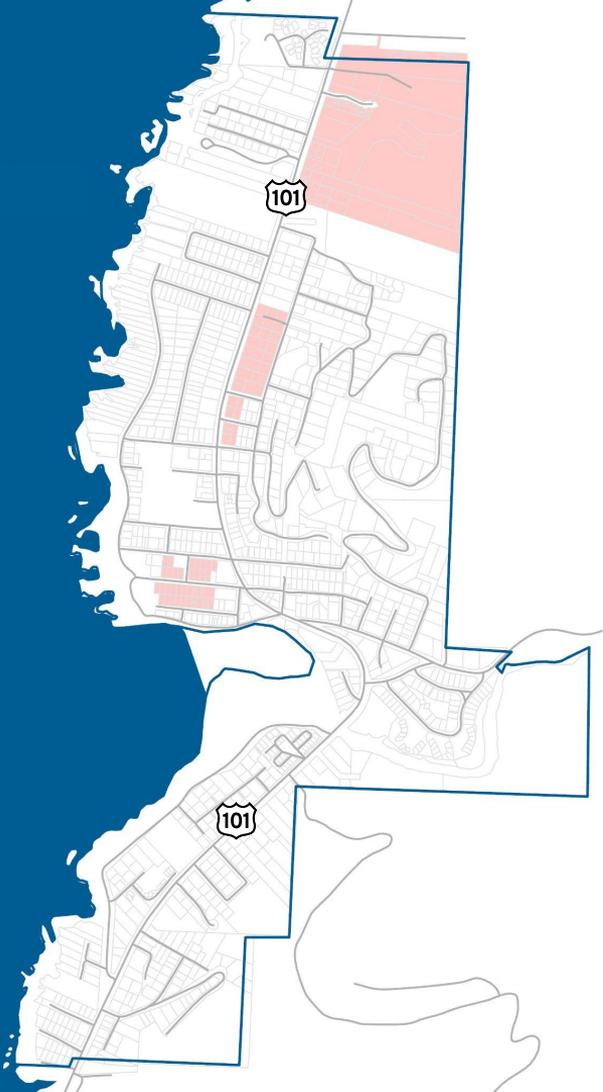
- Accessory Dwelling Unit
- Cottage Cluster

City of Yachats

R-3 Zone



0 0.5 1 Miles

A horizontal scale bar with three segments, labeled '0', '0.5', and '1 Miles'.

R-3 Zone - Existing Code

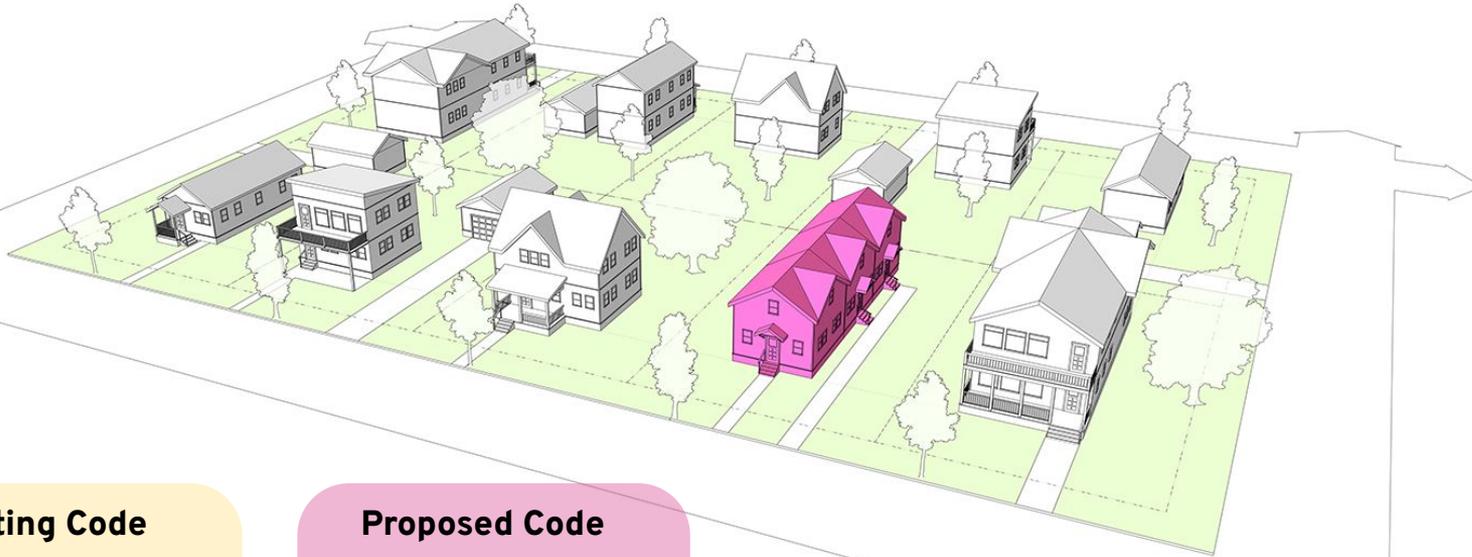


Existing Code

Lot size: 6,000 SF
Lot Coverage: 40%

Allowance: Multi-unit
(5+ units)

R-3 Zone - Proposed Code



Existing Code

Lot size: 6,000 SF
Lot Coverage: 40%

Allowance: Triplex on
11,000 sqft. lot

Proposed Code

Lot size: 3,000 SF
Lot Coverage: 50%

Allowance: Triplex on
6,000 sqft. lot

R-4 Zone

Allowed Today

- Multi-Unit (5+ Units)

Proposed

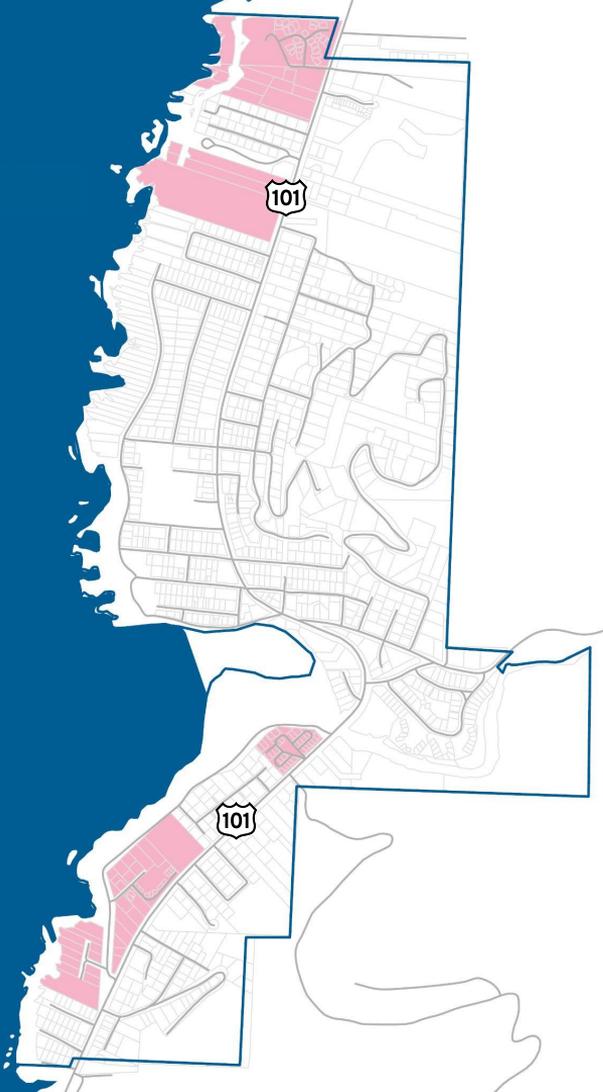
- Accessory Dwelling Unit
- Cottage Cluster

City of Yachats

R-4 Zone



0 0.5 1 Miles



R-4 Zone - Existing Code

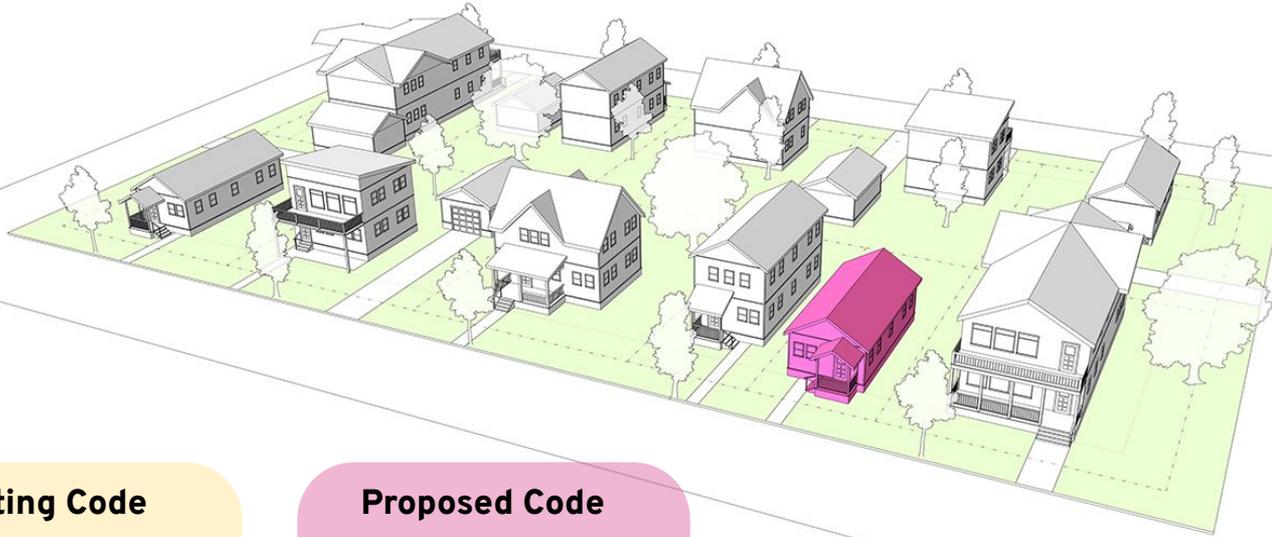


Existing Code

Lot size: 6,000 SF
Lot Coverage: 45%

Allowance: Multi-unit
(5+ units)

R-4 Zone - Proposed Code



Existing Code

Lot size: 6,000 SF
Lot Coverage: 45%

Allowance: House on
6,000 sqft. lot

Proposed Code

Lot size: 3,000 SF
Lot Coverage: 50%

Allowance: Small
house on 3,000 sqft.
lot

R-4 Zone - Proposed Code



Existing Code

Lot size: 6,000 SF
Lot Coverage: 45%

Allowance: Quadplex
on 10,000 sqft. lot

Proposed Code

Lot size: 3,000 SF
Lot Coverage: 50%

Allowance: Small house on
3,000 sqft. lot; Quadplex
on 7,000 sqft. lot

C-1 Zone

Allowed Today

- All residential uses
- Mixed-use development (conditionally)

Proposed

- Mixed-use development (outright)
- Residential uses at min. density of 10 units/acre

City of Yachats

C-1 Zone



0 0.5 1 Miles



PARKING REQUIREMENTS

Proposed amendments reduce parking requirements for duplexes and establish parking requirements for cottage clusters and ADUs.

Housing Type	Current Requirement	Recommended
Single Family	2.0	2.0
Duplex or 2-Unit Townhouses	4.0	3.0
Triplex or 3-Unit Townhouses	5.0	5.0
Quadplex or 4-Unit Townhouses	6.0	6.0
Multifamily (5+ Units)	1.5/unit ¹	1.5/unit
ADU	–	1.0, unless on-street parking qualifies for parking credit
Cottage Cluster	–	1.5/unit

¹Rounded up to the nearest whole number

DESIGN STANDARDS

Proposed amendments include clear and objective design standards to maintain community character.

- Applies to multi-unit and middle housing, not single-unit detached or duplexes
- Outcomes:
 - Encourage visually cohesive neighborhoods
 - Create a more engaging pedestrian experience
 - Enhance safety
 - Prioritize pedestrians over automobiles



DESIGN STANDARDS: Provisions and their Purpose

Provisions address driveways and garages, entryways, facades, and cottage clusters.

Driveways and Garages: Regulate garage width and location

→ ***Minimize the aesthetic dominance of garages***

Entry Orientation: Require entrances on the street

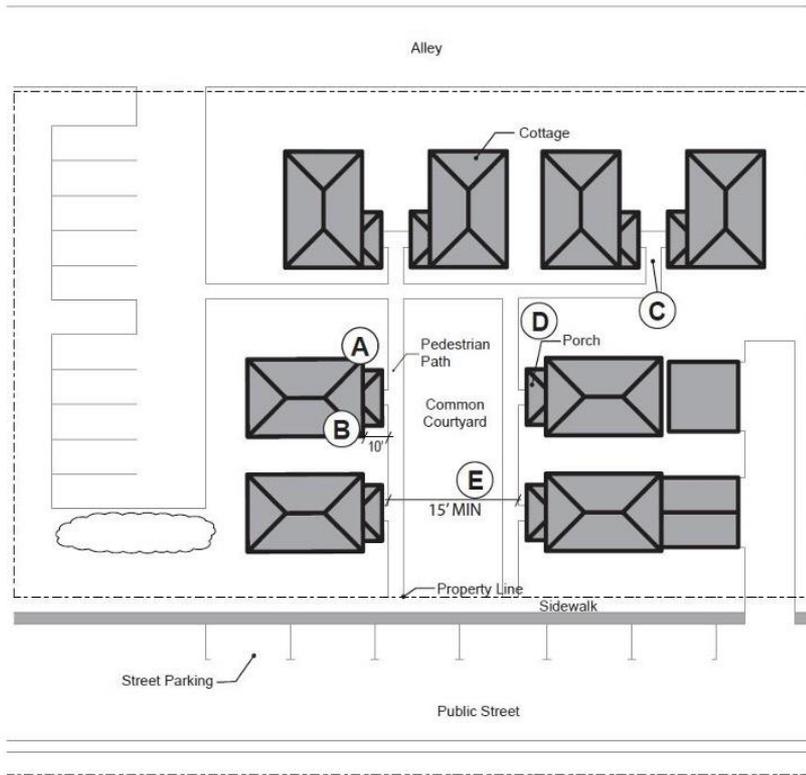
→ ***Create a visual and physical connection between private buildings and streets/sidewalks***

Building Facades: Require at least 15% of street facing facades to include windows or doors

→ ***Encourage a more engaging pedestrian experience***

DESIGN STANDARDS: Cottage Clusters

Provisions regulate common space and encourages resident interaction.



Common Space: Require a common courtyard that is at least 15' wide

→ **Create the defining feature of a cottage cluster: the courtyard**

Cottage Orientation: Require cottages to orient towards the courtyard

→ **Foster community and creates small neighborhood feel**

Parking: Require parking to be set back and screened

→ **Minimize impact of parking lot from street**

Discussion

DISCUSSION PROMPTS

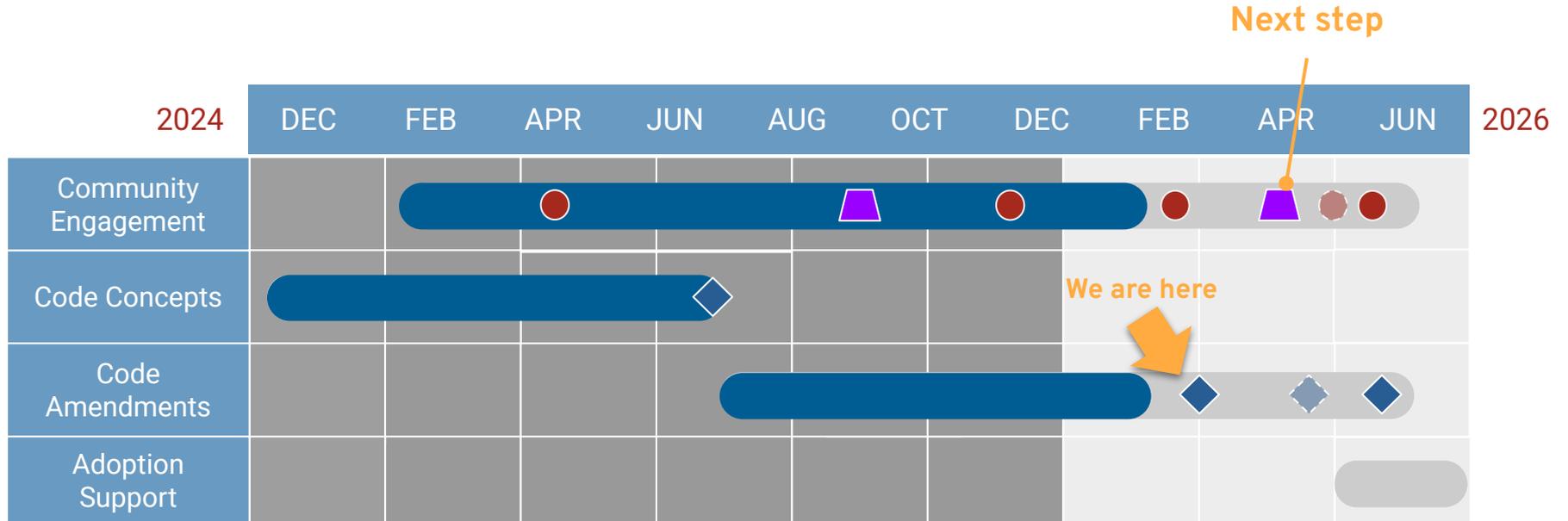
Overall Impact:

1. Do the proposed changes “move the needle” the right amount to encourage needed types of housing throughout Yachats?
2. Do the proposed changes align with the community’s desired outcomes for the code update?



Next Steps

PROJECT TIMELINE



ENGAGEMENT

◆ Planning Commission & City Council Meetings

▲ Community Feedback Session

● Advisory Committee Meeting