

# ORDINANCE No. 3306

## 2024 Development Code Amendments – ZA.1.24

- St. Helens Housing Needs Analysis (2019) – residential code amendments “part 2”
- Measure 109 (2020) – psilocybin
- House Bill 4064 (2022) – manufactured and prefabricated structures
- House Bill 3109 (2021) – childcare facilities
- House Bill 4064 (2023) – single room occupancies
- Validity periods of land use permits
- Housekeeping

CPZA.1.24  
(NOT ORD  
No. 3306)



## Attached Housing

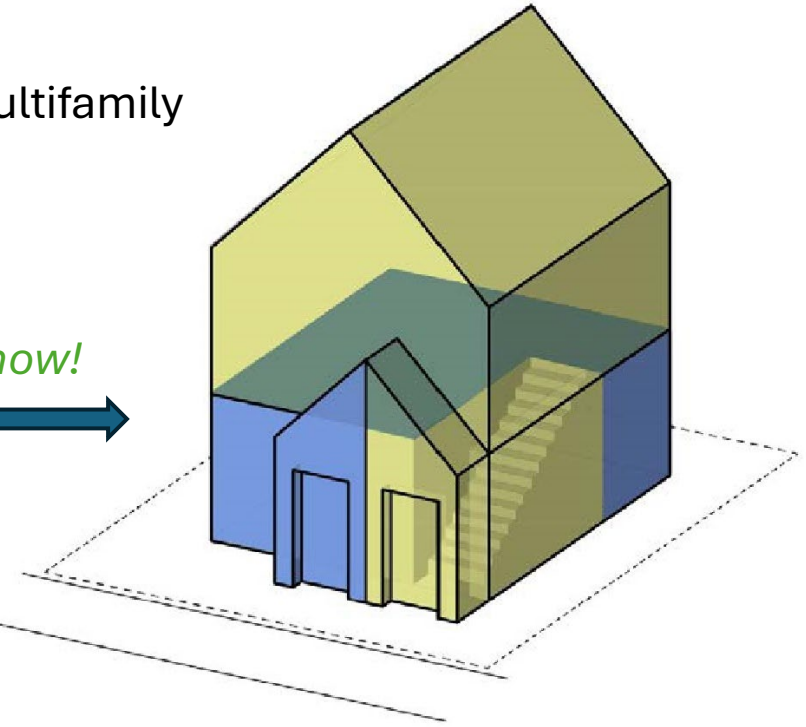
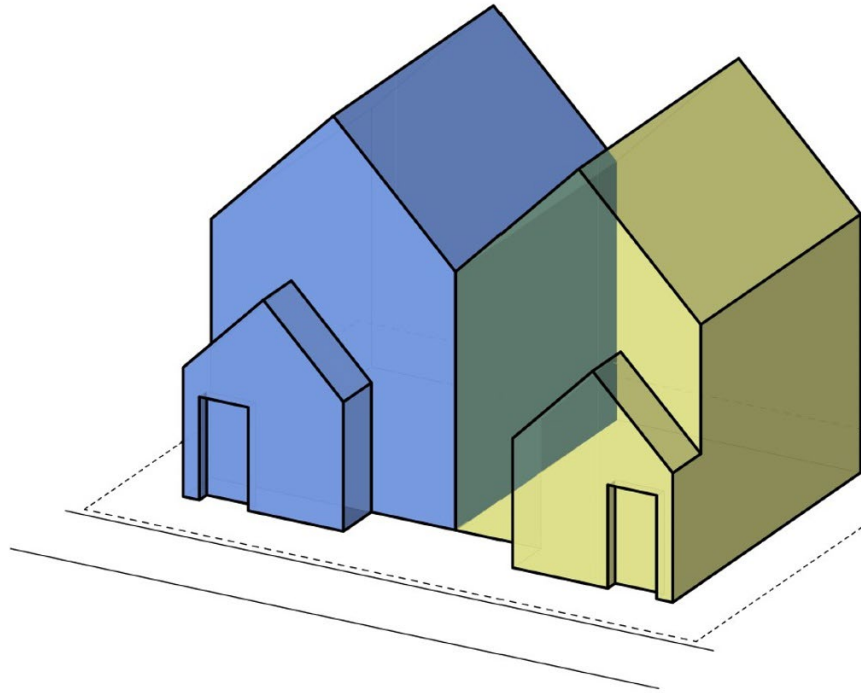
1953 – Today as Duplex or \*Multifamily

1999 – 2018 as ADU w/ CUP

2018 – 2021 as ADU w/ SDR

2021 – Today ADU as Duplex

*And duplexes less restricted now!*



## Detached Housing

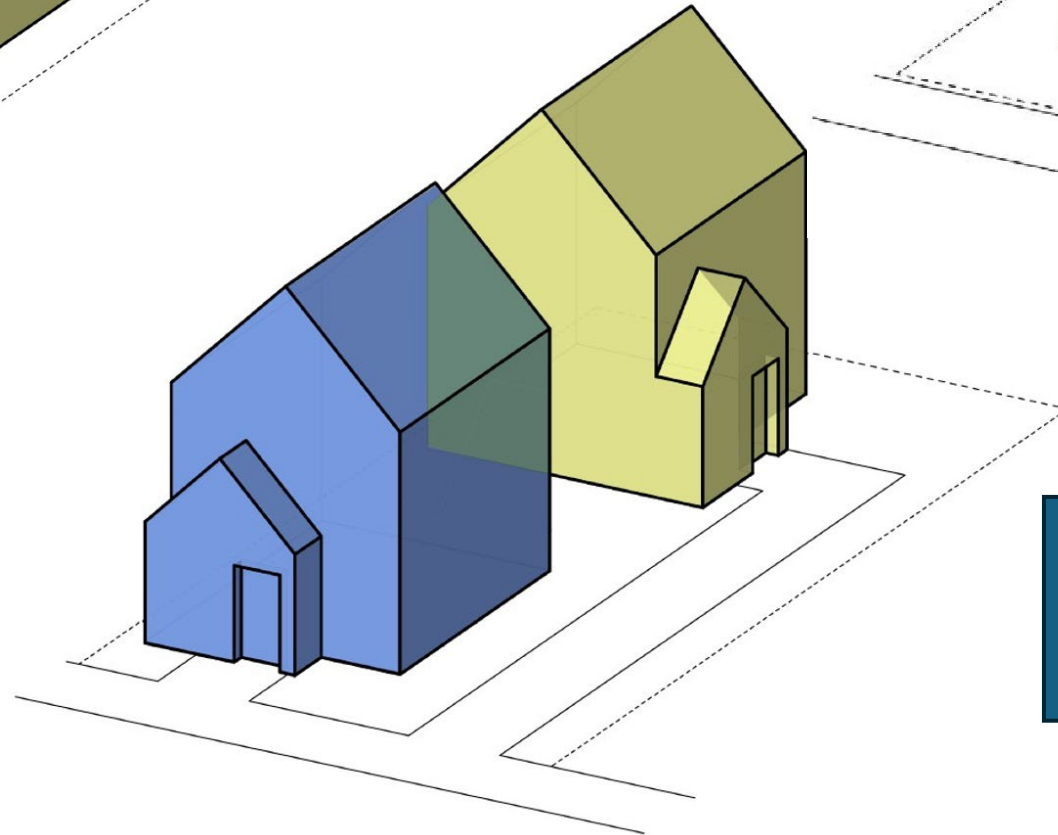
1953 – 1999 Not allowed

1999 – 2018 as ADU w/ CUP

2018 – 2021 as ADU w/ SDR

2021 – Today ADU as Duplex

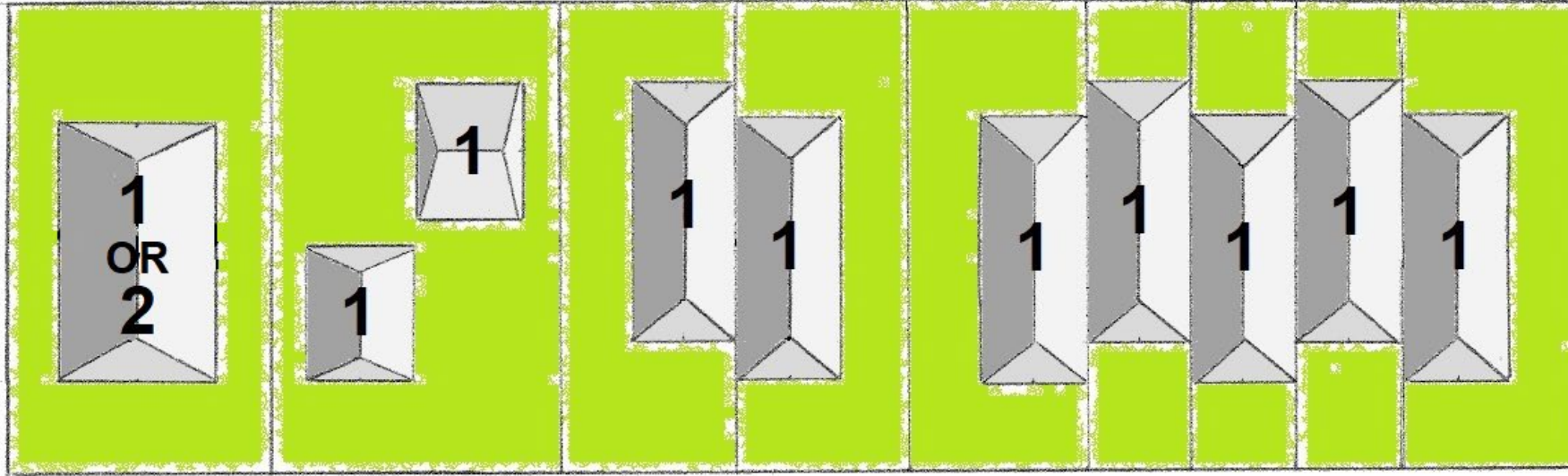
*But doesn't really apply to  
\*multifamily... yet...*



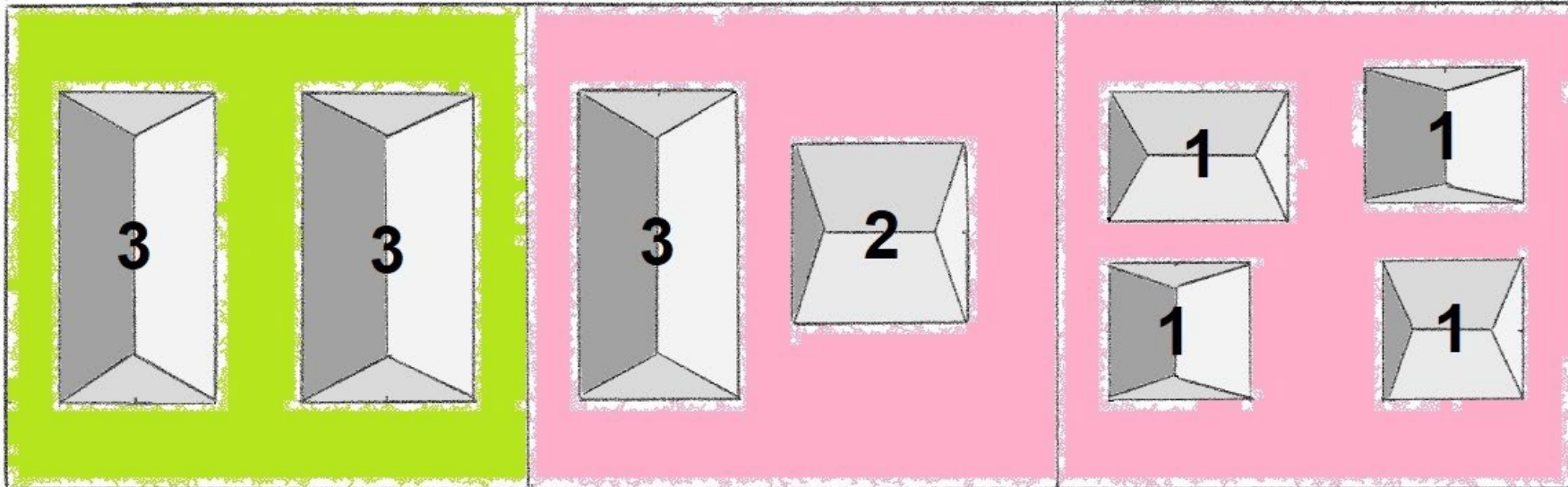
**\*Multifamily** means 3 or more dwelling units on a property

DETACHED SFD/DUPLEX

ATTACHED SINGLE FAMILY DWELLING (SFD)



## ANY STREET



MULTIFAMILY

MUTIFAMILY???

MUTIFAMILY???

F  
O  
R  
E  
X  
A  
M  
P  
L  
E

Figure 9. Attached Triplex Front and Back



Figure 10. Attached Triplex Side-by-Side

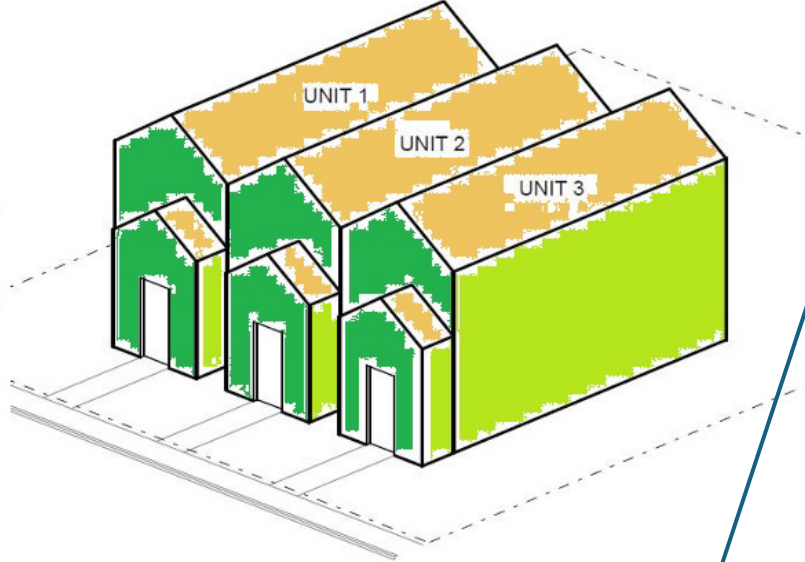
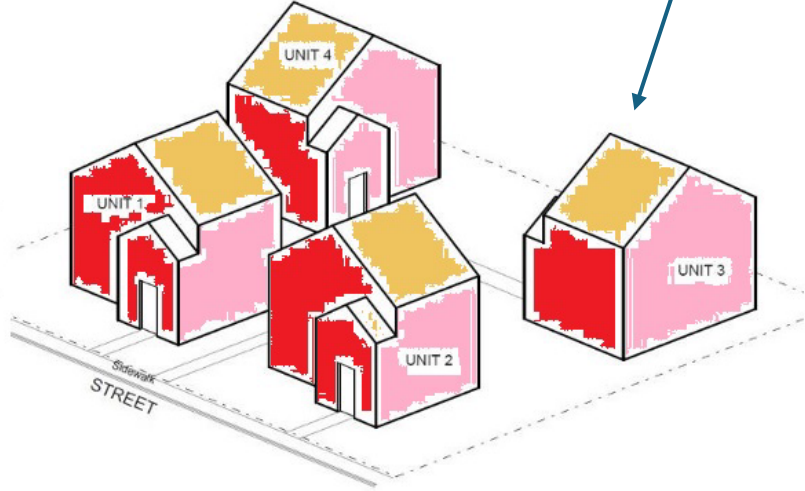


Figure 11. Stacked Quadplex



Figure 12. Detached Quadplex



Ordinance No. 3306 will allow a detached quadplex which is not allowed now.

But only where multifamily is allowed now.

And no change in density requirements.

No micro lots.

No density bonus.

This is space inefficient but better quality of life with no shared walls (more Windows; noise control).

Allows options, including this less dense one.

## **SINGLE ROOM OCCUPANCIES**

**SECTION 16.** Section 17 of this 2023 Act and ORS 197.758 are added to and made a part of ORS 197.286 to 197.314.

**SECTION 17.** (1) As used in this section “single room occupancy” means a residential development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant, but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.

 (2) Within an urban growth boundary, each local government shall allow the development of a single room occupancy:

(a) With up to six units on each lot or parcel zoned to allow for the development of a detached single-family dwelling; and

(b) With the number of units consistent with the density standards of a lot or parcel zoned to allow for the development of residential dwellings with five or more units.

# SRO Example



Do you want staff to  
have the tools or not?

# SITING MANUFACTURED HOMES AND PREFABRICATED STRUCTURES

**SECTION 1.** ORS 197.314 is amended to read:

197.314. (1) [*Notwithstanding ORS 197.296, 197.298, 197.299, 197.301, 197.302, 197.303, 197.307, 197.312 and 197.313, within urban growth boundaries each city and county shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes as defined in ORS 446.003. A local government may only subject the siting of a manufactured home allowed under this section to regulation as set forth in ORS 197.307 (8).*] **Notwithstanding any other provision in ORS 197.286 to 197.314, within an urban growth boundary, a local government shall allow the siting of manufactured homes and prefabricated structures on all land zoned to allow the development of single-family dwellings.**

[(2) *Cities and counties shall adopt and amend comprehensive plans and land use regulations under subsection (1) of this section according to the provisions of ORS 197.610 to 197.651.*]

[(3)] **(2)** [*Subsection (1) of*] This section does not apply to any area designated in an acknowledged comprehensive plan or land use regulation as a historic district or residential land immediately adjacent to a historic landmark.

## Manufactured Home



*Built to current HUD standards  
(Source: Oregon Manufactured  
Housing Association)*

## Mobile Home



*Built in early 1970s  
(Source: RMLS)*

## Residential Trailer



*Built before 1962  
(Source: Thomas's Pics, CC BY 2.0  
<<https://creativecommons.org/licenses/by/2.0>>, via Wikimedia Commons)*



## Manufactured Homes



versus



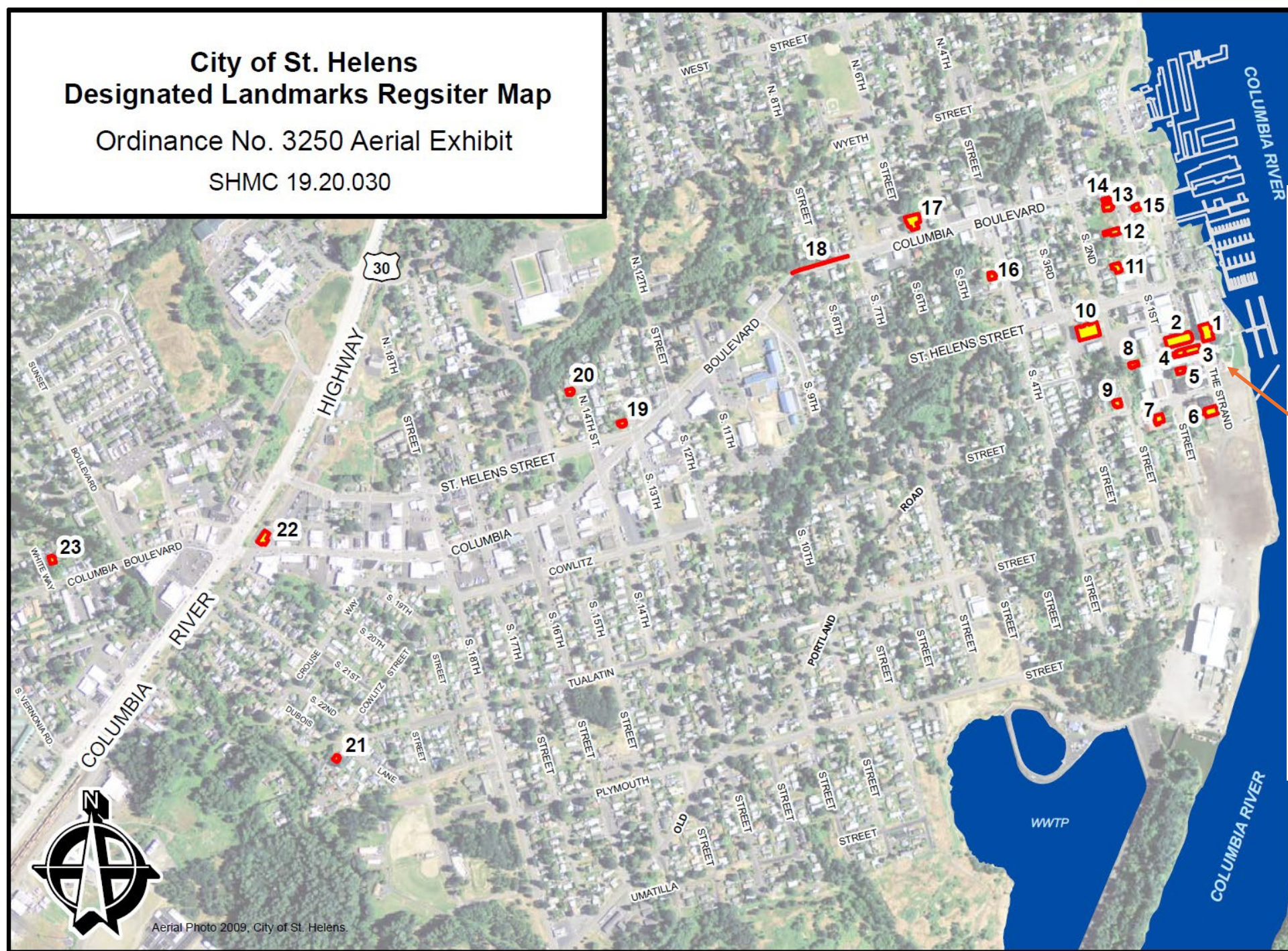




# City of St. Helens Designated Landmarks Register Map

Ordinance No. 3250 Aerial Exhibit

SHMC 19.20.030



**ST. HELENS DOWNTOWN HISTORIC DISTRICT**

Primary Significant	Vacant or outside Historic District
Secondary Significant	Historic District Boundary
Historic, Non-contributing	Riverfront District (RD) Zoning District Plaza Subdistrict
Compatible, Non-contributing	Designated Landmark
Non-compatible, Non-contributing	

Feb 2019 / jgg

St. Helens Downtown Historic District boundary and designations as filed on the National Register of Historic Places in 1984. The National Register documentation has not been updated since. RD Zoning District and Designated Landmarks are per the City of St. Helens and not part of the National Register. Source: Columbia County, City of St. Helens, and National Register of Historic Places.

**NORTH**  
SCALE  
200 FEET



# Long Term Residential Uses by Zoning District – 2024 Code Amendment Proposal

Zone Use	R10	R7	R5	AR	MHR	MU	RD, Marina	RD, Plaza	RD, Mill	HBD	GC	HC	LI	HI	PL
1-2 Units Attached/Detached	P/P	P/P	P/P	P/P	P/P	P/P	N/N	N/N <sup>1</sup>	N/N	P/P	N/N	N/N	N/N	N/N	N/N
3+ Units Attached/Detached <i>(Proposed)</i>	N/N	N/N	C/N (C/C)	P/N (P/P)	C/N (C/C)	C/N (C/C)	C/N	N/N	P/N	C/N (C/C)	C/N	N/N	N/N	N/N	N/N
1-2 Units Upper Floors <sup>2</sup> <i>(Proposed)</i>	N	N	N	N	N	S (P)	S (P)	P	P	S (P)	S (P)	S (C)	N	N	N
3+ Units Upper Floors <sup>2</sup> <i>(Proposed)</i>	N	N	N	N	N	S (C)	S (C)	P	P	S (C)	S (C)	S (N)	N	N	N
Single Room Occupancy <i>(Proposed)</i>	S (P 4-6)	S (P 4-6)	S (P 4-6) (C > 6)	S (P 4-6) (P > 6)	S (P 4-6) (C > 6)	S (P 4-6) (C > 6)	S (C ≥ 4)	S (P ≥ 4 Upper Only)	S (P ≥ 4)	S (P 4-6) (C > 6)	S (C ≥ 4)	S (N)	N	N	N
Unit, Same Level as Non-Residential <i>(Proposed)</i> (DU-Attached/Detached)	N	N	N	N	N	C (C/C) DU (N SRO)	S (N/N) DU (N SRO)	S (C <sup>3</sup> /N) DU (N SRO)	S (C/N) DU (N SRO)	C (C/C) DU (N SRO)	S (C/N) DU (N SRO)	S (N)	N	N	N
Attached SFD	N	N	P	P	N	P	N	N	P	P	N	N	N	N	N
M Home Park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
RV Park	N	N	N	N	C	C	C	N	N	N	C	C	C	C	C
Houseboat	N	N	N	N	N	N	P	N	P	N	N	N	N	N	N
Caretaker	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N

<sup>1</sup> Except for historic residential structures      <sup>3</sup> Except not allowed on first floor

<sup>2</sup> Attached housing all zones

**P** - Permitted  
**N** - Not Allowed

**C** - Conditional Use  
**S** - Silent

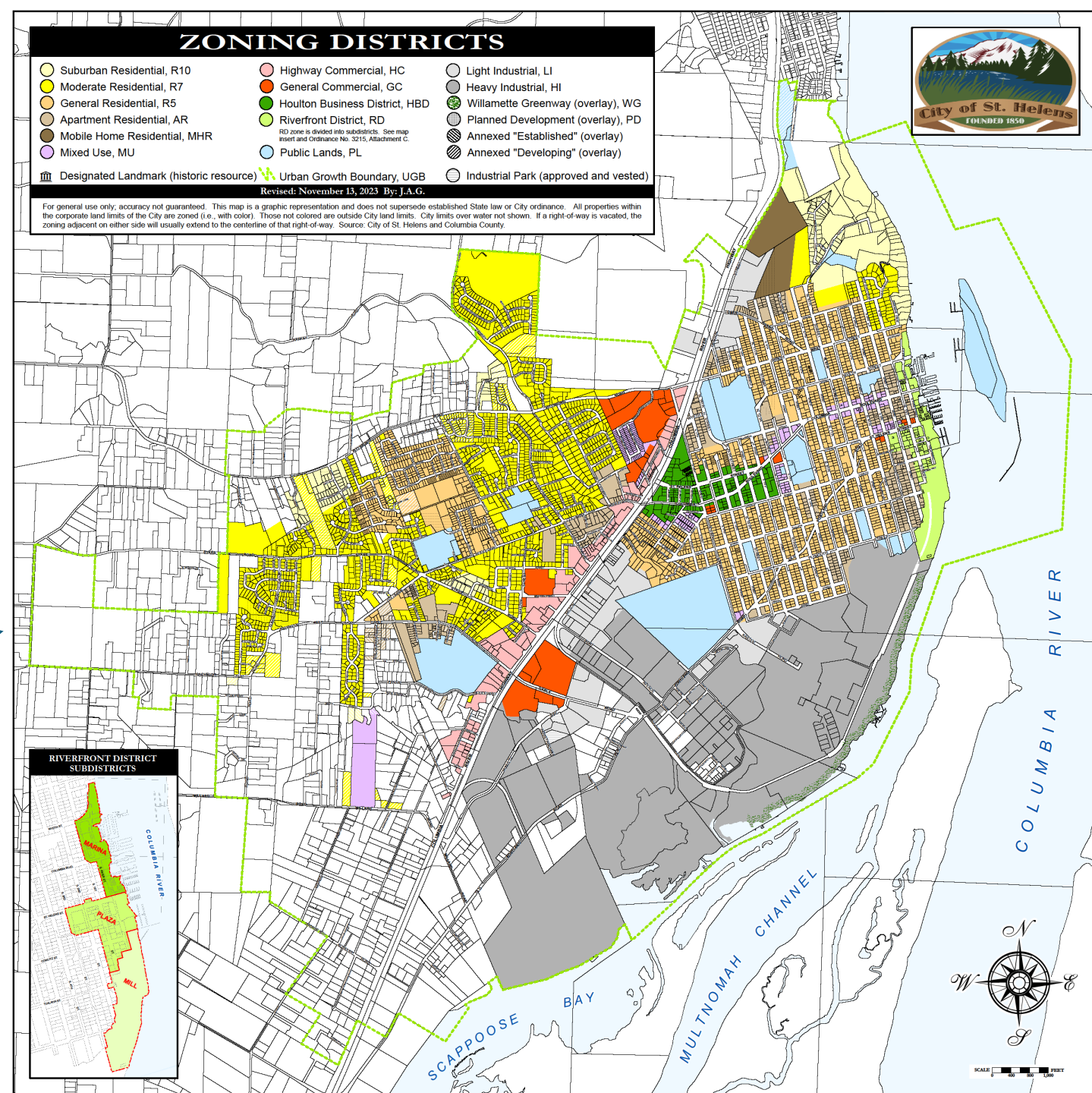
**DU** - Dwelling Unit  
**SRO** - Single Room Occupancy

# Special notice per ORS 227.186?

Due to SRO and more defined attached/detached housing parameters:  
**R-10, R-7, R-5, AR, MHR, MU, GC, RD-Marina, RD-Plaza, Rd-Mill (city owned), and HBD**

Due to clarification of density, at least:  
**HC**

Approx 5,200 notices sent. Every property within St. Helens' city limits not dark or light grey (Industrial) or blue (public lands).



# ORDINANCE No. 3306

## What if rejected?

- St. Helens Housing Needs Analysis (2019) – residential code amendments “part 2”
  - ~Code would remain the same as far as residential detached and attached.
  - ~Duplexes may be detached but not multifamily.
  - ~No state law compliance issues.
  - ~Years of concern by staff and hours/days of proactive effort in 2024, much past 5pm demonstrating staff cares, wasted.
- House Bill 4064 (2022) – manufactured and prefabricated structures
  - ~Code would remain the same and not align with state law.
  - ~Prohibition within historic districts and adjacent to designated landmarks questionable.
  - ~Future inefficiency for future staff cross referencing state and local law.
  - ~Hours/days of proactive effort in 2024, much past 5pm demonstrating staff cares, wasted.
- House Bill 4064 (2023) – single room occupancies (SROs)
  - ~Code would remain silent as to SROs.
  - ~State law would still apply, which requires allowance of the use, but little other provisions like parking.
  - ~Staff would have no tools other than addressing via existing law such as number of dwelling units.
  - ~Since residential development is supposed to be clear and objective in Oregon, this is limiting.
  - ~ Hours/days of proactive effort in 2024, much past 5pm demonstrating staff cares, wasted.

# ORDINANCE No. 3306

**What if rejected?  
Continued...**

At the absolute least, adopt the non-controversial “housekeeping amendments.”

- **Housekeeping**

- ~Keep change of definition of Travel Trailer Park to Recreational Vehicle Park.
- ~Keep changes to definition of Travel Trailer.
- ~Keep Highway Commercial residential density clarification.
- ~Keep Mixed Use zone clarification about AR standards for multifamily and the yard requirement based on the first floor use.
- ~Keep building height clarification of the Riverfront District – RD, Marina zone.
- ~Keep removal of home occupation and transient housing from Riverfront District – RD, Plaza zone.
- ~Keep changes to 17.32.172(2)(b)(i)-(v) in the Riverfront District – RD, Plaza zone.
- ~Keep addition of Family child care home in Riverfront District – RD, Mill zone.  
(this is a leftover from the other batch of 2024 Development Code Amendments)
- ~Keep Congregate housing fix in Riverfront District – RD, Mill zone
- ~Keep Houlton Business District zone clarification about AR standards for multifamily and the yard requirement based on the first floor use.