

Two Items



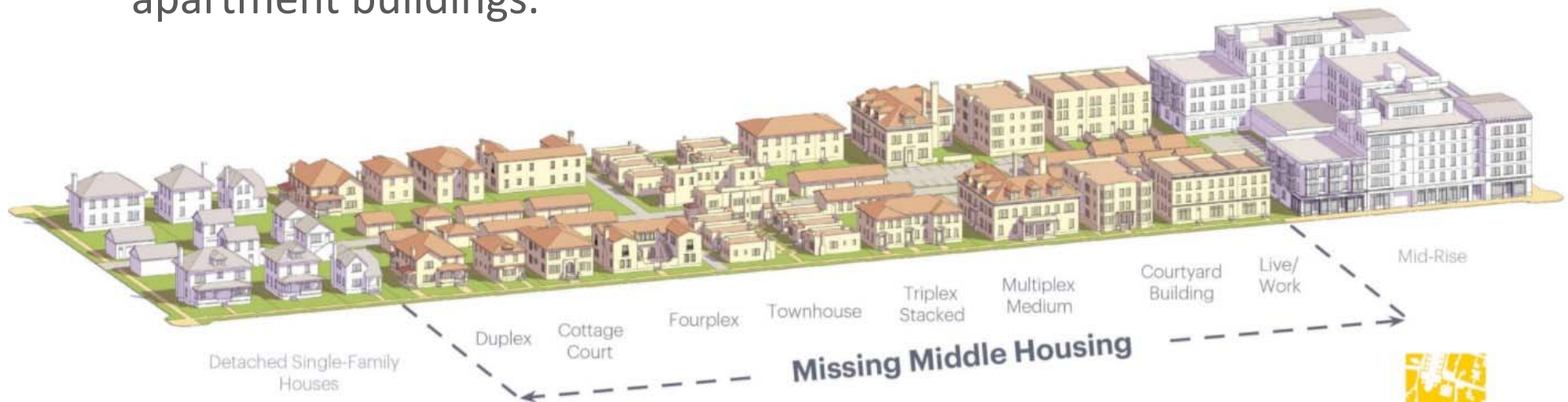
- Latest draft of duplex code amendments (discussion)
- Initiate a legislative amendment (action)

Middle Housing



Opticos Design, Daniel Parolek

- Middle because these housing types sit in the middle of the spectrum between detached single-family homes and mid-rise and high-rise apartment buildings.



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Legislative Timeline



- House Bill 2001 Middle Housing
 - effective August 8, 2019
- OAR Chapter 660 Division 46
 - effective August 7, 2020
- Ashland required to amend local code
 - by June 30, 2021 or the model code is used

State Middle Housing Requirements



1. Have to allow duplexes on residentially zoned lots that allow development of detached single-family dwellings
2. Approval process and standards used for duplexes must not be more restrictive than those applied to detached single-family dwellings
3. Jurisdictions cannot require off-street parking and owner-occupancy requirements for accessory dwelling units (ADUs)

Outcomes of Draft Amendments



Accessory Residential Unit (ARU)

- Must meet existing size limitations
- No on-site parking spaces required
- Permitted with approval of building permit

Duplex

- Two units on a lot, in attached or detached structures
- Two on-site parking spaces required
- On-street parking credits not permitted
- Permitted with approval of building permit

Definitions of Dwelling Types



- Number of units determines type of dwelling
 - ✓ Single-family dwelling – 1 dwelling on 1 lot
 - ✓ ARU – 2 dwellings on 1 lot w/2nd dwelling meeting size requirements
 - ✓ Duplex – 2 dwellings on 1 lot
 - ✓ Multifamily dwelling – 3 or more dwellings on 1 lot

ARU Code Changes



Accessory Residential Unit (ARU)

- ARU definition differentiated from duplex by size requirements
- **No on-site parking spaces required**
- Approval process is building permit

Duplex Code Changes



Duplex

- **Allowed in all residential zones**
- Define as two units on one lot in any configuration including either in attached or detached structures
- **Two on-site parking spaces required**
 - ✓ On-street parking credits not permitted
- **Approval process is building permit**

Code Options



- Approval Process for ARUs and Duplexes
 - ✓ State rules don't clearly address process for ARU
 - ✓ Driven by how duplex is defined
- On-street parking credits for duplex

Items for Next Draft



- Building Separation in Multi-Family Zones
 - ✓ ½ height of tallest building
 - ✓ Maximum 12'
- Duplex conversions
- Nonconforming structures

Next Steps



May 5, 2021	Historic Commission
May 11, 2021	Planning Commission Public Hearing
May 17, 2021	City Council Study Session
June 1, 2021	City Council Public Hearing
June 15, 2021	City Council 2 nd Reading

Comments



- Development Roundtable
- Housing and Human Services Commission
- Written comment

Legislative Amendment



- Initiate a planning application for a legislative amendment
 - ✓ To amend Ashland Land Use Ordinance to update the allowances and development standards for duplexes and accessory residential units as required by House Bill 2001 from the 2019 Regular Session of the Oregon Legislative Assembly