



Yachats Code Update

PC/CC Work Session #1

July 16th, 2025

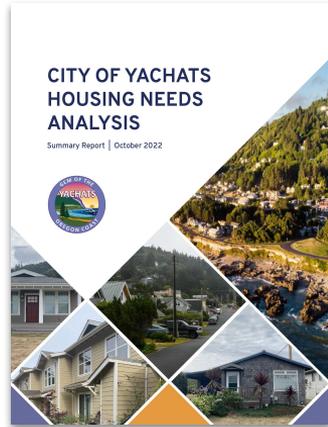


AGENDA

1	Introductions and Project Background	10 minutes
2	Code Audit	20 minutes
3	Code Concepts	30 minutes
4	Questions and Discussion	25 minutes
5	Next Steps and Project Timeline	5 minutes

PAST HOUSING WORK INFORMING CODE UPDATE

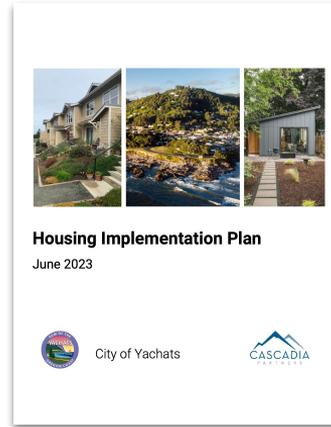
2022



**Housing Needs
Analysis**

- Identified key housing needs, including a deficit of land for townhomes, plexes, and multifamily 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



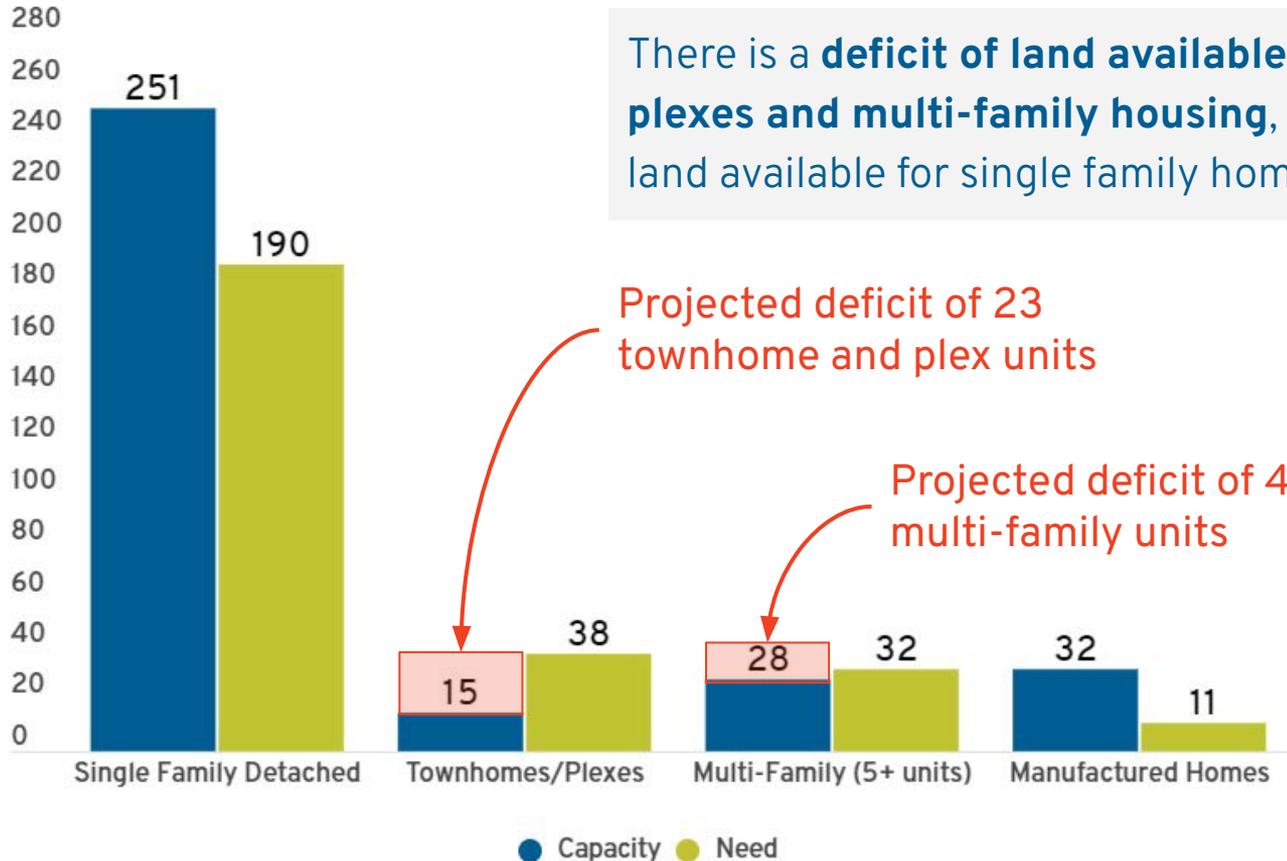
To explore policy ideas that support housing and livability goals in Yachats

Code Amendments



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

HNA: Yachats 20-Year Housing Need vs. Estimated Capacity by Housing Type



There is a **deficit of land available for townhomes, plexes and multi-family housing**, and a surplus of land available for single family homes.

Projected deficit of 23 townhome and plex units

Projected deficit of 4 multi-family units

CODE AUDIT

The Yachats Zoning and Land Use Code has been reviewed to identify:

- Amendments needed for **legal compliance** with state rules and statutes
- Amendments needed to provide **clear and objective standards** for housing development, and to not cause unnecessary cost or delay
- **Barriers to housing** options and affordability

The screenshot displays the City of Yachats Code of Ordinances website. The breadcrumb trail at the top reads: City of Yachats, OR > 2024-03-03 > Code of Ordinances > Title 9 Zoning and Land Use. The left sidebar lists the Code of Ordinances structure, with Title 9 Zoning and Land Use selected. The main content area shows a 'New Laws' table with two entries, both titled 'Amends Zoning and Land Use' and affecting 'Title 9'. Below the table is a list of expandable sections: Chapter 9.04 GENERAL PROVISIONS AND DEFINITIONS, Chapter 9.08 USE ZONES DESIGNATED, and Chapter 9.12 RESIDENTIAL ZONE. The table data is as follows:

Title	Subject	Affects
Amends Zoning and Land Use	Amends Zoning and Land Use	Title 9
Amends Zoning and Land Use (1)	Amends Zoning and Land Use	Title 9

CODE AUDIT: LEGAL COMPLIANCE

Sections that comply. These sections of the code were found to be in compliance with state statute and require no changes.

State Statute	Requirement	Finding
ORS 197.660 to 197.670	Residential Homes and Facilities	Complies
ORS 197.522	Requirement to Approve Needed Housing	Codification not required
ORS 227.175	Reduced Density or Height as Condition of Approval	Codification not required

CODE AUDIT: LEGAL COMPLIANCE

The Yachats code **partially complies** with state requirements for manufactured home parks and subdivisions. To achieve full compliance, updates are needed to:

- Allow manufactured home parks outright in R3 and R4 zones
- Clarify approval standards to ensure they are clear and objective
- Update standards applying to manufactured home park subdivisions
- Update definitions to allow prefabricated dwellings

State Statute	Requirement	Finding
ORS 197.480	Manufactured Home Parks	Partially complies
ORS 92.835-845	Manufactured Home Park Subdivisions	Partially complies

CODE AUDIT: LEGAL COMPLIANCE

These sections of the code were found to **not be in compliance** with state statutes.

The key issues identified include:

- Discretionary review procedures where administrative review is required
- Occupancy limits that may discriminate based on family relationships
- Overly restrictive standards for manufactured homes
- Missing allowances for RVs used as housing and for disaster recovery
- No provisions for Single Room Occupancies (SROs), which must be allowed in residential zones

State Statute	Requirement	Finding
ORS 197.195 and 197.015	Limited Land Use Decisions	Does not comply
ORS 90.112	Occupancy Limit Based on Familial Relationship	Does not comply
ORS 197.478	Manufactured Homes	Does not comply
ORS 197.493	Occupancy of Recreational Vehicles (RV)	Does not comply
ORS 197A.430	Single Room Occupancies (SRO)	Does not comply

CODE AUDIT: LEGAL COMPLIANCE

These sections are not out of compliance, but **codifying these standards is recommended** to improve clarity.

Key recommendations include codification to:

- Allow applicants to opt in to new development standards after submitting an application
- Allow affordable housing by-right on eligible public, nonprofit, and commercial sites
- Allow affordable housing on redeveloped commercial land at appropriate densities
- Allow bonuses for affordable housing (height and density)

State Statute	Requirement	Finding
ORS 227.178	Opting-In to Amended Housing Regulations	Codification recommended
ORS 197A.445	Affordable Housing: General Siting Allowances	Codification recommended
ORS 197A.460	Affordable Housing: Redevelopment of Commercial Land	Codification recommended
ORS 197A.445	Affordable Housing: Density and Height Bonus	Codification recommended

CODE AUDIT: CLEAR AND OBJECTIVE REVIEW

Code of Ordinances	General Findings
Titles 1-6	<ul style="list-style-type: none">● This section of the code does not apply to residential uses; therefore clear and objective standards do not apply.
*Title 7. Streets, Sidewalks and Public Spaces	<ul style="list-style-type: none">● Conditions for approval related to street vacations and driveways & culverts include discretionary language and could be clarified.
*Title 8. Public Services	<ul style="list-style-type: none">● The sewer permit requirements in Section 8.08.070(B) include discretionary language that may conflict with clear and objective standards.
Title 9. Zoning and Land Use	<ul style="list-style-type: none">● In residential and mixed-use zones, many standards related to accessory uses, factory-built dwellings, and manufactured homes rely on discretionary or unclear language.● Conditional use permits are sometimes required for housing types without clear or objective criteria.● Key development standards, such as lot coverage, parking, flood mitigation, and erosion control, are inconsistently defined and may lack clarity or enforceability.

**Cascadia Partners interprets "clear and objective standards, conditions and procedures regulating the development of housing" to include standards for public facilities.*

CODE AUDIT: BARRIERS TO HOUSING

The following code barriers were identified as part of a code audit. They are informed by the Housing Needs Analysis and Housing Implementation Plan.

1. Use regulations that are too restrictive in residential zones
2. Residential density that is too low
3. Minimum lot area that is too high
4. Restrictive lot coverage and setback standards
5. Use regulations that are too restrictive in commercial zones
6. Missing and ineffective incentives for affordable housing



WHAT ARE “CODE CONCEPTS”?

What are some ways to meet housing production goals through code changes?

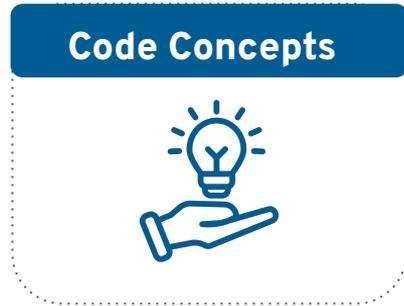
Code concepts are early ideas for updating the zoning and land use code to improve housing production, affordability, and choice. Drafting code concepts will help us:

- Remove regulations that create unnecessary cost or delay
- Support a variety of housing types that may be more affordable
- Improve design of new housing
- Simplify and clarify outdated or confusing rules

Code Concepts



INITIAL CODE CONCEPTS BRAINSTORMED:



1
Allow Accessory Dwelling Units

2
Allow middle housing types as outright permitted uses

3
Adjust density and minimum lot size standards

4
Reduce setbacks and increase lot coverage

5
Update Residential Standards in the C1 Zone

6
Rezone land in R1 to a higher density zone

7
Provide incentives for affordable housing

1

Allow Accessory Dwelling Units



What is the key idea?

Allow at least one ADU for each single-unit dwelling and allow the ADU to be interior to the house (such as a basement), an attached addition, or a detached structure.

How will it help meet housing needs?

ADUs allow property owners to add a unit to their property without demolishing the existing house. They are a proven way to incrementally add to local housing supply with very little impact to neighboring properties or community character. They can create opportunities to generate rental income for homeowners, multigenerational living, or caring for family members.

2

Allow middle housing types as outright permitted uses



What is the key idea?

Update the code to define and allow middle housing types, like duplexes, triplexes, quadplexes, and cottage clusters in residential zones.

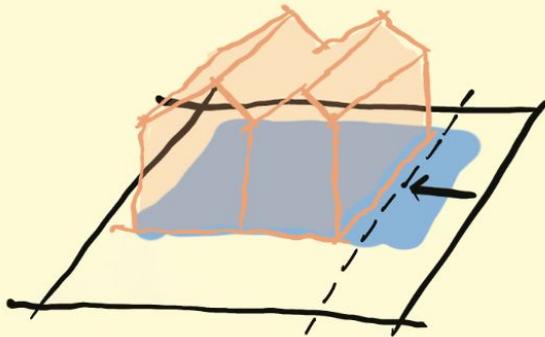
Currently, Yachats only permits duplexes and townhouses (via Planned Unit Development) in some zones. Triplexes and quadplexes are allowed only in R3 and R4 zones. Cottage clusters are not defined or permitted anywhere.

How will it help meet housing needs?

Middle housing types offer smaller, more affordable options that fit well in residential neighborhoods. They are less costly to build than larger buildings and support more attainable rents and home prices.

3

Adjust density and minimum lot size standards



What is the key idea?

Adjust density and minimum lot size standards in higher-intensity residential zones to better support multi-unit housing. This could include setting minimum densities, increasing maximum density, or reducing minimum lot sizes.

How will it help meet housing needs?

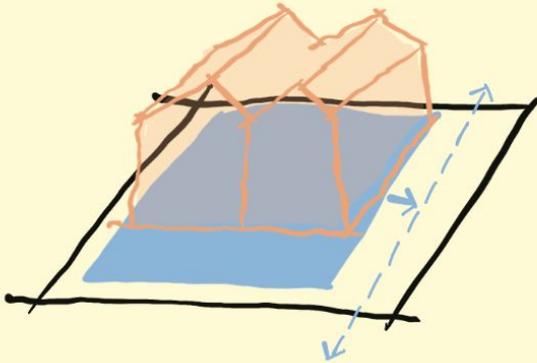
Since 2000, nearly all new homes in Yachats have been single-unit dwellings, even in higher-density zones.

Establishing a minimum density standard in higher intensity zones would preserve buildable land for needed townhouses, plexes and multi-unit housing.

Increasing maximum density allowances, and/or reducing minimum lot sizes can create additional opportunities for middle housing development.

4

Reduce setbacks and increase lot coverage



What is the key idea?

Large setback requirements and low lot coverage allowances can make infill projects infeasible on existing lots and discourage compact housing types and development.

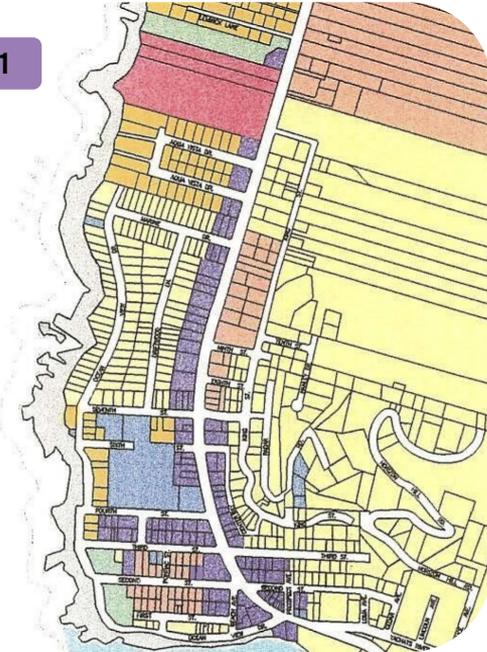
How will it help meet housing needs?

Reducing setbacks and increasing lot coverage enables buildable land to be used more efficiently and increases the capacity for needed housing, especially when maximum heights are as low as they are in Yachats (typically 2 stories/30 feet for all zones).

5

Update Residential Standards in the C1 Zone

C1



What is the key idea?

The C1 zone currently allows residential uses outright but only permits mixed-use development as a conditional use. We recommend allowing mixed-use development outright and providing a clear and objective path for approval, as required by state law.

How will it help meet housing needs?

Removing the conditional use requirement will make it easier to include housing in commercial areas, supporting mixed-use development and increasing housing options in walkable, centrally located parts of the city.

6

Rezone land in R1 to a higher density zone

Housing Capacity (# of units) by Zone

COMMERCIAL

4

R-1

169

R-2

22

R-3

68

R-4

63

2022 Housing Needs Analysis

What is the key idea?

Over 60% of Yachats' buildable residential land is in the R1 zone, which primarily allows detached single-unit housing. The Housing Needs Analysis shows an oversupply of land for single-unit homes and a shortage for townhomes, plexes, and multi-unit housing.

Strategically rezoning portions of R1 to higher-density zones (like R2, R3, or R4) would better align available land with current and future housing needs.

How will it help meet housing needs?

Rezoning R1 land, especially alongside reforms like smaller lot sizes and minimum density standards, would open up capacity for a broader range of housing types, including plexes, townhomes, and small multi-unit buildings.

7

Provide incentives for affordable housing



What is the key idea?

State law requires cities to allow affordable housing in certain locations and to offer height and density bonuses for qualifying projects. Updating the code to reflect these allowances and provide clear incentives will help support affordable housing development.

How will it help meet housing needs?

By clarifying where affordable housing is allowed and codifying incentives like bonuses, the City can make it easier to build income-restricted housing, which is often harder to finance and build without regulatory support.

CODE CONCEPTS SUMMARY

How do code concepts address different issues?

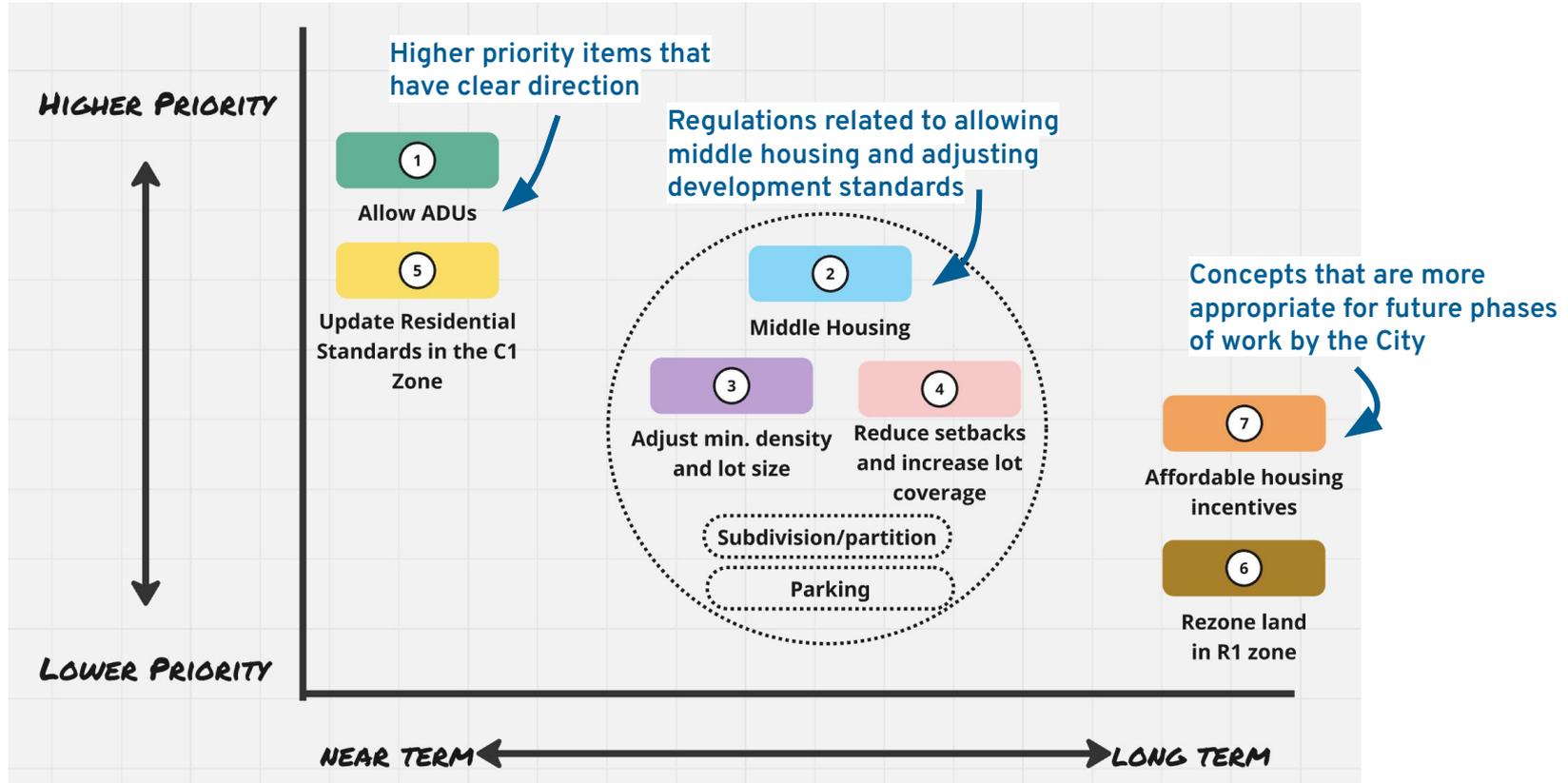
Barrier/Issue	Code Concept		
Use regulations that are too restrictive in residential zones	 1 Allow ADUs	 2 Middle Housing	
Density that is too low	 3 Adjust min. density and lot size	 2 Middle Housing	 6 Rezone land in R1 zone
Overall minimum lot area that is too high	 3 Adjust min. density and lot size	 2 Middle Housing	

CODE CONCEPTS SUMMARY

How do code concepts address different issues?

Barrier/Issue	Code Concept
Lot coverage and setbacks that are too restrictive	 4 Reduce setbacks and increase lot coverage  2 Middle Housing
Use regulations that are too restrictive in commercial zones	 5 Reform regulations for residential uses in commercial zone
Incentives for affordable units that are missing or ineffective	 7 Affordable housing incentives

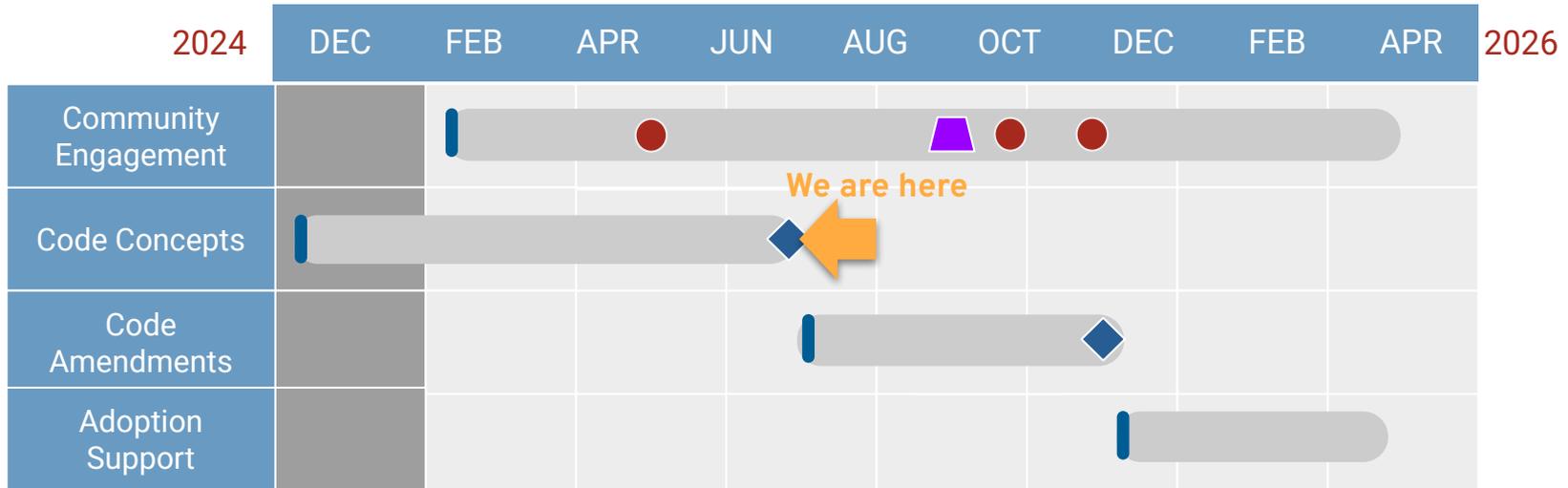
AC AND PC FEEDBACK



DISCUSSION

- Based on what you've seen and heard, which code concepts do you see as highest priority to move forward with?
- Do the Advisory Committee's and Project Management Team's priorities align with yours?
- Are there any code barriers that you feel we may have missed or not emphasized enough?
- What questions or concerns do you anticipate from the broader community as we bring these concepts to the public?

PROJECT TIMELINE



ENGAGEMENT

- ◆ Planning Commission & City Council Meetings
- Advisory Committee Meeting
- ▮ Community Feedback Session