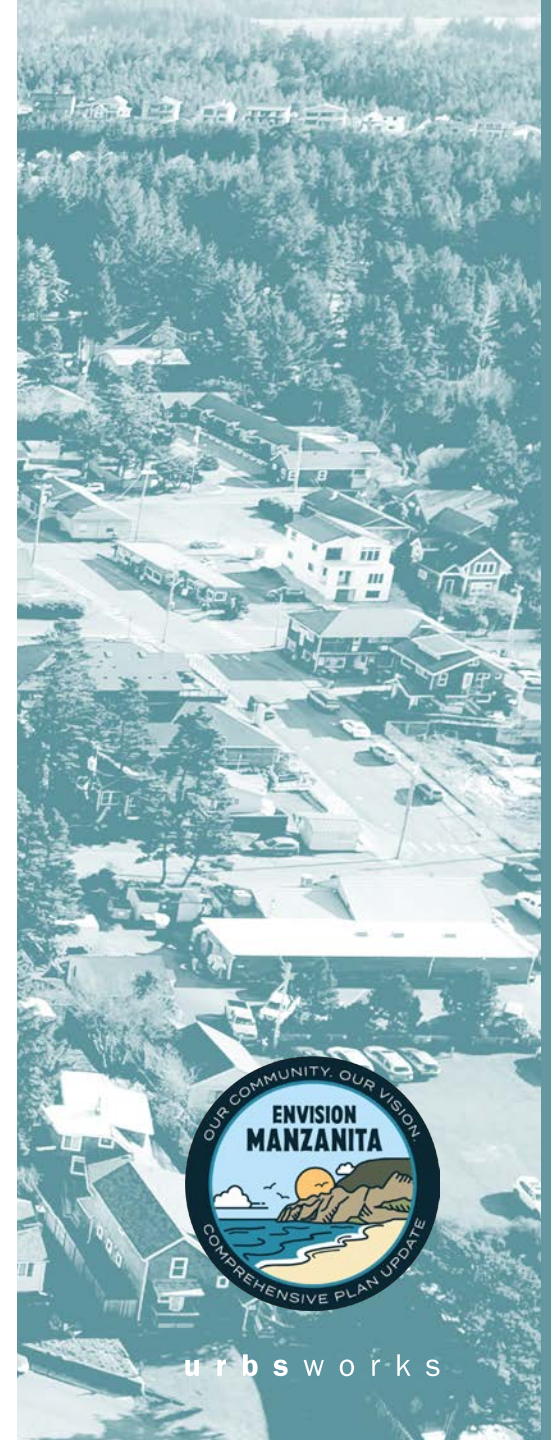
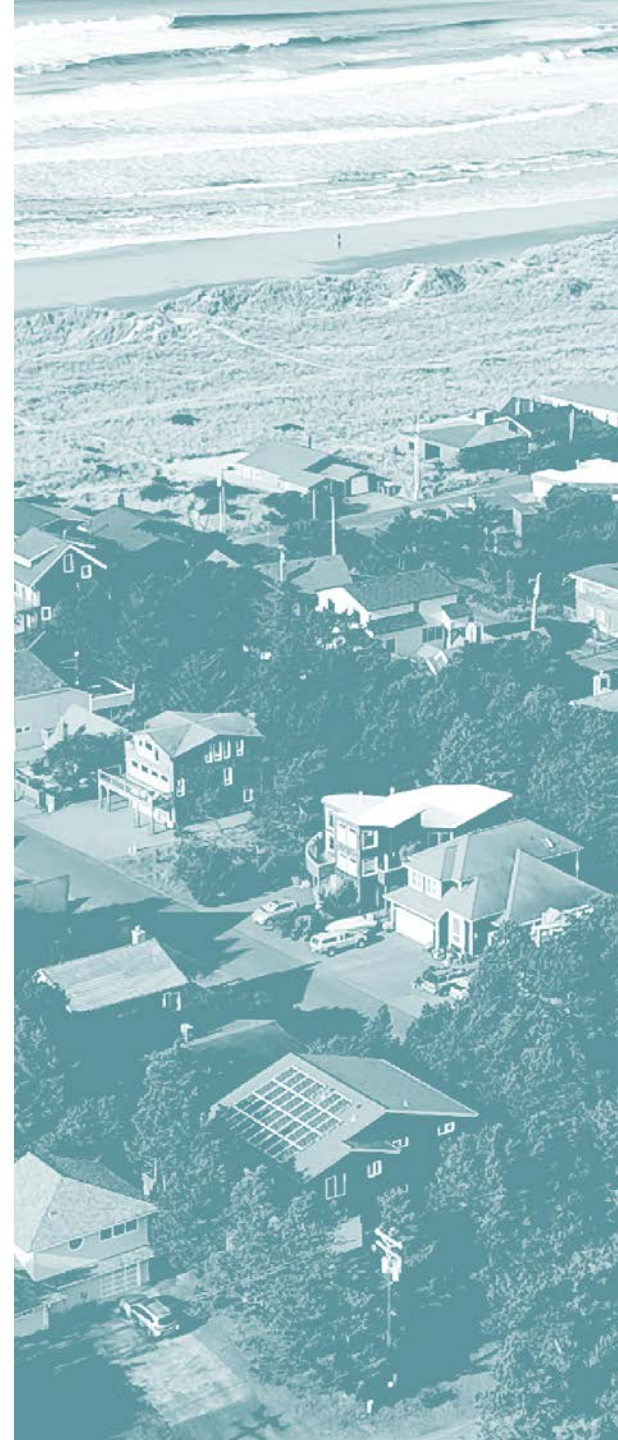
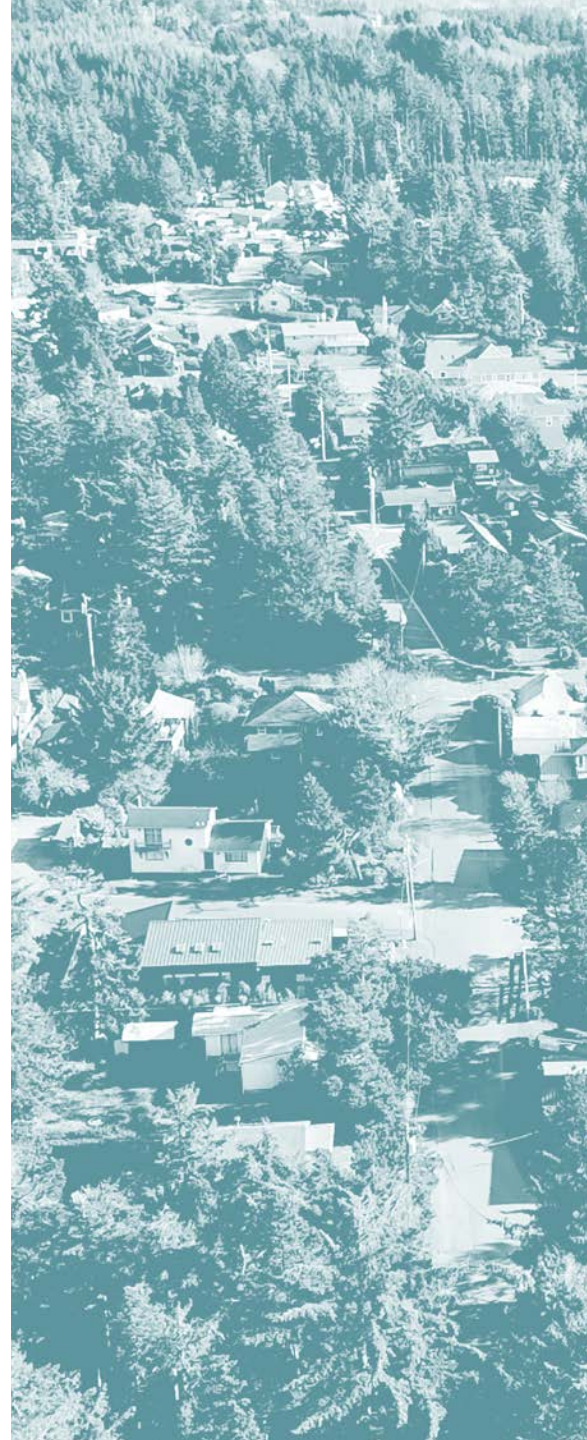


# Manzanita Middle Housing Code Amendments

City Council Work  
Session

July 15



urbworks



## LIST OF ISSUES RAISED

- FAR – how is it different from what we allow today and how much of a restriction would it place on development
- Maximum of 3,000 square feet on first dwelling unit
- Development standards – illustrations of the envelope
- Reduction of front yard setback
- Townhomes – What is recommended in the proposal, what the model code does, and what the OAR requires for minimum lot size for the townhouses.
- Townhouse density – Maximum density and why we are recommending a maximum density for townhomes. What would happen if we didn't have a density maximum.
- Clarity on choices for minimum lot size for townhomes – OAR vs. Model Code vs Recommendation – including illustrations
- 1,250 minimum for other housing types
- Map of Zones

## LIST OF ISSUES RAISED, CONTINUED

- Elimination of parking requirements for dwellings under 500 square feet and ADU's – example and benefits
- Limit driveways widths to no more than 10 feet - benefits
- Permit driveways to be located 3 feet from the side property line – benefits
- Parking pocket – what is it
- Shared driveways - how does this apply to existing structures?
- Infill housing, flag lot, parking pocket – definitions
- Parcel and lot – definition
- What will this mean for infill lots and how will it impact existing neighborhoods?

## Part 1

# **Development capacity: a primer**



## Intro

**Development Capacity:** Absolute square footage reflecting setbacks, lot coverage, and other reductions that establish the size and shape of development. Sometimes referred to as “building envelope.”

**Floor Area:** Total area of all floors of a building.

**Floor Area Ratio (FAR):** amount of floor area as a ratio to amount of site area that can be developed, e.g. 2:1 means two square feet of floor area for every one square foot of site area.

Besides FAR, factors that can reduce the total development capacity include:

- “Sculpting” or shaping mechanisms such as upper story setbacks.
- Step-backs.
- Required roof slope or slope plane.
- Lot coverage limitations.

What is  
development  
capacity and how is  
it determined?

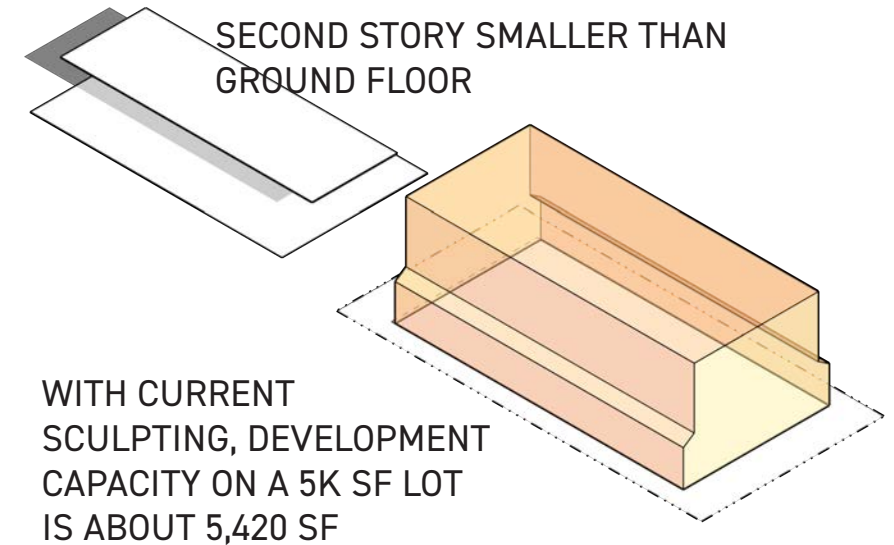
## DEVELOPMENT CAPACITY IN MANZANITA

- The total square footage allowed for a building or buildings on a lot.
- Defined by the lot size, setbacks, and height.
- Example: On a lot with setbacks of 5 feet on the side and rear, and 20 feet on the front, and a height maximum of 28.5 feet (2 stories), the total development capacity (in sf) would be
  - For a **5,000 sf lot: 6,400 sf.**
  - For a **7,000 sf lot: 9,600 sf.**
- Dwellings allowed on a lot today: One dwelling or a duplex

## “Sculpting” or shaping development - building envelope

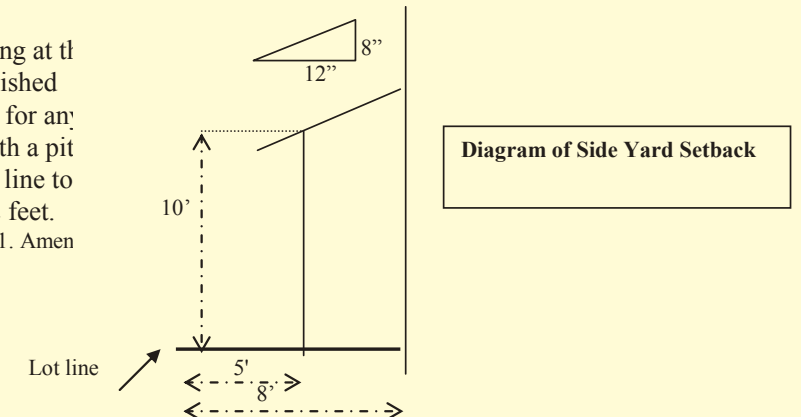
### SCULPTING AND SHAPING TOOLS AT WORK IN MANZANITA TODAY:

- Lot coverage maximum (only applies in one residential zone).
- Side setback or slope planes.



### Side setback or slope planes “sculpting”

- (d) The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet.  
[ Amended by Ord. 95-4, passed March 6, 1996. Amended by Ord. 01-03, passed 8/27/01. Amended by Ord. 16-04, passed November 9, 2016] [ SEE DIAGRAM ON PAGE 14]



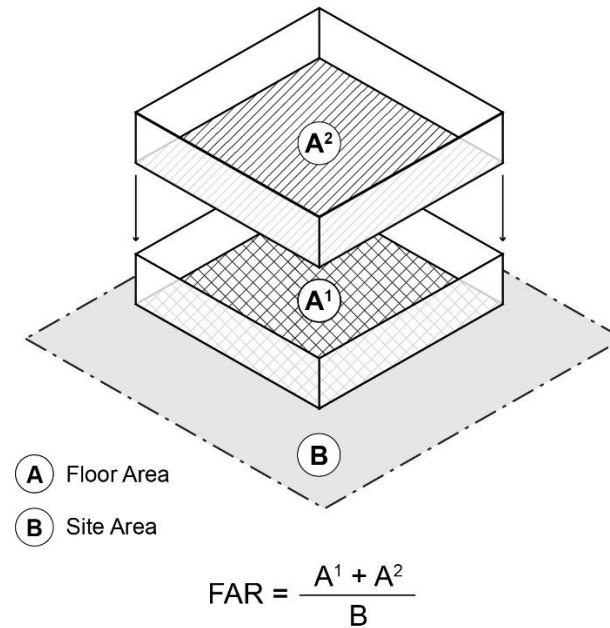


## FAR (Floor Area Ratio)

### FLOOR AREA RATIO (FAR) IS

“Floor area ratio (FAR)” means the amount of floor area of a building or structure in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 0.7 to 1 means 0.7 square feet of floor area for every one square foot of site area. FAR is calculated by dividing the total floor area of all buildings on a site by the total site area (See Figure 2).

*Figure 2. Floor Area Ratio (FAR) Calculation*



DEFINITION FROM STATE'S MODEL CODE

# Floor Area Ratio (FAR) Studies

What is the “effective” FAR of some Manzanita commercial developments?



**Little Apple grocery store**

Building: 4,550 sf

Site area: 15,000 sf

FAR: 0.33 to 1



**Polaris Gallery**

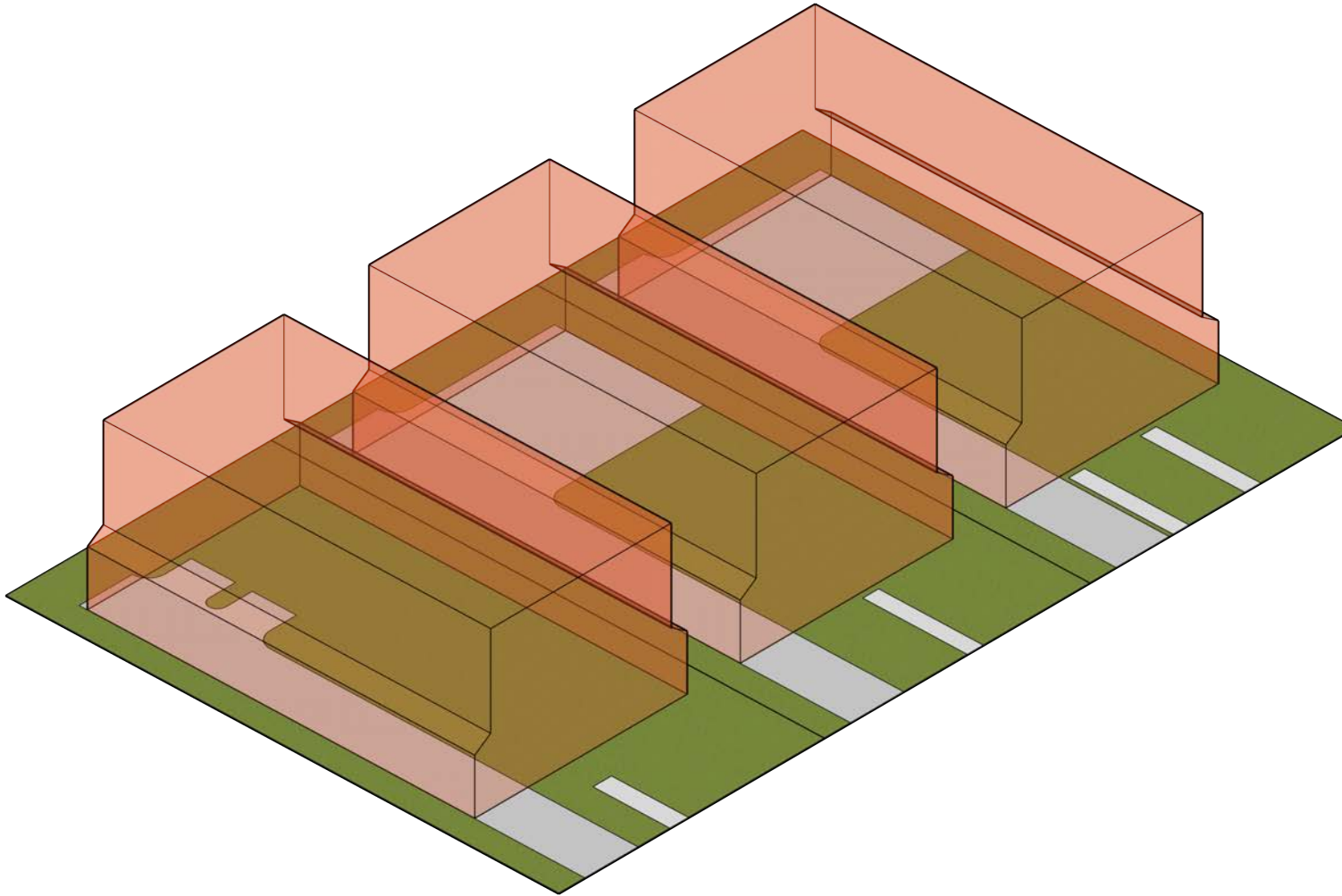
Building: 2,500 sf

Site area: 4,500 sf

FAR: 0.55 to 1



# Building envelope studies

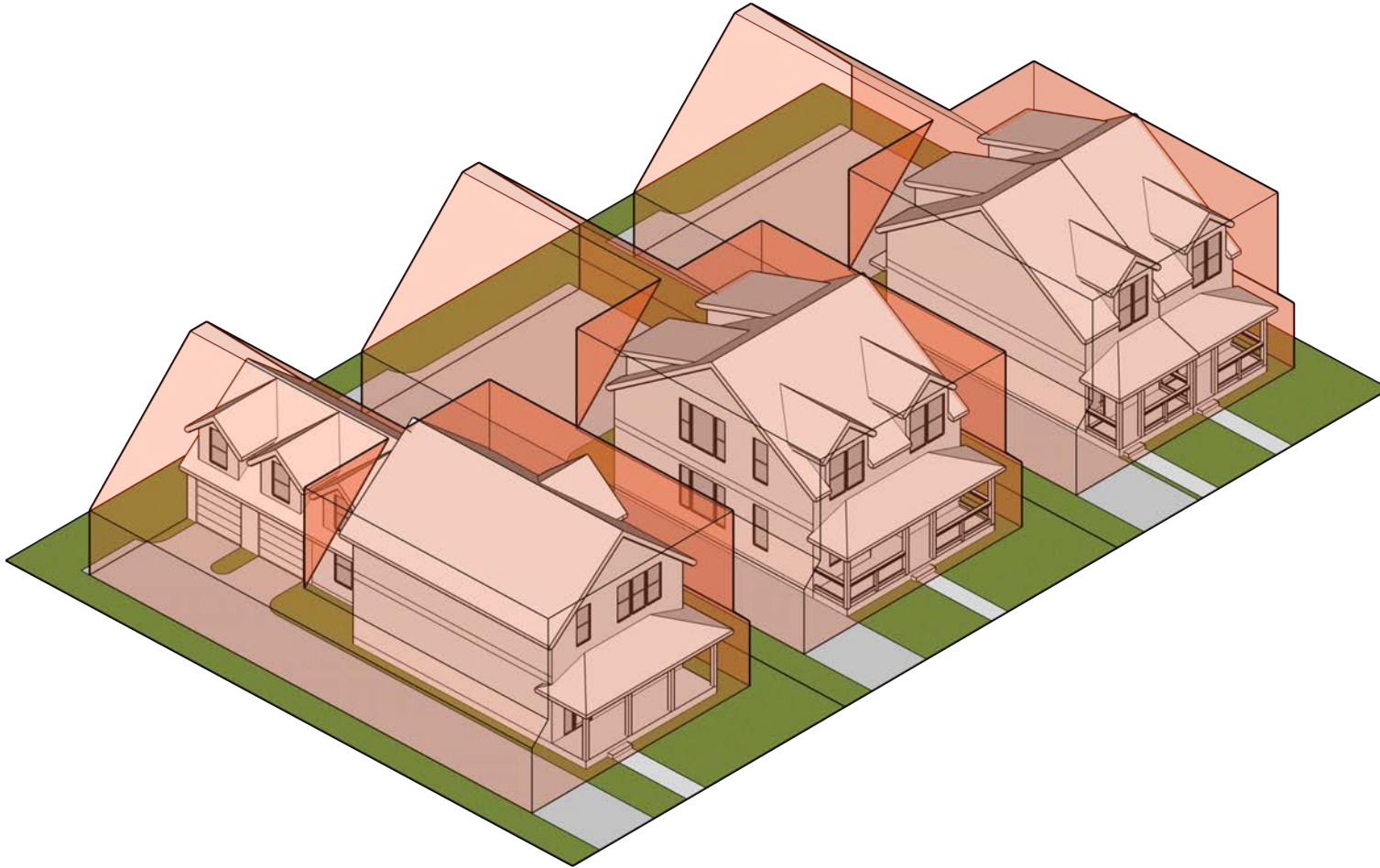


## ISSUES WITH CURRENT JELLO MOLD

- Filling up the building envelope (jello mold) is becoming more common
- Rear yard massing - looming potential
- Losing development opportunity with 20-foot front setback
- Driveway and rear or side parking and navigation takes away development capacity (see “driveways”)



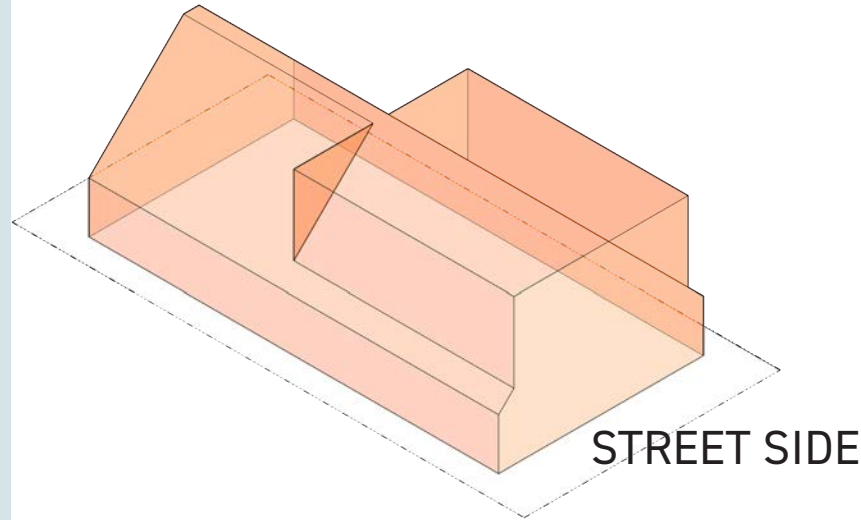
# Building envelope studies



## Options discussed

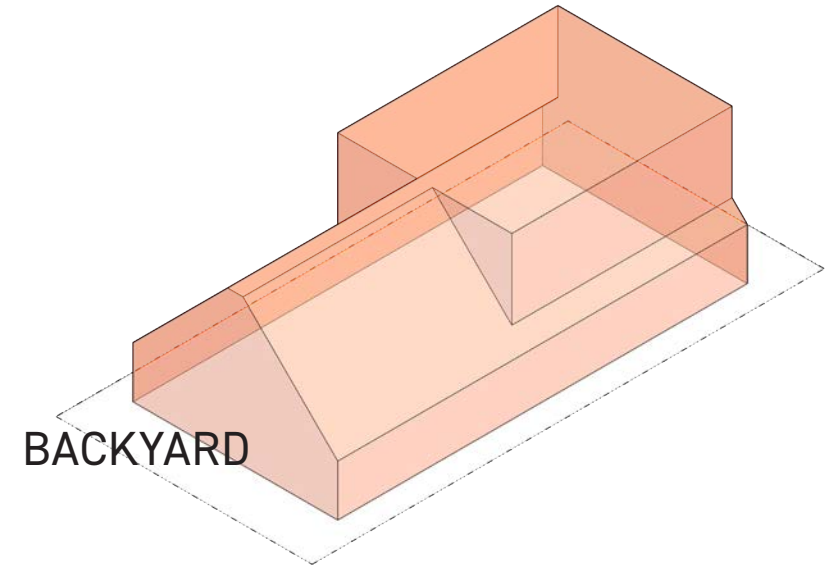
- Side yard height plane for front of lot: same
- Side yard height plane for rear of lot: more restrictive
- 10-foot front yard setback (instead of 20 feet)

## A better building envelope



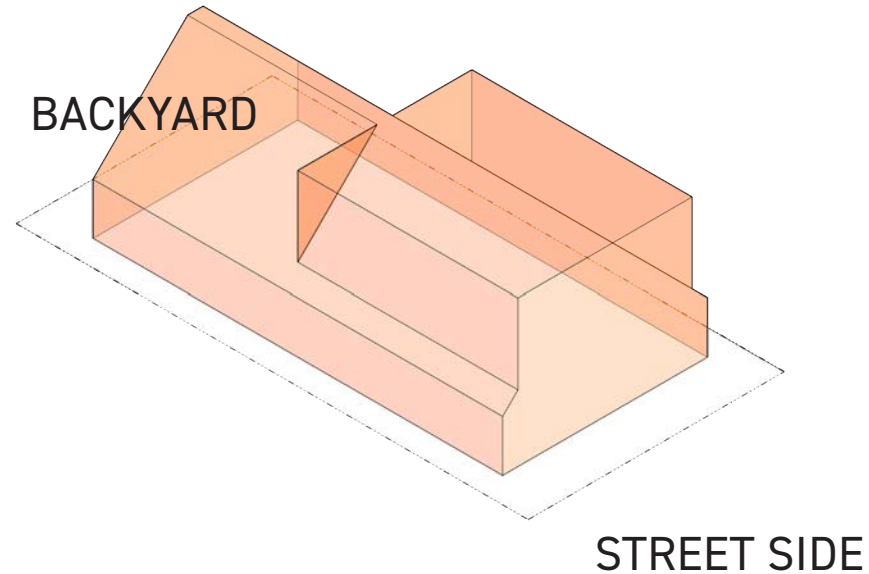
- Preserve current shaping/ sculpting standard at the front of the lot

- Modify the shaping / sculpting standard for the rear of the site to reduce looming.



- Building envelope intentionally pushes more massing toward the street side

Using the tools  
together:  
FAR and sculpting  
tools (building  
envelope)



WHAT IS THE MAXIMUM  
DEVELOPMENT CAPACITY  
POSSIBLE?

5,000 SF LOT - **3,250 SF**

7,000 SF LOT - **4,550 SF**

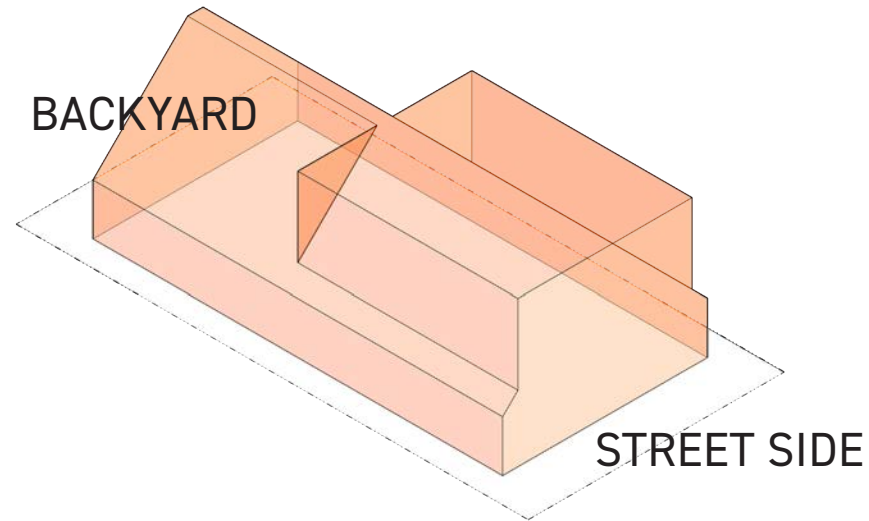
1,250 SF LOT - **812 SF**

Sculpting tools / Building Envelope = aka “Jello Mold”

FAR = “Jello”



Maximum of 3,000  
square feet on first  
dwelling unit



HOW DOES THE 3,000 SQUARE-  
FOOT FIRST DWELLING LIMITATION  
WORK?

5,000 SF LOT - **3,250 SF**

What's left over after first dwelling?  
**250 sf**

7,000 SF LOT - **4,550 SF**

What's left over after first dwelling?  
**1,550 sf**

1,250 SF LOT - **812 SF**

What's left over after first dwelling?  
**zero sf**

First dwelling limited to 3,000 square feet maximum (not including garage);  
additional dwellings granted additional FAR up to the maximum FAR  
permitted for the lot.

# Jello and jello mold in action

# Plexes

Showing building envelope defined by setbacks, height, and side yard height plane

Oneplex  
• 5,000 SF lot

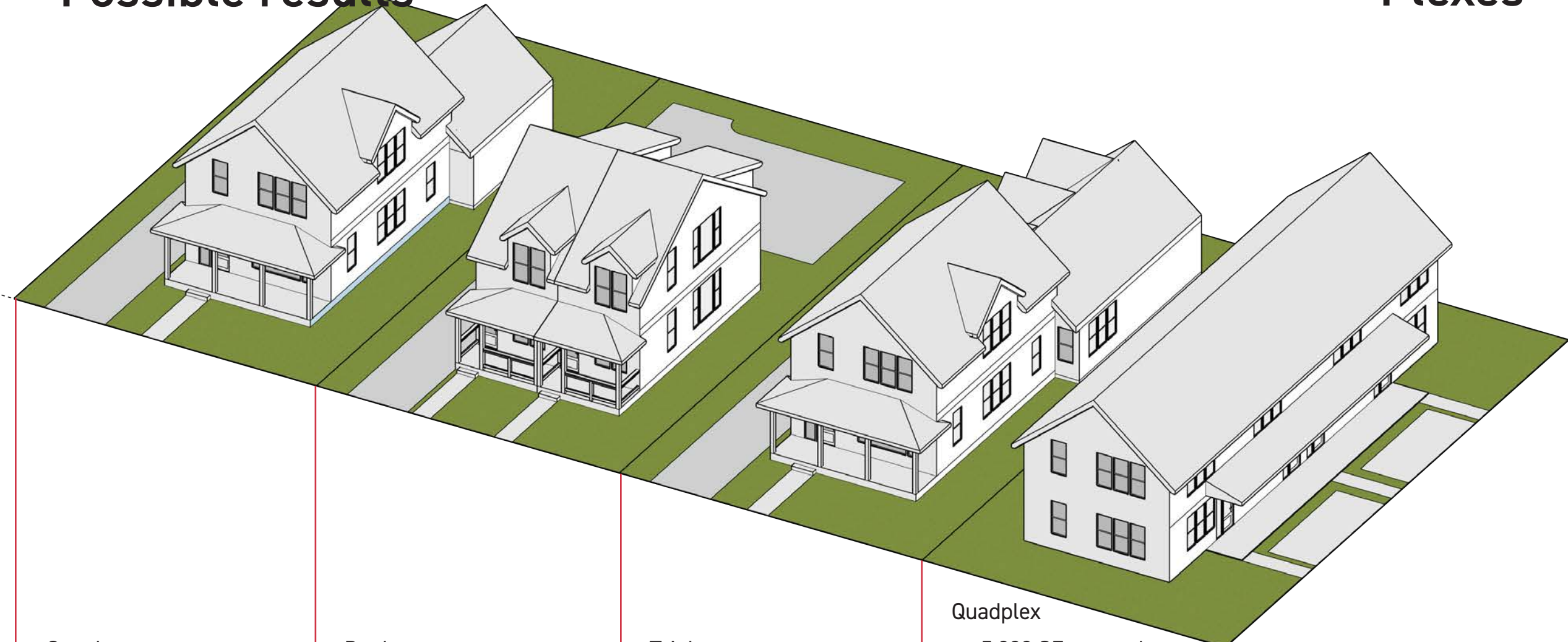
Duplex  
• 5,000 SF lot

Triplex  
• 5,000 SF lot

Quadplex  
• 5,000 SF corner lot  
• Parking in parking pockets

# Possible results

# Plexes



## Oneplex

- 5,000 SF lot

## Duplex

- 5,000 SF lot

## Triplex

- 5,000 SF lot

## Quadplex

- 5,000 SF corner lot
- Parking in parking pockets



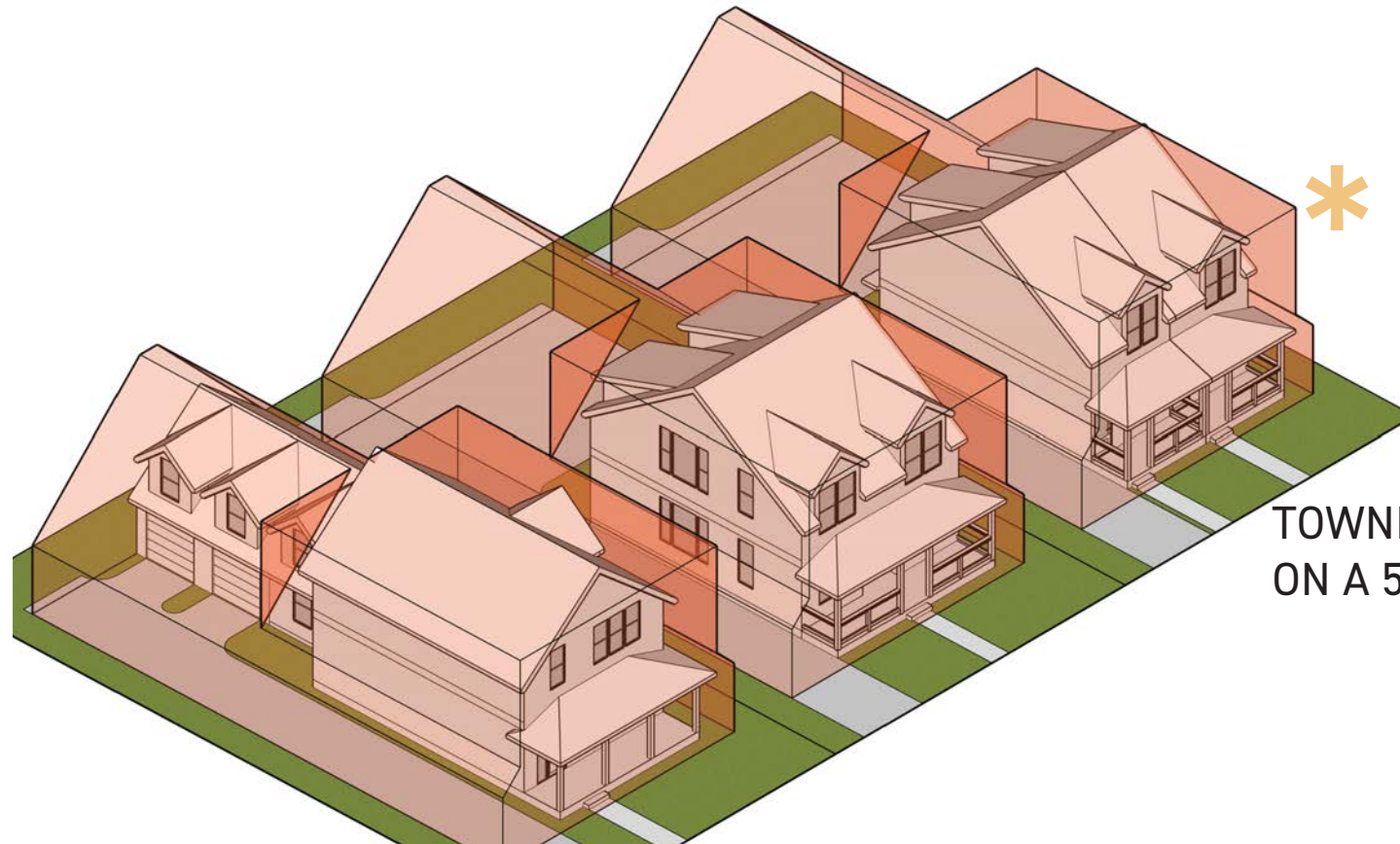
## Part 2

### **Specific questions or issues**

## Townhouses - What are they?

**Dwelling, townhouse.** A dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual lot or parcel and shares at least one common wall with an adjacent dwelling unit.

**Townhouse project.** Means one or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the townhouse property lines and any commonly owned property.



TOWNHOUSE IN MH-1  
ON A 5,000 SF LOT

## Townhouses

- What is recommended in the proposal?

### PROPOSED TOWNHOUSE DESIGN AND DEVELOPMENT STANDARDS

#### Numerical standards

- Minimum number of townhouses in a townhouse development: Two.
- Maximum number of townhouses in a townhouse development:
  - In MH-1: Two (2)
  - In MH-2 and MH-3: Four (4)
- Development standards
  - Minimum lot size: 1,250 square feet. A townhouse project may apply separate minimum lot sizes for internal, external, and corner townhouse lots provided that they average 1,250 square feet, or less.
  - Minimum lot size: Same as base zone
  - Minimum lot width: N/A
  - Density, maximum: 25
  - Density, minimum: 16
  - Setbacks: Same as base zone.
  - Building separation: [Choice 1: Six feet per building code] minimum between townhouse projects: [Choice 2: 10 feet (recommended)].

Townhouses -  
Maximum density  
- What the model  
code requires  
versus what the  
OAR requires

METHOD FOR EVALUATING  
REQUIREMENTS AND  
CHOICES

Definitions:

Per OAR

“Townhouse” means a dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent dwelling unit.

“Townhouse Project” means one or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the Townhouse property lines and the any commonly owned property.

Per LCMC

“Townhouse” means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit. A townhouse is also commonly called a “rowhouse,” “attached house,” or “common-wall house.”

“Townhouse project” means one or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the townhouse property lines and any commonly owned property.

Townhouse Numerical Standards	
Things we can change   Choice within a range   Not Regulated	
Number of units	Per OAR: Must require at least two  Must allow <u>up to</u> four attached  May allow five or more.
Minimum lot or parcel size	Per OAR: A Large City is not required to apply a minimum Lot or Parcel size to Townhouses, but if it applies those standards, the average minimum Lot or Parcel size for Lot or Parcels in a Townhouse Project may not be greater than 1,500 square feet. A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet, or less.
	Per OAR: A Large City is not required to apply a minimum street frontage

Townhouse Numerical Standards	
Things we can change   Choice within a range   Not Regulated	
	<p>(660-046-0220 Middle Housing Siting Standards in Large Cities, (3) Townhouses</p> <p><b>LCMC:</b></p> <ul style="list-style-type: none"> <li>· In zones in which the minimum lot size for detached single family dwellings is 2,500 square feet or less, townhouse projects are allowed two (2) times the allowed density for detached single family dwellings.</li> <li>· In zones in which the minimum lot size for detached single family dwellings is more than 2,500 square feet but less than 5,000 square feet, townhouse projects are allowed three (3) times the allowed density for detached single family dwellings.</li> <li>· In zones in which the minimum lot size for detached single family dwellings is 5,000 square feet or more, townhouse projects are allowed four (4) times the allowed density for detached single family dwellings.</li> </ul>
Setbacks	<p><b>Per OAR:</b> A Large City may not require front, side, or rear setbacks to be greater than those applicable to detached single-family structures in the same zone and must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached.</p> <p><b>LCMC:</b></p> <ul style="list-style-type: none"> <li>· Townhouses shall meet the minimum and maximum setback standards that apply to detached single family dwellings in the same zone, except as noted below:</li> <li>· <b>Front and Street Side:</b> Minimum front and street side yard setbacks greater than 10 feet are invalid, except those applicable to garages or carports.</li> <li>· <b>Rear:</b> Minimum rear setbacks greater than 10 feet and minimum rear setbacks greater than zero (0) feet for lots with rear alley access are invalid.</li> <li>· <b>Non-street Side:</b> <ul style="list-style-type: none"> <li>· The minimum setback for a common wall lot line where units are attached is zero (0) feet.</li> <li>· The minimum side setback for an exterior wall at the end of a townhouse structure is five (5) feet.</li> </ul> </li> </ul>

Townhouse Numerical Standards	
Things we can change   Choice within a range   Not Regulated	
	<p>the applicable height standards must allow construction of <u>at least three stories</u>. If a Large City <i>does not require covered or structured parking</i>, the applicable height standards <u>must allow construction of at least two stories</u>.</p> <p><b>LCMC:</b> Townhouses shall meet the maximum building height standards that apply to detached single family dwellings in the same zone, except a maximum height of less than 35 feet or three (3) stories is invalid. Building height is measured in accordance with the development code.</p>
Off-street Parking	<p><b>OAR:</b> A. A Large City may not require more than one off-street parking space per Townhouse dwelling unit.</p> <p>B. Nothing in this section precludes a Large City from allowing on-street parking credits to satisfy off-street parking requirements.</p> <p>C. A Large City must apply the same off-street parking surfacing, dimensional, landscaping, access, and circulation standards that apply to single-family detached dwellings in the same zone.</p> <p><b>LCMC</b></p> <p>a. <u>Required Off-Street Parking.</u> The minimum number of required off-street parking spaces for a townhouse project is one (1) space per unit. Spaces may be provided on individual lots or in a shared parking area on a common tract. A credit for on-street parking shall be granted for some or all of the required off-street parking as provided in subsection (b).</p> <p>b. <u>On-Street Credit.</u> If on-street parking spaces meet all the standards in subsections (i)-(iv) below, they shall be counted toward the minimum off-street parking requirement.</p> <ul style="list-style-type: none"> <li>· The space must be abutting the subject site;</li> <li>· The space must be in a location where on-street parking is allowed by the jurisdiction; OAR 660-046 Exhibit B – _Large Cities Middle Housing Model Code 23 of 33</li> <li>· The space must be a minimum of 22 feet long; and</li> <li>· The space must not obstruct a required sight distance area.</li> </ul>
Bulk and scale	<p><b>Per OAR:</b> A Large City is not required to apply standards to control bulk and scale to new Townhouses. However, if a Large City chooses to regulate scale and bulk, including but not limited to provisions including Lot or Parcel coverage, floor area ratio, and maximum unit size, those standards cannot cumulatively or individually limit the bulk and scale of the</p>



# Townhouses - Choices for minimum lot size for townhomes – OAR vs. Model Code vs Recommendation

Table 1 – Figuring Townhouse Maximum Density	
Model Code method	OAR method
<p>LCMC, Chapter 4 (B)(2):</p> <p><i>In zones in which the minimum lot size for detached single family dwellings is 2,500 square feet or less, townhouse projects are allowed two (2) times the allowed density for detached single family dwellings.</i></p> <p><i>In zones in which the minimum lot size for detached single family dwellings is more than 2,500 square feet but less than 5,000 square feet, townhouse projects are allowed three (3) times the allowed density for detached single family dwellings.</i></p> <p><i>In zones in which the minimum lot size for detached single family dwellings is 5,000 square feet or more, townhouse projects are allowed four (4) times the allowed density for detached single family dwellings.</i></p> <p><u>Calculation</u></p> <p>Base zone: 1 unit / 5,000 sf</p> <p>Base zone density: 8.7 dwelling units / acre</p> <p>Townhouse allowance: 4 x</p> <p>Maximum Townhouse density: 34.8 dwelling units / acre</p> <p>Townhouse maximum density converted to lot size: 43,560 / 34.848 = 1,250 square feet</p>	<p>660-046-0220 Middle Housing Siting Standards in Large Cities, (3) Townhouses</p> <p><i>If a Large City applies density maximums in a zone, it must allow four times the maximum density allowed for detached single-family dwellings in the same zone for the development of Townhouses or 25 dwelling units per acre, whichever is less.</i></p> <p><u>Calculation</u></p> <p>Base zone: 1 unit / 5,000 sf</p> <p>Base zone density: 8.7 dwelling units / acre</p> <p>Townhouse allowance: 4 x</p> <p>Townhouse maximum density: 34.8 dwelling units / acre</p> <p>Base the max density on 25 dwelling units per acre which is less than 34.848 dwelling units per acre:</p> <p>Maximum Townhouse density: 25 dwelling units / acre</p> <p>25 dwelling units per acre, converted to lot size: 43,560 / 25 = 1,742.4 square feet.</p>

Upshot: Townhouse maximum density can be:

- 34.8 dwelling units per acre (translated into lot size = 1,250 sf), or
- 25 dwelling units per acre (translated into lot size = 1,742.4 sf)

However...

Townhouses -  
Choices for  
minimum lot size  
for townhomes  
– OAR vs.  
Model Code vs  
Recommendation

...the final word from OAR 660-046-0220(3)(a) is:

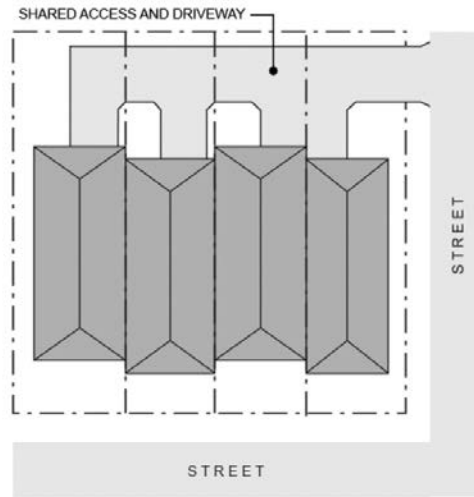
- Minimum Lot or Parcel Size: A Large City is not required to apply a minimum Lot or Parcel size to Townhouses, but if it applies those standards, the average minimum Lot or Parcel size for Lot or Parcels in a Townhouse Project **may not be greater than 1,500 square feet**. A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet, or less.

## Rationale for 1,250 minimum lot size

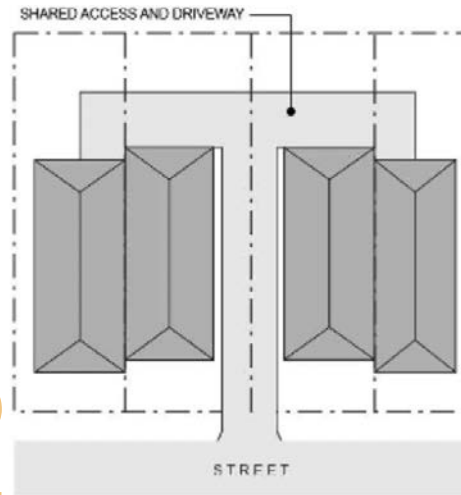
- Simplicity: One small lot size for all housing types rather than different lot sizes for different housing types is easier to administer.
- Divisible: A 5,000 sf lot can be divided into four lots of 1,250 sf each.  
Notes:
  - The built-in townhouse limits would prevent four townhouses on a lot in MH-1.
  - Many lots are less than 5,000 sf so division may yield 2-3 lots, not four.
  - If a 5,000 sf lot were divided into four 1,250 sf lots, housing types are limited: small plexes, cottages, or small townhouses —with parking relief (i.e., under 500 sf). See next slides.
- The effect of this lot size is present in Manzanita, or has recently been approved:
  - Recently-approved PUD (Planned Unit Development), Heron's Rest.
  - PUD Classic Cottages – if subdivided, would have similar-sized lots.
  - PUD plexes on Necarney Rd area – if subdivided, similar to above.

## Driveways – Townhouse design standards

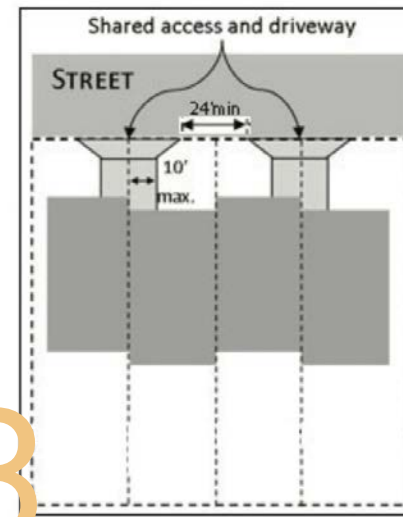
1



2



3

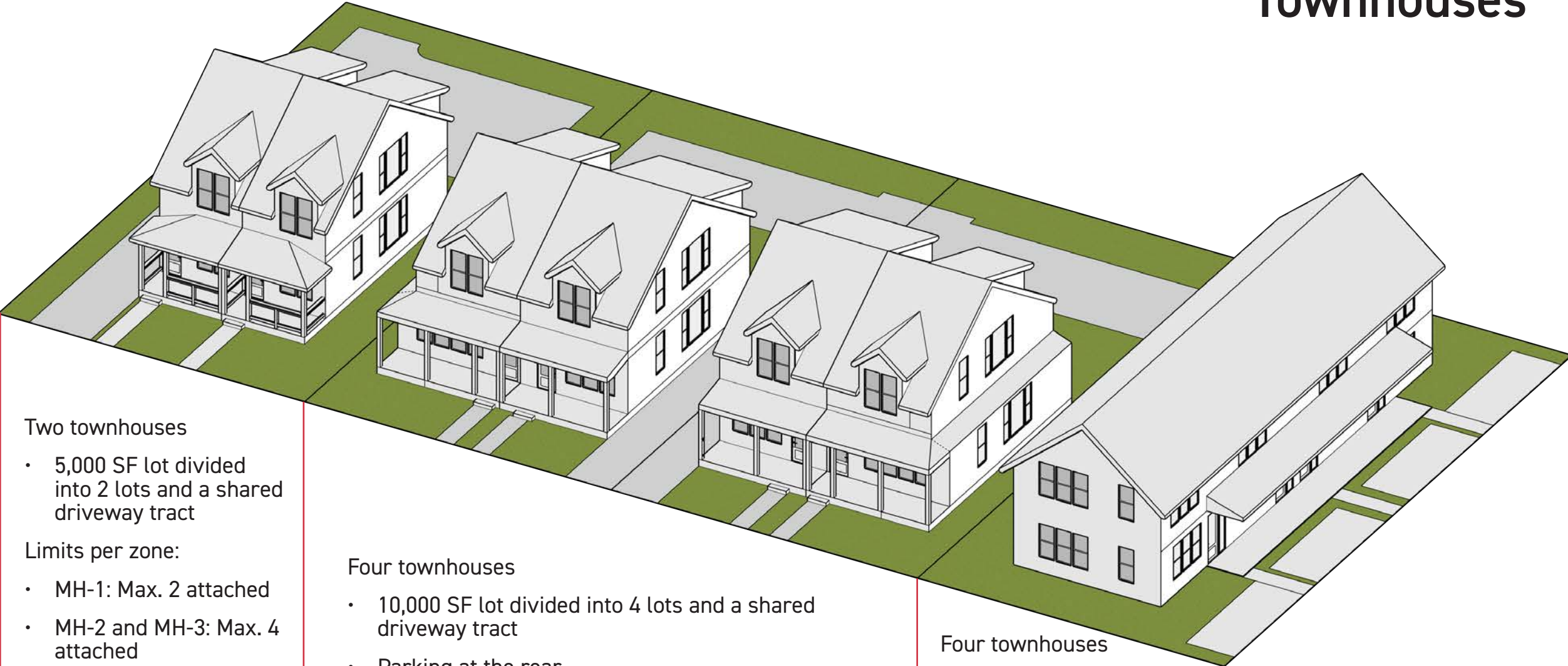


### CONTROLS ON TOWNHOUSE STREET-FACING MASSING AND DRIVEWAYS

- First option: Shared access at rear.
- Second option: Shared access from street.
- Third, if neither of the above options are available:  
24 feet minimum spacing between driveways



# Townhouses



## Two townhouses

- 5,000 SF lot divided into 2 lots and a shared driveway tract

## Limits per zone:

- MH-1: Max. 2 attached
- MH-2 and MH-3: Max. 4 attached

## Four townhouses

- 10,000 SF lot divided into 4 lots and a shared driveway tract
- Parking at the rear

## Four townhouses

- 5,000 SF corner lot divided into 4 lots & parking pockets on a shared tract

# Townhouses

Showing building envelope defined by setbacks, height, and side yard height plane

## Two townhouses

- 5,000 SF lot divided into 2 lots and a shared driveway tract

## Limits per zone:

- MH-1: Max. 2 attached
- MH-2 and MH-3: Max. 4 attached

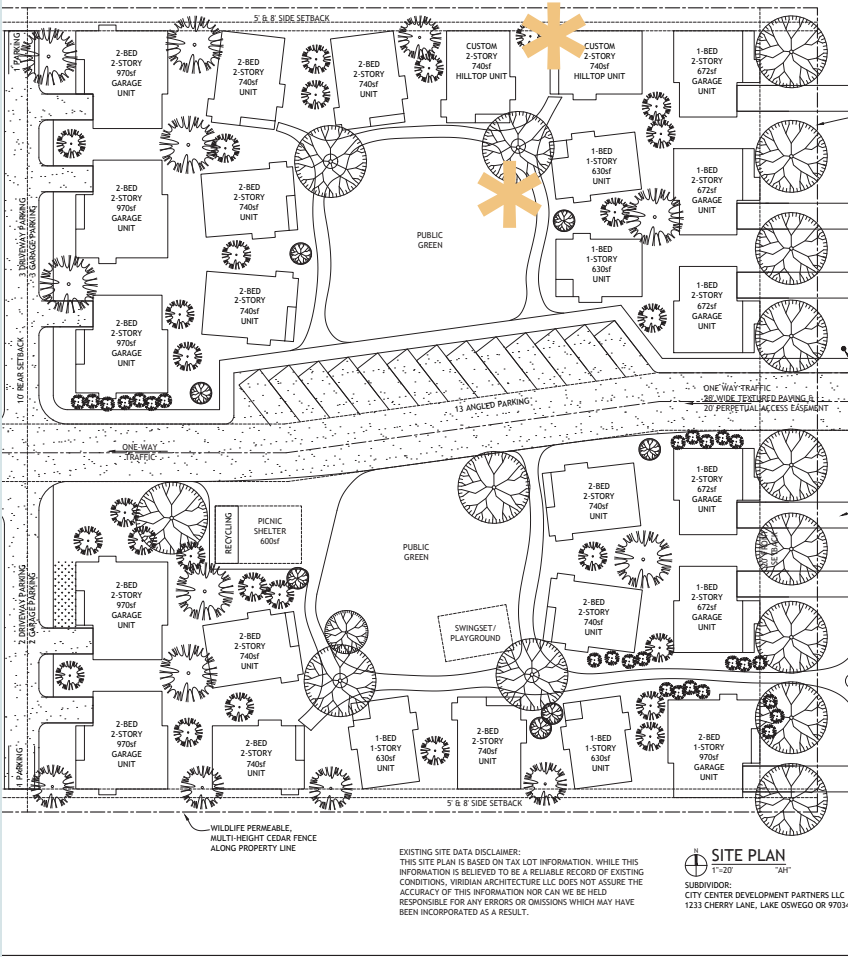
## Four townhouses

- 10,000 SF lot divided into 4 lots and a shared driveway tract
- Parking at the rear

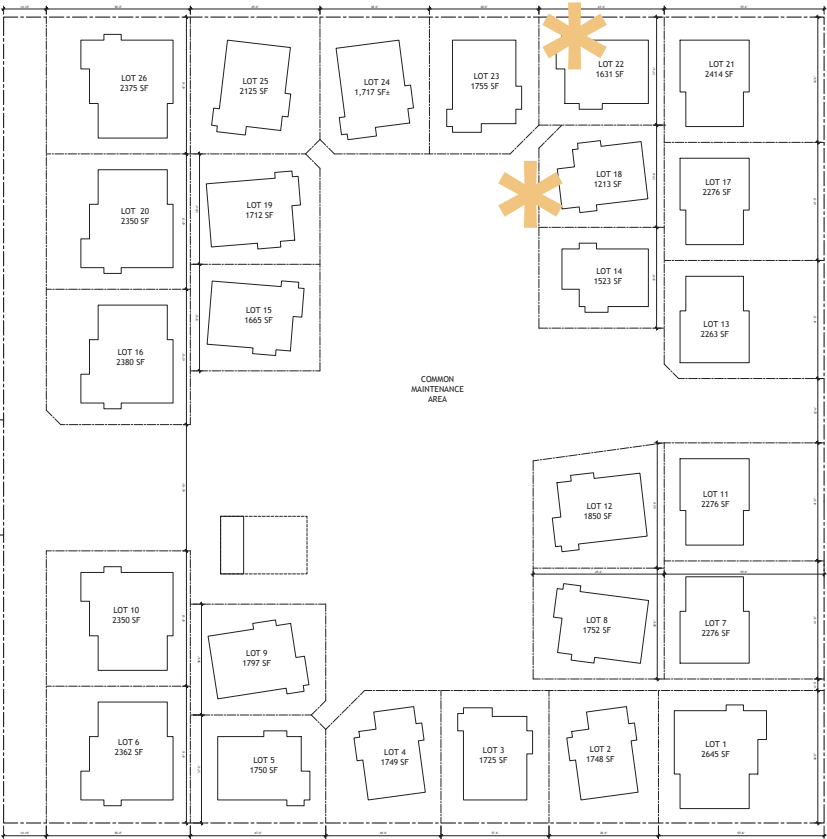
## Four townhouses

- 5,000 SF corner lot divided into 4 lots & parking pockets on a shared tract

Heron's Rest



SMALLEST LOTS: 1,631 SF AND 1,213 SF



35820 US101, Neshalem, Oregon 97131  
503.272.1701 www.ViridianArch.com

A2

a planned development:  
Heron's Rest  
at the intersection of Hallie & Third  
Manzanita, Oregon 97130

DATE	8.30.2024
DESCRIPTION	REVISION
NO.	

PRELIMINARY  
NOT FOR CONSTRUCTION

Project number 1714



## Plexes on Sandpiper Lane

### Four Lot Duplex w/ Shared Drive

8914-8936 Sandpiper Ln  
& 8900-8924 Pelican Ln  
Zoning – R-2

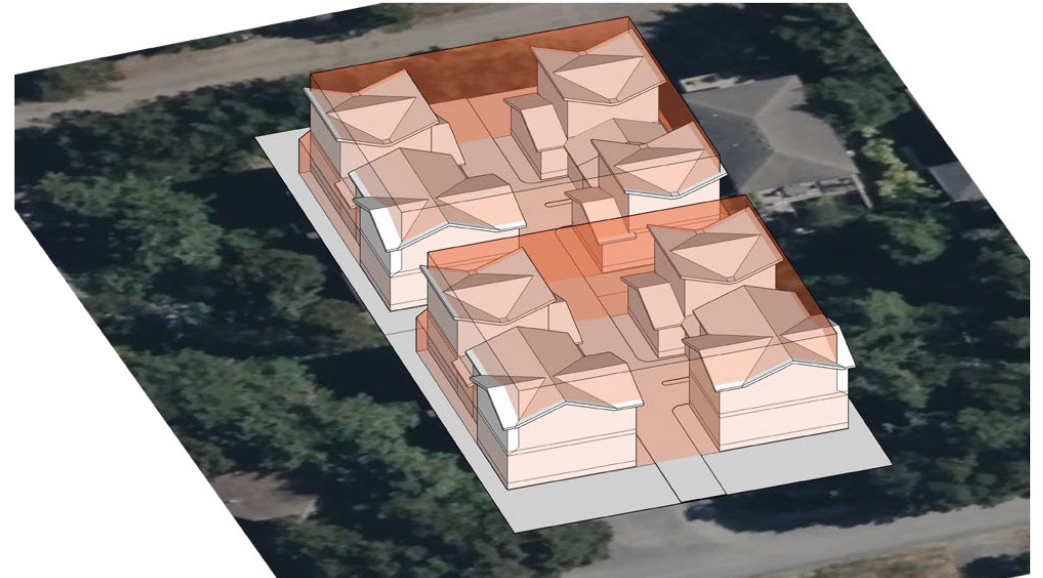
#### 8 units:

(3) Unit A- 1,788 sf +  
265sf garage

(5) Unit B- 1,166 sf +  
265 sf garage

**Total:** 13,134 sf

**Max:** 22,000 sf allowed  
(@55% Lot Coverage)





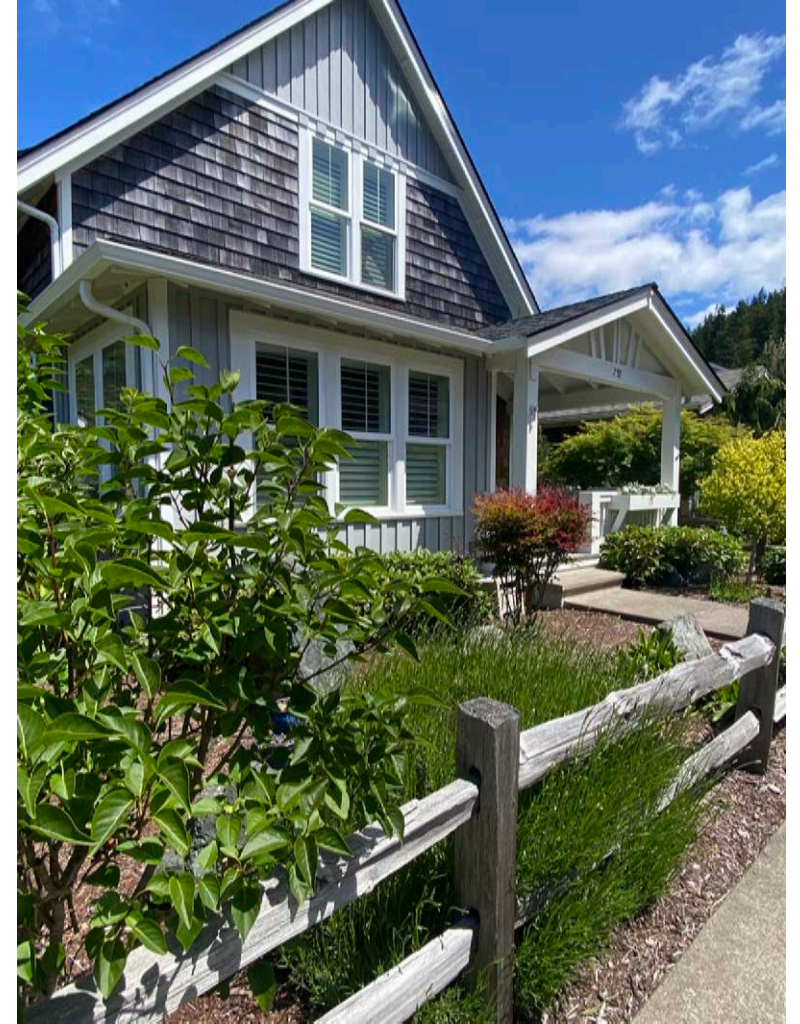
# Minimum lot size- summary

## Townhouses – benefits and safeguards

- Must be permitted on every lot that allows single dwelling today.
- Defined as two dwellings attached, each on their own lot.
- Development and design standards in place (4.160):
  - Limited to two attached in MH-1
  - Limited to 4 attached in MH-2 and MH-3
- Provides homeownership housing option.
- Small lots and dwellings can be more affordable.

## Cottage clusters – benefits and safeguards

- Minimum lot size allows cottages, courtyard apartments (attached cottages), and plexes on their own lot.
- Provides homeownership housing option.
- Small lots and dwellings can be more affordable.
- Building envelope and design standards limit size of dwelling, require shared open space for



## Parking and driveways

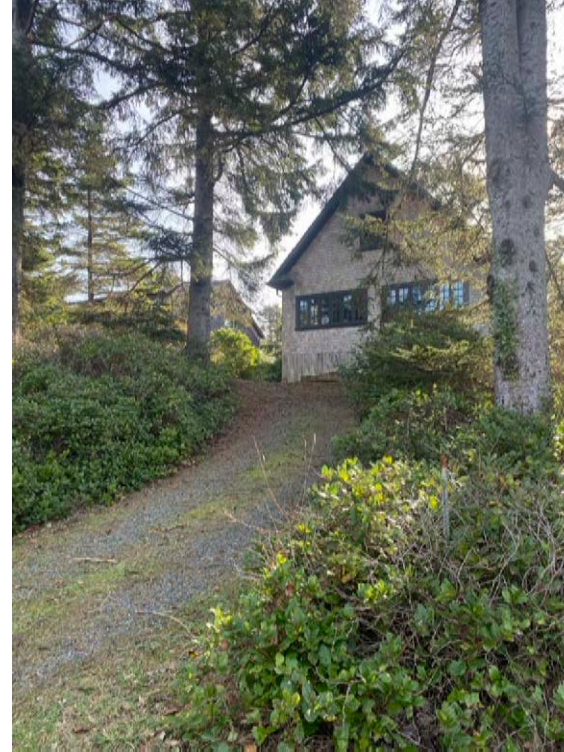
### DISCUSS

- Limit driveways widths to no more than 10 feet - benefits
- Permit driveways to be located 3 feet from the side property line – benefits
- Parking pocket – what is it
- Shared driveways - how does this apply to existing structures?



# Parking studies

## Parking arrangements





# Parking studies

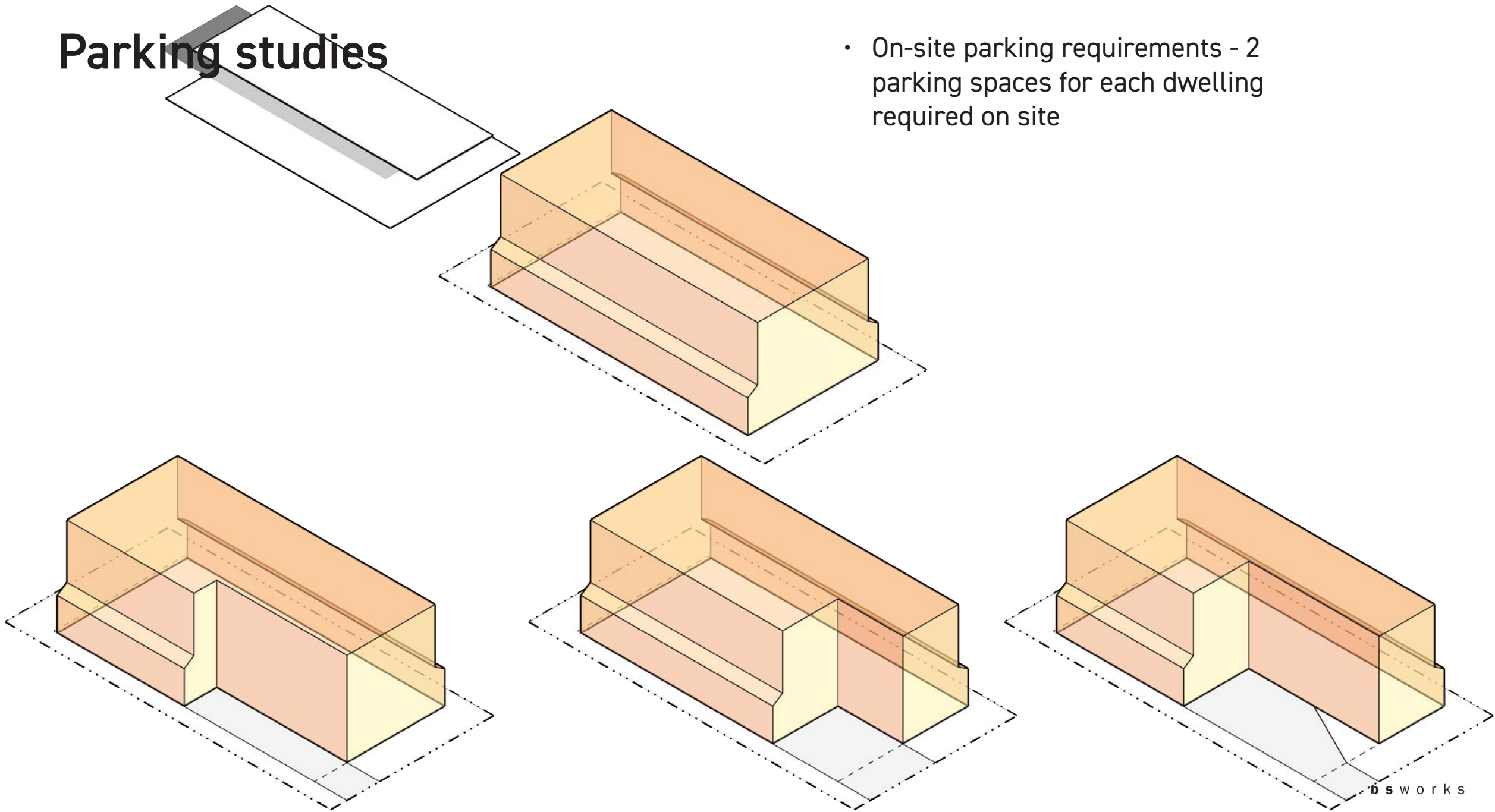
## Parking arrangements





# Parking studies

- On-site parking requirements - 2 parking spaces for each dwelling required on site



# Parking studies



*Wide paved streets frequently bordered by a gravel verge; no sidewalks. The gravel verge, or border, is often planted (Context Areas A and B).*

Meanwhile, Manzanita local streets are already paved and have the ability to accommodate on-street parking. Streets are typically paved for two lanes of traffic and include additional width in the form of gravel and landscaped verge or border, as noted in the context area descriptions, see pages 14-18.

To summarize, streets are generally wide enough for vehicular traffic and parking, especially if creative approaches are employed to split the space requirements for parking between private property and public right of way.

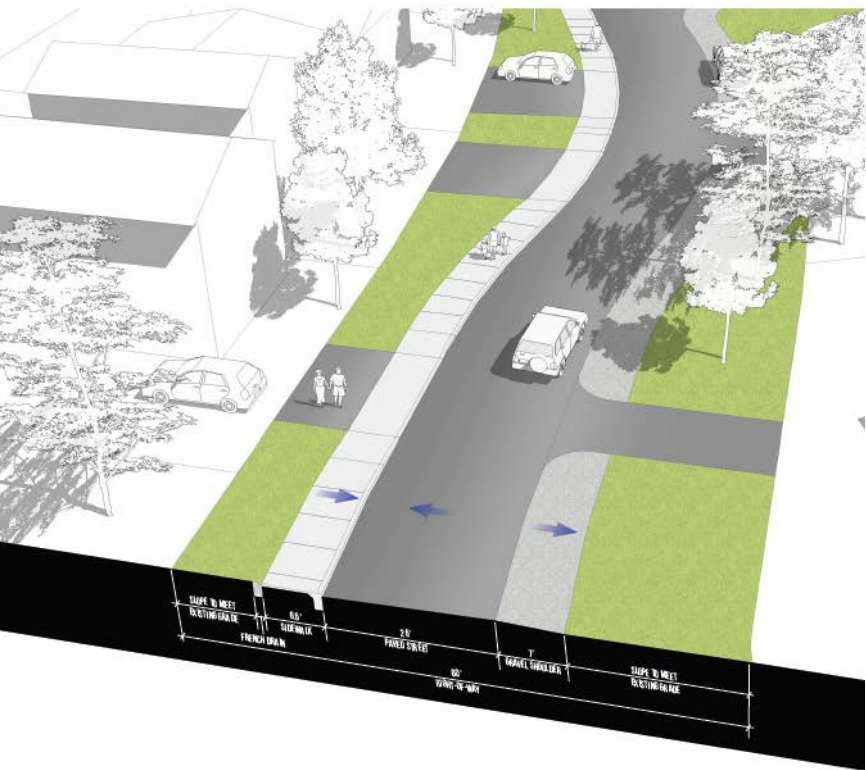
Manzanita has already pioneered a number of creative uses of street space for public benefit (see images on page 26) and could do so for the purposes of shared parking and on-street parking that will support affordable housing.



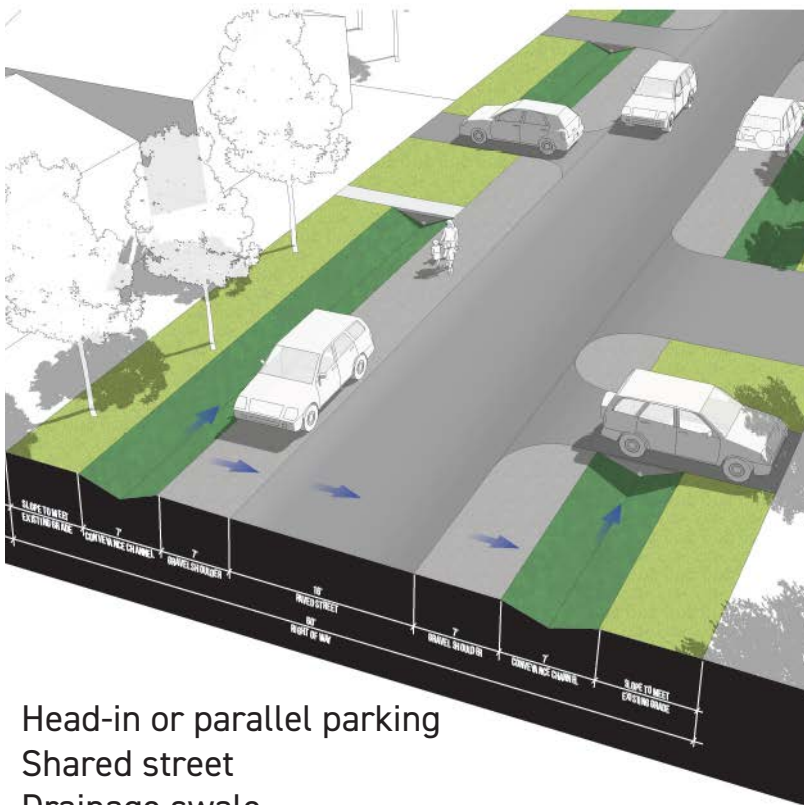
*Wide paved streets bounded by low concrete curb (Context Area C)*



# Parking studies



Head-in or parallel parking  
Sidewalk one side  
Chicane alignment



Head-in or parallel parking  
Shared street  
Drainage swale



Head-in or parallel parking  
Drainage swale  
Sidewalk one side



Cross sections credit: PBOT (Portland Bureau of Transportation)



# Parking pockets – examples

## STATE REQUIREMENTS, LOCAL PREFERENCES, & LOCAL CUSTOMIZATION



*Parking accommodated on a gravel verge, Classic St Cottages, Manzanita.*



*Parking accommodated on a gravel verge (top image) and curbless street, Seabrook, Washington.*



*Parking pockets set within a landscaped verge on curbless local streets, First Addition, Lake Oswego, Oregon.*

### Creative approaches to on-street parking and shared parking

On the next two pages are examples of developments and communities using local street space to accommodate shared parking and walking. Some of the examples are from Manzanita and all are within the Pacific Northwest.

# Parking pockets – examples

## Townhouses

### Two townhouses

- 5,000 SF lot divided into 2 lots and a shared driveway tract

### Limits per zone:

- MH-1: Max. 2 attached
- MH-2 and MH-3: Max. 4 attached

### Four townhouses

- 10,000 SF lot divided into 4 lots and a shared driveway tract
- Parking at the rear

### Four townhouses

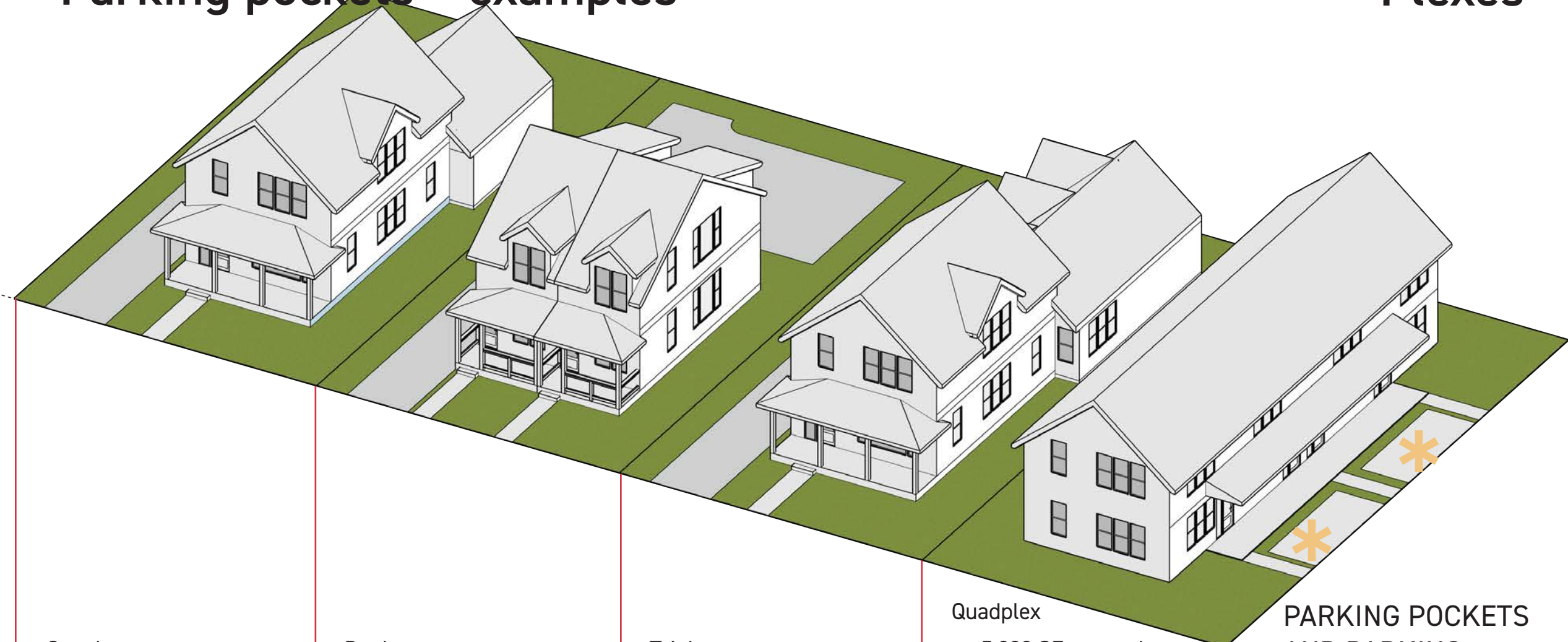
- 5,000 SF corner lot divided into 4 lots & parking pockets on a shared tract

**PARKING POCKETS**



# Parking pockets – examples

## Plexes



Oneplex  
• 5,000 SF lot

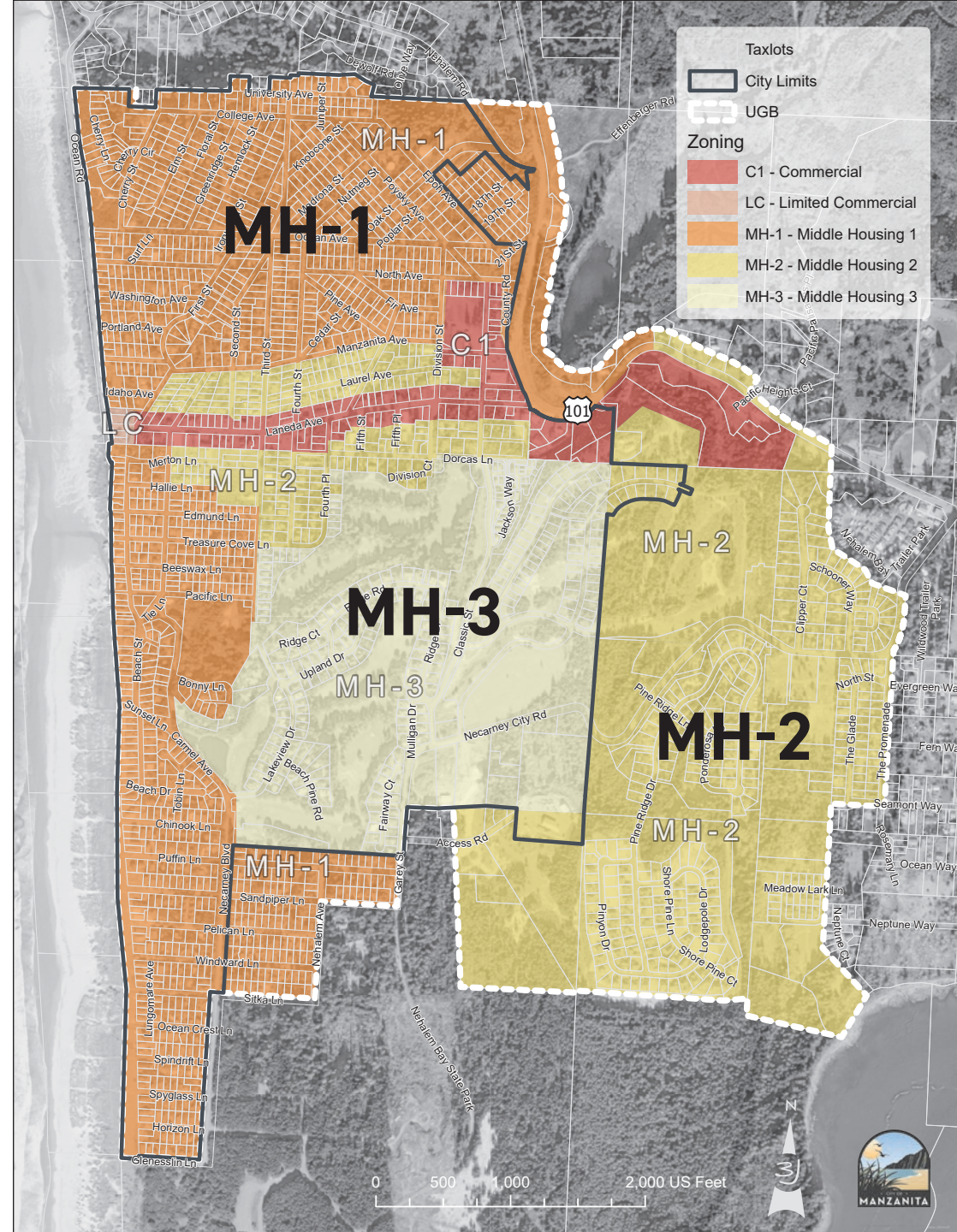
Duplex  
• 5,000 SF lot

Triplex  
• 5,000 SF lot

Quadplex  
• 5,000 SF corner lot  
• Parking in parking pockets

**PARKING POCKETS  
AND PARKING  
RELIEF FOR SMALL  
DWELLINGS**

# Zoning Map





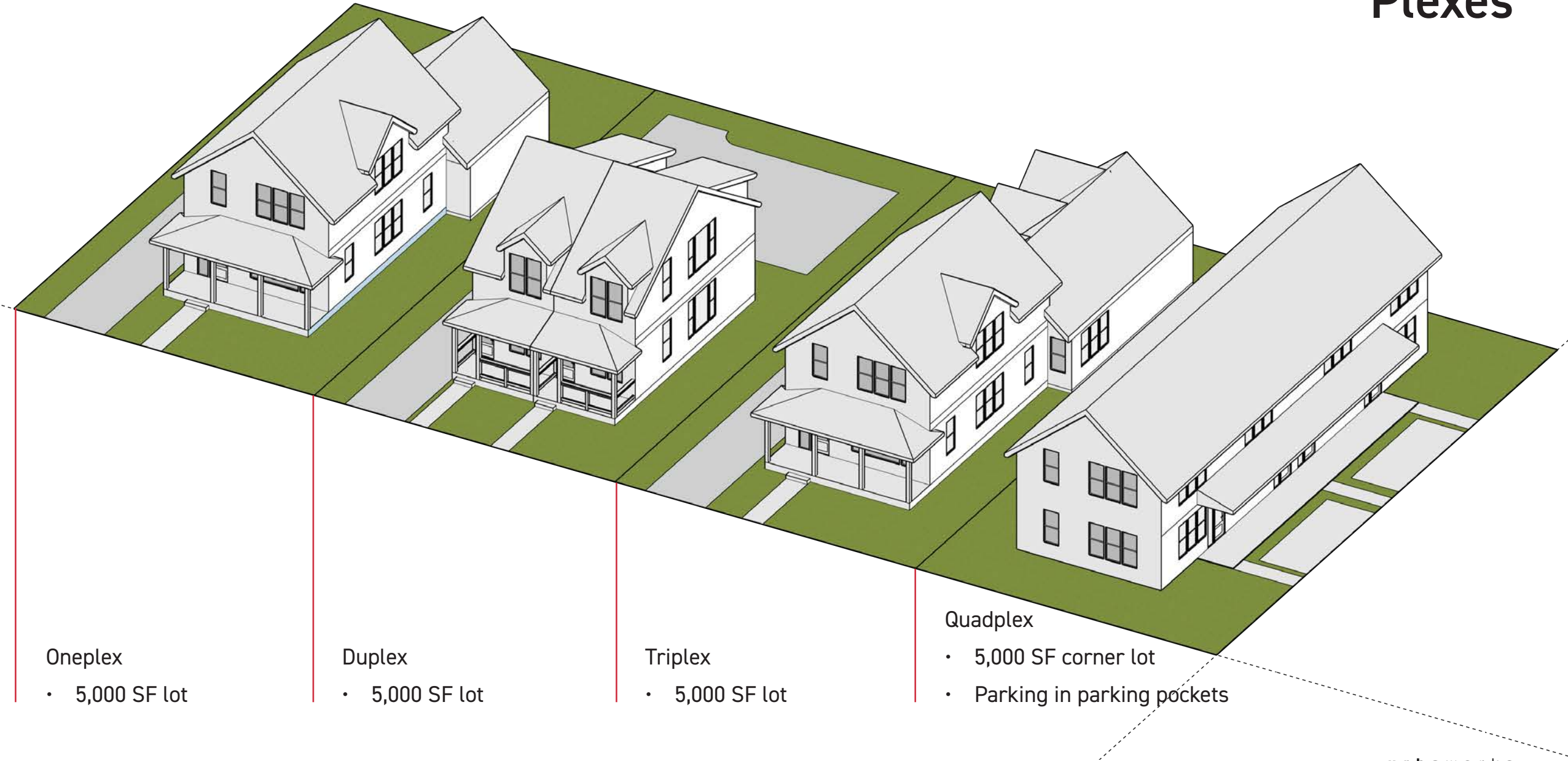
## Definitions

- **Infill lot** – Infill refers to an undeveloped or underdeveloped site that is already subdivided or platted for urban development.
- **Infill housing** - new housing on an infill lot.
- **Flag lot** – A lot shaped like a flag, consisting of two parts: the flag, which is the only building site; and is located behind another lot; and the pole, which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.
- **Parking pocket** – A parking pocket is a single, parallel parking space adjacent to the public street or right of way and located entirely on private property.
- **Lot or parcel** – Means any legally created unit of land.

## Infill and existing neighborhoods

- What will this mean for infill lots and how will it impact existing neighborhoods?

# Plexes



## Oneplex

- 5,000 SF lot

## Duplex

- 5,000 SF lot

## Triplex

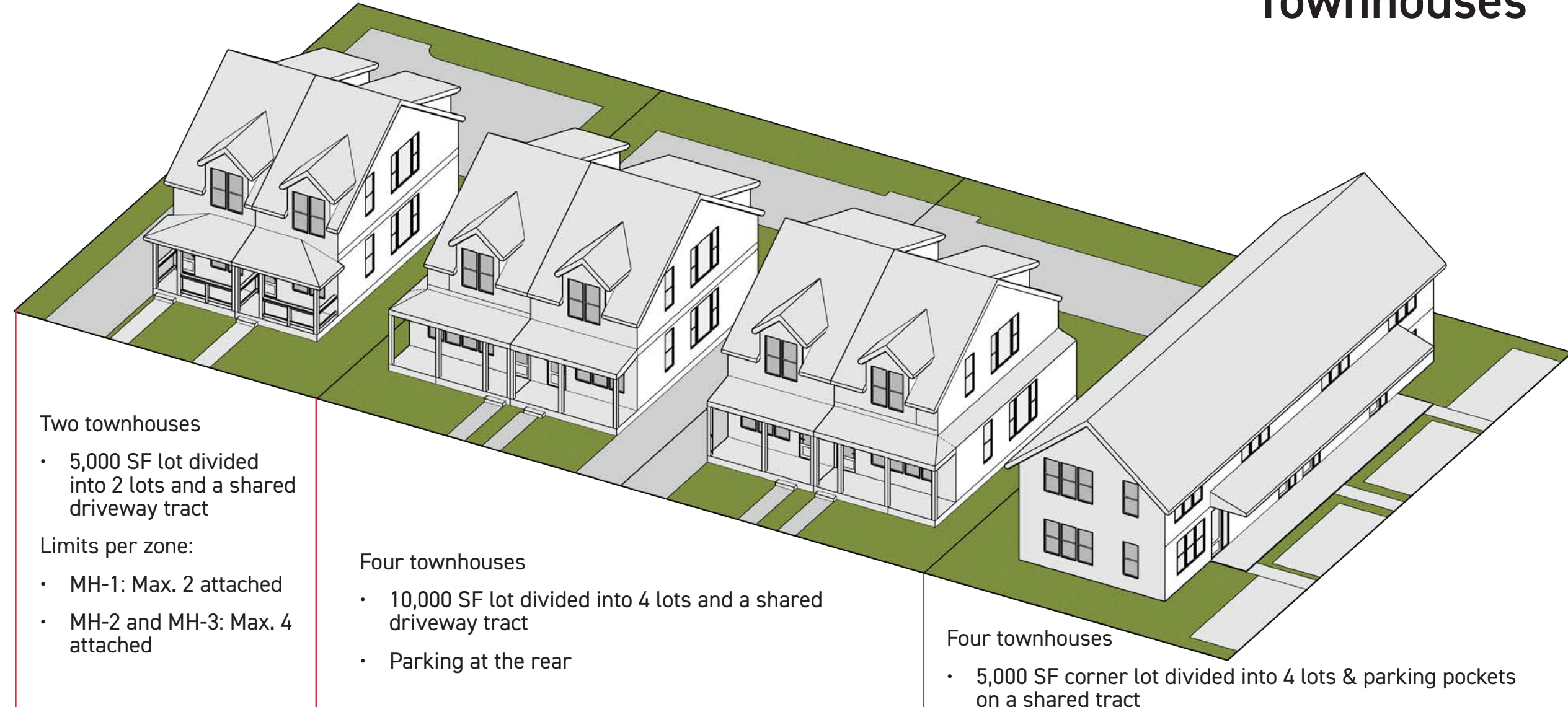
- 5,000 SF lot

## Quadplex

- 5,000 SF corner lot
- Parking in parking pockets



# Townhouses



## Two townhouses

- 5,000 SF lot divided into 2 lots and a shared driveway tract

## Limits per zone:

- MH-1: Max. 2 attached
- MH-2 and MH-3: Max. 4 attached

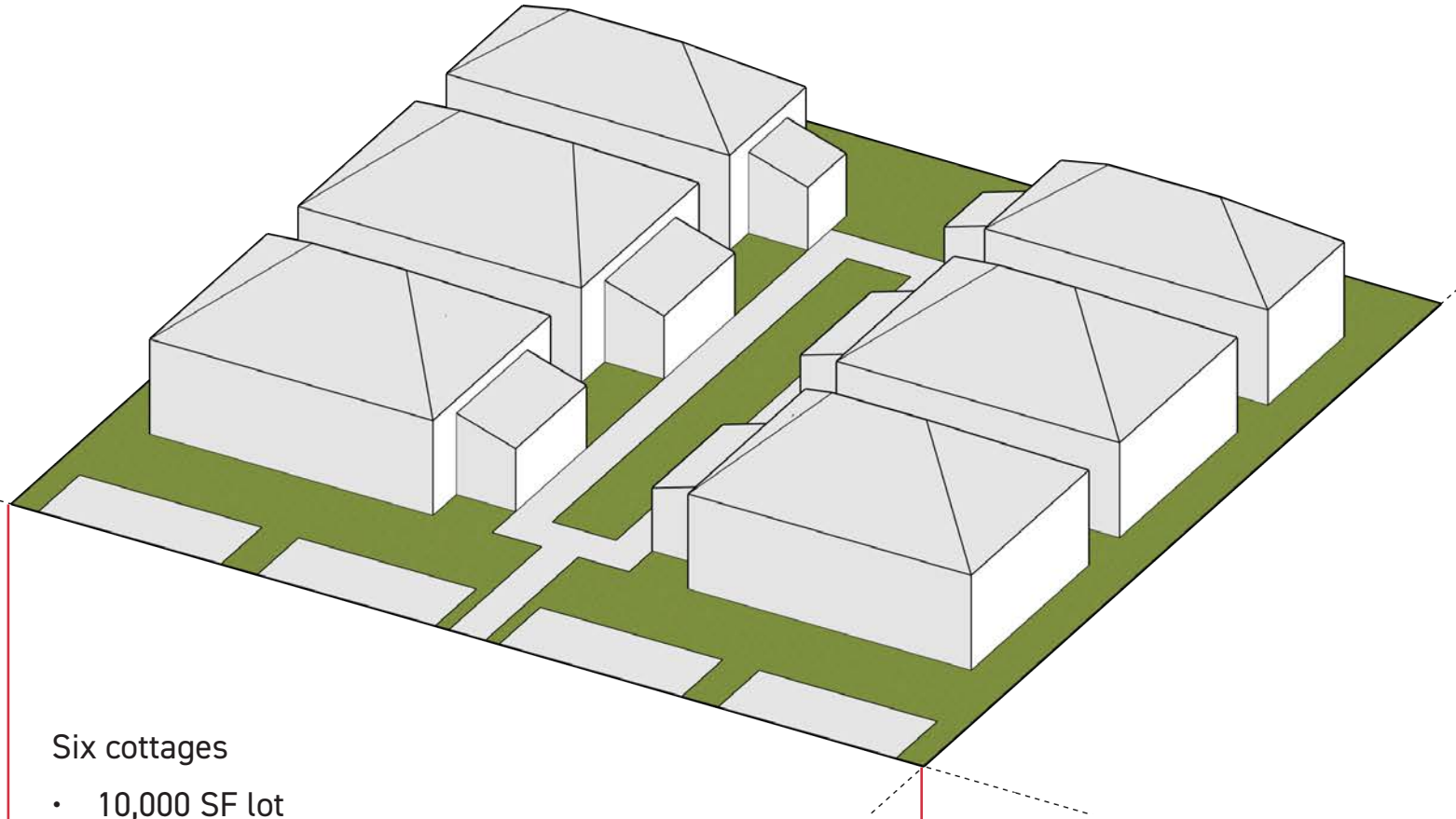
## Four townhouses

- 10,000 SF lot divided into 4 lots and a shared driveway tract
- Parking at the rear

## Four townhouses

- 5,000 SF corner lot divided into 4 lots & parking pockets on a shared tract

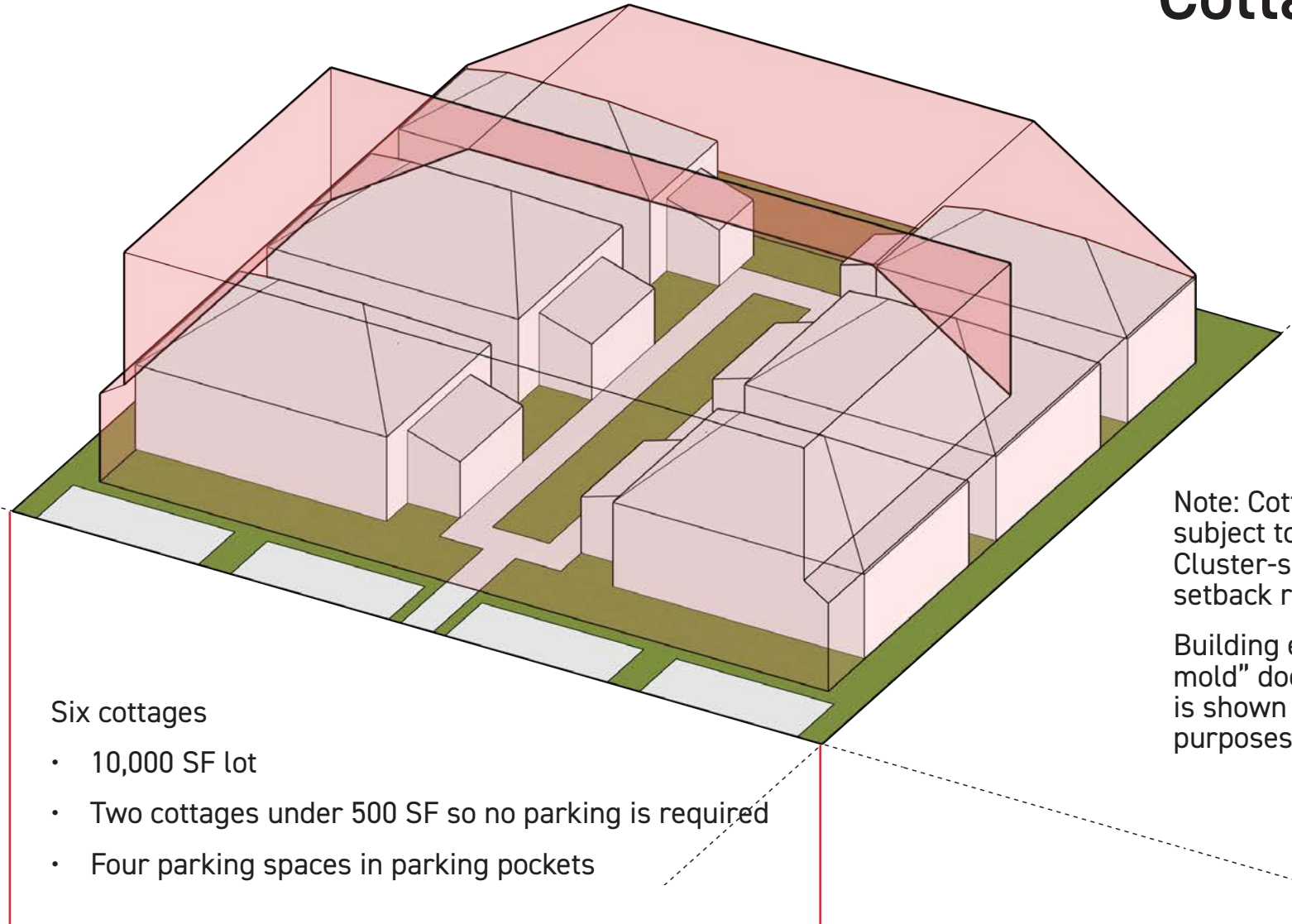
# Cottage Cluster



## Six cottages

- 10,000 SF lot
- Two cottages under 500 SF so no parking is required
- Four parking spaces in parking pockets

# Cottage Cluster



## Six cottages

- 10,000 SF lot
- Two cottages under 500 SF so no parking is required
- Four parking spaces in parking pockets

Note: Cottages are subject to Cottage Cluster-specific size and setback requirements.

Building envelope "jello mold" does not apply but is shown for illustrative purposes.

## Part 3

### **Have to do's and want to do's**



## Want to do's and have to do's

- Have to dos. Some are straightforward. If a municipality chooses to comply with the Model Code, they are “one-size-fits-all.”
- If, on the other hand, a municipality chooses to take advantage of the additional options provided by the OAR, some of the effects of the Model Code can be “softened” or customized to the local physical context. We applied the OAR options in a number of areas. Examples:
  - Townhouses are required everywhere. Townhouses are a very important housing type to allow because they offer fee-simple lots and homeownership housing. However, they can have a big impact. Customization softens the impact
  - Minimum lot size. Small lots are a important to allow fee-simple homeownership housing. Careful study of precedents and built-in controls manage the impact.
- Want to do's which were requested by the Planning Commission. Examples:
  - Allow all housing types in every zone, in other words, “don't segregate housing types by zone.”
  - Set a limit on total residential development through FAR and a better building envelope.

Part 4

# Customization

# Proposed Amendments are Specific to Our Unique Place



Model Code



Manzanita's proposed amendments





## 5,000 square-foot lot

**Color key:** Stays the same as currently | Have to do | Want to do |  
Impact-softering customization

Current regulations	Choices	
	State's Model Code	Manzanita Proposal
Form and development capacity: Maximum established by setbacks, etc = 5,420 SF Must fit into current jello mold	Form and development capacity: Same as current regulations = 5,420 SF Must fit into current jello mold	Form and development capacity: Impact softened through establishment of max. FAR, parking location flexibility, side yard height plane, etc. = 3,250 SF Must fit within new proposed jello mold
Land use: Two dwellings (duplex)	Land use: Two dwellings (duplex)	Two to five dwellings (duplexes, triplexes, quads), cottage clusters, townhouses
	Land use: Townhouses (no limitation on number attached)	
Parking required: Two parking spaces per dwelling, provided on site	Parking required: One per dwelling, provided on site	One per dwelling
		None for ADUs and dwellings under 500 SF
		New proposed setback for driveways, parking pockets, driveway and garage width limitations.

## 7,000 square-foot lot

**Color key:** Stays the same as currently | Have to do | Want to do |  
Impact-softering customization

Current regulations	Choices	
	State's Model Code	Manzanita Proposal
Form and development capacity: Maximum established by setbacks, etc = 8,620 SF Must fit into current jello mold	Form and development capacity: Same as current regulations = 8,620 SF Must fit into current jello mold	Form and development capacity: Impact softened through establishment of max. FAR, parking location flexibility, side yard height plane, etc. = 4,550 SF Must fit within new proposed jello mold
Land use: Two dwellings (duplex)	Land use: Two to five dwellings (duplexes, triplexes, quads), cottage clusters, townhouses	Two to five dwellings (duplexes, triplexes, quads), cottage clusters, townhouses
Parking required: Two parking spaces per dwelling, provided on site	Parking required: One per dwelling, provided on site	One per dwelling
		None for ADUs and dwellings under 500 SF New proposed setback for driveways, parking pockets, driveway and garage width limitations.

# Review

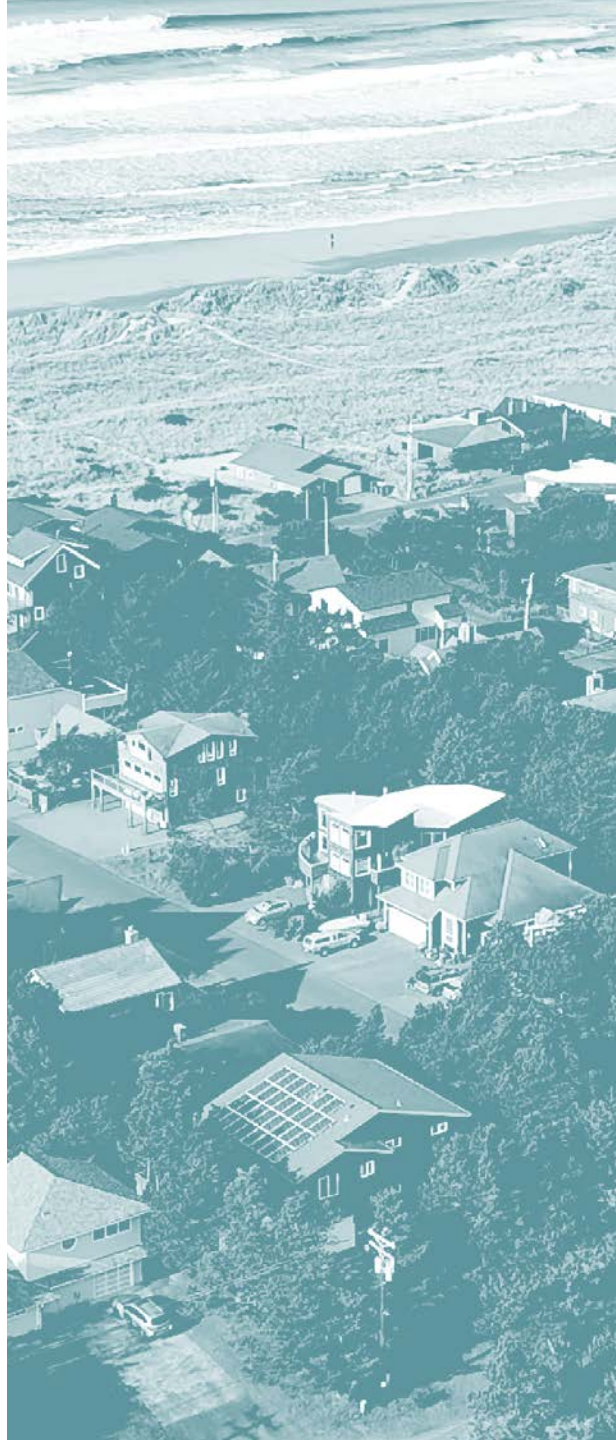
## LIST OF ISSUES RAISED

- FAR – how is it different from what we allow today and how much of a restriction would it place on development
- Maximum of 3,000 square feet on first dwelling unit
- Development standards – illustrations of the envelope
- Reduction of front yard setback
- Townhomes – What is recommended in the proposal, what the model code does, and what the OAR requires for minimum lot size for the townhouses.
- Townhouse density – Maximum density and why we are recommending a maximum density for townhomes. What would happen if we didn't have a density maximum.
- Clarity on choices for minimum lot size for townhomes – OAR vs. Model Code vs Recommendation – including illustrations
- 1,250 minimum for other housing types
- Map of Zones



## LIST OF ISSUES RAISED, CONTINUED

- Elimination of parking requirements for dwellings under 500 square feet and ADU's – example and benefits
- Limit driveways widths to no more than 10 feet - benefits
- Permit driveways to be located 3 feet from the side property line – benefits
- Parking pocket – what is it
- Shared driveways - how does this apply to existing structures?
- Infill housing, flag lot, parking pocket – definitions
- Parcel and lot – definition
- What will this mean for infill lots and how will it impact existing neighborhoods?



thank you

urbsworks

urbsworks