

- *ACCESSORY DWELLING UNITS*

An accessory dwelling is a small, secondary housing unit on a single family lot, usually the size of a studio apartment. Coburg's existing Zoning Code allows accessory dwelling units as permitted uses in the traditional residential district. See also CCP Goal 10, Policy 29 (accessory dwelling units as one of the tools for meeting the City's housing needs). Due to the small size and low occupancy level of the use, the housing density standard of the Residential District does not apply to accessory dwellings. That is, accessory dwellings are not counted in the calculation of determining residential density.

The existing code contains standards intended to control the size and number of accessory dwellings on individual lots, and to promote compatibility with adjacent land uses. These include:

- Primary residence or accessory dwelling must be owner-occupied
- Limit of one accessory unit per lot
- 800 square foot limit
- Height cannot exceed primary structure
- Buffering may be required (from dwellings on adjacent lots)

Any of these standards could be manipulated, or other incentives provided, to be more accommodating of accessory dwellings, although it is noted that these standards nearly match the Model Code, with the exception of the owner-occupation requirement. Other standards could include minimum lot area, maximum number of bedrooms and/or occupancy, trash storage, verification of ownership, and parking.

- *SMALL LOT SINGLE-FAMILY HOUSING*

This provision would allow reduced lot sizes below what the underlying zoning allows. Smaller single-family lots would provide an incentive to retain or create smaller homes on smaller lots.

The proposed code will include measures to address possible impacts of these types of infill development, including design standards and potentially the following provisions:

- Lot coverage exemptions. Exempt some architectural features from the lot coverage standards that contribute to streetscape character (e.g., front porches, overhangs, porticos, balconies, etc.) as well as pedestrian-oriented elements (e.g. pedestrian pathways, courtyards, etc.).
- Lot size averaging. Lot size averaging is one mechanism to provide alternatives to rigid lot area and density standards that otherwise conform to the Comprehensive Plan. As an example, the Model Code allows a 10 percent modification to the lot area and/or lot dimension (width/depth) standards, provided that 1) the overall density of the subdivision does not exceed the allowable density of the district and 2) the approval body finds that a) granting the modification allows for a greater variety of housing types or b) it improves development compatibility with natural features or adjacent land uses.

On a lot.
 Duplex ————— 8,000 — 65 ft. ————— 35%

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage.
Single Family detached and Manufactured home on a lot	<u>6,000</u> inside historic district <u>5,000</u> outside of historic district	<u>50 ft. for interior lots.</u> <u>50-60</u> 55 ft. for corner lots.	<u>40%</u>
Duplex	<u>7,000</u>	65 ft.	<u>50%</u>

5. ~~Minimum~~ Residential Density Standards

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

a. ~~The maximum density permitted on any parcel in the Traditional Residential District shall be nine dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, cottage housing, or residential uses as part of a mixed-use development.~~

b. ~~a—When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of 65 60% percent of the maximum density (or 5.4 4.8 dwelling units per acre) is required. permitted by the zone is required for all residential units, except that this standard does not apply to the following developments. Gross acres are used to calculate density. (Minimum density calculations are based on net density. See density calculations definition.) This standard does not apply to the following developments:~~

- (1) Partitions;
- (2) Subdivisions of parcels totaling 20,000 square feet or less;
- (3) Lot line adjustments;
- (4) Bed and Breakfast inns; and
- (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

c. ~~b.~~ The density standards may be averaged over more than one development phase (i.e., as in a master planned development).

d. ~~e.~~ Duplexes used to comply with the density standard shall be so designated on the final subdivision plat.

e. ~~d.~~ The residential density standard of the Residential District does not apply to (a) accessory dwellings, due to the small size and low occupancy level of the use, or to (b) cottage housing.

6. Minimum Yard Requirements.

- ~~(v)(iv)~~ Multi-family dwellings ~~not to exceed four units per structure, and,~~ subject to the design standards of Article VIII.H and K(4)
- ~~(vi)(v)~~ Group homes
- ~~(vii)(vi)~~ Manufactured homes³ on individual lots as provided in Article VIII, Section J
- ~~(viii)(vii)~~ Manufactured dwelling parks⁴
- ~~(ix)(viii)~~ Residential Homes and Residential Facilities, as defined by ORS 197.660-.670

- (2) Mixed-use development (a residential use with another permitted use or commercial use) subject to the standards in Article VIII, Section M
- (3) Home occupations as provided in Article VIII, Section ~~K~~L
- (4) Public and Institutional
 - (i) Places of worship, subject to the locational standards in Section 10)
- (5) Child care center providing care to six or fewer children. Child care centers with 7-12 children are permitted subject to the locational standards in Section ~~10~~11(b)

b. Permitted Accessory Units and Structures

- (1) Accessory buildings and uses, such as garages, carports, or sheds.
- (2) One **accessory dwelling** unit, ~~on a lot with a single family detached dwelling.~~ as provided in Article VIII, Section K

~~c. Special Exceptions (Conditional Uses).~~ The following uses require a conditional use permit under the procedure, criteria, and standards of Article XIV.

- (1) Boarding, lodging or rooming house
- (2) Child care center-providing care to thirteen or more children
- (3) Nursing homes
- (4) Public parks, playgrounds and community centers
- (5) Public and semi-public buildings
- (6) Public, private and parochial schools that do not meet the locational standards in Section 10
- (7) Places of worship that do not meet the locational standards of Section 10
- (8) Agricultural uses crop cultivation and animal husbandry (including bee colonies) subject to Nuisance Ordinance criteria and Section 9 requirements
 - (i) Gardens and greenhouses for non-commercial purposes

d. Prohibited Uses

- (1) All uses not listed as permitted, accessory, or conditional uses ~~are prohibited.~~

3. Minimum Lot Requirements and Maximum Residential Density

- a. For areas not served by sanitary sewers, the minimum lot requirements shall be as follows:

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage
Single Family	10,000	60 ft.	30%
Two-Family	12,000 <u>8,000</u>	70 ft.	35% <u>60%</u>
Three-Family	16,000 <u>10,000</u>	80 ft.	40% <u>60%</u>
Four-Family	20,000 <u>12,000</u>	90 ft.	45% <u>60%</u>

- b. For areas served by sanitary sewers, the minimum lot requirements shall be as listed below. ~~The maximum density permitted on any parcel shall be 13 dwelling units per acre, not including accessory dwelling units.~~

Housing Type	Min. Sq. Ft./lot ¹	Min. Width ¹	Max. Lot. Coverage
Single Family Detached	3,350	40 ft.	30% <u>40%</u>
Duplex	6,700	60 ft.	35% <u>60%</u>
Single Family Attached	3,350 <u>000</u>	30 ft.	45%
Multiple Family	10,000	80 ft.	45% <u>60%</u>

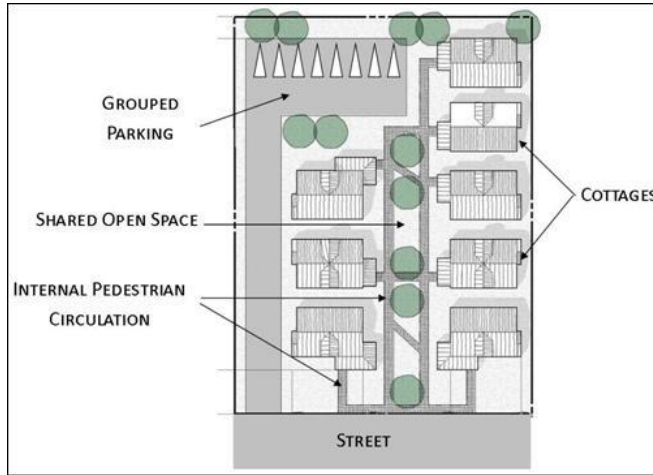
4. ~~Minimum Residential Density Standards~~

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

- a. ~~The maximum density permitted on any parcel shall be 13 dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, single-family attached dwellings, cottage housing, or residential uses as part of a mixed use development.~~
- b. When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of 80% ~~percent~~ of the maximum density (or 10.4 dwelling units per acre) is required. Minimum density is calculated based on Net Density. See Density Calculation Definition. ~~permitted by the zone is required for all residential units, except that~~ This standard does not apply to the following developments:- Gross acres is used to calculate density:
- (1) Partitions;
 - (2) Subdivisions of parcels totaling 20,000 square feet or less;
 - (3) Lot line adjustments;
 - (4) Bed and Breakfast inns; and
 - (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

(3) Parking Design

- (i) Parking shall be separated from the common area and public streets by landscaping and/or architectural screening. See image below for visual representation of grouped parking. Image not intended to be actual construction of cottage housing units.



- (ii) Parking areas shall be accessed only by a private driveway or public alley.
- (iii) Design of carports and garages, if provided, – including roof lines-- shall be similar to and compatible with that of the cottages.
- (iv) Parking areas shall be limited to no more than five contiguous spaces.

(4) Walkways

- (i) A system of interior walkways shall connect each cottage to at least one other cottage and to the parking area.

(5) Community Assets

- (i) Common Open Space. Each cluster of cottages shall have at least 200 square feet of open space per cottage, with a common open space provided in one contiguous, useable space.
- (ii) Community Building. Single-story community buildings, limited to 1200 square feet, are permitted, so long as they are clearly incidental in use to the dwelling units. A community building converted from an existing building may be larger than 1200 feet.

K. Accessory Dwelling Units (ADUs)

1. General standards for Attached Accessory Dwelling Units.

- a. Creation. An ADU may be created through new construction or conversion of, or addition to, an existing structure (including legal non-conforming structures).
- b. Building Size. The total building square footage of an ADU shall not exceed 1,000 square feet. Total building square footage is measured at the exterior perimeter walls and is defined as all square footage inside of the dwelling, including, but not limited to hallways, entries, closets, utility rooms, stairways and bathrooms.

c. Building Height/Interior Setback.

(1) For ADUs located in the Traditional Residential (TR) zone building heights, and setbacks shall conform to the standards set forth in Article VII, Section A(6)&(7).

(2) For ADUs in located In the Traditional Medium Residential (TMR) zone, building heights and setbacks shall conform to the standards set forth in Article VII, Section B (5)&(6).

d. Maximum Bedrooms. The ADU shall contain no more than 2 bedrooms.

e. Owner/Occupancy Requirements. Either the primary dwelling or the ADU shall be the principal residence of the property owner. The principal residence must be occupied for a minimum of 6 months of each calendar year by a property owner who is the majority owner of the property as shown in the most recent Lane County Assessor's roll. If there is more than one property owner of record, the owner with the majority interest in the property shall be deemed the property owner. Prior to issuance of a building permit for an ADU, the property owner must provide the City with a copy of the property deed to verify ownership, and two forms of documentation to verify occupancy of the primary residence. Acceptable documentation for this purpose includes voter's registration, driver's license, homeowner's insurance, income tax filing, and/or utility bill. When both the primary and ADU are constructed at the same time, such documentation must be provided prior to final occupancy.

f. Temporary Leave. A property owner may temporarily vacate the principal residence up to one year due to a temporary leave of absence for an employment, educational, volunteer opportunity, or medical need. The property owner must provide the City proof of temporary leave status from the property owner's employer, educational facility, volunteer organization or medical provider, and a notarized statement that the property owner intends to resume occupancy of the principal residence after the one year limit. During the temporary leave, the property owner may rent or lease both units on the property. Leaves in which property owner is temporarily absent shall not be consecutive and shall not occur more than once every 5 years. This standard may be adjusted at the discretion of the City.

2. General Standards for Detached ADUs. In addition to the standards in Article VIII, Section J(6)(a) detached ADUs shall comply with the following:

a. Building Size. Up to 300 square feet of un-heated garage or storage space attached to the ADU is allowed and is not counted in the allowable total building square footage.

b. Pedestrian Access. A pedestrian walkway shall be provided from the street or alley to the primary entrance of the ADU. The pedestrian walkway shall be a hard surface (concrete, asphalt, gravel or pavers).

c. Outdoor Storage/Trash. Outdoor storage and garbage areas shall be screened from view from adjacent properties and those across the street or alley with a minimum 42-inch tall and 100 percent site obscuring fence or enclosure on at least three sides.

L. Design Standards and Guidelines

1. Purpose

The design standards in this section are intended to ensure that new development contributes to the overall livability of the community by:

Dwelling, Mobile Home - A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location of jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer is not to be considered as a mobile home. A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.

Dwelling, Multiple-family - A residential building designed for or occupied by three or ~~four~~ more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single-family – A detached residential dwelling unit other than a mobile home, designed for and occupied by one family only. In order for attached units to be classified as single-family structures, each unit must:

- Be separated by a ground-to roof wall,
- Have a separate heating system,
- Have individual meters for public utilities, and
- Have no units located above or below.

Dwelling, Two-family - A detached residential building containing two dwelling units, designed for occupancy by not more than two families.

~~**Dwelling, Multiple-family** – A residential building designed for or occupied by three or more four families, with the number of families in residence not exceeding the number of dwelling units provided.~~

Dwelling Unit - One room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

Dwelling Unit, Accessory - A small housing unit that is subordinate and incidental to the primary single-family dwelling on a single family lot.

Dwelling Unit, Accessory, Attached – An accessory dwelling unit that shares a wall, floor or ceiling with the primary single-family dwelling for a minimum length of 8 feet.

Dwelling Unit, Accessory, Detached – Any accessory dwelling unit that is not attached.

Family - One or more persons occupying a single dwelling unit, provided that