



CITY OF MANZANITA

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STAFF REPORT

TO: Manzanita Planning Commission
FROM: Scott Fregonese, Contract City Planner
SUBJECT: 95-4 Limited text amendments
DATE: October 5, 2026

Limited Text Amendment Package Overview

The proposed limited text amendment package includes several amendments to Section 95-4 of the City Code. The primary amendments are intended to provide clear and objective standards for Planned Development (PD) density provisions, including the 6.5 dwelling units per acre standard, as well as applicable open space requirements. The package also includes corrections to the definitions section to clarify that multi-dwelling housing types are an allowed use. This clarification will also proactively address the requirements of HB 2138.

At this time, the City Planner is proposing several additional housekeeping and code clarification amendments, including:

Clarifications and improvements to the side-yard height-plane development standard.

Clarifications to the provisions applicable to cottage clusters, including the calculation and application of Floor Area Ratio (FAR).

Additional amendments that anticipate and address the requirements of HB 2138.

Addition of provisions addressing Accessory Dwelling Units (ADUs).

Updates to the standards for manufactured dwellings to ensure compliance with ORS 197.478.

Review and Adoption Process

The review and adoption process for the limited text amendment package will proceed as follows:

1. Staff proposes the code amendments.
2. The Planning Commission reviews the proposed amendments and makes a recommendation to approve or deny the package.
3. The City Council considers the proposed amendments and takes final action to adopt or deny the amendments.

Summary of Amendments

Article / section	Description of amendments
ARTICLE 1. INTRODUCTORY PROVISIONS Section 1.030 DEFINITIONS. Multi-dwelling definition	Correct text error, move “Dwelling, multi Means a building containing three or more dwellings” to a new line, then update “three or more dwellings” to comply with HB 2013 Middle Housing, 2025 Model Code language. The 2025 Large City Model Code definition for “multi-dwelling” reads: <i>“Multi-unit housing” means 5 or more dwelling units located on the same lot or development site, not including middle housing.</i>
ARTICLE 1. INTRODUCTORY PROVISIONS Section 1.030 DEFINITIONS.	Clarify side yard height plane standards and update figure to use terms consistent with definition. Bold and underline terms such as “ <u>slope angle starting point</u> ,” and “ <u>slope angle</u> ” to correspond to terms used in Development Standards Table
ARTICLE 3. USE ZONES Section 3.010 Middle Housing Zones, MH-1, MH-2, MH-3. Development Standards Table.	Numerical reference added to Development Standards Table. Corrections to the Development Standards Table, specifically the side “maximum height at minimum side yard depth which should read “10 feet.” Make other clarification edits to side yard height plane development standards. Added Corner lot side yard setback (12 feet). Added One-plex driveway standards (25 feet) Bold or bold/underline terms named in Definitions.
ARTICLE 3. USE ZONES Section 3.010 Middle Housing Zones, MH-1, MH-2, MH-3. Uses Table.	Add a numerical reference to the Use Table. Insert definition for Multi-dwelling to the table, for limited land area, and a footnote regarding proposed Section 3.020.
ARTICLE 3. New Section 3.020 MH-3 Multi-unit Dwelling Requirements	New Section 3.020 to allow multiple-unit dwellings in the MH-3 Zone.

ARTICLE 4. Section 4.135 Standards for Manufactured Dwellings	Removed some standards to comply with ORS 197.478. Local jurisdictions may not apply any standards to manufactured dwellings that do not apply to site-built homes.
ARTICLE 4. Section 4.161 Purpose and Objectives	Remove the term “one-plex”
ARTICLE 4. Table 4.162(1) Design Standard Applicability	Remove the term “one-plex”
ARTICLE 4. New Section 4.170 Accessory Dwelling Units	New Section 4.170 Accessory Dwelling Units, new ADU section that was missing from previous draft

PLANNING COMMISSION ACTION

The Planning Commission has the following options:

1. Recommend the limited text amendment be sent to the City Council for formal adoption;
2. Recommend the limited text amendment be sent to the City Council for formal adoption with modifications; or,
3. Recommend denying and continuing this item at the next Planning Commission meeting.