

Memorandum



To: David Sawyer and Linda Hansen, City of Turner
From: Jesse Winterowd, AICP, PMP
Date: July 29, 2021
Re: **Turner Land Use Development Code Updates**

Contents

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

Article 1 Administrative Provisions

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

- 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.
- 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
 - Exterior yard setbacks to 15 feet for structures, except 20 feet to garage or carport entrances.
 - Side yard setback to 12 feet
 - Rear yard setback for accessory structures to 3 feet or 10 feet for structures 9-14 feet in height

R-2 Zone

- 4.112(2) Permitted Uses
 - Add provisions for:
 - One Accessory Dwelling Unit subject to the standards of Article 6.
 - Duplex on a corner lot 10,000 sq. ft. or greater
 - Cottage Housing
 - Attached Single Family Housing (townhouses)
- 4.112(3) Conditional Uses
 - Remove Duplex on corner lot (now allowed outright).

- 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 feet except 20 feet to garage or carport entrances.
 - Side yard setback to 12 feet
 - Rear yard setback for accessory structures to 3 feet or 5 feet for structures over 9 feet in height
 - 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.
- 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
 - 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.²
 - Multiple-family 10,000 square feet.³
- Allow for zero lot line setback for townhouses.
 - Increase maximum building coverage to 75%
 - Decrease minimum lot width to 50 feet.
 - Decrease exterior yard setback from 20 feet to 12 feet except 20 feet to garage or carport entrances.

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.
- 5.120 and 5.121(1) Off-Street Parking Requirements
 - Remove garage requirement for new residential dwellings.
- 5.125 Bicycle Parking Spaces Table
 - Remove required bike parking for duplexes.

Article 6 Use Standards

- Multiple Family Standards (Section 6.104) needed to be completely revised to apply clear, objective and reasonable standards. Brought in Salem multi-family design standards consistent with an existing code reference intent.
- Add Section 6.105 Accessory Dwelling Units standards
- Add Section 6.106 Cottage Housing standards
- 6.112(1) & (2)

² 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.

³ This is not an ECONW recommendation but makes sense for scale in a small city.

- 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.