

2024 Development Code Amendments

March '24 CC/PC Meeting

- 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



Attached Housing

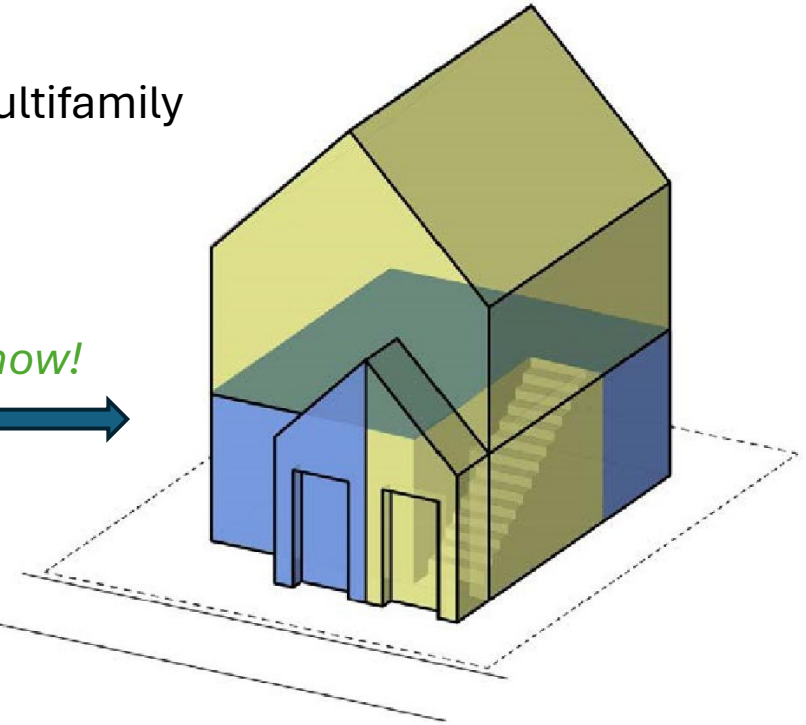
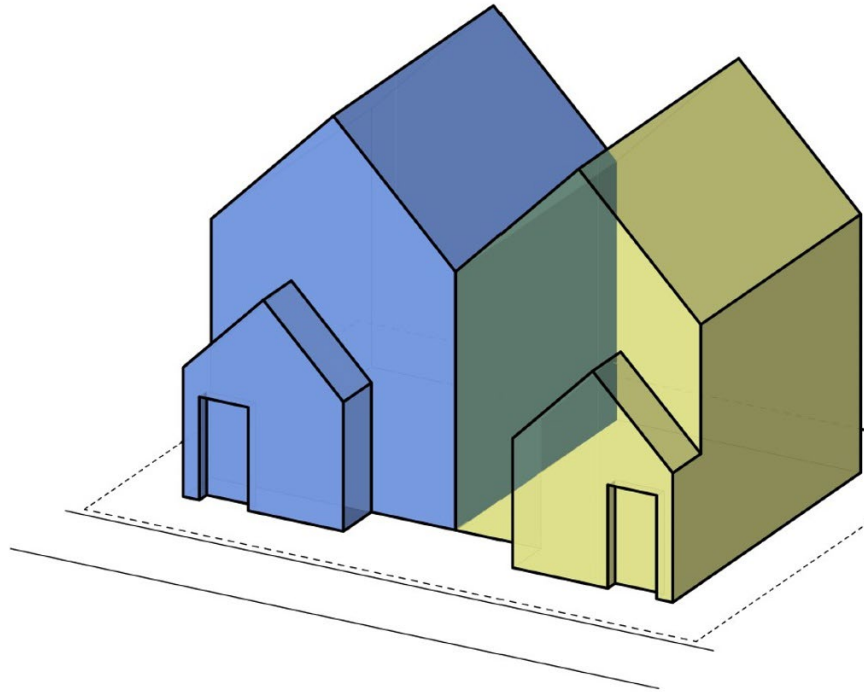
1953 – Today as Duplex or *Multifamily

1999 – 2018 as ADU w/ CUP

2018 – 2021 as ADU w/ SDR

2021 – Today ADU as Duplex

And duplexes less restricted now!



Detached Housing

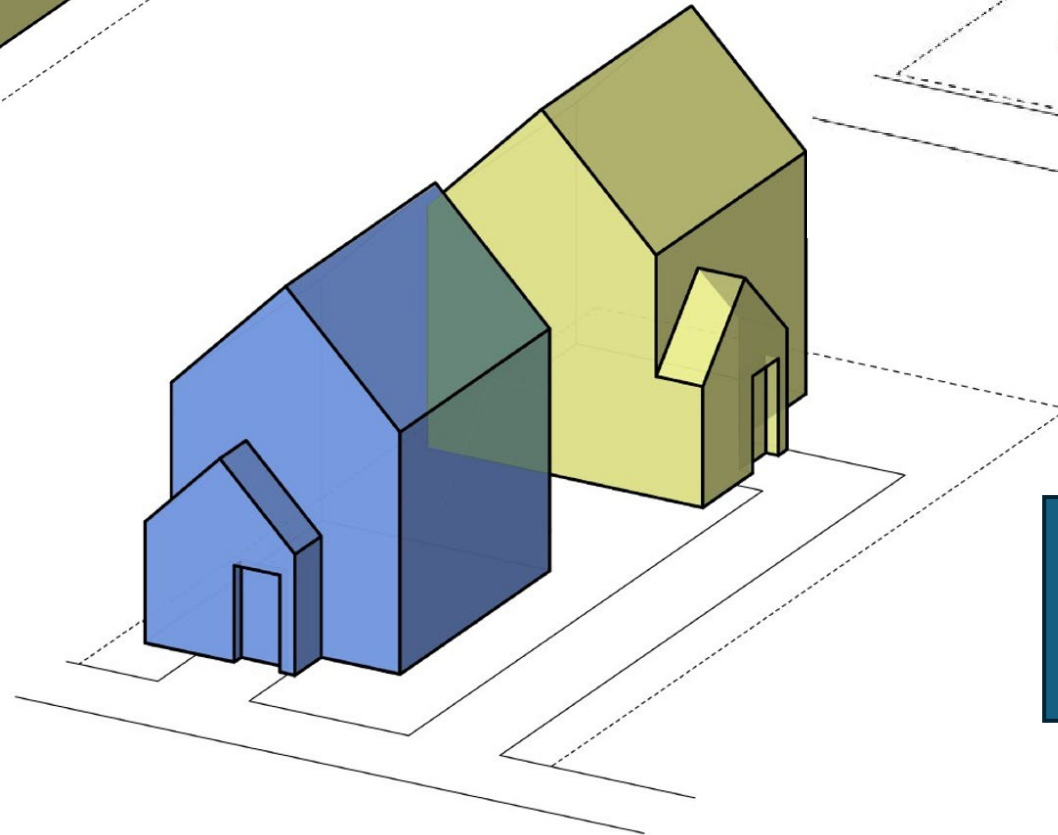
1953 – 1999 **Not allowed**

1999 – 2018 as ADU w/ CUP

2018 – 2021 as ADU w/ SDR

2021 – Today ADU as Duplex

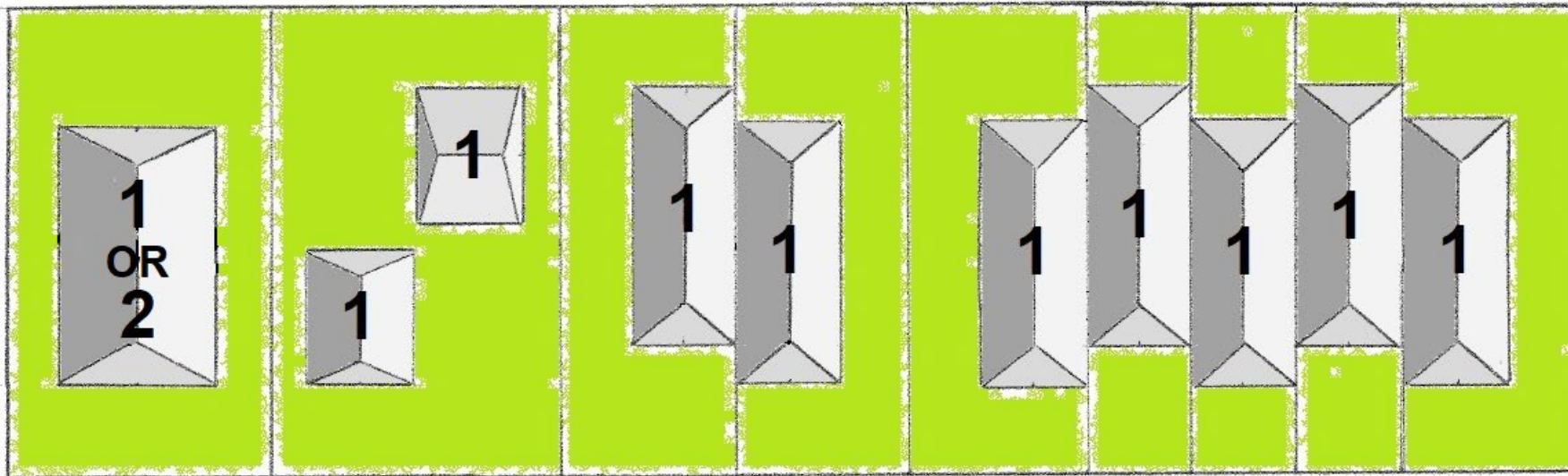
*But doesn't really apply to
multifamily... yet...



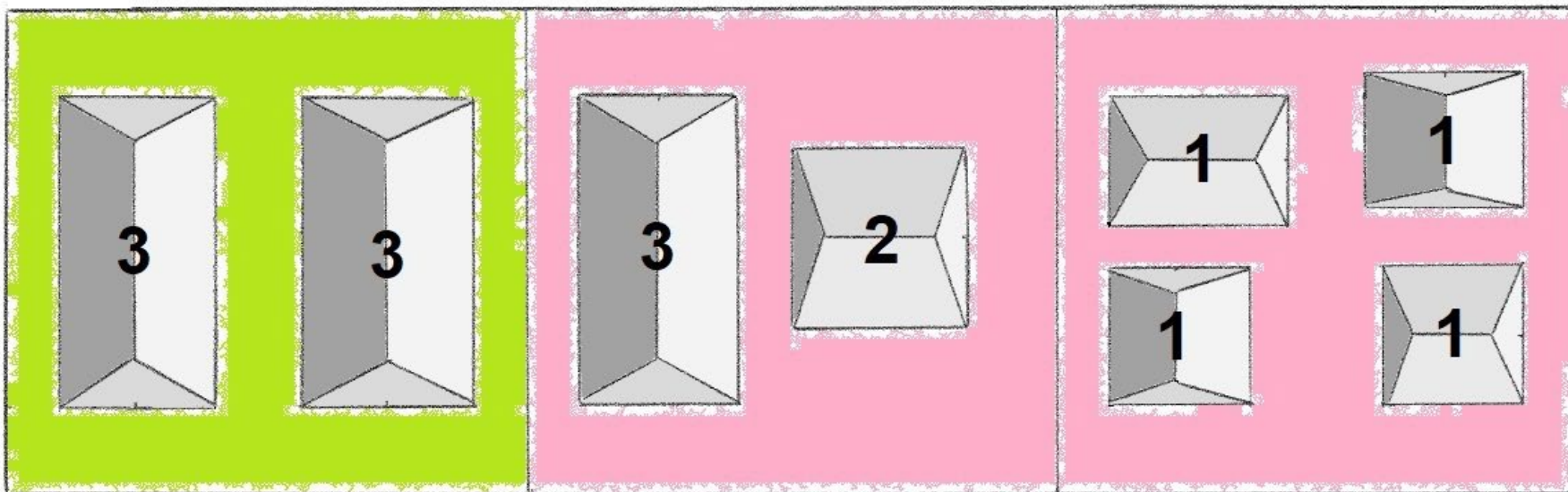
***Multifamily** means 3 or more dwelling units on a property

DETACHED SFD/DUPLEX

ATTACHED SINGLE FAMILY DWELLING (SFD)



ANY STREET



MULTIFAMILY

MUTIFAMILY???

MUTIFAMILY???

valid.

PART II

SECTION 13. DEFINITIONS: The following words and phrases when used in this ordinance shall have meanings respectively ascribed to them in this section, excepting in those instances where the context clearly indicates a different meaning.

Words used in the present tense include the future, the singular number, includes the plural; and the plural the singular, the word lot includes the word plot and word building includes the word structure.

DWELLINGS, SINGLE FAMILY: A single family dwelling is a building used or arranged for use as the home or abode of but one family in which not more than four boarders or lodgers are accommodated.

DWELLINGS, TWO FAMIL: A two family dwelling is a building used or arranged for use as the home or abode of but two families, living independently of each other, and in which not more than four boarders or lodgers shall be accommodated by each family.

DWELLING, MULTIPLE FAMILY: A multiple family dwelling is a building used or arranged for use as the home or abode of three or more families, living independently of each other and doing their own cooking in said building and shall include flats and apartments.

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 ¹	N/N	P/P	N/N	N/N	N/N	N/N	N/N
3+ Units Attached/Detached (Proposed)	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 ² (Proposed)	N	N	N	N	N	S (P)	S (P)	P	P	S (P)	S (P)	S (C)	N	N	N
3+ Units Upper Floors ² (Proposed)	N	N	N	N	N	S (C)	S (C)	P	P	S (C)	S (C)	S (N)	N	N	N
Single Room Occupancy (Proposed)	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 > 6)	S (N)	N	N	N
Unit, Same Level as Non-Residential (Proposed) (DU-Attached/Detached)	N	N	N	N	N	C (C/C DU) (N SRO)	S (N/N DU) (N SRO)	S (C/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

¹ Except for historic residential structures ³ Except not allowed on first floor

² Attached housing all zones

P - Permitted
N - Not Allowed

C - Conditional Use
S - Silent

DU - Dwelling Unit
SRO - Single Room Occupancy

ZONING DISTRICTS

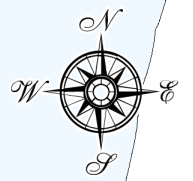
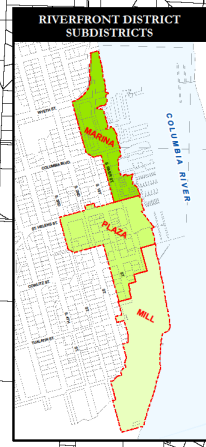
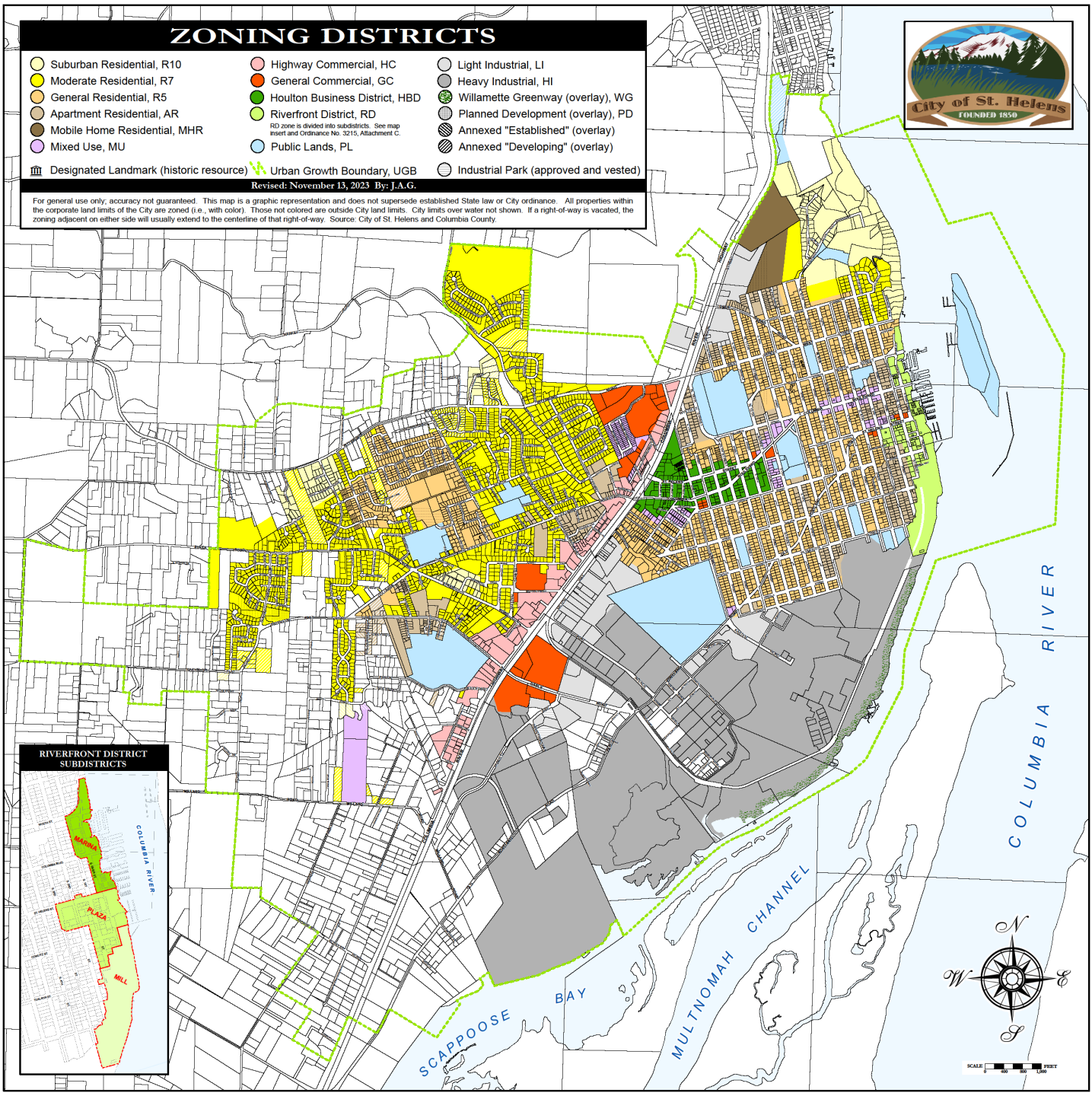
- Suburban Residential, R10
- Moderate Residential, R7
- General Residential, R5
- Apartment Residential, AR
- Mobile Home Residential, MHR
- Mixed Use, MU
- Highway Commercial, HC
- General Commercial, GC
- Houlton Business District, HBD
- Riverfront District, RD
- Public Lands, PL
- Light Industrial, LI
- Heavy Industrial, HI
- Willamette Greenway (overlay), WG
- Planned Development (overlay), PD
- Annexed "Established" (overlay)
- Annexed "Developing" (overlay)
- Industrial Park (approved and vested)

RD zone is divided into subdistricts. See map inset and Ordinance No. 3215, Attachment C.

Designated Landmark (historic resource) Urban Growth Boundary, UGB

Revised: November 13, 2023 By: J.A.G.

For general use only; accuracy not guaranteed. This map is a graphic representation and does not supersede established State law or City ordinance. All properties within the corporate land limits of the City are zoned (i.e., with color). Those not colored are outside City land limits. City limits over water not shown. If a right-of-way is vacated, the zoning adjacent on either side will usually extend to the centerline of that right-of-way. Source: City of St. Helens and Columbia County.



SCALE 1" = 100 FEET

Special notice per ORS 227.186?

YES

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

and **NO**

LI is affected but only for child care and with less restriction.