

## **B. DENSITY**

### **1. INTRODUCTION**

Coburg has the highest occupancy rate in Lane County (95%). With City sewer online it is anticipated, based on recent activity, that the City will see significant new development proposals, resulting from a great deal of pent up demand for residential units. An important nuance to housing demand in Coburg is the fact that, historically Coburg's employment has exceeded its population, and that many of Coburg's employees commute to Coburg from Eugene, Springfield and surrounding areas.

Residential demand is driven by population growth. In June, 2015, the Population Research Center and Portland State University developed a Coordinated Population Forecast for Lane County which projected a larger growth rate than Coburg has experienced during the past 10 years. Since the completion of the City sewer system, the City has seen 9.5% growth. The City needs to improve development densities to make the most efficient use of lands and as such requires updated development standards. Smaller lot size can address this, as can the possible addition of standards for various space-efficient housing types, including micro-housing, co-housing, cottage clusters, and accessory dwelling units.

The City locally adopted and continues to pursue a UGB expansion. Final adoption of the proposed UGB Expansion was appealed to and remanded by the State Land Use Board of Appeals, based on its proposal to add agricultural land directly north and adjacent to the City. The proposed expansion was based, in part, on an Urbanization Study that was adopted by the City in 2015. Although the Study is not part of the Coburg Comprehensive Plan, it is still relevant to this discussion insofar as it is consistent with the comprehensive plan. The Study included a number of locally vetted residential land use efficiency concepts relevant to the development code update. They include the following:

- The addition of low-, medium- and high-density plan designations and implementing zones. The low density zone would permit development with density ranges between 2 and 10 dwelling units per acre and an average overall density of 5 dwelling units per acre. A low density zone would permit single family units, with a limited share of duplex units (similar to what currently exists).

A medium density zone would permit development with density ranges between 6 and 12 dwelling units per acre and an average overall density of 10 dwelling units per acre. Development within this zone could consist of single family attached housing, cottage developments, with lesser proportions of tri and four-plexes, manufactured homes in parks and single family homes.

A high density zone would permit development with density ranges above 12 dwelling units per acre and an average overall density of 14 dwelling units per acre. Development within this zone could consist of tri and four-plex units, with some single-family attached, cottage developments, and duplexes.

The City amended the Coburg Comprehensive Plan in 2015 to add the medium- and high-density residential designations. CCP Goal 2, Policies 18 and 19.

- The Study also recommended that additional design standards be provided, particularly for multifamily development, attached single family, cottage clusters and other non-traditional housing types within the City of Coburg.

## **2. LOT SIZE**

The existing code includes minimum lot size standards for residential uses that are relatively large compared to other cities the size of Coburg. Those minimum lot sizes were based on the fact Coburg had no sewer system. With a City sewer system now in place, the City can look to shrinking the minimum lot size in residential zones and revising lot coverage and set back provisions. Current minimum residential lot size standards found in the code for properties not served by sewer start at 10,000 square feet. Single family lots served by sewer allow 7,500 square foot lots. Initial input from stakeholders suggests the possibility of reducing that minimum lot size to 6,000 or perhaps even 5,000 square feet. Other standards related to density will be adjusted accordingly. Staff currently anticipates retaining at least some of the standards for lots not served by sewer for those lots that, for whatever reason, have not yet connected to the sewer system. See Coburg Comprehensive Plan (CCP), Goal 10, Policy 1.<sup>1</sup>

## **3. EFFICIENCY MEASURES—SPACE EFFICIENT HOUSING**

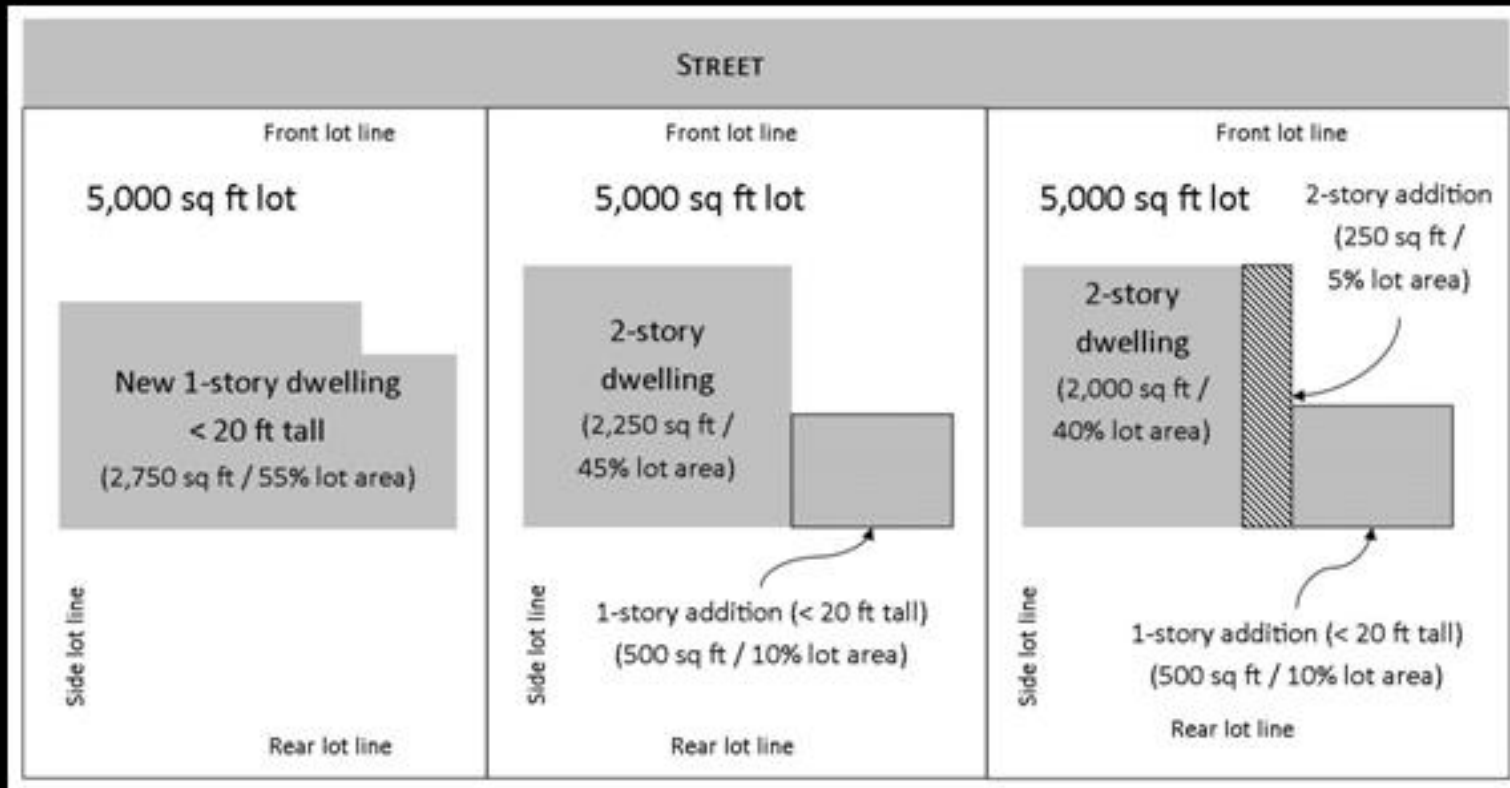
Smaller lot sizes are only one of many tools available to increase density inside the city limits and urban growth boundary. Other tools, supported by the Coburg Comprehensive Plan (Goal 10, Policies 3, 19, 27, 29), include provision for various space-efficient housing types, including micro-housing, co-housing, cottage clusters, and accessory dwelling units.

Current zoning allows for single family detached residences, duplexes, tri-plexes, four-plexes, and secondary dwelling units. In order to expand the options available for future housing, consistent with the comprehensive plan (Goal 10, Policies 3, 22, and 23), the following additional housing options will be provided for in the revised code:

- *ATTACHED SINGLE FAMILY.* Single family attached dwellings are two or more common-wall single family dwellings, each on their own lot. Single-family attached dwellings are currently permitted outright in the traditional medium residential district so long as there are no more than four dwelling units per structure. These dwelling types could also be permitted in the traditional residential district, where they are currently prohibited, through a special permit review process.

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<sup>1</sup> CCP Goal 10, Policy 1 provides: “While individual subsurface sewage disposal (septic tanks) are being used, residential development density will be limited to lots with a minimum of 10,000 square feet in accordance with the current Coburg Zoning Code.”



Coburg Homes on  $\leq 6,000$  Square Foot Lots (7.2 du/acre)



**Residential lot sizes in Coburg vary from 4,500 to 16,000 sq ft.  
Oregon's Model Code suggests a minimum lot size of 5,000 - 7,000.  
Coburg's current minimum is 7,500. Coburg should:**

