

Housing types comparison table

The table below shows which housing types are required by the state and how those requirements compare with Manzanita's draft amendments. Please note that all **required** housing types are **required** to be permitted in all Residential zones, noted with an R in the table. The new proposed R zones are: MH-1, MH-2, and MH-3.

Legend Housing types required by the state | Additional / optional housing types

CURRENTLY ALLOWED?	MIDDLE HOUSING TYPE	STATE REQUIREMENTS	AS RECOMMENDED BY PLANNING COMMISSION TO CITY COUNCIL [1]
✓ in all R zones	Single-family dwelling	✓ in all R zones, on <u>5,000 sf</u> or greater lots	✓ in all R zones, on lots that meet or exceed the minimum lot requirement
No	Accessory Dwelling Unit (ADU)	✓ in all R zones, on <u>5,000 sf</u> or greater lots, accessory to primary dwelling	✓ in all R zones, on lots of any size, accessory to primary dwelling
✓ in all R zones [2]	Duplex	✓ in all R zones, on <u>5,000 sf</u> or greater lots	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [3]
✓ in R-4 zone and by right through PUD process	Triplex	✓ in all R zones, on <u>5,000 sf</u> or greater lots	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [5]
✓ in R-4 zone and by right through PUD process	Quadplex	✓ in all R zones, on <u>7,000 sf</u> or greater lots [4]	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [5]
✓ by right through PUD process	Townhouse	✓ in all R zones, on <u>1,500 sf</u> or greater lots	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [6]
✓ by right through PUD process	Cottage Cluster	✓ in all R zones, on <u>7,000 sf</u> or greater lots [4]	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [5]
✓ by right through PUD process	Courtyard Apartment [7]	Not currently required [4]	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [5]
✓ by right through PUD process	Small Apartment [8]	Not required	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [5]
No	Mixed Use (Residential + Commercial)	Not required	✓ in all R zones, on lots that meet or exceed the minimum lot requirement [5]

¹ Recommendations comply with HB 2138 which goes into effect on January 1, 2027.

² Under the current Manzanita Zoning Ordinance, duplexes are only allowed on 5,000 square-foot or larger lots, because 2,500 square feet is required for each dwelling. Furthermore, a duplex is currently defined as a “Dwelling, two-family - a detached building, including a manufactured housing unit containing two dwelling units.” To comply with state rules that go into effect on January 1, 2027 (HB 2138), duplexes must be allowed to be attached, detached, or stacked, see next note.

³ The proposed new definition for duplex is “Two dwelling units on a lot or parcel. This includes any configuration of two detached or attached dwelling units on one lot or parcel.” This definition complies with state rules (HB 2138).

⁴ Will be required when HB 2138 goes into effect on January 1, 2027.

⁵ The combination of dimensional and design standards in the proposed amendments would likely prevent most triplexes, quadplexes, cottage clusters, small apartments or mixed use from being physically feasible on a 5,000 or smaller sq ft lot.

⁶ In MH-1, only two Townhouses are permitted to be attached. In MH-2 and MH-3, up to 4 maximum are allowed to be attached. A Townhouse is defined as “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.” Each row of attached Townhouses is defined as a Townhouse Project. There may be multiple Townhouse Projects but they must be separated by 10 feet minimum (proposed).

⁷ A Courtyard Apartment is defined as “a grouping of no fewer than four attached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard.”

⁸ A Small Apartment is defined as “Dwelling, multi-family unit. Means a building containing three five or more dwelling units, configured as attached dwelling units stacked on multiple floors or stories.”

Manzanita Draft Parking Standards vs SB 406 Requirements

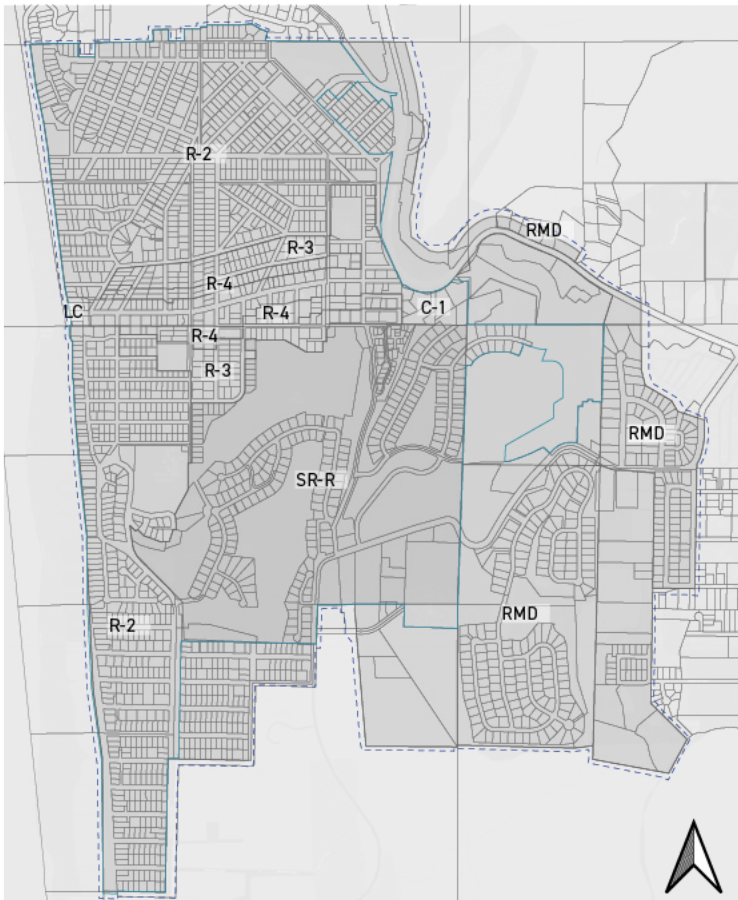
This table compares the City of Manzanita’s proposed zoning code amendments for off-street parking by housing type and lot size against the requirements of SB 406 and OAR 660-046, which apply to Manzanita as a designated 'large city.' Differences are noted as 'Complies (Required)' or 'Optional' where the draft is more permissive than required. Please note that the state requirements regulate the maximum number of parking spaces, meaning the city cannot require more than the ‘maximum # the city can require,’ although an applicant may propose more parking spaces for their development.

Housing Type	Lot Size	Currently required (95-4)	Max. # city can require [1/2]	Proposed in Draft	Difference
Single-family	Any lot size meeting the minimum required	2 per unit	Not regulated	1 per unit [2]	Not applicable
ADU	Any	NA [3]	0 per unit	0 per unit	Complies
Single-family dwelling under 500 sf	Any lot size meeting the minimum required	2 per unit	1 per unit	0 per unit	More permissive than required (Optional)
Duplex	Any	2 per unit (4 total)	1 per unit (2 total)	1 per unit (2 total)	Complies (Required)
Triplex	< 3,000 sf	2 per unit (6 total)	1 total	1 total	Complies (Required)
Triplex	3,000–4,999 sf	2 per unit (6 total)	2 total	2 total	Complies (Required)
Triplex	≥ 5,000 sf	2 per unit (6 total)	3 total	3 total	Complies (Required)
Fourplex	< 3,000 sf	2 per unit (8 total)	1 total	1 total	Complies (Required)
Fourplex	3,000–4,999 sf	2 per unit (8 total)	2 total	2 total	Complies (Required)
Fourplex	5,000–6,999 sf	2 per unit (8 total)	3 total	3 total	Complies (Required)
Fourplex	≥ 7,000 sf	2 per unit (8 total)	4 total	4 total	Complies (Required)
Townhouse	Any	2 per unit	1 per unit	1 per unit	Complies (Required)
Cottage Cluster	Any	2 per unit	1 per unit	1 per unit	Complies (Required)
Small Apartment (5–12 units)	Any	2 per unit	Not regulated	1 per unit	Optional (local standard)
Mixed Use	Any	2 per unit	Not regulated	1 per residential unit	Optional (local standard)

¹ See OAR 660-046-0220 Middle Housing Siting Standards in Large Cities (2)(e).

² The city cannot require more parking spaces than are listed, however, an applicant is free to choose to provide more parking spaces than are listed.

³ ADUS are not currently permitted.

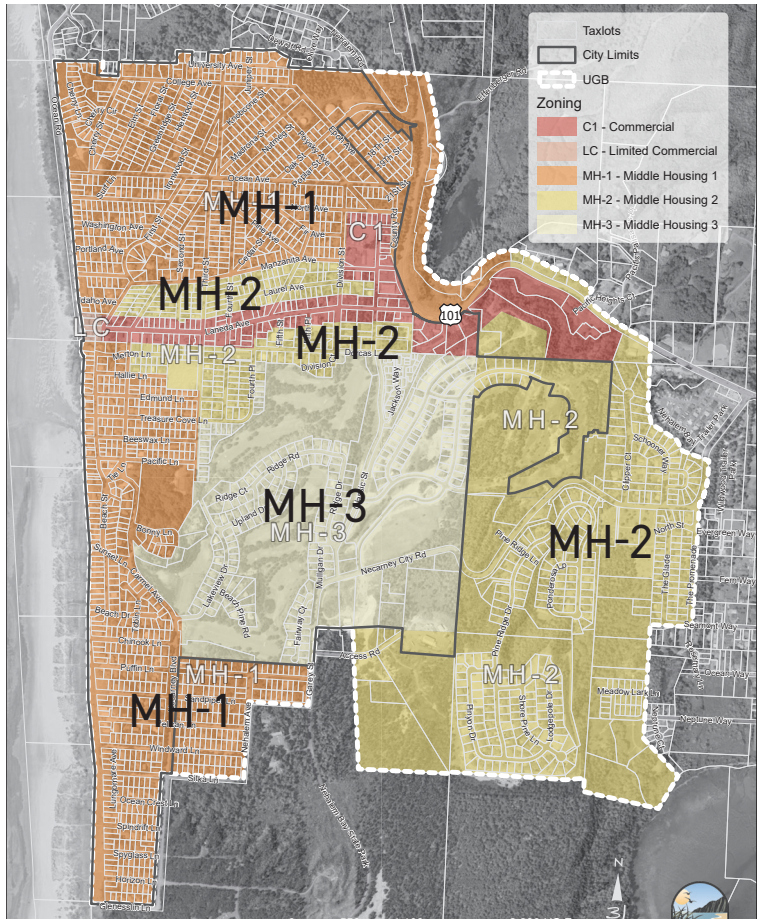


EXISTING ZONING AND HOUSING TYPES CURRENTLY ALLOWED

- Single-family dwelling - in all R zones
- Accessory Dwelling Units (ADUs) – Not allowed
- Duplex - in all R zones
- Triplex - in R-4 zone and by right through PUD process
- Quadplex - in R-4 zone and by right through PUD process
- Townhouse - by right through PUD process
- Cottage Cluster - by right through PUD process
- Courtyard Apartment - by right through PUD process
- Small Apartment by right through PUD process



u r b s w o r k s



PROPOSED ZONING AND HOUSING TYPES REQUIRED TO BE ALLOWED

- Single-family dwelling - all zones
- Accessory Dwelling Units (ADUs) - all zones
- Duplex - all zones, on lots 5,000 sf or greater
- Triplex - all zones, on lots 5,000 sf or greater
- Quadplex - all zones, on lots 7,000 sf or greater
- Townhouse - all zones, on lots 1,500 sf or greater
- Cottage Cluster - all zones, on lots 7,000 sf or greater
- Courtyard Apartment - all zones, on lots 7,000 sf or greater
- Small Apartment - not required

PROPOSED TO BE ALLOWED

- Single-family dwelling - all zones
- Accessory Dwelling Units (ADUs) - all zones
- Duplex - all zones, lots that meet / exceed min. lot requ.
- Triplex - all zones, lots that meet / exceed min. lot requ.
- Quadplex - all zones, lots that meet / exceed min. lot requ.
- Townhouse - all zones, lots 1,500 sf or greater. Only 2 attached in MH-1; only 4 attached on MH-2 and -3.
- Cottage Cluster - all zones, lots that meet / exceed min. lot requ.
- Courtyard Apartment - all zones, lots that meet / exceed min. lot requ.
- Small Apartment - all zones, lots that meet / exceed min. lot requ.