

From: Robert Kendrick <bobk213@icloud.com>
Sent: Tuesday, February 23, 2021 5:32 PM
To: Brandon Goldman <brandon.goldman@ashland.or.us>

Subject: Duplex Ordinance

Brandon

I'm concerned about R-2 & R-3 zoning under the Duplex Ordinance, i feel there is an opportunity to create smaller denser communities in the R-2 Zone, which i believe is the reason for the zoning of HIGH DENSITY zoning under R 2 & R 3. The goals are not equal or even as generous as they are in the Cottage ordinance, or even the new SFR Duplex changes when calculating the parking requirement with the new Duplex exceptions.

For instance if i were to build a residential development in an R-2 Zone with some 2 bdrm homes less than 800 sq ft my parking requirement would be = 1.75 spaces, adding an additional unit on the lot of less than 500 sq ft increases the parking to 2.75 spaces.

I think under an R 2 R 3 zone if some of the development were to include lots with SFR units they shouldn't be penalized with the higher parking requirement, but should be leveled and equal. Cottage housing has a more favorable parking requirement, and the new SFR Duplex ordinance does too. I think this needs some consideration.

I would appreciate a discussion on this matter when the commission meets. I'll be watching but I just wanted to send you a couple ideas i had.

Also, there seems to be a conflict or, i just don't understand in the two items below.

Are these conflicting? I don't understand it.

In SECTION 5. F.

F. Duplexes shall be included for the purposes of meeting minimum density calculation requirements for the R-2 and R-3 zones in 18.2.5.080.C and for residential annexations in 18.5.8.050.F.

In SECTION 6. B. 3.

1. Duplexes are not required to meet the density or minimum lot area requirements of this section. See section 18.2.3.040110 for accessory residential unit duplex standards.

Best regards,
Bob Kendrick