

PLANNING COMMISSION MEETING AGENDA



April 7, 2026

6:00 PM

Email planning@centralpointoregon.gov
to request a Zoom link for virtual participation
www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Correspondence

40. Approval of Minutes

50. Public Appearances

60. Business

70. Discussion Items

A. Residential Code Amendments

80. Administrative Reviews

90. Miscellaneous

100. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to

meetings@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 hora de anticipación al 541-664-3321 ext. 201.

[AGENDA_FOOT]

April 7, 2026

TO: Planning Commission and Citizens Advisory Committee

FROM: Stephanie Powers, Planning Director

DATE: April 7, 2026

RE: Residential Code Amendments (File No. ZC-26001) - Study Session Continuation

The April 7th study session continues our review of the residential code amendments. I'm seeking your feedback on the revised design standards, cottage cluster provisions, and the proposed framework for allowing single-family homes in R-2 and R-3 zones as part of mixed housing developments.

PROJECT BACKGROUND

The draft amendments implement City Council's 2025 directive to modernize our residential development standards and comply with state housing laws. Our goals are to:

- Consolidate residential zoning into a unified framework with clear standards;
- Comply with state housing laws (HB 2001, ORS 197A.420, OAR 660-046) while preserving Central Point's small-town character;
- Plan for regional density targets of 6.9 units per gross acre through 2039;
- Introduce middle housing options (duplexes, triplexes, fourplexes, cottage clusters) to diversify housing choices; and
- Establish clear, objective development standards that balance design quality with regulatory certainty.

FEBRUARY 17 MEETING RECAP

At the February 17th meeting, the Planning Commission and CAC identified several priorities:

Infill options. Interest in allowing single-family homes in R-2 and R-3 zones as part of mixed developments that meet density goals.

Design and livability. Support for revised setbacks (smaller front yards, larger rear yards) to create better private outdoor space.

Character concerns. Emphasis on maintaining Central Point's small-town feel through appropriate density limits and design standards.

More time needed. Request for visual examples and additional review time, particularly for new members.

State law issues. After February, we received comments from the state Housing Accountability and Production Office (HAPO) identifying areas where our draft needed work to meet clear and objective standards requirements.

No formal recommendation was made in February. Instead, we agreed to continue working on state compliance issues and code refinements.

MAJOR REVISIONS SINCE FEBRUARY

The draft code has been substantially revised to address Committee feedback and state requirements. Major changes include:

1. Clear and Objective Standards Framework (CPMC 17.22.025)

The problem: HAPO noted "it's unclear which standards apply under clear and objective review."

The solution: A new subsection explicitly lists every clear and objective standard applicable to ministerial review. This makes it clear what applies to routine approvals versus discretionary review. State law requires standards to be "clear and objective on the face of the ordinance" - this addresses that requirement.

2. Design Standards (CPMC 17.22.030)

Previous approach: Subjective language like "avoid monotonous building forms" and "garages shall not dominate" - criteria plan reviewers couldn't measure.

Revised approach: Objective, measurable standards with a discretionary alternative for flexibility:

Street Orientation (A) - Clear requirements for primary entrance location.

Building Articulation (B) - Requires three of five design techniques (horizontal modulation, vertical modulation, material changes, window coverage, entry

features). Uses tiered percentages: 20% for smaller façades (30 feet or less), 30% for larger façades. All measurable.

Garage Standards (C) - Must be recessed 5 feet behind the primary façade and can't exceed 50% of the street-facing façade width. The clear and objective path provides certainty. The discretionary path allows alternatives if counterbalancing design features are provided and the proposal won't create a garage-dominated street.

Transparency (D) - Requires 15% window coverage on ground floors facing streets (measured 2-10 feet above grade, 50% visible light transmittance minimum). Simple calculation, easy to verify.

Enhanced Design Standards (E) - For applicants seeking flexibility, this section allows discretionary review to achieve design goals through alternative approaches. Includes specific criteria for garage-forward designs and requires block-level evaluation to avoid creating automobile-dominated streetscapes.

3. Cottage Clusters (CPMC 17.22.075). Comprehensive new standards based on state model code, with several enhancements:

- **Courtyard size:** 150 square feet per cottage (simpler than state's formula and more generous for larger developments)
- **Dimensional standards:** 6-foot cottage spacing, 5-foot perimeter setbacks, 24-foot height limit
- **Courtyard orientation:** At least 50% of cottages must have their primary entrance facing the courtyard - critical for creating genuine pocket neighborhoods
- **No parking minimums** (but design standards apply when parking is provided)
- **Street-facing design:** Cottages facing public streets must incorporate windows and architectural features - blank walls and parking lots prohibited on street frontages
- **Private outdoor space:** 8-foot setback from courtyard edge creates private patio/garden space for each cottage
- **Fencing standards:** Chain link fencing prohibited adjacent to or visible from common courtyards
- **Common area maintenance:** Requires HOA or condominium structure with recorded maintenance agreement before building permits are issued

4. Mixed Housing Developments in R-2/R-3 Zones (CPMC 17.22.090). A new framework responding to Committee discussion about allowing single-unit detached in higher-density zones on a limited basis for infill and to respond to market demand for this housing type:

- **Scope:** The proposed changes do not allow single-unit on small individual infill lots (middle housing is designed for that scenario). Instead, single-unit detached is allowed as part of larger mixed-type developments (1 acre or more) that achieve meaningful density increases.
- **Standards:**
 - Enhanced density required: 20% above base minimum (9 units/acre in R-2, 24 units/acre in R-3)
 - Maximum 50% of units may be single-unit detached
 - Must include at least two other middle housing types or multifamily
 - Site Plan and Architectural Review required
- **Table 17.20.02 updated:** Single-family detached types shown as "Limited" in R-2/R-3 with footnote referencing Section 17.22.090 standards

5. Duplex Standards (CPMC 17.22.055)

HAPO's question: Are zero lot line duplex standards more restrictive than single-family?

Response: Zero lot line duplexes require no setback on the shared wall side and 10 feet on the opposite side. That's equivalent to or less restrictive than typical single-family total side yard requirements (e.g., 5 feet + 5 feet). Design standards apply equally to both housing types.

STUDY SESSION FORMAT

At the April 7th Study Session, staff will provide a detailed review of the revised standards with visual materials illustrating how they will function in practice. No formal action is requested.

The Citizens Advisory Committee will consider the draft materials and make a recommendation at their April 14 meeting. Staff will incorporate feedback from tonight's discussion and continue refining the code for formal recommendation to City Council.

CPMC 17.20

Residential Districts

- 17.20.010 Purpose
- 17.20.012 Applicability
- 17.20.015 Conflict with Other Regulations
- 17.20.020 Residential Land Use
- 17.20.030 Residential Use Standards
- 17.20.040 Residential Development Standards

17.20.010 Purpose

The purpose of the residential districts is to implement the Housing Element and Land Use Element of the Central Point Comprehensive Plan by providing a range of housing types in appropriate locations while maintaining the City's small-town character, protecting the livability of residential neighborhoods, and supporting orderly and efficient growth.

The residential districts are intended to:

- A. Provide predictable and compatible development patterns that support quiet neighborhoods, human-scaled design, and long-term neighborhood stability;
- B. Accommodate a variety of housing types, including middle housing, to support housing choice and housing production in a manner consistent with applicable state statutes and rules and responsive to the City's housing needs;¹
- C. Establish clear and objective land use and development standards that promote transparency, consistency, and timely permit review;
- D. Support the efficient use of land, public facilities, and infrastructure in a manner that facilitates housing production, including housing affordable to a range of income levels, and contributes to meeting local and regional housing and density objectives; and
- E. Ensure that residential development contributes to the creation of places that are enduring, well-connected, and valued over time.

17.20.012 Applicability

The provisions of this chapter apply to all development, redevelopment, and changes of use within the residential zoning districts of the City of Central Point, including R-L, R-1-10, R-1-8, R-1-6, R-2, and R-3.

Residential development subject to this chapter shall comply with the applicable land use and development standards in this chapter and all other applicable provisions of this title.

17.20.015 Conflict with Other Regulations

Where residential development is located within an overlay zone, including but not limited to the Transit-Oriented Development (TOD) Overlay, Climate Friendly Area (CFA) Overlay, Environmental Overlay, or Historic Preservation Overlay, the applicable overlay standards shall apply in addition to the requirements of this chapter.

Where there is a conflict between the provisions of this chapter and an overlay chapter, the provisions of the overlay chapter shall govern.

17.20.020 Residential Land Use

Residential land uses are regulated through six residential zoning districts. The purpose and general characteristics of each district are described in subsections A through F of this section, with specific land uses further defined in Table 17.20-1, Residential Land Use Table.

A. Residential Low-Density District (R-L)

The R-L district is intended to accommodate low-density residential development characterized primarily by detached single-unit dwellings on larger lots. This district is applied in areas where preservation of existing neighborhood character, compatibility with surrounding development patterns, and lower-intensity residential use are desired. Limited additional housing types may be permitted where designed to remain compatible with the scale and character of surrounding development.

B. Residential Single-Family (10,000 SF) District (R-1-10)

The R-1-10 district is intended to provide for single-unit residential development on larger lots while maintaining a suburban neighborhood pattern. This district supports stable, low-intensity residential neighborhoods with generous setbacks, yard areas, and separation between structures. Housing types beyond detached single-unit dwellings may be permitted where consistent with applicable standards and neighborhood compatibility.

C. Residential Single-Family (8,000 SF) District (R-1-8)

The R-1-8 district is intended to provide for single-unit residential development on moderately sized lots while supporting efficient land use and neighborhood cohesion. This district allows for a limited range of housing types designed to fit

within established residential patterns while maintaining compatibility with surrounding development.

D. Residential Single-Family (6,000 SF) District (R-1-6)

The R-1-6 district is intended to accommodate compact single-unit residential development in a neighborhood-oriented setting. This district supports efficient use of land and infrastructure while maintaining a residential character defined by human-scaled design, walkability, and compatibility with adjacent development. A broader range of housing types may be permitted subject to the standards of this chapter.

E. Residential Two-Family District (R-2)

The R-2 district is intended to accommodate a mix of low- to moderate-density residential development, including single-unit attached housing types, middle housing types, such as duplexes and other small-scale multi-unit buildings. This district is typically applied in areas suitable for incremental infill development and transition between lower- and higher-density residential areas, while maintaining compatibility with surrounding neighborhoods.

Within the R-2 district, applicants may elect to apply an optional infill development framework as provided in subsection G of this section.

F. Residential Multiple-Family District (R-3)

The R-3 district is intended to accommodate moderate- to higher-density residential development, including a variety of multi-unit housing types. This district supports efficient use of land, proximity to services, and expanded housing opportunities while remaining compatible with surrounding development through applicable development and design standards.

Within the R-3 district, applicants may elect to apply an optional infill development framework as provided in subsection G of this section.

G. Optional Infill Development Framework

To encourage efficient infill development and housing production, an applicant within the R-2 or R-3 zoning districts may elect to apply alternative residential land use allowances and development standards in lieu of the base residential standards otherwise applicable to the site, subject to the provisions of this subsection.

1. R-2 Zone – LMR Framework.

For properties zoned R-2, an applicant may elect to apply the residential land use permissions associated with the Low Mix Residential (LMR) category set forth in Chapter 17.65, as further defined in Table 17.20-1 of this chapter.

2. R-3 Zone – MMR Framework.

For properties zoned R-3, an applicant may elect to apply the residential land

use permissions associated with the Medium Mix Residential (MMR) category set forth in Chapter 17.65, as further defined in Table 17.20-1 of this chapter.

3. Election of Standards.
 - a. The election to apply an alternative infill development framework shall not constitute a zone change or a comprehensive plan amendment.
 - b. The applicant shall identify the elected framework at the time of application.
 - c. Once elected, the applicable land use permissions and development standards shall apply to the project in their entirety and shall not be combined with base zone standards, unless expressly permitted by this title.
 - d. All other applicable provisions of this title, including overlay standards, shall continue to apply.

17.20.030 Residential Land Use Regulations

- A. Permitted Uses. Permitted uses in Table 17.20.01 are shown with a “P.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- B. Limited Uses. Limited uses in Table 17.20.01 are shown with an “L.” These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.
- C. Conditional Uses. Conditional uses in Table 17.20.01 are shown with a “C.” These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.
- D. Prohibited Uses. Prohibited uses in Table 17.20.01 are shown with “N.” Uses that are not listed in Table 17.20.01 are prohibited unless authorized by the Planning Commission in accordance with CPMC 17.60.140, Authorization for Similar Uses.

Table 17.20.01 – Land Use in Residential Districts

Category / Use	R-L	R-1-10	R-1-8	R-1-6	R-2	R-3	Use Standards
Residential Uses							
Single-unit detached	P	P	P	P	NL5	NL5	
Zero Lot Line	N	L1	L1	L1	L2, L5	NL5	
Single-unit attached Townhouse/Rowhouse)	N	N	N	N	P	P	
Duplex	P	P	P	P	P	P	
Triplex	N	N	N	N	L3	P	
Fourplex	N	N	N	N	N	P	
Apartments	N	N	N	N	N	P	
Cottage Housing (Fee Simple and Common Lot)	N	L3	L3	L3	L3	N	
Accessory dwelling unit (ADU) ¹	P1	P1	P1	P1	P1	P1	
Manufactured dwelling	P	P	P	P	P	N	
Manufactured Dwelling Park	N	N	N	N	P2	P2	
Senior Housing (All Types)	N	N	N	N	L2	P	
Boarding/Rooming House	N	N	N	N	C	C	
Care Facilities							
Residential Home	P	P	P	P	P	N	
Residential Facility	N	N	N	N	P	P	
Family Child Care Home	P	P	P	P	P	P	
Child Care Center	N	N	N	N	C	C	
Adult Day Care (Conditional)	C	C	C	C	C	C	
Accessory Uses							
Home Occupation	P3	P3	P3	P3	P3	P3	

Short-Term Rental	P4	P4	P4	P4	P4	P4	
Guesthouse	P	P	P	P	P	N	
Greenhouse for domestic noncommercial gardening	P	P	P	P	P	N	
Workshop for domestic use	P	P	P	P	N	N	
Garages, sheds or other noncommercial storage buildings	P	P	P	P	P	P	
Commercial Uses (generally not permitted)²							
Industrial Uses (generally not permitted)³							
Civic Uses							
Schools	C	C	C	C	C	C	
Religious Assembly	C	C	C	C	C	C	
Public Facilities	C	C	C	C	C	C	
Utilities	C	C	C	C	C	C	
Parks & Open Space Uses							
Parks (Neighborhood and Community Parks)	P	P	P	P	P	P	
Open Space	P	P	P	P	P	P	
Picnic Shelters/Restrooms	P	P	P	P	P	P	
Swimming Pool (indoor/outdoor)	L4	L4	L4	L4	L4	C	

Footnotes:

- P1 – Permitted use, one per lot subject to standards in CPMC 17.22.
- P2 – Subject to compliance with state siting standards and CPMC 17.xx (manufactured housing regulations).
- P3 – Subject to Home Occupation Permit requirements in CPMC 17.22.xxx and business licensing requirements in CPMC 5.04.

P3 - Short-term rentals are subject to business licensing standards in CPMC Chapter 5.04 and do not constitute a separate dwelling unit.

L1 – Only permitted as a transition between lower density zones and/or when adjacent to an environmentally sensitive area.

L2 – Zero Lot Line Standard. Only permitted when a 10-ft wide maintenance easement is recorded on the property adjacent to the zero lot line placement.

L3 – Subject to compliance with CPMC 17.22.xxx and Site Plan and Architectural Review.

L4 – Only allowed as an accessory use to a residential development, such as subdivision, cottage housing, multifamily. Approval is subject to Site Plan and Architectural Review pursuant to CPMC 17.72.

L5 - Single-unit detached dwelling types in R-2 and R-3 zones are permitted only as part of mixed housing developments meeting the standards in CPMC 17.22.[058], including enhanced density requirements (9 units/acre in R-2, 24 units/acre in R-3), housing type diversity, and Site Plan and Architectural Review.

17.20.040 Residential Development Standards

A. Applicability.

1. Residential development, redevelopment, and land division within the residential zoning districts shall comply with the density, dimensional, and site development standards set forth in Table 17.20.02, except as otherwise expressly provided in this title.
2. Residential use and design standards in CPMC 17.22 shall be applied, as applicable, in addition to the standards in this section. .
3. Where residential development is subject to an overlay zone, the applicable overlay standards shall apply pursuant to CPMC 17.20.015.

B. Residential Density Standards.

1. Gross Density. Residential density shall be calculated on a gross acre basis as specified in subsection (C) below, unless otherwise specified by this title.
2. Minimum and Maximum Density. Development shall meet the minimum and shall not exceed the maximum gross dwelling unit density specified for the applicable zoning district in Table 17.20.02.

3. Housing Type Distribution. Where Table 17.20.02 or an associated footnote limits the proportion of a particular housing type (e.g., single-unit attached dwellings), such limitation shall apply to the total number of dwelling units proposed within the land division or development.
 4. Density Compliance. Compliance with minimum density requirements does not authorize development in excess of the maximum density permitted by the zoning district except as expressly required by applicable state law.
- C. Residential Density Calculation. Residential density shall be calculated as set forth below.

1. Definitions.

- a. Gross Site Area. The total area of land within the boundaries of the subject property, measured to the legal property lines of the project site.
- b. Environmental Constraint Areas. Areas of the site that are legally restricted from development due to environmental regulations, including floodways, wetlands, and required riparian corridors.
- c. Dwelling Unit. A building or portion of a building designed for residential occupancy, as defined elsewhere in this title.

2. Gross Density Calculation Method.

- a. General Rule. The minimum and maximum number of dwelling units permitted on a site shall be calculated by multiplying the gross site area, less any deducted environmental constraint areas pursuant to subsection (C)(2)(b), by the applicable minimum and maximum density specified in Table 17.20.02.
- b. Environmental Constraint Deductions. Environmental constraint areas as defined in subsection (C)(1)(b) may be deducted from the gross site area at the option of the applicant.
- c. No Other Deductions Permitted.
 - i. Public or private rights-of-way;
 - ii. Required building setbacks;

- iii. Internal streets, alleys, or access drives;
 - iv. Stormwater detention or treatment facilities;
 - v. Common open space, landscaped areas, or similar features.
- d. Rounding. The calculated number of dwelling units shall be rounded to the nearest whole number. Fractions of 0.5 or greater shall be rounded up; fractions less than 0.5 shall be rounded down.
3. Relationship to Housing Type Allowances.
- a. Density calculations apply to the total number of dwelling units proposed, regardless of housing type, unless expressly modified by this title.
 - b. Where Table 17.20.02 or an associated footnote limits the proportion of a specific housing type within a development, such limitation shall be applied after determining the maximum number of dwelling units permitted on the site, not as a percentage of the site area or lot area.
 - c. Where middle housing types are required to be permitted by state law, such housing shall not be prohibited solely on the basis of exceeding the maximum residential density of the zoning district.
4. Conflicts with State Law. Where the provisions of this subsection conflict with applicable state statutes or administrative rules, state law shall govern.

D. Dimensional Standards.

- 1. Lot Area and Dimensions. Minimum and maximum lot area, lot width, and lot depth requirements for residential development shall comply with Table 17.20.02. Where a range of lot sizes or dimensions is permitted for a housing type, any individual lot may fall anywhere within the applicable range, provided the overall development complies with the applicable density standards of this chapter.
- 2. Corner Lots. Corner lots shall comply with the minimum lot width and yard setback requirements applicable to corner lots as specified in this title. Where this chapter or Table 17.20.02 does not establish separate

standards for corner lots, the interior lot standards shall apply.

3. Multiple Units on a Lot. Where more than one dwelling unit is permitted on a single lot or parcel, including duplexes, triplexes, fourplexes, townhouses, and multifamily development, lot area and dimensional standards shall apply to the lot or development site as a whole unless otherwise specified in Table 17.20.02 or CPMC 17.22.

E. Building Placement and Site Development.

1. Setbacks. Minimum and maximum building setbacks shall comply with Table 17.20.02. Where a setback range is specified, buildings may be placed anywhere within the allowed range. Required setbacks shall be measured from the applicable property line and shall not be reduced except as expressly permitted by this title.
2. Garages. Garage placement, orientation, and design shall comply with the applicable standards in CPMC 17.22. Where garages face a public street, they shall not project forward of the primary building façade and shall be recessed as required by that section.
3. Lot Coverage and Landscaping. Maximum lot coverage and minimum landscaped area shall comply with Table 17.20.02. Lot coverage and landscaped area standards regulate different aspects of site development and are not required to total 100 percent of the lot area. These standards do not regulate all site features. Impervious surfaces, accessory structures (less than 250 sq. ft.), and other site improvements not otherwise classified as buildings or landscaped area may be permitted subject to other applicable provisions of this title.

F. Relationship to Residential Use Standards (CPMC 17.22).

1. Clear and Objective Standards. Where applicable, residential development shall comply with the clear and objective form and design standards in CPMC 17.22.
2. Alternative Discretionary Review. At the applicant's discretion, a project subject to clear and objective standards may elect to instead be reviewed through Site Plan and Architectural Review. This option may be beneficial where a proposal seeks greater flexibility in building placement, architectural design, site layout, or integration of multiple housing types in a manner that is responsive to site conditions or neighborhood context.

Discretionary review shall not authorize a reduction in required density, permitted housing types, or the number of dwelling units otherwise allowed by the zoning district, nor shall it diminish any development rights established by this title or required by state law.

Table 17.20.02 – Residential Development Standards

Category / Use	R-L	R-1-10	R-1-8	R-1-6	R-2	R-3
Density (Gross Dwelling Units per Acre)^{(a)(b)}						
Minimum	1	4	5	6	7	20
Maximum ^{(d)(e)}	4	5	6	8	20	50
Lot Dimensional Standards						
Minimum Lot or Land Area/Unit (sq. ft.) ^(k)						
Single-unit Detached	14,000 <u>11,000</u>	8,000	7,000	4,500	5,000	N/A
Zero Lot Line	N/A	6,000	5,000	4,000	3,500	N/A
Single-unit Attached (Townhouse) ^(c)	N/A	2,500	2,200	2,000	1,800 <u>2,000</u>	1,500 <u>(with alley) / 2,000 (without alley) (m)</u>
Duplex	14,000	8,000	7,000	6,000	5,000	5,000
Triplex/Fourplex	N/A	8,000	7,000	6,000	5,000	5,000
Apartments (5+ units)	N/A	N/A	N/A	N/A	No min. (See CPMC 17.22)	
Cottage Housing (Fee Simple and Common Lot)	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Dwelling	14,000	8,000	7,000	6,000	5,000	N/A
Manufactured Dwelling Park	N/A				See CPMC 17.22.xxx	
Maximum Lot Area (sq. ft.)						

Single-unit Detached	33,000	15,000 <u>11,000</u>	12,000	10,000	8,000	7,500
Zero Lot Line	N/A	8,000	7,000	6,000	5,000	4,000
Single-unit Attached (Townhouse)	N/A	4,000	3,500	3,000	2,500	2,000
Duplex	33,000	15,000	12,000	10,000	8,000	7,500
Triplex/Fourplex	33,000	15,000	12,000	10,000	8,000	7,500
Apartments (5+ units)	N/A	N/A	N/A	N/A	No Max.	
Cottage Housing (Fee Simple and Common Lot)	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Dwelling	33,000	15,000	12,000	10,000	8,000	7,500
Manufactured Dwelling Park	N/A				See CPMC 17.22.xxx	
Minimum Lot Width (ft.)						
Single-unit Detached	75'	60'	55'	50'	45	N/A
Zero Lot Line	N/A	45'	40'	35'	30'	N/A
Single-unit Attached (Townhouse)	N/A	25'	25'	25'	<u>22'25'</u>	20'(with alley) / 25'(without alley) (m)
Duplex	75'	60'	55'	50'	45	N/A
Triplex/Fourplex	75'	60'	55'	50'	45	N/A
Apartments (5+ units)	N/A				No min.	
Cottage Housing (Fee Simple and Common Lot)	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Dwelling	75'	60'	55'	50'	45	N/A
Manufactured Dwelling Park	N/A				See CPMC 17.22.xxx	
Minimum Lot Depth	90-ft					

Building and Site Development Standards						
Building Setbacks (ft)						
Front (min.)	20'	10'	10'	10'	10'	0'-10'
Side (Detached)	10'	5'	5'	5'	5'	5'
(Attached)	N/A	5'	5'	5'	5'	5'
(Zero Lot Line)		10'	10'	10'	10'	10'
Corner (min./max.) ^(f)	10'	10'	10'	10'	10'	10'
Rear	20'	15'	15'	15'	15'	0'-10'
Garage Entrance (front and side street loaded)	20'	20'	20'	20'	20'	<u>Alley/ Rear Not permitted or 20' (m)</u>
<u>Garage Entrance (alley loaded)</u>	<u>N/A</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
Building Height	35'	35'	35'	35'	35'	45'
Lot Coverage ^{(i)(l)}	30%	40%	50%	50%	60%	80%
Minimum Landscaped Area (sq. ft.) ^(j)	40%	30%	30%	30%	20%	15%

Footnotes:

- (a) Density Calculation.
Residential density shall be calculated in accordance with CPMC 17.20.040(C). Density is calculated on a gross acre basis. Environmental constraint areas may be deducted at the option of the applicant; public or private rights-of-way, setbacks, internal streets, and similar site features shall not be deducted.
- (b) Rounding.
The calculated number of dwelling units shall be rounded to the nearest whole number. Fractions of 0.5 or greater shall be rounded up; fractions less than 0.5 shall be rounded down.
- (c) Housing Type Share Cap — Single-Unit Attached (Townhouses).
Where permitted, single-unit attached dwellings shall not exceed 25 percent of the total number of dwelling units within a land division or development. Fractions shall be rounded down to the nearest whole dwelling unit.
- (d) Maximum Density Still Applies.
Compliance with minimum density or housing type allowances shall not authorize

development in excess of the maximum gross density permitted by the zoning district, except where required by applicable state law.

(e) Middle Housing and State Law.

Where middle housing types are required to be permitted by state law, such housing shall not be prohibited solely on the basis of exceeding the maximum density of the zoning district.

(f) Corner Lots.

Corner lots shall meet the minimum lot width and yard setback requirements for corner lots as specified in this title. Where no separate corner lot standard is specified, the interior lot standard shall apply.

(g) Garage Placement.

Garage placement, orientation, and design shall comply with the applicable standards in CPMC 17.22. Garages shall not project forward of the primary building façade and shall be recessed as required by that section.

(h) Garage Width.

Where garages face a public street, the garage door opening(s) shall not exceed 50 percent of the width of the primary building façade, unless otherwise approved pursuant to CPMC 17.22.

(i) Lot Coverage.

Lot coverage refers to the percentage of a lot covered by buildings only, unless otherwise specified. Paved areas, driveways, and patios are regulated separately unless expressly included.

(j) Minimum Landscaped Area.

Minimum landscaped area requirements may include private yards, common open space, and landscaped areas. Required landscaped area and maximum lot coverage are not required to total 100 percent of the lot area.

(k) "N/A" and "No Min./No Max."

"N/A" indicates the use is not permitted in the zoning district. "No Min." or "No Max." indicates that no minimum or maximum standard applies to that use.

(l) Site Features Not Counted.

Unless otherwise specified by this title, swimming pools, accessory structures under 250 square feet, RV parking pads, driveways, patios, and similar site features are not counted as lot coverage or landscaped area.

(m) R-3 Garage Standards and Alley Access.

Garages are not required; however, if provided, garage placement and dimensional standards for single-unit attached dwellings in the R-3 zone vary based on development type: Infill Development and New Residential Subdivisions. This two-tier approach set forth below recognizes the practical constraints of existing parcels while establishing a

higher standard for walkable, pedestrian-oriented streetscapes in new residential neighborhoods.

1. Infill Development (Individual lots or land divisions with 4 or fewer lots or parcels).

- Front-loaded garages are permitted
- Minimum lot width: 25-ft
- Garage Setback: 20-ft from front property line;
- Minimum lot area: 2,000 sf
- Must meet minimum density of 20DU/acre

2. New Subdivisions (5 or more lots).

- Alley access required
- Minimum lot width: 20-ft
- Rear/alley-loaded garages require a 5-ft minimum setback from rear property line, which is sufficient to provide minimum 24-ft back-up and maneuvering area.
- Minimum lot area: 1,500 sf
- Front-loaded garages prohibited
- Exterior parking pads in front or side yards prohibited
- New subdivisions shall be designed with alleys to create safe, attractive residential streets dominated by front porches, landscaping, and pedestrian spaces rather than garage doors and driveways.

Threshold Rationale. The 5-lot threshold distinguishes between minor infill projects on existing parcels (where alley retrofits are impractical) and substantial new subdivisions (where comprehensive infrastructure planning is both feasible and appropriate for establishing desired neighborhood character).

CPMC 17.22

Residential Use Standards

[COMMENT: DRAFT REVISIONS - February 2026. This document addresses HAPO comments on clear and objective standards compliance. New or substantially revised content is shown in bold. Blue comments explain major changes.]

- 17.22.010 Purpose
- 17.22.015 Applicability
- 17.22.020 Relationship to Other Regulations
- 17.22.025 Compliance Pathways
- 17.22.030 General Design and Site Design Standards
- 17.22.035 Building Materials & Exterior Finishes
- 17.22.040 Accessory Uses and Structures
- 17.22.050 Single-Unit Dwellings (Detached, Attached, Zero Lot Line, Manufactured)
- 17.22.055 Duplexes
- 17.22.060 Triplexes
- 17.22.065 Fourplexes
- 17.22.070 Multifamily Housing (Five or More Units)
- 17.22.075 Cottage Clusters
- 17.22.080 Accessory Dwelling Units (CPMC 17.77 relocated here)
- 17.22.085 Manufactured Home Parks

17.22.010 Purpose

The purpose of this chapter is to establish clear and objective residential use, form, and design standards that implement the intent of the residential zoning districts while supporting housing production, neighborhood livability, and the City's small-town character.

These standards are intended to:

- A. Ensure residential development is compatible with surrounding neighborhoods in scale, form, and function;
- B. Promote human-scaled design that supports walkability, neighbor interaction, and a sense of place;
- C. Provide predictable development outcomes through clear and objective standards;
- D. Allow flexibility in site and building design where such flexibility achieves equal or better results; and
- E. Ensure compliance with applicable state housing laws while respecting local character and context.

17.22.015 Applicability

The provisions of this chapter apply to all residential development and residential land uses permitted, limited, or conditional in the residential zoning districts, unless otherwise expressly stated. Where a residential use is subject to standards in both this chapter and another chapter of this title, both sets of standards shall apply, unless expressly stated otherwise.

17.22.020 Relationship to Other Regulations

- A. **Overlay Zones.** Where residential development is located within an overlay zone, the applicable overlay standards shall apply in addition to this chapter. If there is a conflict between the standards in this chapter and an overlay, the overlay shall govern.
- B. **State Law.** Where the standards of this chapter conflict with applicable state statutes or administrative rules, state law shall govern.
- C. **Eligible Affordable Housing.** Eligible affordable housing projects may qualify for housing adjustments to development and design standards pursuant to CPMC 17.13.300.

17.22.025 Compliance Pathways

[COMMENT: MAJOR REVISION: This section has been substantially restructured to address HAPO's primary concern about ORS 197A.400(1) and ORS 227.173(2) compliance. Added new subsections D and E to explicitly identify which standards are clear and objective vs. discretionary. This makes standards 'clear and objective on the face of the ordinance' as required by statute.]

A. Clear and Objective Pathway (Ministerial Review). Residential development may be approved through ministerial review when it complies with all applicable clear and objective standards **identified in subsection D of this section.**

B. Alternative Discretionary Pathway (Site Plan and Architectural Review). At the applicant's discretion, development subject to clear and objective standards may instead elect discretionary review through Site Plan and Architectural Review pursuant to Chapter 17.72.

This pathway may be appropriate where a proposal seeks to demonstrate compliance with the design objectives of this chapter through alternative design solutions, including but not limited to:

- 1. Greater flexibility in building placement or orientation;**
- 2. Alternative architectural solutions that achieve equivalent or superior design outcomes;**
- 3. Creative site design or landscape-based solutions;**
- 4. Integration of multiple housing types; or**
- 5. Superior response to site or neighborhood context.**

C. Limitations on Discretionary Pathway. Discretionary review shall not:

- 1. Reduce required minimum density;**
- 2. Increase permitted maximum density unless required by state law or expressly allowed by this Title;**
- 3. Eliminate permitted housing types; or**
- 4. Diminish any development right established by this title or required by state law.**

D. Clear and Objective Standards - Applicability.

[COMMENT: NEW CRITICAL SUBSECTION: Explicitly lists all clear and objective standards. HAPO stated 'It is unclear which standards from Chapter 17.22 apply under a clear and objective review process.' This subsection directly addresses that concern by listing each section that constitutes a clear and objective standard. Meets ORS 227.173(2) requirement.]

The following standards in this chapter constitute clear and objective standards applicable to ministerial review pursuant to subsection A:

1. **Section 17.22.030.A - Street Orientation and Primary Entrance Location**
 2. **Section 17.22.030.B - Building Articulation (Minimum Standards)**
 3. **Section 17.22.030.C - Garage Placement and Width Standards**
 4. **Section 17.22.030.D - Transparency Standards**
 5. **Section 17.22.035 - Building Materials and Exterior Finishes (all subsections)**
 6. **Section 17.22.040 - Accessory Uses and Structures (all subsections)**
 7. **Section 17.22.050 - Single-Unit Dwellings (all subsections)**
 8. **Section 17.22.055 - Duplexes (all subsections)**
 9. **Section 17.22.060 - Triplexes (all subsections)**
 10. **Section 17.22.065 - Fourplexes (all subsections)**
 11. **Section 17.22.070.A through G - Multifamily Housing (dimensional and placement standards)**
 12. **Section 17.22.075 - Cottage Clusters (all subsections)**
 13. **Section 17.22.080 - Accessory Dwelling Units (all subsections)**
 14. **Section 17.22.085 - Manufactured Home Parks (all subsections)**
- E. Discretionary Design Review Standards. The Enhanced Design Standards in Section 17.22.030.E apply only when an applicant elects discretionary review pursuant to subsection B above.**

17.22.030 General Design and Site Design Standards

[COMMENT: MAJOR RESTRUCTURING: This section completely transformed from subjective to objective standards. Previous standards like 'avoid monotonous building forms' and 'shall not dominate' have been replaced with measurable criteria in subsections A-E. New subsection F provides discretionary alternative pathway.]

A. Street Orientation and Primary Entrance Location (Clear and Objective).

[COMMENT: Replaces general 'Neighborhood Orientation' with specific, measurable requirements.]

- 1. Primary Building Orientation. Buildings shall be oriented with the primary building façade facing:**
 - a. A public street; or
 - b. A private street approved for a manufactured dwelling park or other residential development pursuant to site plan and architectural review; or
 - c. A common pedestrian accessway that is at least 5 feet in width and connects to a public street or designated open space.
- 2. Alley Access.** Where a lot or development is served by both a public street and an alley, the primary building façade and at least one primary entrance shall face the public street. Vehicular access may be provided from the alley.
- 3. Primary Entrance Location.** At least one primary entrance to each dwelling unit shall be:
 - a. Located on the façade facing the street, private street, or common pedestrian accessway; or
 - b. Located on a façade within 45 degrees of perpendicular to the street, private street, or common pedestrian accessway; or
 - c. Connected to the street, private street, or common pedestrian accessway by a walkway no more than 50 feet in length.

B. Building Articulation - Minimum Standards (Clear and Objective).

[COMMENT: Critical transformation. OLD: 'Residential development shall be designed to avoid monotonous building forms' - subjective, not measurable. NEW: Menu of six specific articulation options with dimensional requirements (2-foot offsets, 30% of façade, etc.). Applicant chooses any two. Fully objective and measurable.]

1. **Purpose.** These standards are intended to create visual interest, reduce the perceived mass of buildings, provide human-scaled design, and avoid monotonous building forms.

2. **Articulation Required.** Any façade subject to this subsection shall incorporate at least three of the following articulation techniques:

a. **Horizontal Modulation.** One or more horizontal offsets or projections, each at least 2 feet in depth measured perpendicular to the primary façade plane, where the total width of all modulated portions comprises:

- i. At least 20% of the façade width for façades 30 feet or less in width; or
- ii. At least 30% of the façade width for façades greater than 30 feet in width.

Multiple offsets may be combined to meet the percentage requirement.

b. **Vertical Modulation.** One or more of the following height variations, where the total width of all modulated portions comprises at least 20% of the façade width for façades 30 feet or less in width, or at least 30% of the façade width for façades greater than 30 feet in width:

- i. Changes in roofline or varied roof forms (such as gable, hip, shed, or flat roofs, or different roof pitches);
- ii. Changes in wall height or building setbacks (such as upper story setbacks, stepped building forms, or split-level designs).

Multiple variations may be combined to meet the percentage requirement.

c. **Material Change.** Use of at least two different primary cladding materials (meeting standards in CPMC 17.22.035), with each material covering at least 20% of the façade area and separated by a clear visual break (trim, reveal, or color change).

d. **Window Coverage.** Windows comprise at least 25% of the façade area and include at least four separate window units.

e. **Entry Features.** Provision of a covered entry, porch, stoop, or similar projection of at least 4 feet in depth and 6 feet in width for each dwelling unit visible on the façade.

3. **Measurement.** For purposes of this subsection:

- a. "Façade width" means the horizontal length of an exterior wall plane measured at the ground floor level.
- b. For horizontal modulation, "depth" means the perpendicular distance from the primary façade plane to the offset or projection.
- c. For vertical modulation, the "2 feet" requirement refers to the vertical height difference measured from the lower to the higher portion. The "width" of modulated portions refers to the horizontal width of the building section that exhibits the height change.
- d. An architectural element that creates both horizontal projection and vertical height variation (such as a bay window with a raised roofline or an entry feature with a gable) may be counted toward both horizontal and vertical modulation requirements.

C. Garage Placement and Width Standards (Clear and Objective).

[COMMENT: Replaces subjective 'garage entrances...shall not dominate' with specific numerical limits: 5-foot recess requirement and 50% maximum width.]

- 1. **Purpose.** These standards ensure that garages do not visually dominate street-facing building façades and support pedestrian-oriented design.
- 2. **Garage Placement - Forward Projection.**
 - a. **General Rule.** Garage doors and garage entrances shall not project forward of the primary building façade.
 - b. **Recessed Garage Requirement.** Where a garage door faces a public street or private street, the garage door shall be recessed a minimum of 5 feet behind the primary building façade.
 - c. **Measurement.** The primary building façade is measured as the furthest forward projection of the ground floor habitable space, excluding:
 - i. Eaves, gutters, and similar architectural features projecting less than 2 feet;
 - ii. Entry stoops, porches, or landings projecting less than 6 feet.
- 3. **Garage Width - Street-Facing Façades.**

- a. **Maximum Garage Width.** Garage doors facing a public street or private street shall not exceed 50% of the total width of the street-facing façade.
- b. **Façade Width Measurement.** Street-facing façade width is measured as the total horizontal distance of all building walls facing the street, measured at the ground floor level.
- c. **Multiple Garage Doors.** Where multiple garage doors are present on a street-facing façade, the combined width of all garage doors shall not exceed 50% of the total façade width.
- d. **Alley-Loaded Exception.** Garages accessed exclusively from a public or private alley are exempt from the standards in subsections (1) and (2) above.

D. Transparency Standards (Clear and Objective).

[COMMENT: New clear and objective standard ensuring visual connection between buildings and public spaces. Measurable: 15% transparency, measured 2-10 feet above grade, 50% VLT minimum.]

- 1. **Purpose.** These standards ensure visual connection between buildings and public spaces, support pedestrian activity, and enhance public safety by requiring transparent window area.
- 2. **Ground Floor Transparency - Street-Facing Façades.**
 - a. **Minimum Requirement.** A minimum of 15% of each ground-floor street-facing façade area shall consist of transparent windows or glazed doors with at least 50% glazing.
 - b. **Measurement Area.** Transparency is measured within the area of the façade between 2 feet and 10 feet above finished grade at the base of the façade.
 - c. **Transparent Materials.** Windows and doors shall have a visible light transmittance (VLT) of at least 50%. Highly tinted, mirrored, or opaque glazing does not count toward this requirement.
- 3. **Exception for Garages.**
 - a. Garage doors are excluded from the transparent area calculation.
 - b. The portion of the façade occupied by garage doors is excluded from the total façade area calculation, so that the 15% transparency requirement

applies only to the non-garage portion of the façade.

E. Enhanced Design Standards - Discretionary Review Only.

[COMMENT: NEW DISCRETIONARY ALTERNATIVE: Provides optional pathway for applicants preferring to demonstrate design objectives through alternative means rather than prescriptive standards in subsections B-E. Preserves flexibility while maintaining design goals.]

1. **Purpose.** When an applicant elects discretionary review pursuant to CPMC 17.22.025.B, the following standards apply in lieu of the clear and objective standards in subsections B through D above. This pathway allows alternative design solutions that achieve the design objectives through creative approaches to building form, materials, site design, or architectural expression.
2. **Design Objectives.** Development shall demonstrate how the proposed design achieves the following objectives:
 - a. **Visual Interest and Architectural Quality.** Creates visual interest and avoids monotonous building forms through architectural variety, modulation, materials, color, or landscaping;
 - b. **Pedestrian-Oriented Design.** Ensures garages and vehicular access do not visually dominate street-facing façades or detract from pedestrian-oriented design;
 - c. **Human-Scaled Character.** Provides human-scaled design that supports walkability, neighbor interaction, and connection between private and public realms;
 - d. **Small-Town Compatibility.** Maintains compatibility with the City's small-town character and surrounding neighborhood context; and
 - e. **Building Durability and Quality.** Creates durable, high-quality buildings that contribute to long-term neighborhood stability.
3. **Alternative Compliance Methods.** Development that does not comply with one or more of the clear and objective standards in subsections B through D may be approved through discretionary review upon demonstration that the alternative design achieves the objectives in subsection (2) above. Alternative approaches include, but are not limited to one or more of the following:
 - a. Building designs with alternative articulation through enhanced materials, massing, and architectural detailing that creates visual interest;

- b. Garage-prominent designs balanced by prominent entry features that establish clear pedestrian orientation;
 - c. Alternative transparency solutions that provide enhanced visual connection through entry features, detailing, materials, or landscape elements on the same façade;
 - d. Multi-unit developments creating visual variety through varied building placement, diverse architectural treatments, or combinations of housing types;
 - e. High-quality materials and craftsmanship with enhanced attention to architectural detail and finish quality;
 - f. Integrated landscape design that enhances building presentation and creates pedestrian-scaled environment;
 - g. Contextual design responses addressing site constraints, neighborhood character, or unique conditions; and/or
 - h. Innovative contemporary or non-traditional architectural approaches achieving design quality and pedestrian orientation.
4. **Garage-Forward Designs – Additional Criteria.** Where an applicant proposes a design in which the garage projects forward of the primary building façade or comprises more than 50% of the street-facing façade width, the following additional criteria shall apply:
- a. **Counterbalancing Elements Required.** The design shall incorporate substantial pedestrian-oriented features that visually balance or exceed the prominence of the garage, which may include:
 - i. A covered entry porch or feature of at least 64 square feet (8' × 8') that projects at least as far forward as the garage;
 - ii. Substantial architectural detailing, window groupings, or material changes on non-garage portions of the façade that create clear visual hierarchy emphasizing the entry over the garage;
 - iii. Integrated landscape elements such as entry courtyards, forecourt walls, or substantial plantings that frame the entry and subordinate the garage in the overall composition.

- b. **Block-Level Consideration.** The review authority shall evaluate whether approval would contribute to a garage-dominated streetscape character. In making this determination, the review authority shall consider:
 - i. The existing proportion of garage-forward or garage-dominant designs on the same block face;
 - ii. Whether the proposed design would establish or reinforce a pattern of automobile-oriented development inconsistent with the City's small-town character and walkability objectives;
 - iii. Whether the design provides substantial pedestrian orientation features that distinguish it from typical garage-forward development.
- c. **Enhanced Findings Required.** Approval of garage-forward designs shall require findings that:
 - i. The design achieves all objectives in subsection (2) despite variation from clear and objective garage placement standards;
 - ii. Counterbalancing elements are sufficient to ensure garages do not visually dominate the street-facing façade;
 - iii. The design maintains or enhances pedestrian orientation and walkability; and
 - iv. Cumulative impacts on streetscape character have been considered and the design will not contribute to an automobile-dominated block face.

5. **Review Criteria and Required Findings.** The review authority shall evaluate proposals against the design objectives in subsection (2) and the alternative compliance standards in subsection (3). Approval shall be based on written findings that:

- a. The proposal achieves the design objectives in subsection (2) through the proposed alternative design solutions;
- b. The design demonstrates thoughtful response to site, neighborhood context, and the City's small-town character;
- c. Any variations from clear and objective standards are justified by the design approach and do not compromise achievement of the design

objectives; and

- d. For garage-forward designs, the additional criteria in subsection (4) are satisfied.

6. **Standards for Decision-Making.** Discretionary review shall not be used to approve designs that fail to achieve the objectives in subsection (2). The discretionary pathway is intended to enable achievement of design objectives through alternative means, not to circumvent design quality standards.

17.22.035 Building Materials and Exterior Finishes

- A. Purpose. The purpose of this section is to ensure that exterior building materials used in residential development are durable, weather-resistant, and appropriate for long-term exterior use, while allowing flexibility in architectural expression and compliance with applicable state housing laws.
- B. General Standard. Exterior cladding materials shall be designed and rated for permanent exterior use and shall be capable of withstanding normal weather exposure with routine maintenance.
- C. Minimum Durability Requirement. Exterior cladding materials shall have a manufacturer-rated service life of not less than twenty (20) years under normal maintenance conditions.
- D. Prohibited Material Characteristics. Exterior cladding materials not designed or rated for permanent exterior use, including untreated plywood siding or materials requiring full replacement due to routine weather exposure, are prohibited.
- E. Acceptable Exterior Cladding Materials. Acceptable materials include, but are not limited to:
 1. Fiber cement siding;
 2. Wood or engineered wood siding rated for exterior use;
 3. Masonry, brick, stone, or manufactured stone;
 4. Stucco or EIFS;
 5. Metal siding designed for residential exterior use.

- F. Equivalent Materials. Alternative materials may be approved where the applicant demonstrates equivalent or superior durability and performance.

Manufactured Dwellings. Manufactured dwellings may comply through factory-applied or site-applied materials that meet the durability standards of this section.

17.22.040 Accessory Uses and Structures (Replaces 17.60.030)

- A. Accessory buildings and structures shall be subordinate to the primary residential structure.
- B. Accessory uses include garages, sheds, non-commercial workshops, and similar structures customarily incidental to residential use. These are listed in CPMC 17.20.030, Table 17.20.01.
- C. Accessory buildings and structures in residential zones are subject to the applicable setback, height, and placement standards in the underlying zone except as provided below:
 - a. Side and Rear Yard Reduction. A side or rear yard setback may be reduced to five feet when all of the following are met:
 - i. The side or rear yard is not adjacent to a street right-of-way;
 - ii. Where a detached garage is accessed from an alley, the setback from the alley may be reduced to five (5) feet.
 - iii. The accessory building or structure is separated from all other buildings by ten feet or more;
 - iv. The structure is no more than fifteen feet in height, measured from the base to the highest point of the roof; and,
 - v. The building design is consistent with the residential design standards that apply to the primary dwelling as provided in this Chapter.
- D. Canvas-Covered Canopies and Other Temporary Structures. Temporary structures in residential districts shall not be permitted within a front setback and only within a side setback that does not abut a public right-of-way. Temporary structures within a side setback shall be at least three feet from the side lot line measured from the furthest protrusion or overhang. Such structures are to be anchored to the ground in accordance with building code requirements.

17.22.050 Single-unit Dwellings

- A. Applicability. This section applies to all single-unit dwellings, including:
 - 1. Single-unit detached dwellings;
 - 2. Single-unit attached dwellings;
 - 3. Zero lot line dwellings; and
 - 4. Manufactured dwellings located on individual lots.

- B. Design Standards. Single-unit dwellings shall comply with the applicable design standards in CPMC 17.22.030, including:
 - 1. Street orientation and primary entrance location (Section 17.22.030.A);
 - 2. Building articulation (Section 17.22.030.B);
 - 3. Garage placement and width standards (Section 17.22.030.C); and
 - 4. Transparency standards (Section 17.22.030.D).

- C. Manufactured Dwellings. Manufactured dwellings on individual lots shall comply with the same standards applicable to other single-unit dwellings, except where different standards are required by state or federal law. No standard shall be applied in a manner that has the effect of prohibiting manufactured dwellings permitted under state law.

- D. Zero Lot Line Dwellings. Zero lot line dwellings shall provide a recorded maintenance easement with a minimum width of ten (10) feet on the adjoining property adjacent to the zero lot line placement. The required maintenance easement shall be recorded prior to building permit issuance.

17.22.055 Duplexes

- A. Applicability. This section applies to all duplexes, defined as two dwelling units located on a single lot or parcel, regardless of building configuration.

- B. Building Form and Placement.

1. Duplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
 2. Duplexes may be configured in any configuration (See CPMC 17.08.030(A)(10)).
- C. Zero Lot Line Configuration. Duplexes may be configured with a shared property line (zero lot line) between the two units, with each unit on a separate lot.
1. Dimensional Standards. Zero lot line duplexes shall comply with the dimensional standards for single-unit detached dwellings in the applicable zoning district, except:
 - a. No side yard setback is required on the side where the zero lot line is located (common wall side);
 - b. The opposite side yard setback shall be a minimum of 10 feet to accommodate building separation, maintenance access, and fire safety;
 - c. Each unit shall maintain required front and rear yard setbacks per Table 17.20.02.
 2. Design Standards. Zero lot line duplexes shall comply with all applicable design standards in CPMC 17.22.030.
- D. Street Orientation. At least one primary building entrance shall face a public street or common pedestrian accessway.
- E. Garage Placement. Where garages face a public street, garage doors shall comply with applicable garage placement and façade standards in CPMC 17.22.030.
- F. Prohibited Standards. No standard shall be applied that has the effect of discouraging or precluding duplex development permitted by state law.

17.22.060 Triplexes

- A. Applicability. This section applies to all triplexes, defined as three dwelling units located on a single lot or parcel.
- B. Development Standards. Triplexes shall comply with the applicable dimensional, setback, height, and site development standards of the

zoning district.

- C. Design Standards. Triplexes shall comply with the applicable general design standards in Sections 17.22.030 and 17.22.035.
- D. State Law Compliance. No standard shall be applied in a manner that has the effect of discouraging or precluding triplex development permitted by state law.

17.22.065 Fourplexes

- A. Applicability. This section applies to all fourplexes, defined as four dwelling units located on a single lot or parcel.
- B. Development Standards. Fourplexes shall comply with the applicable dimensional, setback, height, and site development standards of the zoning district.
- C. Design Standards. Fourplexes shall comply with the applicable general design standards in Sections 17.22.030 and 17.22.035.
- D. State Law Compliance. No standard shall be applied in a manner that has the effect of discouraging or precluding fourplex development permitted by state law.

17.22.070 Multifamily Housing (Five or More Units)

- A. Applicability. This section applies to all multifamily residential developments containing five (5) or more dwelling units on a single lot or parcel, including apartment buildings and similar multi-unit residential structures.
- B. Intent. Multifamily housing is intended to:
 - 1. Provide higher-density residential housing opportunities in appropriate locations;
 - 2. Support efficient land use and proximity to services, transit, and employment; and
 - 3. Promote pedestrian-oriented development and compatibility with surrounding development through building placement, orientation, and entry design, rather than through architectural style requirements.
- C. Building Form and Placement

1. Principal Structure. One or more multifamily residential buildings may be located on a single lot, subject to the applicable dimensional standards of the zoning district.
2. Front Setback Flexibility.
Buildings may be located anywhere between the minimum and maximum front setback permitted by the zoning district.
 - a. In zoning districts that permit a zero-foot front setback, buildings may be placed at the sidewalk edge.
3. Dimensional Standards.
Multifamily housing shall comply with applicable height, setback, lot coverage, and landscaped area standards in Table 17.20.02.

D. Street Orientation and Entries

1. Primary Entrance Orientation.
At least one primary building entrance shall face a public street or a common pedestrian accessway that connects directly to a public street.
2. Ground-Floor Street Engagement.
Where ground-floor dwelling units abut a public street, individual unit entrances, stoops, patios, or similar features are encouraged where practicable but not required.
3. Blank Facades.
Street-facing building facades shall comply with the general design standards in CPMC 17.22.030.

E. Garages and Parking Structures

1. Garage Location.
Parking areas and parking structures may be located at the rear, side, interior of the site, or within the building envelope.
2. Street-Facing Parking.
Where parking structures or garage entrances face a public street, they shall comply with the garage placement and façade standards in CPMC 17.22.030(C).

F. Open Space. Private or common open space shall be provided as required by other applicable provisions of this title. This section does not establish minimum open space requirements.

G. Lot Standards. Multifamily housing is not subject to minimum lot area or minimum lot width requirements, except as expressly provided in Table

17.20.02.

H. State Law Compliance

1. Density and Housing Allowances.

No standard in this section shall be applied in a manner that has the effect of prohibiting or discouraging multifamily housing permitted by state law.

2. Consistency with HB 2001 and ORS 197.307. Where multifamily housing is required to be permitted by state statute, development standards shall be applied in a manner that allows reasonable development of the use.

17.22.075 Cottage Clusters

[COMMENT: COMPLETELY NEW SECTION: Previously listed as '(Reserved)'. Now includes comprehensive standards based on state model code for large cities (OAR 660-046-0205 through 0230). All standards are clear and objective and conform to state requirements.]

A. Purpose. Cottage cluster housing is intended to provide small-scale residential development that:

1. Offers diverse and affordable housing options through smaller individual dwelling units clustered around common open space;
2. Supports efficient use of land while maintaining a neighborhood-oriented character;
3. Encourages community interaction through shared amenities and common areas;
4. Provides a housing option suitable for individuals, couples, and small households; and
5. Supports creation of pocket neighborhoods and intentional communities that foster neighbor connections and shared resources; and
6. Implements middle housing requirements consistent with ORS 197A.420 and OAR 660-046-0205 through 0230.

B. Definitions. For purposes of this section, the following definitions apply:

1. Cottage Cluster Housing. A grouping of no fewer than four (4) detached dwelling units on a single lot or development site, with each unit having a footprint of less than 900 square feet, oriented around a common courtyard.

2. Cottage. An individual detached dwelling unit within a cottage cluster development.
3. Common Courtyard. A shared open space designed to facilitate and encourage community interaction, located centrally within the cottage cluster development and accessible to all residents.
4. Footprint. The total ground floor area covered by the building structure, measured from the outside of external walls and supporting members at ground level, excluding eaves, chimneys, and uncovered steps or similar features that project less than 18 inches.

C. Number of Units.

1. Minimum. A cottage cluster development shall contain a minimum of four (4) cottages.
2. Maximum. There is no maximum number of cottages in a cottage cluster development, provided all other applicable standards are met, including density limitations in the underlying zoning district.

D. Cottage Dimensional Standards.

1. Maximum Cottage Footprint. Each cottage shall have a footprint not exceeding 900 square feet.
2. Minimum Cottage Footprint. No minimum footprint is required.
3. Cottage Spacing. Cottages shall be separated by a minimum of 6 feet measured from exterior wall to exterior wall.
4. Setbacks.
 - a. Perimeter Setbacks. Cottages shall maintain a minimum 5-foot setback from all perimeter property lines of the development site.
 - b. Internal Setbacks. Where a cottage cluster development contains multiple internal lots, cottages shall maintain a minimum 3-foot setback from internal property lines to ensure compliance with the 6-foot cottage spacing requirement in subsection (3).
5. Height. Individual cottages shall not exceed 24 feet in height, measured from average finished grade to the midpoint of the roof ridge for pitched roofs, or to the top of the parapet for flat roofs.

6. Private Outdoor Space.

- a. **Minimum Area.** Each cottage shall provide a minimum of 200 square feet of private outdoor space directly accessible from the cottage. Private outdoor space may include patios, decks, porches, gardens, or yards, and may be located between the cottage and the common courtyard, adjacent to the cottage, or in other locations serving the individual cottage.
- b. **Low fences, hedges, or landscape elements** not exceeding 42 inches in height may be used to define private outdoor space while maintaining visual connection to the common courtyard. Fencing materials shall be architecturally compatible with the cottage structures and maintain the pedestrian-oriented character of the development. Chain link, barbed wire, and other industrial-style fencing materials are prohibited.
- c. **Courtyard-Facing Private Space.** Where a cottage's primary entrance faces the common courtyard, a minimum of 100 square feet of the required private outdoor space shall be located between the cottage entrance and the edge of the common courtyard. This space may be improved with patios, stoops, gardens, or similar features, and may be partially enclosed with low fences, hedges, or plantings not exceeding 42 inches in height.

E. Common Courtyard Requirements.

1. **Minimum Size.** Each cottage cluster development shall include at least one common courtyard with a minimum area of 150 square feet per cottage.

Examples: - 6-cottage development: $6 \times 150 = 900$ square feet - 12-cottage development: $12 \times 150 = 1,800$ square feet
2. **Minimum Dimensions.** No portion of the common courtyard shall be less than 15 feet in width.
3. **Design and Improvements.**
 - a. **Character and Access.** The common courtyard shall be: clearly defined and visible as a common space designed to facilitate community interaction and improved with landscaping, hardscaping, pedestrian walkways, seating areas, or similar features. The courtyard shall be maintained as a common area accessible to all residents.
 - b. **Landscaping.** At least 50% of the common courtyard area shall consist of landscaping, including lawn, groundcover, shrubs, trees, planting beds, or

similar vegetated surfaces.

- c. **Impervious Surfaces.** Impervious surfaces within the common courtyard (such as walkways, patios, or seating areas) shall not exceed 50% of the total courtyard area.
- d. **Walkway Connections** The common courtyard shall be directly accessible from each cottage via walkways that are at least 4 feet in width and the walking distance from any cottage entrance to the nearest edge of the common courtyard shall not exceed 50 feet.

4. **Cottage Orientation to Courtyard.**

- a. Each cottage shall have its primary entrance or a primary window facing the common courtyard.
- b. At least 50% of cottages in the development shall have their primary entrance facing the common courtyard.

5. **Prohibited Uses.** The common courtyard shall not be used for: vehicle parking, maneuvering, or circulation (except emergency access); refuse or recycling storage; utility equipment (except underground utilities); or private use exclusive to any individual cottage.

F. Cottage Design Standards.

1. **General Design Standards – Selective Application.** Cottages shall comply with the street orientation and primary entrance location standards in CPMC 17.22.030.A, with the following modifications:

- a. **Street Orientation (CPMC 17.22.030.A).** Cottages shall comply with the street orientation and primary entrance location standards in CPMC 17.22.030.A, with the following modifications:
 - i. For cottages facing a public street, the primary entrance shall face the street or be connected to the street by a walkway no more than 50 feet in length;
 - ii. For cottages facing the common courtyard, the common courtyard shall be considered an acceptable orientation equivalent to a public street or common pedestrian accessway as provided in CPMC 17.22.030.A.1.c.

- b. Building Articulation (CPMC 17.22.030.B). Cottages shall comply with the building articulation requirements in CPMC 17.22.030.B.
 - c. Garage and Carport Location
 - i. Public Street Frontage Prohibition. Garages, carports, and garage doors shall not be located on cottage façades facing public streets.
 - ii. Internal Access. Garages and carports may be accessed from private streets, private lanes, internal circulation areas, or alleys.
 - d. Transparency Standards (CPMC 17.22.030.D). Cottages shall comply with the transparency standards in CPMC 17.22.030.D.
2. Street-Facing Façades. Cottages facing a public street shall incorporate architectural features that provide visual interest and pedestrian orientation, including windows, building articulation, varied materials, or other architectural treatments, even where the primary entrance faces the internal common courtyard.
 3. Prohibited Street-Facing Elements. Blank walls, unarticulated building sides, and utility areas shall not face public streets.

G. Parking and Access.

1. Off-Street Parking. Off-street parking is not required for cottage cluster developments.
2. Where Provided. If off-street parking is provided, parking spaces may be configured as:
 - a. Common parking areas;
 - b. Individual garage structures or carports;
 - c. Surface parking spaces; or
 - d. Parking spaces along private streets or lanes serving the cottage cluster development.

Off-street parking dimensions and design shall comply with the parking design standards in CPMC 17.75.039.

3. Parking Location. Where off-street parking is provided:

- a. Parking shall not be located within the common courtyard;
 - b. Parking areas, garages, and carports shall not be located between cottages and the public street. Individual parking spaces or small parking bays (serving 4 or fewer spaces) along internal private streets or circulation areas are permitted. Garages and carports accessed from private lanes, private streets, or internal circulation areas are permitted as provided in subsection F.1.c.
 - c. Parking areas shall be designed and located to minimize visual and physical intrusion into the common courtyard and cottage frontages.
4. **Emergency Vehicle Access.** Vehicular access drives and turnarounds shall be designed to provide emergency vehicle access in accordance with applicable fire code requirements while minimizing intrusion into common courtyards and cottage frontages.
 5. **Parking Screening.** Where common parking areas containing 5 or more spaces are visible from the common courtyard or public streets, parking shall be screened with landscaped hedges (minimum 36 inches in height), decorative fencing, or other landscape materials. Chain link fencing shall not be used for parking screening.

G. Common Area Ownership and Maintenance.

1. **Ownership Structure.** The common courtyard and any shared facilities shall be:
 - a. Owned and maintained by a homeowners association; or
 - b. Owned in common by all cottage owners through a condominium association or similar ownership structure; or
 - c. Owned and maintained by a single entity (where cottages are rental units).
2. **Maintenance Agreement.** Prior to issuance of any building permit for cottages within the development, the applicant shall record a maintenance agreement, homeowners association documents, or condominium declaration demonstrating perpetual maintenance responsibility for all common areas, parking areas, private streets or lanes, landscaping, and shared facilities. Evidence of recording shall be provided to the City prior to building permit issuance.
3. **Permanent access easements** shall be recorded providing all cottage owners and residents with non-exclusive access rights to common areas, parking

facilities, and pedestrian connections.

Exceptions and Modifications.

1. **State Law Compliance.** No standard in this section shall be applied in a manner that has the effect of discouraging or precluding cottage cluster development permitted by ORS 197A.420 and OAR 660-046-0205 through 0230.
2. **Reasonable Accommodation.** Modifications to these standards may be granted as reasonable accommodation for persons with disabilities pursuant to applicable federal and state fair housing laws.
3. **Discretionary Alternative.** Applicants may elect discretionary review pursuant to CPMC 17.22.025.B to demonstrate alternative means of achieving the purposes and objectives of this section.

17.22.080 Accessory Dwelling Units (CPMC 17.77 relocated here)

- A. **Purpose.** The purpose of this section is to allow for establishment of an accessory dwelling unit (ADU) in conjunction with a single-family detached dwelling within zones that allow single-family detached dwellings in accordance with ORS [197.312](#). ADUs are intended to provide more economical housing choices while encouraging additional density with minimal cost and disruption to surrounding neighborhoods and allowing more efficient use of large, older homes. (Ord. 2064 §3(part), 2020).
- B. **Applicability.** Accessory dwelling units (ADUs) shall be a permitted use in the R-L, R-1-10, R-1-8, R-1-6, and R-2 residential districts, and LMR, MMR, and HMR mixed-use districts within the transit oriented development (TOD) district, as accessory to single-family dwellings subject to the provisions of this chapter. (Ord. 2064 §3(part), 2020).
- C. **One Unit.** A maximum of one ADU shall be allowed per legally established single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a detached garage or workshop), or attached to or interior to the primary dwelling (e.g., addition or conversion of floor area within the existing building). (Ord. 2064 §3(part), 2020).
- D. **Approval Criteria.**
 1. **Floor Area.** The maximum floor area allowed for an ADU shall be eight hundred square feet or fifty percent of the gross floor area of the primary dwelling, whichever is less, except that conversion of a

new or existing level or floor (e.g., attic, or second story) of a detached accessory building (e.g., garage, workshop) to an ADU is permitted even if the floor area of the ADU would be more than eight hundred square feet.

2. Development Standards. ADUs shall meet all development standards required for residential structures per the base zone requirements (e.g., building height, setbacks, lot coverage, building design, etc.) except for the following:

- a. Density. ADUs are exempt from the maximum density standard in the base zone in which the ADU is located; provided, that all other base zone standards are met.
- b. Conversion of Nonconforming Structures. Conversion of an existing legally nonconforming structure to an ADU is allowed; provided, that the conversion does not increase the nonconformity and the structure complies with the Oregon Residential Specialty Code.
- c. Parking. In accordance with ORS [197.312](#), off-street parking shall not be required to approve an ADU.
- d. Rear Yard Setback. The rear yard setback for ADUs shall be five feet.
- e. Building Height. Except for units constructed above a detached garage (e.g., carriage units), detached ADUs shall be limited to single-story construction and shall not exceed twenty-five feet in building height per the accessory building height standards set forth in Section [17.60.030\(C\)\(1\)](#).

3. Other Standards.

- a. Unit Separation. For attached and interior ADUs, the primary dwelling and ADU shall be distinct with wall separation, separate building entrances and visible addresses.
- b. Utilities. Separate utility connections may be provided at the applicant's discretion. Separate connections are not

required.

- c. Transfer Prohibited. No subdivision of land, air rights or condominium is allowed so as to enable the sale or transfer of the accessory dwelling unit independently of the main dwelling unit or other portions of the property. (Ord. 2064 §3(part), 2020).

17.22.085 Manufactured Home Parks

- A. Purpose. The purpose of this section is to provide standards for the establishment, expansion, and modification of manufactured home parks in a manner that protects public health and safety, ensures adequate infrastructure and access, and complies with applicable state and federal law governing manufactured housing.
- B. Applicability.
 1. This section applies to all manufactured home parks and mobile home parks, including:
 - a. New parks;
 - b. Expansion of existing parks; and
 - c. Major modification of existing parks.
 2. Manufactured dwellings located on individual lots are regulated under CPMC 17.22.050 and are not subject to this section.
- C. Permitted Location. Manufactured home parks are permitted in zoning districts where identified in Table 17.20.01, subject to compliance with this section and applicable development standards.
- D. Review Procedure
 1. Manufactured home parks shall be reviewed through Site Plan and Architectural Review (SPAR) pursuant to CPMC 17.72.
 2. The review shall be limited to compliance with:
 - a. Applicable clear and objective standards of this title; and
 - b. State siting, health, and safety requirements.
 3. Discretionary review shall not be applied in a manner that has the effect of discouraging or precluding manufactured home parks permitted by state law.

E. Site Requirements

1. Minimum Site Area.

No minimum site area is established. Manufactured home parks shall be of sufficient size to comply with applicable state siting, health, safety, and infrastructure standards.

2. Density.

Park density shall comply with the gross density range of the underlying zoning district, unless otherwise required by state law.

3. Circulation and Access.

Internal streets, emergency access, and circulation shall comply with:

- a. ORS 446 and applicable OARs; and
- b. City Public Works and Fire Department access requirements.

4. Utilities. Parks shall be served by approved water, sanitary sewer, storm drainage, and utility systems consistent with City standards and state requirements.

F. Manufactured Dwelling Spaces

1. Manufactured dwelling spaces shall comply with ORS 446.100 and applicable administrative rules, including minimum space size, separation, and setbacks.

2. No manufactured dwelling shall encroach into required accessways, walkways, or emergency access areas.

G. Common Facilities and Open Space

1. Common facilities, recreational areas, and accessory uses shall be permitted where accessory to the primary park use.

2. Required open space, if provided, shall be designed for resident use and shall not be used solely for stormwater detention unless allowed by state law.

H. Modifications and Expansions. Expansion or major modification of an existing manufactured home park shall be reviewed pursuant to this section and CPMC 17.72, limited to the area of expansion or modification.

I. State Law Compliance

1. Manufactured dwellings and manufactured home parks shall comply with:

- a. HB 4064 (2022);

- b. SB 458 (2021);
 - c. ORS Chapter 446; and
 - d. All other applicable state and federal laws.
2. No standard shall be applied that has the effect of excluding or discouraging manufactured housing permitted under state law.
 3. Where local standards conflict with state or federal law, state or federal law shall govern.

17.22.090 Mixed Housing Developments (R-2/LMR, and R-3/MMR Zones)

A. Purpose. This section allows single-family detached dwelling units in R-2 and R-3 zones as part of larger mixed housing developments that achieve enhanced density and housing type diversity.

B. Applicability. In R-2 (LMR) and R-3 (MMR) zoning districts, single-family detached dwelling types may be included in developments that meet the standards of this section.

C. Minimum Project Size. This provision applies to developments of 1 acre or larger.

D. Enhanced Density Requirement. Developments including single-family detached units shall achieve the following minimum gross densities:

1. R-2 (LMR) Zone: 9 dwelling units per gross acre; and
2. R-3 (MMR) Zone: 24 dwelling units per gross acre.

E. Maximum Single-Family Component. No more than 50 percent of the total dwelling units in the development may be single-family detached units.

F. Housing Type Diversity. The development shall include at least two different middle housing types (such as duplex, triplex, fourplex, cottage cluster, or townhouse) or multifamily housing in addition to single-family detached units.

G. Dimensional and Design Standards.

1. Each dwelling unit type shall comply with applicable dimensional standards in Table 17.20.02 and site development standards of the zoning district.
2. All dwelling units shall comply with design standards in CPMC 17.22.030.

H. Review Process. Developments under this section shall be subject to Site Plan and Architectural Review pursuant to Chapter 17.72.

SUMMARY OF REVISIONS

[COMMENT: KEY CHANGES ADDRESSING HAPO COMMENTS:

- 1. ADDED 17.22.025.D - Explicitly lists all clear and objective standards. Addresses ORS 227.173(2) requirement.*
- 2. ADDED 17.22.025.E - Lists discretionary standards that apply only under discretionary review.*
- 3. RESTRUCTURED 17.22.030 - Replaced subjective standards with measurable criteria (subsections A-E) and added discretionary alternative (subsection F).*
- 4. ADDED 17.22.070.H - Discretionary standards for multifamily.*
- 5. ADDED 17.22.075 - Complete cottage cluster standards per state model code.*

NEXT STEPS:

- Address zero lot line vs. duplex standards (HAPO Issue #2)*
- Update statutory cross-references (HAPO Issue #3)]*