

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.”

- 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      | <del>12,000</del> <u>8,000</u>  | 70 ft.     | <del>35%</del> <u>60%</u> |
| Three-Family    | <del>16,000</del> <u>10,000</u> | 80 ft.     | <del>40%</del> <u>60%</u> |
| Four-Family     | <del>20,000</del> <u>12,000</u> | 90 ft.     | <del>45%</del> <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 <sup>1</sup> | Min. Width <sup>1</sup> | Max. Lot. Coverage        |
|-------------------------------|-------------------------------|-------------------------|---------------------------|
| Single Family Detached        | 3,350                         | 40 ft.                  | <del>30%</del> <u>40%</u> |
| Duplex                        | 6,700                         | 60 ft.                  | <del>35%</del> <u>60%</u> |
| <b>Single Family Attached</b> | <b><u>3,350</u></b>           | 30 ft.                  | 45%                       |
| Multiple Family               | 10,000                        | 80 ft.                  | <del>45%</del> <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.

- a. Preserving and enhancing the small town and historic character of the Coburg;
- b. Ensuring architectural compatibility;
- c. Providing a physical setting that is safe and inviting for walking and other pedestrian activity;
- d. Promoting design that is aesthetically pleasing and consistent with the values of the community as expressed in the Comprehensive Plan.

**2. Applicability**

These standards apply to all new development and substantial improvements, unless otherwise stated within the Coburg Zoning Code. Substantial improvements shall include the following:

- a. Additions that consist of more than 33% of the total floor area of the primary structure and are visible from a public-right-of-way; or
- b. Additions that consist of more than 50% of the total floor area of the primary structure and are not visible from a public-right-of-way.

**3. Standards and Guidelines**

Terms used in this section are intended as follows:

- a. Purpose – The purpose statement explains the intent of the standard for use in interpretations and discretionary reviews where the standards are applied. Design Standard – The design standards are clear and objective standards that shall be applied during administrative and/or discretionary reviews.
- b. Design Guidelines – The design guidelines are encouraged but not required as part of administrative reviews. They may be required as part of discretionary reviews.

**4. Single Family Detached, Manufactured, Single-Family Attached and Multi-Family Dwellings**

a. Front Porch

(1) Purpose

- (i) Together with street-facing window and the front door, front porches and deck connect the inside of the house with the outside of the house. Porches and decks, in the best examples, make “outside rooms” by extending the indoor living spaces.
- (ii) Porches and decks enable residents to participate either actively or passively with activities on the street.
- (iii) Porches and decks contribute to safety of the neighborhood by providing residents with a place to monitor activity on the street.

(2) Design Standard (minimum requirement)

- (i) Front porches must be oriented towards the street.
- (ii) The minimum finished height of a front porch is 16 inches above grade. The maximum-finished grade for an entry porch in a single-family residential zone is 3 feet above grade.

## **9. Single Family Attached and Multi Family**

a. Multi-family Dwelling Private open space standards. Private open space areas shall be required for ground floor and upper floor housing units based on all of the following standards:

- (1) All ground floor housing units shall have front or rear patios or decks measuring at least 48 square feet. Ground floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping);
- (2) All upper floor housing units shall have balconies or porches measuring at least 36 square feet. Upper floor housing means housing units which are more than 5 feet above the finished grade; and
- (3) Private open space areas shall be oriented toward common open space areas and away from adjacent single family residences, trash receptacles, parking and drives to the greatest extent practicable.

b. Multi-family Dwelling Storage. If no garage is provided, each multi-family unit shall include an enclosed storage area sufficient to hold bicycles, yard equipment, etc.

**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 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