



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission
FROM: Jacob A. Graichen, AICP, City Planner
RE: Oregon House Bill 2001 – DUPLEXES, continued...
DATE: November 30, 2020

Oregon HB 2001 requires cities of a certain size, including St. Helens, to allow duplexes wherever detached-single family dwellings are allowed. St. Helens needs to change its development code to be effective by the end of June 2021.

The Commission discussed many details about this at your October 13, 2020 meeting. The Council also discussed the overall issues at their November 4, 2020 meeting.

One of the things the Council and Commission disagreed on was whether our rules would allow two detached single-family dwellings on a single lot. The Commission was unanimously against (with three members absent) and the Council supported it (three ayes, one nay, and one absence).

So now we need to talk about distances between buildings, given the Council's direction. Staff proposes an "interior yard" (separation from buildings) as part of the code amendments, commensurate with zoning.

For example, R10 would have a 10' interior yard, R7 a 7' interior yard, and R5 and AR with 5' interior yards. These numbers correspond with the zoning's current minimum side yard.

The Council also requested that staff increase the 35% base building/structure coverage for the R10, R7 and R5 zones to 40%. AR is 50% already, so no change proposed there.

In addition, the Commission recommended increasing the minimum lot size for the AR zone for detached single family dwellings (and future duplexes) from 3,050 to 4,000 square feet. This would correspond with a minimum lot width increase from 30 feet to 40 feet.

Based on all of this, I wanted to make sure these standards did not conflict with each other. Attached are the following:

1. **R10 lots**, with the minimum width and depth, and potential similar sized building footprints for two detached single-family dwellings assuming the 40% coverage.

The 40% building/structure coverage can be achieved with all of the normal yard (setback) requirements and the suggested **10' interior yard**, with a little bit of wiggle room for the two lot examples.

2. **R7 lots**, with the minimum width and depth, and potential similar sized building footprints for two detached single-family dwellings assuming the 40% coverage.

The 40% building/structure coverage can be achieved with all of the normal yard (setback) requirements and the suggested **7' interior yard**, with a little bit of wiggle room for the deep lot only.

3. **R5 lots**, with the minimum width and depth, and potential similar sized building footprints for two detached single-family dwellings assuming the 40% coverage.

The 40% building/structure coverage can be achieved with all of the normal yard (setback) requirements and the suggested **5' interior yard**, with a little bit of wiggle room for the two lot examples.

4. **Proposed AR lots (i.e., 4,000 size and 40' width)**, with the minimum width and depth, and potential similar sized building footprints for two detached single-family dwellings with the current 50% coverage.

The 50% building/structure coverage can be achieved with all of the normal yard (setback) requirements and the suggested **5' interior yard**, with a little bit of wiggle room for the deep lot only.

5. **Current AR lots (i.e., 3,050 size and 30' width)**, with the minimum width and depth, and potential similar sized building footprints for two detached single-family dwellings with the current 50% coverage.

The 50% building/structure coverage *cannot* be achieved with all of the normal yard (setback) requirements and the suggested **5' interior yard**. Approximate maximum coverage is around 42% and 44% in these examples.

In fact, if the interior yard is excluded and considered footprint for a single building (i.e., adding the interior yard as building footprint to the other two buildings top form one large building), the maximum building/structure coverage possible is around 47% for both examples.

This is potential justification for the Commission's recommended AR lot size increases: maximum efficiency for two detached single-family dwellings.

We will talk more than this at our next meeting with additional details, but I wanted to get this to you in advance to help you start thinking about it.

Attached: R10, R7, R5, AR (proposed), AR (current) diagrams as described herein.

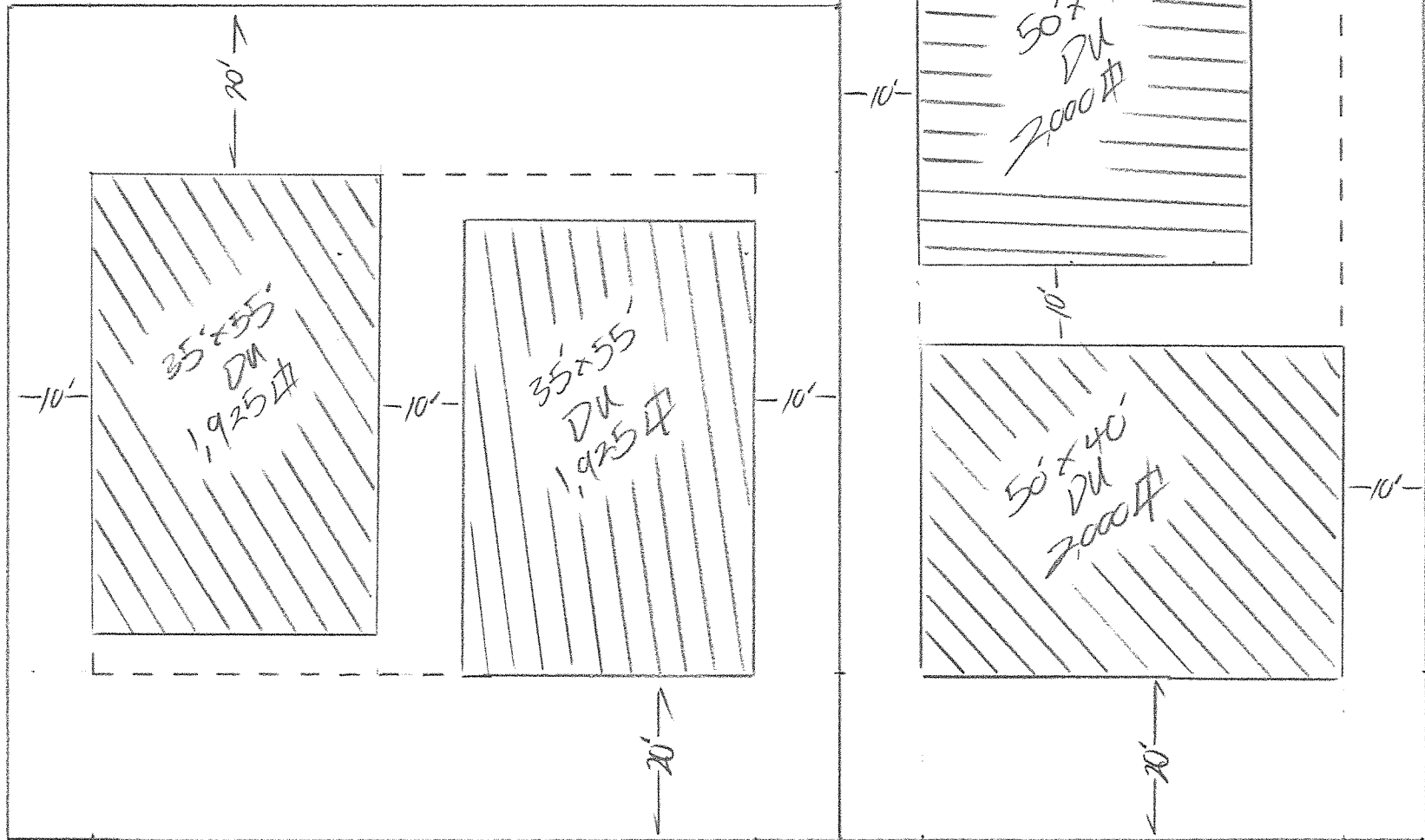
R10

10,000 sq ft

100' D

70' W

40% COV. \leftarrow AS PROPOSED FROM 35%



Nov.
2020

100' x 100' LOT
10,000 sq ft

70' x 145' LOT
10,150 sq ft

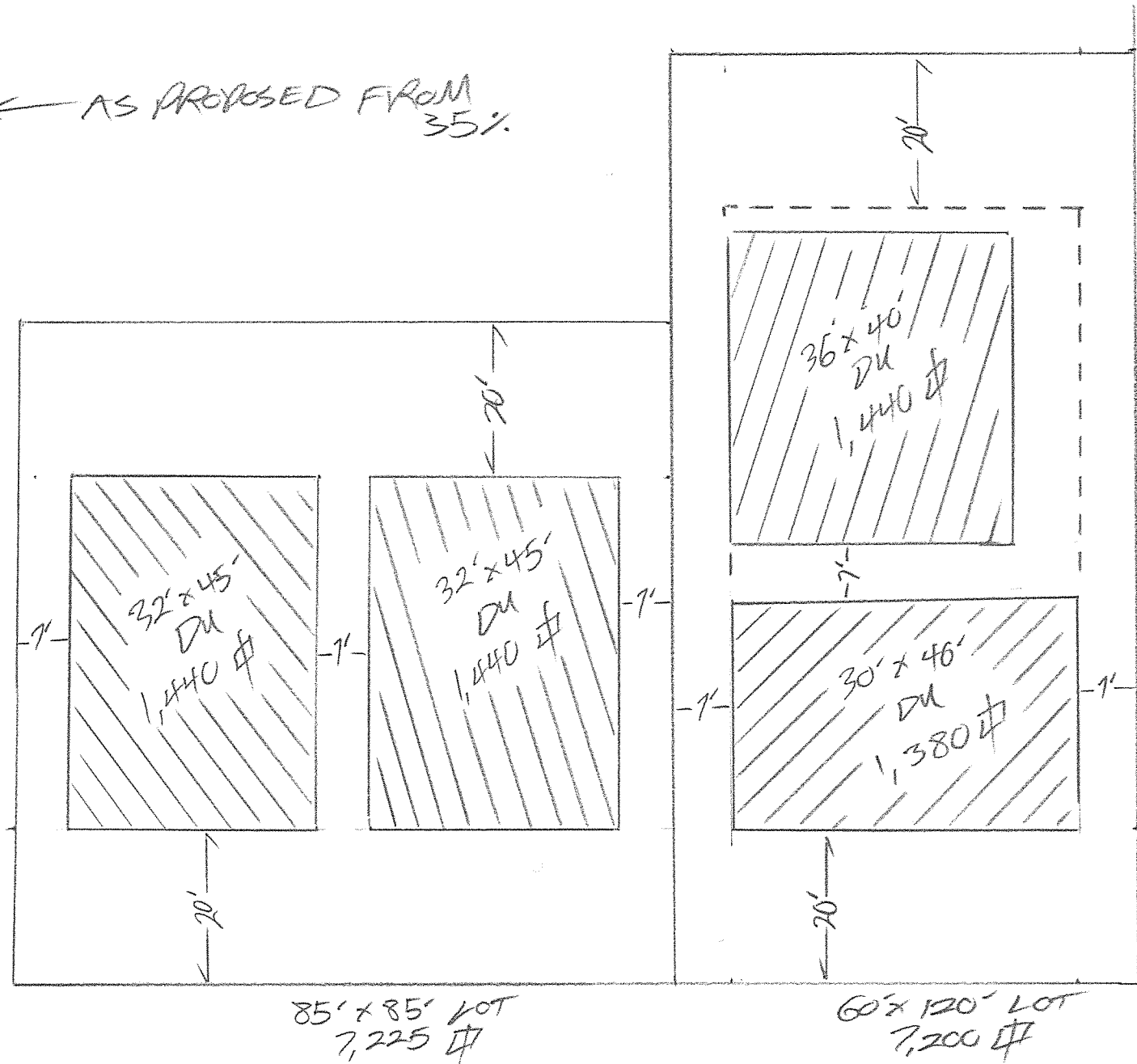
R7

7,000 44

85'D

60' W

60' W
40% COV. ← AS PROPOSED FROM 35%.



Nov. 2020

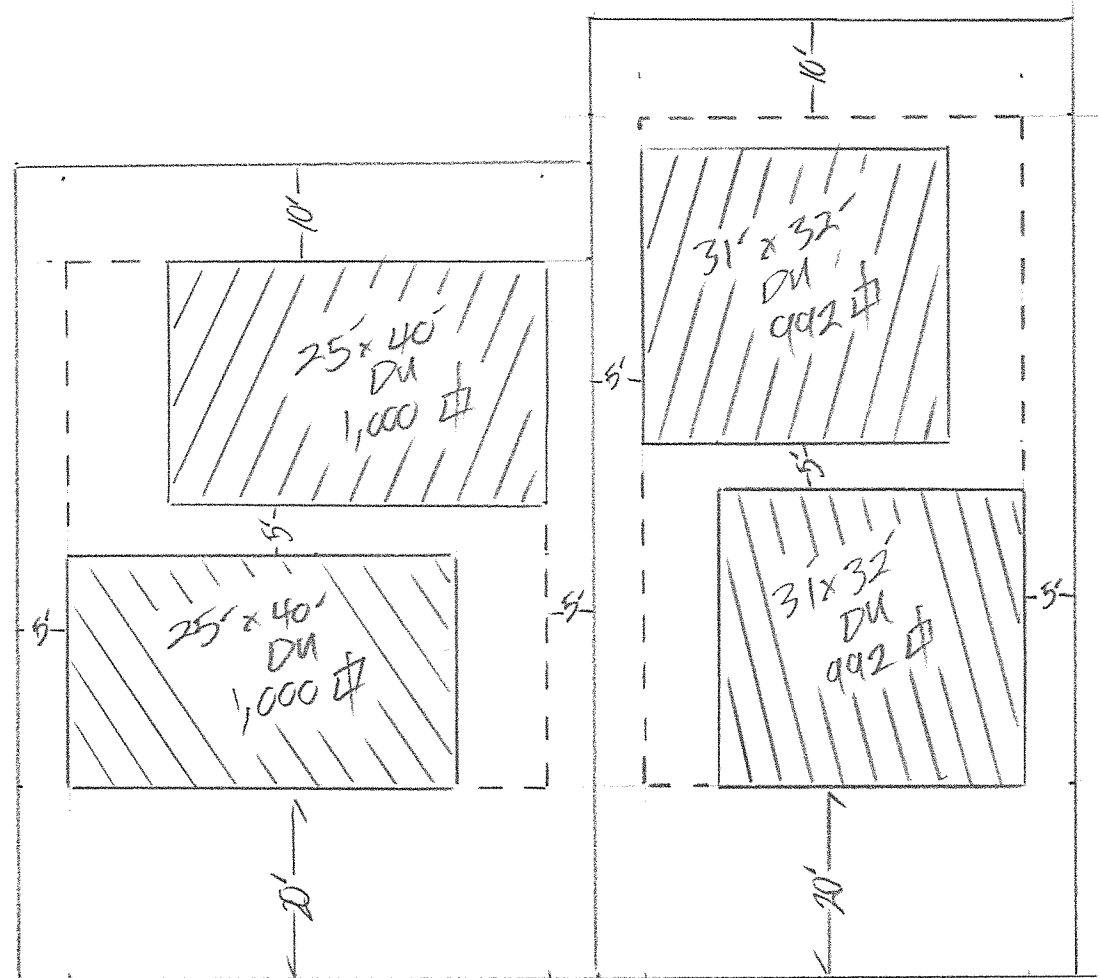
R5

5,000 sq ft

85' D

50' W

40% COV. ← AS PROPOSED FROM 35%.



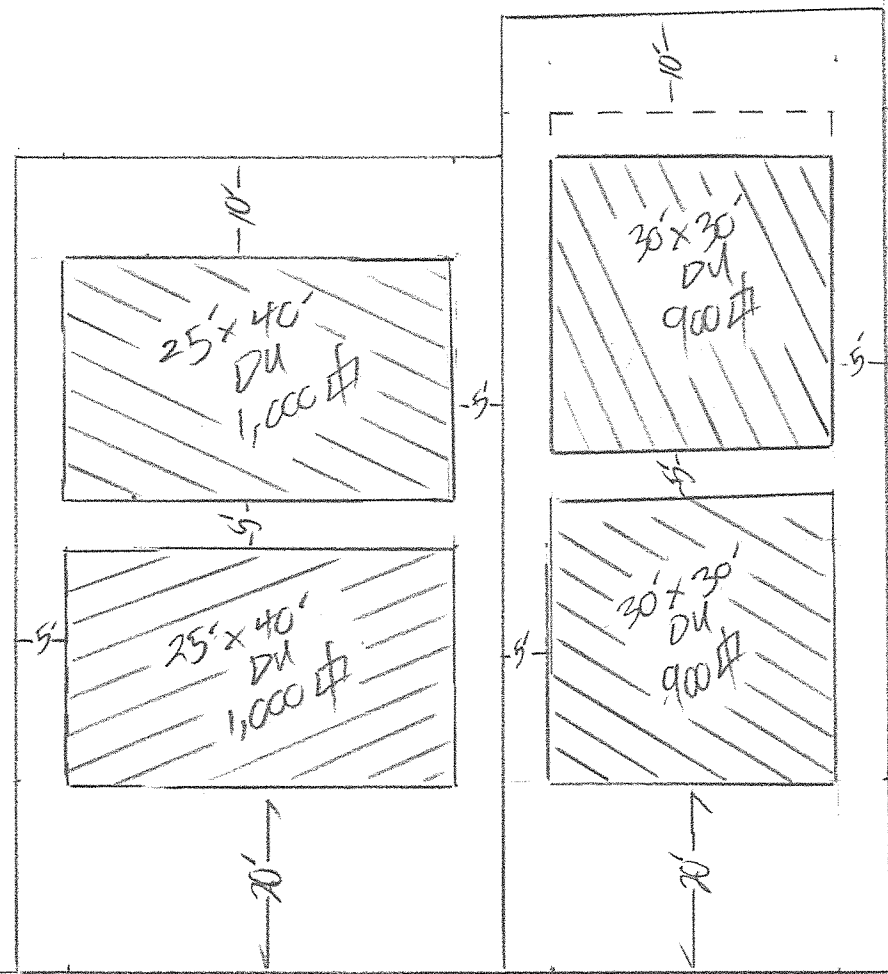
60' x 85' LOT
5,100 sq ft

50' x 100' LOT
5,000 sq ft

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2020

AR - PROPOSED

4,000 $\#$ ← AS PROPOSED FROM 3,050 $\#$
 85'D
 40'W ← AS PROPOSED FROM 30' FAR SFD $\#$ 50' FOR DUPLEX
 50% COV



50' x 85' LOT
 4,250 $\#$

40' x 100' LOT
 4,000 $\#$

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 2020

AR - CURRENT

3,050 Φ (5,000 Φ FOR DUPLEX)
85' D
36' W (50' FOR DUPLEX)
56% COV.

Nov
2020

