



EXHIBIT B.

OREGON
Department of
Land Conservation
& Development

Modular Mass Timber Project Sandy Code Update

City Council-Planning Commission Work Session

February 18, 2025

*Project Lead: Sandy and Department of Land Conservation and
Development*

Consultant Team: MIG

Agenda

- Requested Action
- Project Background
- Recommended Zoning Code Updates
- Discussion and Next Steps

Requested Action

- **Review and provide input** on proposed regulatory text amendments for manufactured homes, prefabricated dwellings, and manufactured dwelling parks
- **Consider and provide direction** on provisions for cottage clusters and ADUs as future Housing Production Strategy implementation actions

Project Background

\$41.4M for industry cluster development that leads to *transformative change* for the mass timber industry.



Code-UP: Update codes to explicitly allow prefabricated and modular housing



Community Engagement: Educate and understand local opinions on mass timber modular housing

What is Prefabricated & Modular Housing?

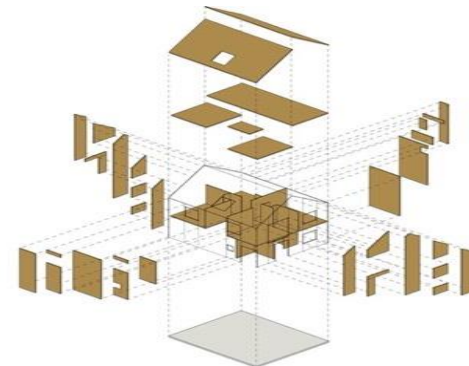
Prefabricated Structure:

- 1) A building manufactured using closed construction at an off-site location
- 2) To be wholly or partially assembled on-site

Modular housing products are a type of prefabricated construction. Structures must meet **state Building Code standards**.

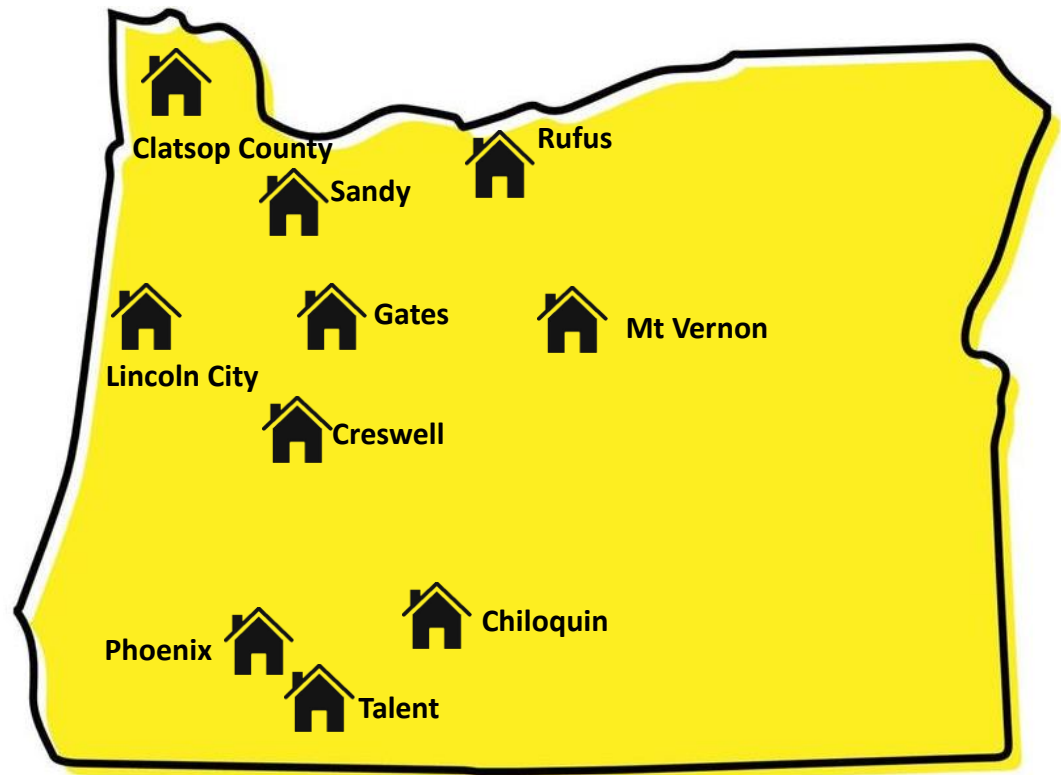


Image Credit: NewHomeSource



Code-UP Objectives

1. Model code to address barriers prefabricated housing
2. Direct technical assistance to participating jurisdictions
3. Support with communications and adoption process.

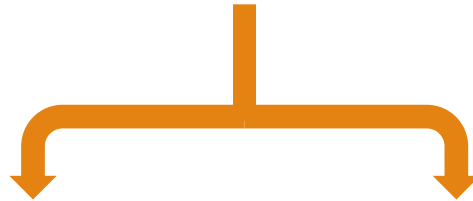




Code Update Recommendations

Overview of Code Updates

Text Amendments: Two Categories



Alignment with HB 4064
(2022)

Recommended
Opportunities for
Prefabricated Housing

HB 4064 and ORS 197.478

- The state requires local governments to allow manufactured homes and prefabricated dwellings wherever single unit (i.e., single-family) dwellings are allowed.
- Cannot apply design or siting standards to manufactured or prefabricated homes that are more restrictive than standards that apply to single unit dwellings built on individual lots.
- Must allow prefabricated dwellings in manufactured dwelling parks.
- The City complies with HB 4064 – minor amendments to simplify implementation

Manufactured Homes

- **Definition:** Consider simplifying the definition to more closely reflect the state's definition
- **Dwellings in Type 1 Review:** Single-family dwelling definition includes manufactured homes, consider simplifying language
- **Type of Applications:**
 - A. Design review for single-family dwellings, duplex dwellings, ~~manufactured homes on individual lots~~, manufactured homes-dwellings within manufactured dwelling parks, accessory dwellings and structures.”

Recommended Opportunities for Prefabricated Housing for HPS



**Accessory Dwelling
Units
(ADUs)**



**Cottage
Clusters**

Accessory Dwelling Units

Maximum Square Footage:

- Recommend to allow 800 to 900 square feet or 75 to 85 percent of primary dwelling's floor area, whichever is less

Setbacks:

- Consider lowering setback requirements (proposed edits are underlined)
 - Front: same as underlying zoning district
 - Rear: 10 feet or same as underlying zoning district, whichever is less
 - Side: 5 feet or same as underlying zoning district, whichever is less

Public Facility Improvements

- Exempt ADUs from public facility improvements – same as single-family and duplexes

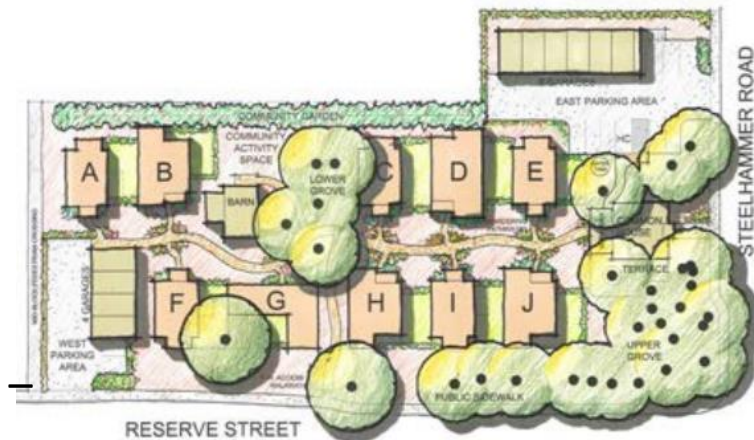
Cottage Cluster Discussion

Key Traits:

- At least four detached units per acre
- Maximum of 900 sf footprint, 1,400 sf per unit, and 25 feet tall
- Includes a common courtyard
- Meets all lot size, width standards, and setbacks as detached single-family dwellings

Considerations:

- Ideal form of housing for manufactured and prefabricated housing
- City does not have to comply with state requirements – may customize model code for Sandy



Above is an example of a cottage cluster in Silverton, Oregon

Image Credit: Housing Choices Guidebook

Alignment with the Comprehensive Plan

Policies supportive of Code-UP amendments:

- **Housing Policy 2** – Encourage the private sector to provide adequate housing choices, including affordable housing types.
- **Housing Policy 3** – Encourage innovations in construction, funding, regulation, and siting of housing in order to provide well designed and energy efficient housing.
- **Housing Policy 5** - Make information available on current programs and techniques of construction and housing rehabilitation which will enhance the quality of housing in Sandy

Recommendation

- **Adopt amendments** for manufactured homes, prefabricated dwellings, and manufactured dwelling parks
 - ✓ *State statute consistency*
- **Forward for future review** cottage clusters and ADU regulatory text recommendations
 - ✓ *Housing Production Strategy actions*

Next Steps

- MIG and PMT revise and provide final draft
- Adoption process



Thank you!

*For more information on the Code-Up project, visit:
<https://www.oregon.gov/lcd/housing/pages/mass-timber-modular-housing-code-up-project-.aspx>*

*To follow mass timber initiatives in Oregon and the Northwest, visit:
<https://www.masstimbercoalition.org/>*