

memo

to **City of Lebanon City Council and Planning Commission**

from **Brandon Crawford and Darci Rudzinski, MIG**

re Draft Code Update Summary and Discussion Guidance Memo, November 13 Work Session
Lebanon Code Update

date **10/29/2024**

The purpose of the Lebanon Code Update project is to implement Code update recommendations from the City's 2023 Housing Production Strategy (HPS). The Code updates will be divided into three phases, the first of which focuses on high priority implementation actions. The project team has completed a first draft of Code updates for these high priority actions, which is the subject of the Joint Worksession agenda item for the project. This memo supplements the Draft Code Update memo (dated 10/29/24), which contains detailed recommendations related to these and other topic areas. For a complete summary of the Code Update recommendations, see page 3 of the Code Update memo.

This memo summarizes some key decision points on Code Update recommendations for the City Council and Planning Commission consideration and feedback at the November 13 work session. City Council and Planning Commission input is requested on proposed requirements related to cottage cluster development and single unit residential standards.

The key decision points were discussed at the Project Advisory Committee (PAC) meeting on October 22, 2024. The PAC discussion and recommendations are also summarized in this memo. For a complete summary of the PAC discussion, see the meeting summary memo included in the work session meeting packet.

Cottage Cluster Unit Size and Parking

The initial recommendation limited individual cottage *footprints* to 900 square feet and allowed an average floor area (inclusive of second story and basement) of 1,400 square feet per cottage in a cottage cluster development. In addition, the project team recommended requiring one off street parking space per cottage unit. These recommendations are consistent with the state Model Code standards for cottage clusters. Following model code standards now will help ensure the City meets state requirements for cottage clusters when Lebanon's population increases to meet the state's definition for "large city" (i.e., population greater than 25,000).

The PAC raised some concerns relating to larger unit (cottage) sizes and the assumed corollary to increased off-street parking demand. PAC members suggested that larger cottage units are more likely to have multiple cars, and therefore will need additional off-street parking space. To help ensure that cottage units remain small, thereby reducing household sizes and off-street parking demand, some PAC members suggested limiting total cottage floor area to 900 square feet. Alternatively, the City could consider requiring two off-street spaces per unit for any cottage that is over 900 square feet.

The project team does not recommend requiring two spaces per unit regardless of size. Multiple spaces per unit will reduce site design flexibility, increase costs for developers and end users, and reduce overall feasibility for cottage cluster development. The impetus for this Code update project is to implement the Housing Production Strategies recommendations. Improving opportunities for cottage clusters implements one of the high priority strategies; proposed code amendments aim to increase housing options that are affordable and available to a broad range of residents.

Discussion: If the unit size is limited, can off-street parking needs be satisfied with one parking space per cottage? Is 900 square feet a reasonable size limit? Should the City continue to require two parking spaces per unit for larger units (over 900 square feet)?

Single Unit Lot Width and Design Standards

The state requires cities to allow manufactured homes and prefabricated dwellings on any lot or parcel that allows single unit homes. The project team recommends certain standards to help ensure that manufactured homes and prefabricated dwellings are developed to the same standard as detached single-unit homes. The City does not currently require a minimum building width for single-unit dwellings. At issue is whether a minimum width of 20 feet will help ensure compatibility where prefabricated and manufactured housing product is siting on an in-fill lot.

While single-unit residential buildings are usually at least 20 feet wide, adopting a minimum requirement may limit site design flexibility for small lot single units and increase overall development costs. Some PAC members suggested that, if a minimum width is codified, the City also include the option of incorporating certain design elements in lieu of meeting the standard. Elements such as porches, roof overhangs, and window trim could ensure the home has a similar appearance to more traditional single-unit detached homes.

Discussion: Should the City require minimum building widths for all single unit development? Should the City provide an option for, or require, specific design elements for any building that is less than 20 feet wide?