

Memorandum



To: Scott McClure & Linda Hansen, City of Turner
From: Jesse Winterowd, AICP, PMP
Date: February 2, 2022
Re: **Turner Land Use Development Code Updates**

Contents

Introduction.....	1
Article 1 Administrative Provisions	2
Article 4 Zoning Districts.....	2
Article 5 General Development Standards.....	4
Article 6 Use Standards.....	5
Development Code Table of Contents	5

Introduction

This memorandum outlines implementation of suggested Land Use Development Code changes identified by ECONorthwest as part of the Housing Needs Analysis.¹ The proposed code changes are anticipated to be adopted concurrently with the HNA and associated long range planning products. The effect of the proposed changes will help to increase housing affordability throughout the city by allowing a greater range of housing types in residential zones, as well as reducing setback and lot size requirements.

Implementation of suggested code changes included updates to Article 1 Definitions, Article 4 Zoning Districts, Article 5 General Development Standards, and Article 6 Use Standards. These changes are summarized below.

¹ These changes are identified in a memorandum titled "Housing Types and Turner's zoning code" (ECONorthwest, November 2020)

Article 1 Administrative Provisions

- Amended the definition of Accessory Structure to refer to the “primary use” instead of “main use” for consistency with the definition of Accessory Dwelling Unit.
- Amended the definition of “Building Height” to use consistent terminology and be consistent with the existing definition of “Grade (Ground Level)”.
- Add definitions for:
 - Accessory Structure
 - Development
 - Dwelling, Multi-Family (Cottage Housing)
 - Dwelling, Single-Family Attached (Townhome)

Article 4 Zoning Districts

R-1 Zone

- 4.111(2) Permitted Uses
 - Add a provision for one Accessory Dwelling Unit subject to standards of Article 6.
- 4.111(4) Development Standards
 - Reduce minimum lot area from 11,000 to 8,000 square feet.
 - Reduce minimum lot width from 70 to 50 feet.
 - Increase maximum building coverage from 50 to 60%.
 - Reduce
 - Front yard setback from 20 feet to 15 feet²
 - Exterior side yard setbacks reduced from 20 feet to 12 feet
 - Interior side and rear yard setbacks for small covered accessory structures to 2 feet, with limitations.³

R-2 Zone

- 4.112(2) Permitted Uses

² Garage and carport entrances retain setback of 20 feet from street lot lines

³ Small covered detached accessory structures are less than 24 feet by 24 feet, and no more than 15 feet high with walls no more than 10 feet high. Additional objective locational and design criteria apply as detailed in Section 4.111(4).

- Add provisions for:
 - One Accessory Dwelling Unit subject to the standards of Article 6.
 - Duplex on a corner lot
 - Cottage Housing
 - Attached Single Family Housing (townhouses) with no more than two stories.
- 4.112(3) Conditional Uses
 - Remove Duplex on corner lot (now allowed outright as noted above).
- 4.112(4) Development Standards
 - Reduce:
 - Minimum lot area for Single Family from 7,500 sq ft. to 6,000 sq. ft and eliminate Riverbend Gravel Pit reference.
 - Minimum lot width to 50 feet.
 - Front yard setback from 20 feet to 15 feet⁴
 - Exterior side yard setbacks reduced from 20 feet to 12 feet
 - Interior rear yard setbacks from 20 feet to 15 feet.
 - Interior side and rear yard setbacks for small covered accessory structures to 2 feet, with limitations (see footnote 2 above).
 - Add minimum lot area for
 - Attached single family: 6,000 square feet
 - Duplex: 10,000 square feet
 - Cottage Housing: 12,000 square feet
 - Add provision for interior yard setbacks to accommodate townhouses.

R-11 Zone

- 4.121(1) Purpose
 - Clarify “medium density” to mean a maximum of 20 dwelling units per acre for permitted uses.
- 4.121(2) Permitted Uses
 - Add provisions for:
 - Single family, attached single family, duplexes, triplexes and fourplexes at a minimum density of 10 units per acre
 - Multifamily with 5 or more units at a maximum density of 20 dwelling units per acre as a permitted use

⁴ Garage and carport entrances retain setback of 20 feet from street lot lines

- One Accessory Dwelling Unit on a lot with an existing single-family dwelling
 - Cottage Housing
- 4.121(3) Conditional Uses
 - Clarify “High Density multiple family residential” to allow greater than 20 dwelling units per acre as a conditional use.
- 4.121(4) Development Standards
 - Add minimum lot size for:
 - Single family: 2,500 square feet
 - Duplex 5,000 square feet.
 - Triplex 7,500 square feet.
 - Fourplex 10,000 square feet.
 - Attached single family 2,500 square feet.
 - Cottage housing 10,000 square feet.⁵
 - Multiple-family 10,000 square feet.⁶
 - Allow for zero lot line setback for townhouses.
 - Increase maximum building coverage to 75%
 - Decrease exterior yard setback from 20 feet to 12 feet except 20 feet to garage or carport entrances.
 - Decrease interior yard setbacks for accessory structures from 5 to 3 feet.
 - Interior side and rear yard setbacks for small covered accessory structures to 2 feet, with limitations.⁷

Article 5 General Development Standards

- 5.010 Development Standards Matrix
 - Update matrix based on new development standards and clarify yard setbacks.
 - Add Use Standards references to Article 6 for cottage housing and ADUs.
- 5.125 Bicycle Parking Spaces Table
 - Remove required bike parking for duplexes.

⁵ This varies from ECONW recommended minimum lot size of 4,000 sq. ft. but makes more sense in the context of a minimum of 4 cottage housing units on a lot.

⁶ This is not an ECONW recommendation but makes sense for scale in a small city.

⁷ Small covered detached accessory structures are less than 24 feet by 24 feet, and no more than 15 feet high with walls no more than 10 feet high. Additional objective locational and design criteria apply as detailed in Section 4.111(4).

Article 6 Use Standards

- Multiple Family Standards (Section 6.104) needed to be completely revised to apply clear, objective and reasonable standards. Existing code requires consistency with 1999 Salem Development Design Handbook. Brought in newer Salem medium-density multi-family design standards. Updated fence standards for Turner context.
- Add Section 6.105 Accessory Dwelling Units standards
- Add Section 6.106 Cottage Housing standards
- Update manufactured home standards to be consistent with statutory (ORS 197.307) requirements:
 - 6.112(1) & (2) Remove 10-year age limit for new placement. Update certification standards to defer to Oregon State building and specialty codes that regulate manufactured homes.
 - Section 6.113 Allow for Class B manufactured homes in the same locations as Class A and remove requirement for conditional use review.

Development Code Table of Contents

- Add new sections for ADU's and Cottage Housing to Article 6.
- Update page numbers. Note: Table of Contents will need to be finalized when code changes are finalized.