

RESIDENTIAL USE / HOUSING POLICY CHANGES



DUPLEXES

September 2020



Oregon HB 2001 – July 2, 2019

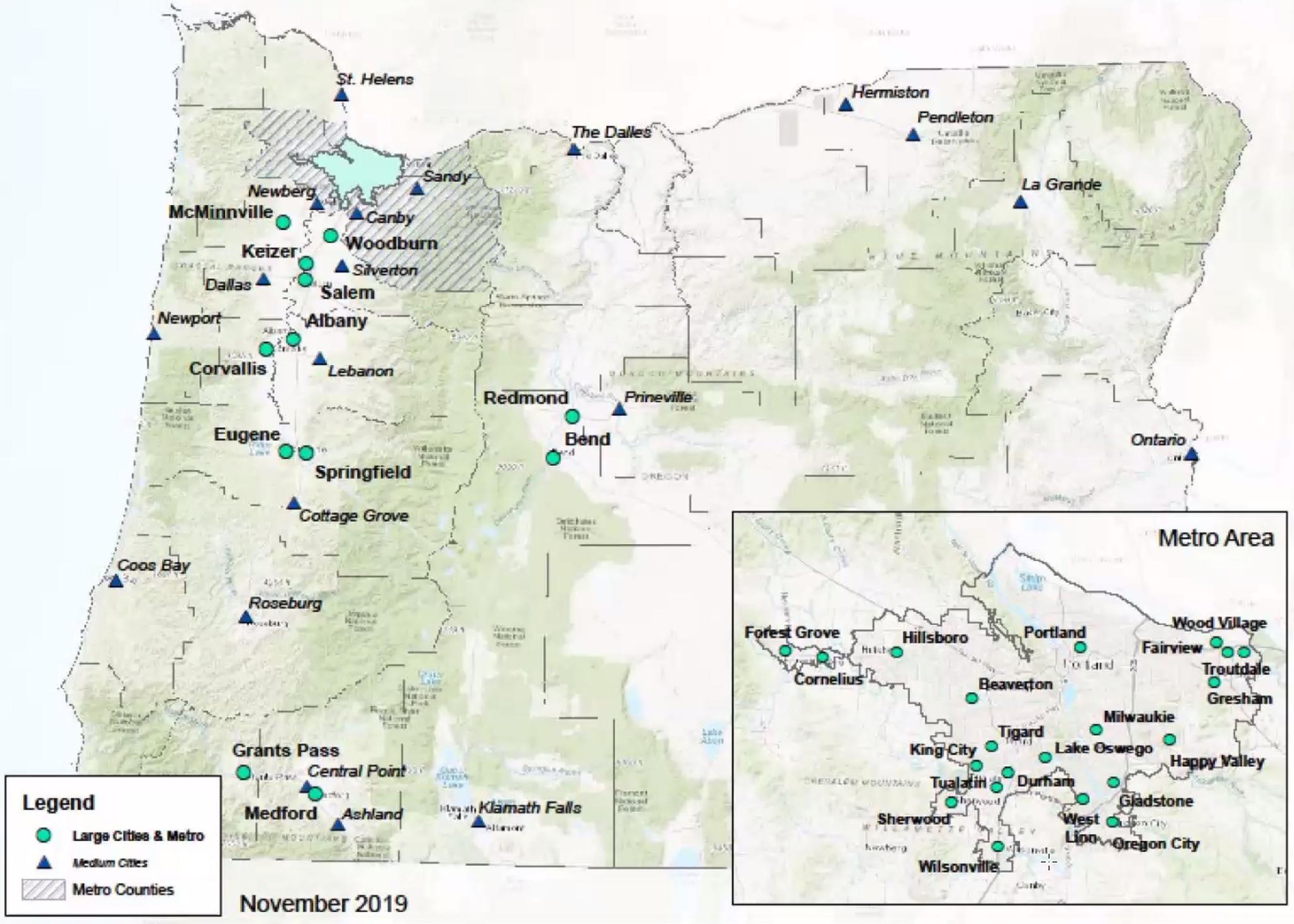
- “Medium cities” are all Oregon cities outside the Portland Metro boundary with a population between 10,000 and 25,000. This includes St. Helens!
- HB 2001 created an entitlement for a **duplex** on every lot or parcel that allows a detached single-family home.
- **Required by June 30, 2021** ← [Duplexes amendments need to be first priority!](#)
- St. Helens can meet this requirement by doing nothing, letting the State’s Model Code take over on July 1 or adopt its own policy, with some limitations (OAR 660-046).



St. Helens Housing Needs Analysis (Ord. No. 3244) – August 21, 2019

- Development of a **cottage cluster** code which would specify design standards and dimensions for cottage cluster development.
- Continued monitoring and tracking of housing inventory and development.
- Clarify standards related to allowed density when annexing properties.
- Consider allowing **duplexes** in R7 zoned land. ← HB 2001 (above) will address this.

Cities and Counties Affected by HB 2001





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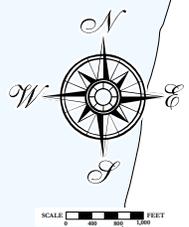
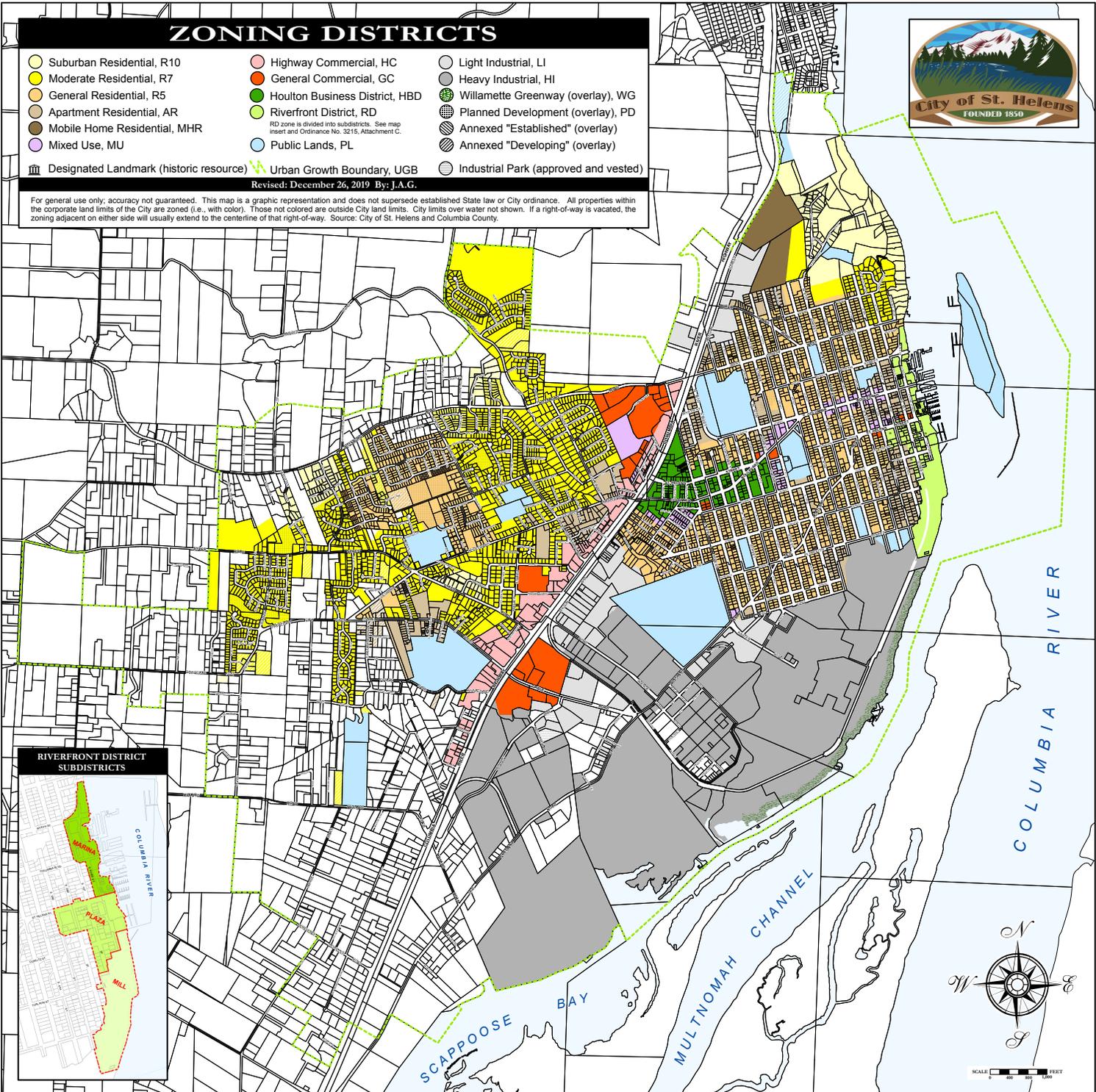
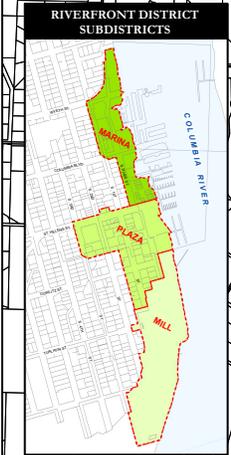
DUPLEXES & ZONING

ZONING DISTRICTS

- | | | |
|---|--|---|
| ○ Suburban Residential, R10 | ○ Highway Commercial, HC | ○ Light Industrial, LI |
| ○ Moderate Residential, R7 | ○ General Commercial, GC | ○ Heavy Industrial, HI |
| ○ General Residential, R5 | ○ Houlton Business District, HBD | ○ Willamette Greenway (overlay), WG |
| ○ Apartment Residential, AR | ○ Riverfront District, RD | ○ Planned Development (overlay), PD |
| ○ Mobile Home Residential, MHR | ○ RD zone is divided into subdistricts. See map insert and Ordinance No. 3215, Attachment C. | ○ Annexed "Established" (overlay) |
| ○ Mixed Use, MU | ○ Public Lands, PL | ○ Annexed "Developing" (overlay) |
| ▤ Designated Landmark (historic resource) | ▤ Urban Growth Boundary, UGB | ○ Industrial Park (approved and vested) |

Revised: December 26, 2019 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.



Current Residential Uses by Zoning District – September 2020

Zone Use	R10	R7	R5	AR	MHR	MU	RD, Marina	RD, Plaza	RD, Mill	HBD	GC	HC	LI	HI	PL
DetachedSFD	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Attached SFD	N	N	P	P	N	P	N	N	P	P	N	N	N	N	N
Manf Home	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
M Home Park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Duplex	N	C	P	P	C	P	N	N	N	P	N	N	N	N	N
Multifam (3+)	N	N	C	P	C	C	C	N	P	C	C	N	N	N	N
ADU	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
RV Park	N	N	N	N	C	C	C	N	N	N	C	C	C	C	C
Above DU	N	N	N	N	N	P	P	P	P	P	P	C	N	N	N
Caretaker DU	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N
Cottage Clust	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Zoning Districts

R-10: Suburban residential

R7: Moderate residential

R5: General residential

AR: Apartment residential

MHR: Mobile home residential

MU: Mixed use

RD: Riverfront district (Marina, Plaza, and Mill subdistrict)

HBD: Houlton business district

GC: General commercial

HC: Highway commercial

LI: Light industrial

HI: Heavy industrial

PL: Public lands

Current – September 2020

Zone Use	R10	R7	R5	AR	MHR	MU	RD, Marina	RD, Plaza	RD, Mill	HBD	GC	HC	LI	HI	PL
Detached SFD	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Manf. Home	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Duplex	N	C	P	P	C	P	N	N	N	P	N	N	N	N	N

Changes to comply with HB 2001

Zone Use	R10	R7	R5	AR	MHR	MU	RD, Marina	RD, Plaza	RD, Mill	HBD	GC	HC	LI	HI	PL
Detached SFD	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Manf. Home	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N
Duplex	P	P	P	P	P	P	N	N	N	P	N	N	N	N	N

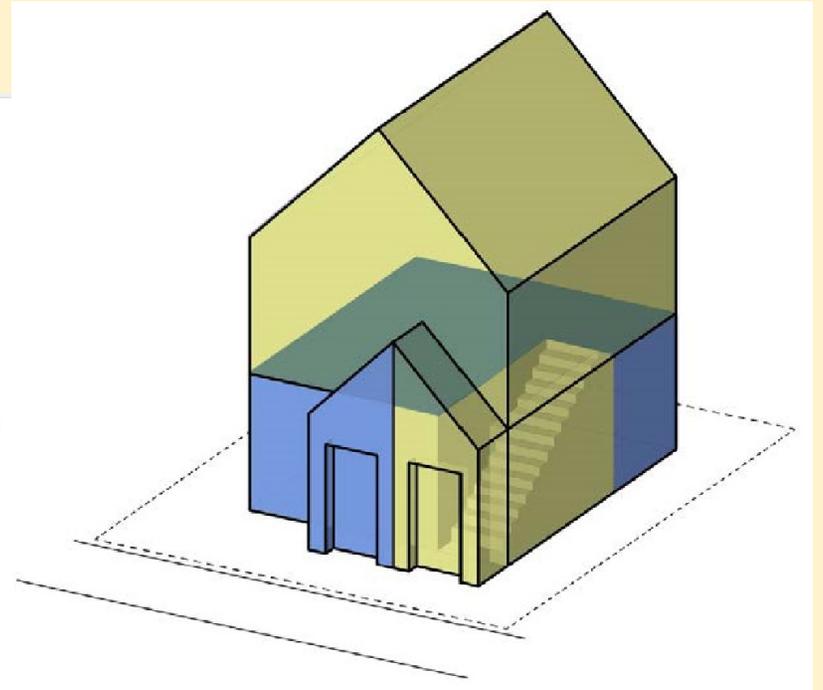
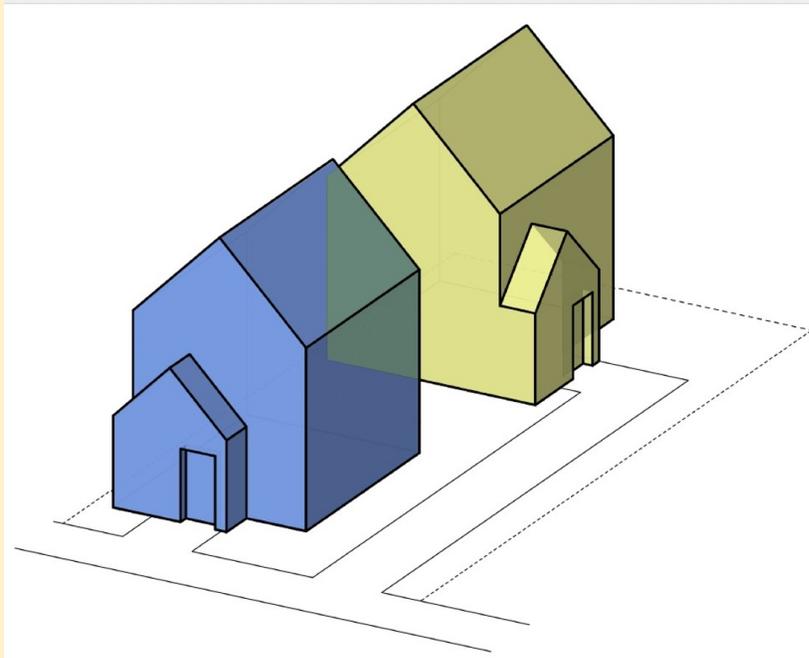
- R10 changes from **not permitted** to **permitted**.
- R7 & MHR change from **conditionally permitted** to **permitted**.
- Detached single-family dwelling, duplex and manufactured homes treated equally.

RESIDENTIAL USE / HOUSING POLICY CHANGES

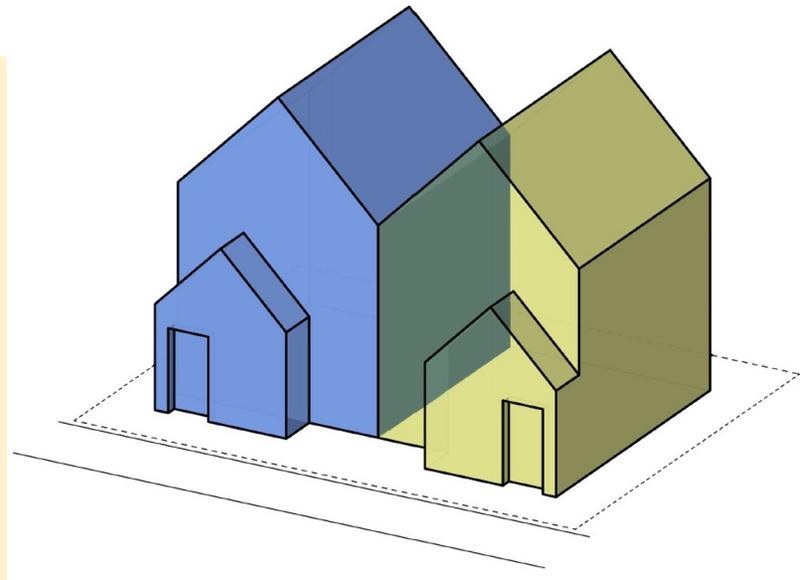


DUPLEX DEFINITION

JUST ATTACHED OR DETACHED TOO?



- City code says attached.
- OAR allows both.
- Model code mandates both.



So status quo or go detached too?

Parking!!





CITY CURRENT STANDARDS

- Detached and attached single-family dwellings → 2 spaces
- Duplexes → 2 spaces per unit (4 total)
- Manufactured home / mobile home park → 2 spaces per unit
- Multifamily (apartments) → 1 (studio), 1.5 (one-bed), or 2 (two+ bed)
- ADUs → 0



- OAR allows no more than 2 spaces for a duplex. Doesn't preclude on-street parking credit.
- Model code invalidates any off-street parking requirement! That means ZERO parking required!!

Can't keep it at four. Our choice is 0-2 and no more. Choice may impact how we look at other uses.

Driveways



Driveways

Current City Code reads:

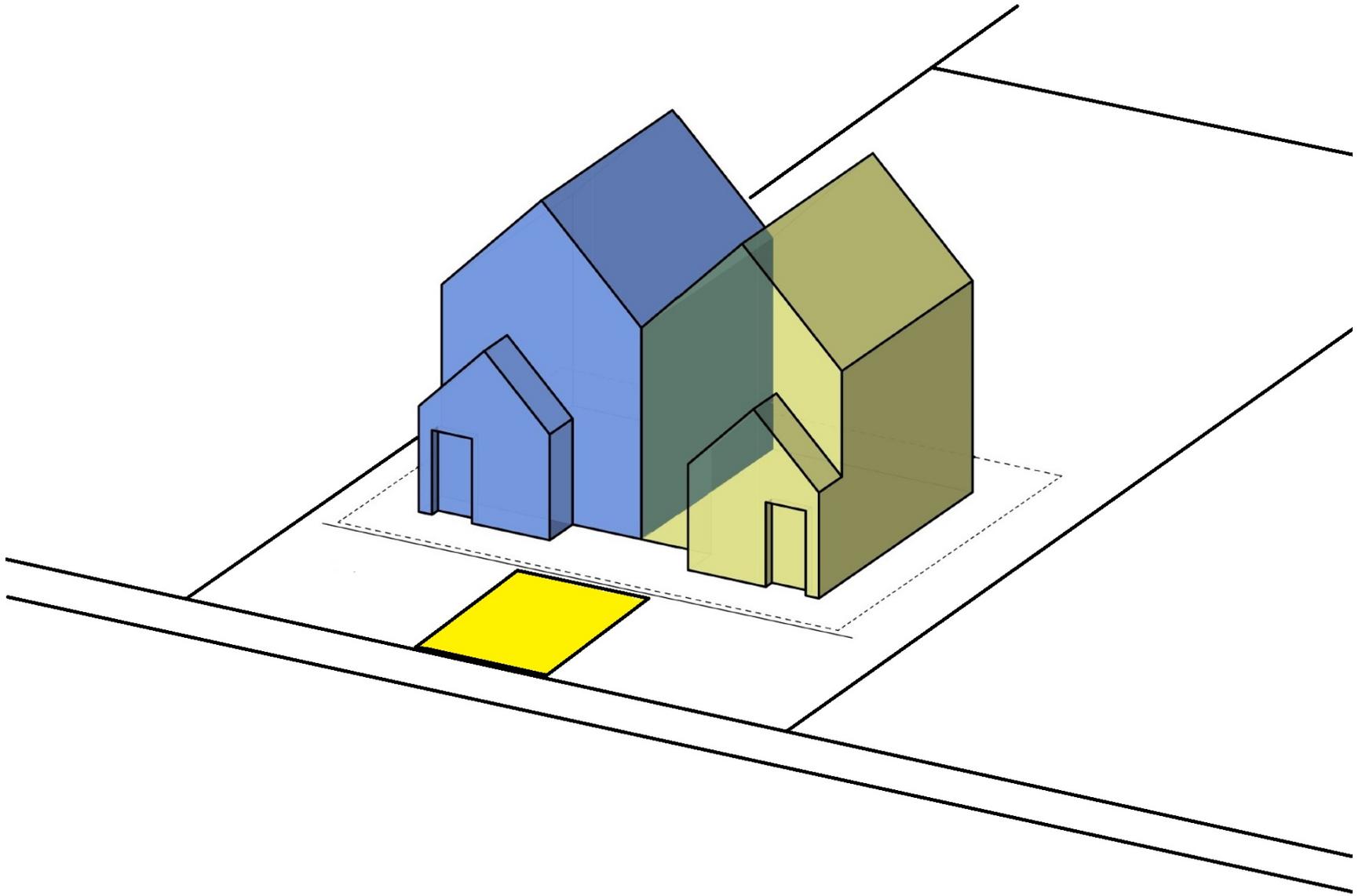
For single-family (detached and attached) and duplex housing types, one street access point is permitted per lot, except that two access points may be permitted for duplexes on corner lots (i.e., no more than one access per street), subject to the access spacing standards...

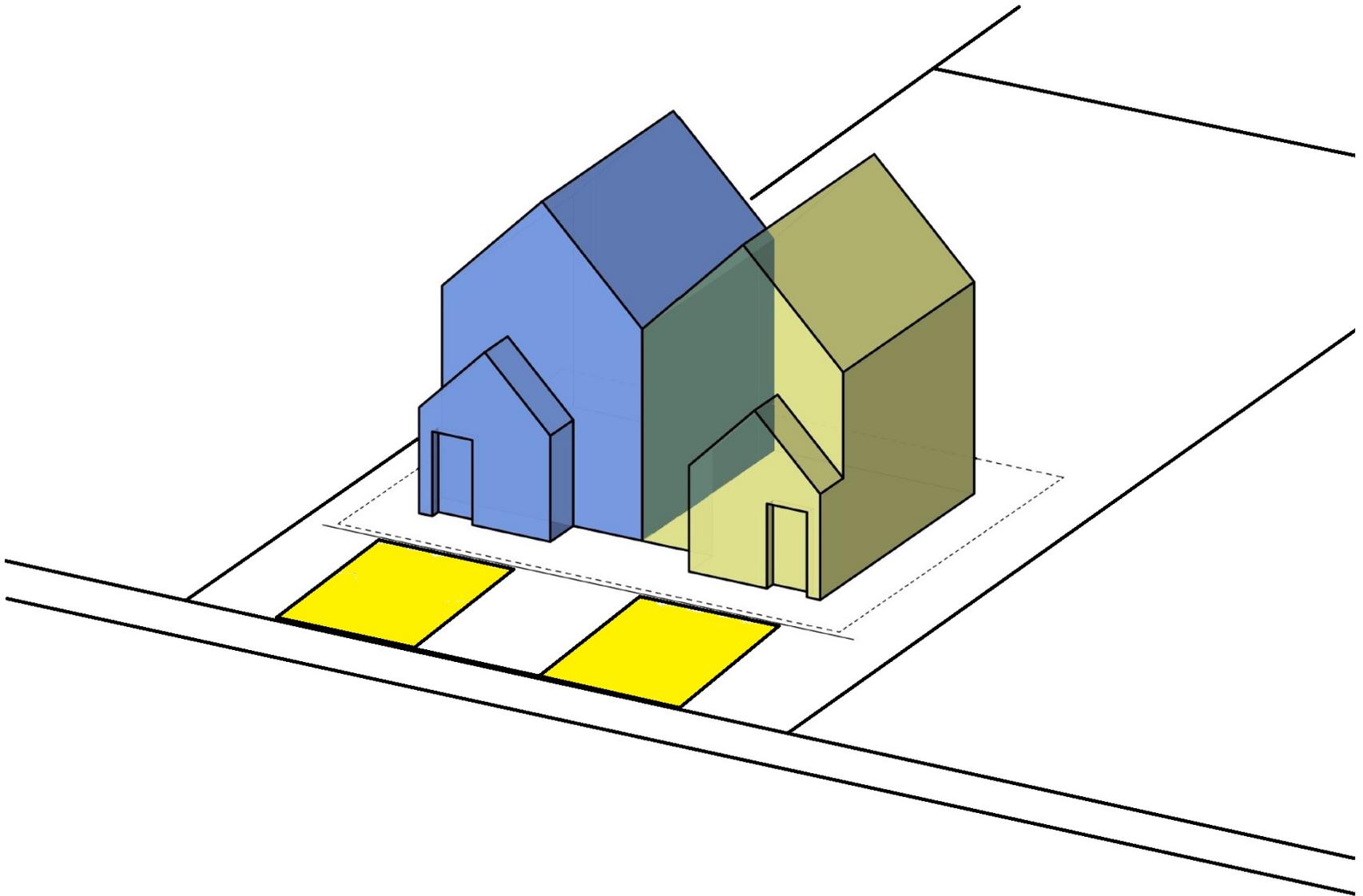
Recommend:

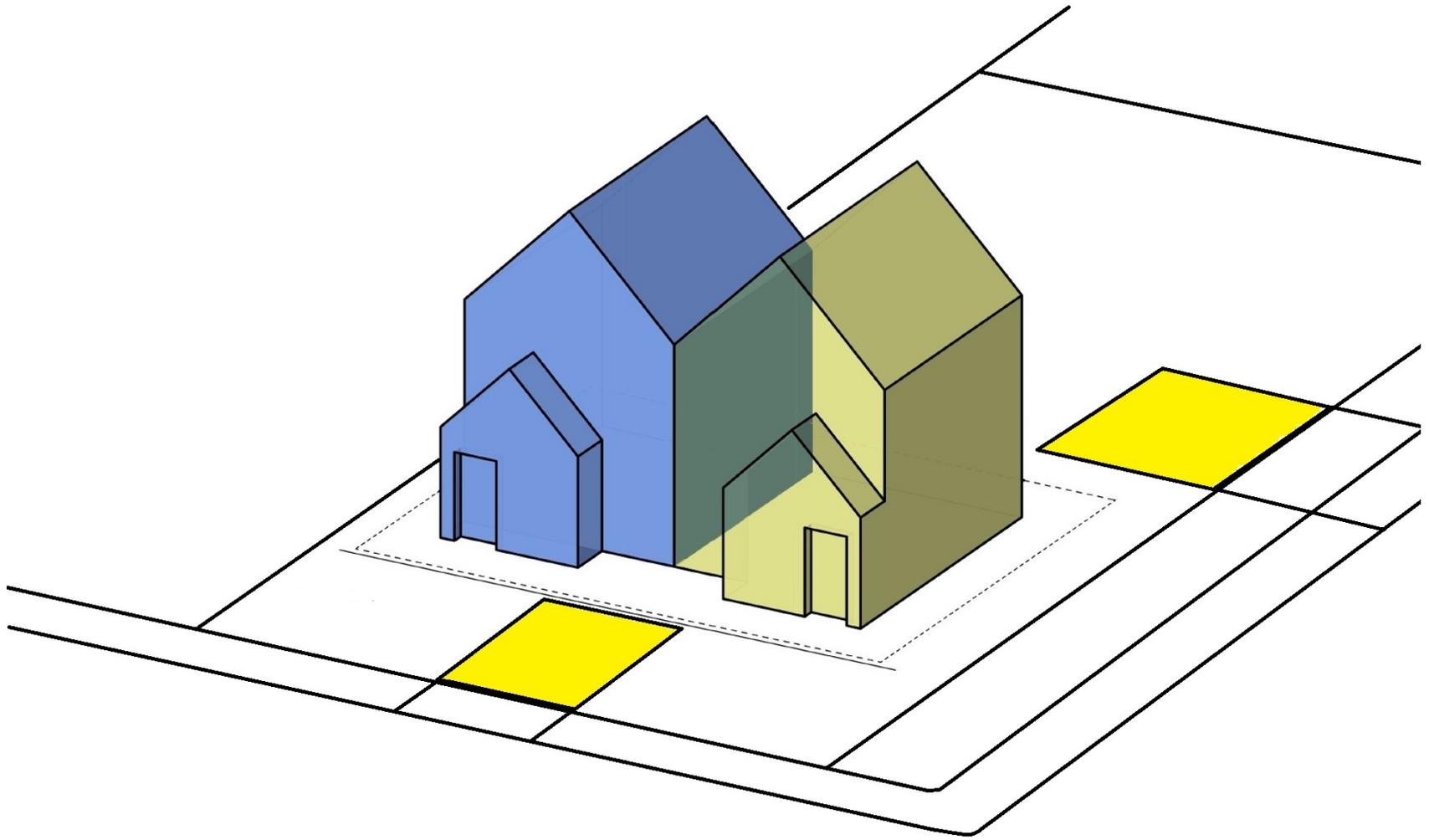
1. At least allowing two driveways on corner lots for duplexes and detached single-family dwellings.

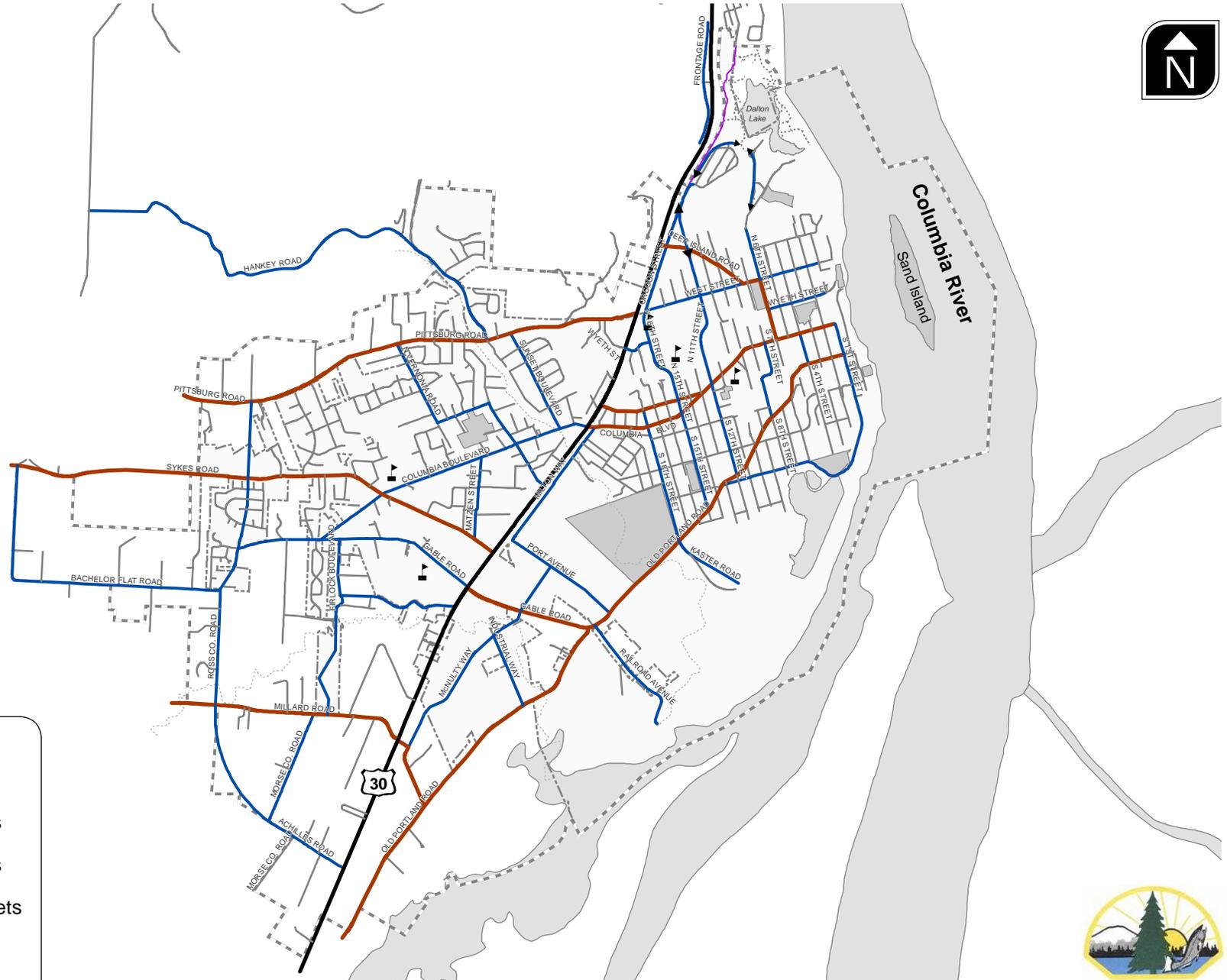
Should we go further?

2. Allowing two driveways along streets with no on-street parking?
3. Allow two driveways along local classified streets?









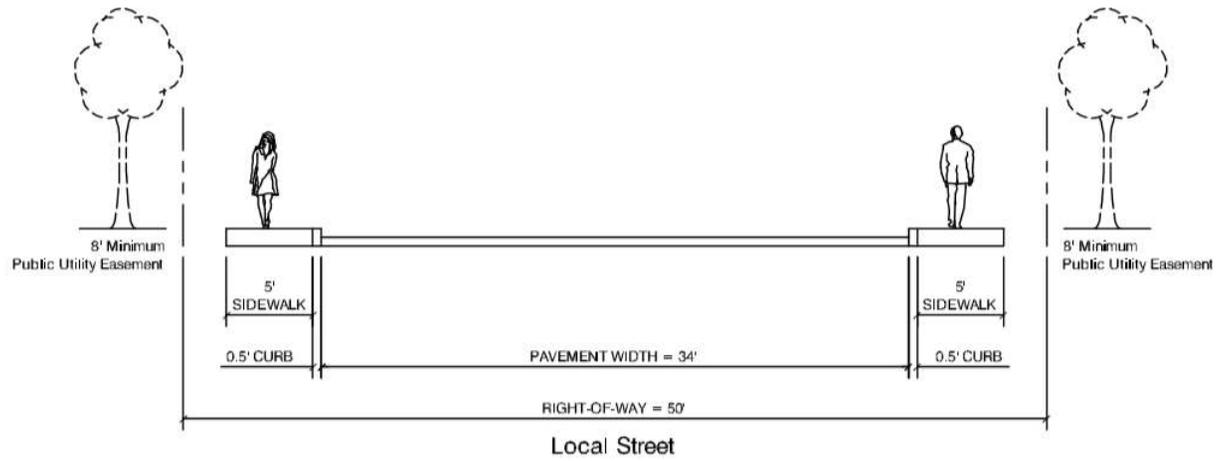
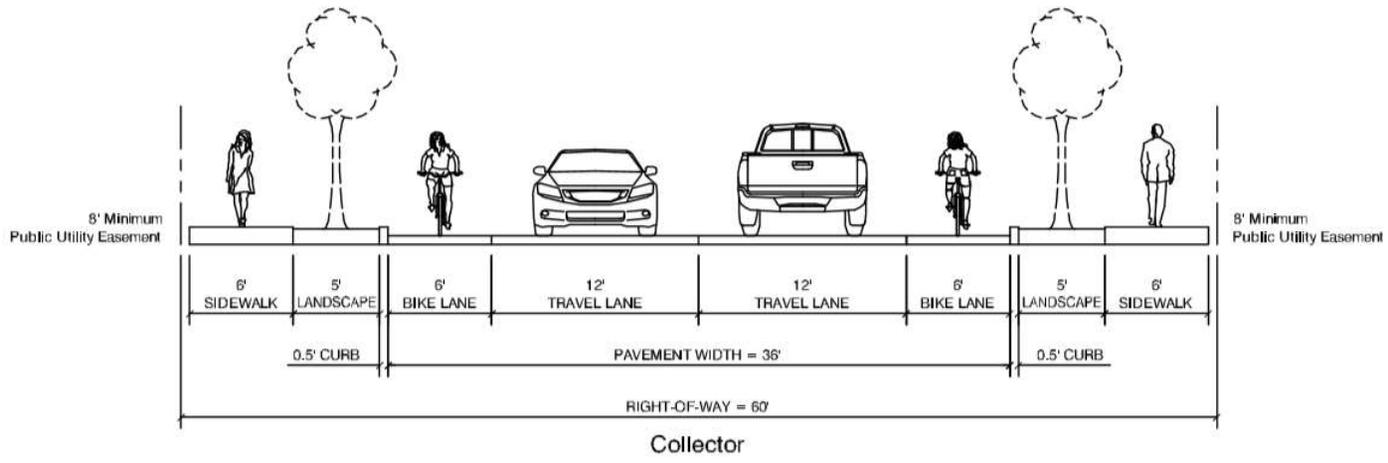
LEGEND

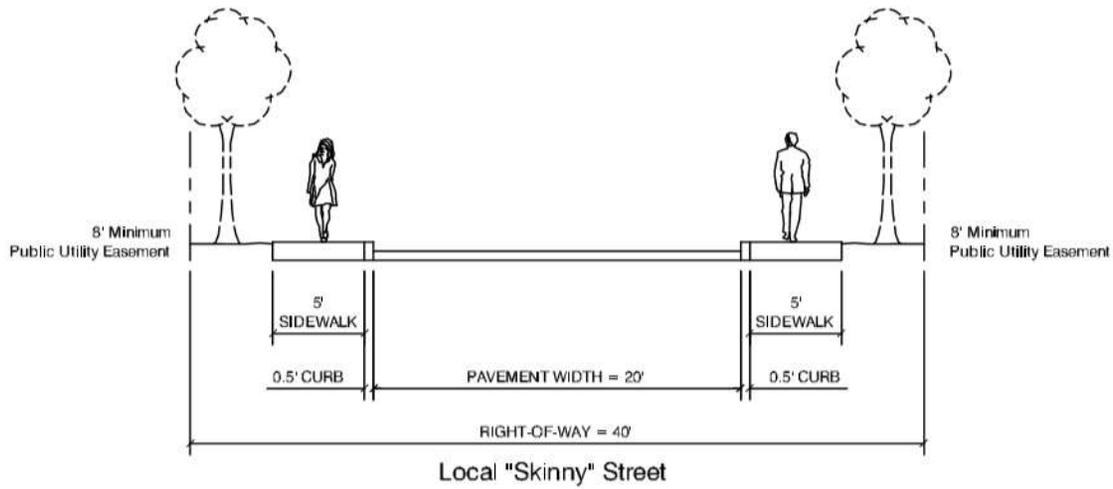
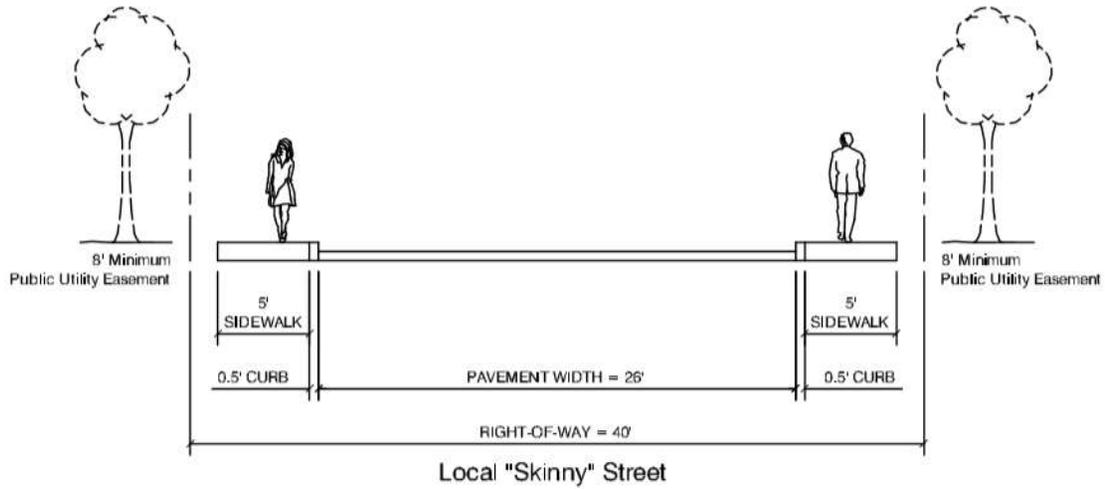
-  Schools
-  Major Arterials
-  Minor Arterials
-  Collector Streets
-  Local Streets
-  City Limits
-  City UGB



**FUNCTIONAL CLASSIFICATION PLAN
ST. HELENS, OREGON**

H:\proj\file110639 - St Helens TSP Update\gis\draft tsp\Fig7-1.mxd







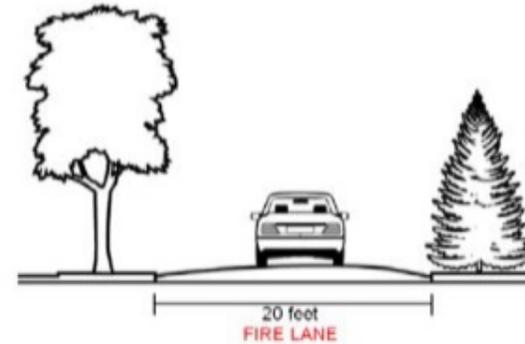
CITY CURRENT STANDARDS



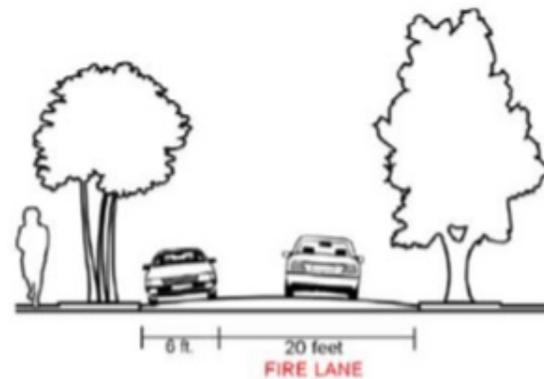
City has two types of public “skinny street” standards: 20’ and 26’ roadway width.

- Limited to 200 average daily trips (about 20 detached single family dwellings)
 - Typical use is for cul-de-sac streets
- On-street parking prohibited on 20’ wide roadway
- Parking allowed on one side for 26’ wide roadway

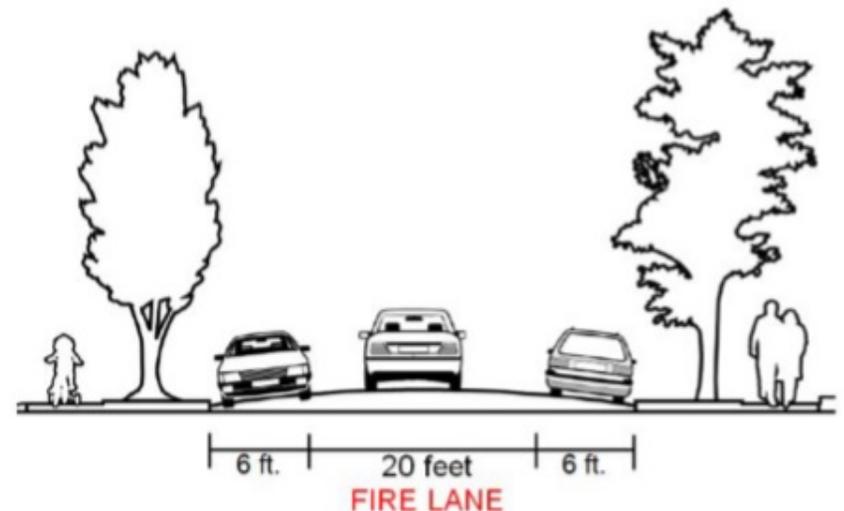
PARKING PROHIBITED ON EITHER SIDE:



PARKING PROHIBITED ON ONE SIDE ONLY:



PARKING PERMITTED ON BOTH SIDES:



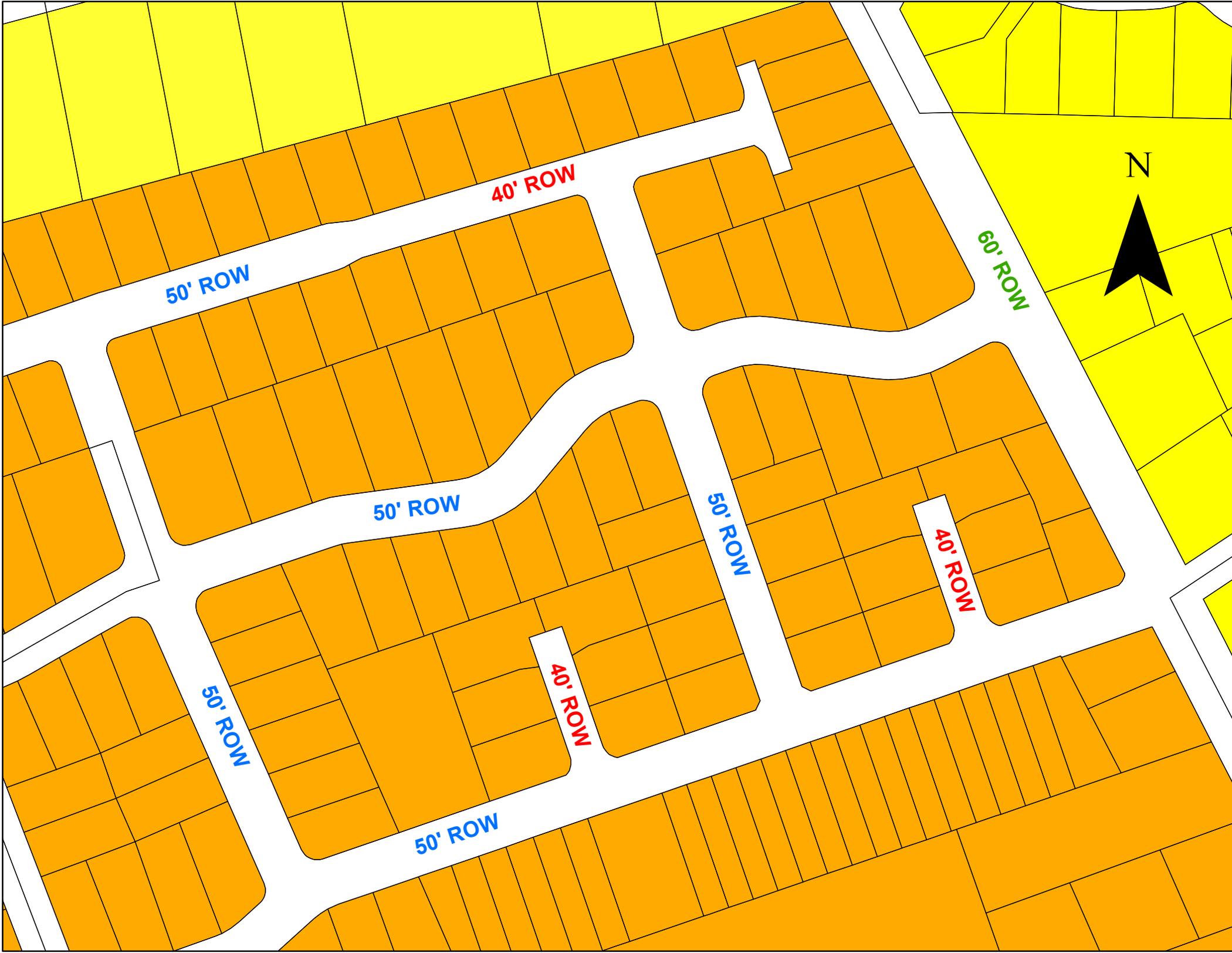
Fire Code

20’ – No parking

26’ to 32’ – One Side

32’+ – Both sides

Keep as is? Change city codes?



N



60' ROW

40' ROW

50' ROW

50' ROW

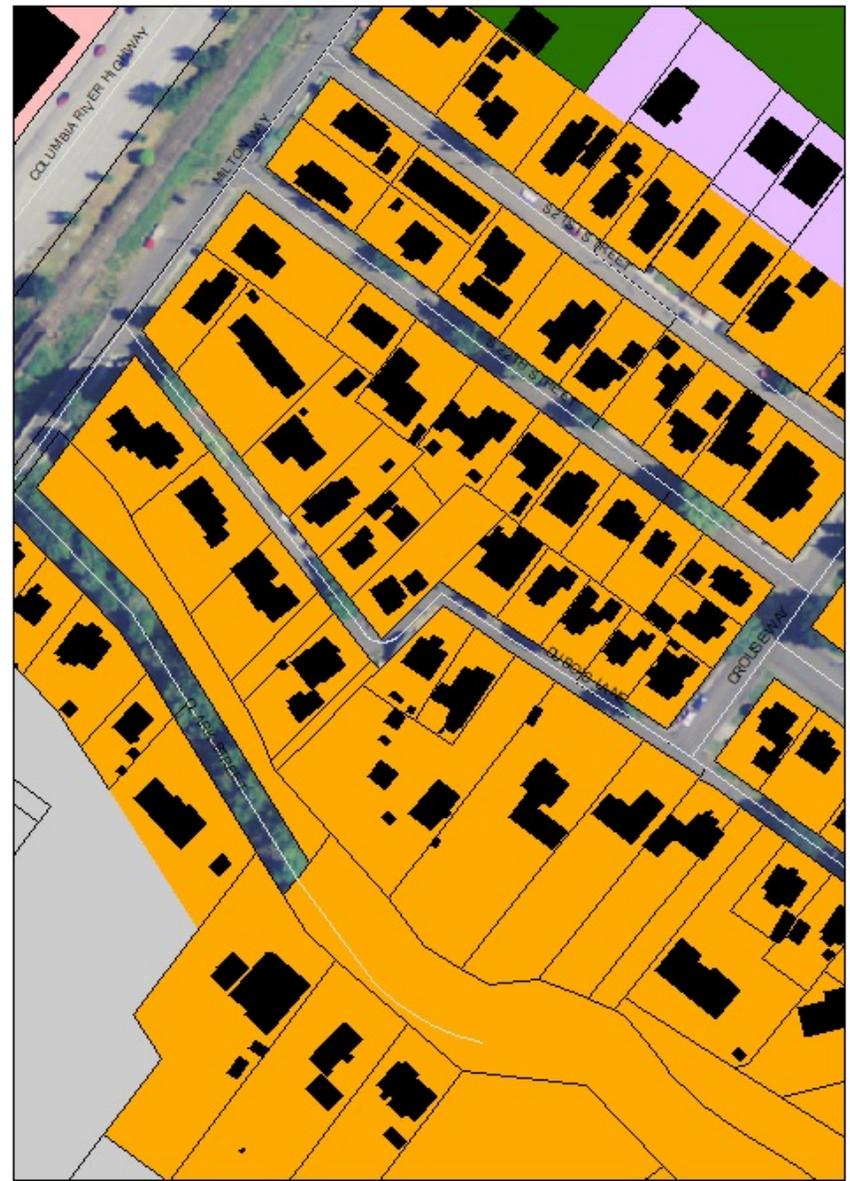
50' ROW

40' ROW

40' ROW

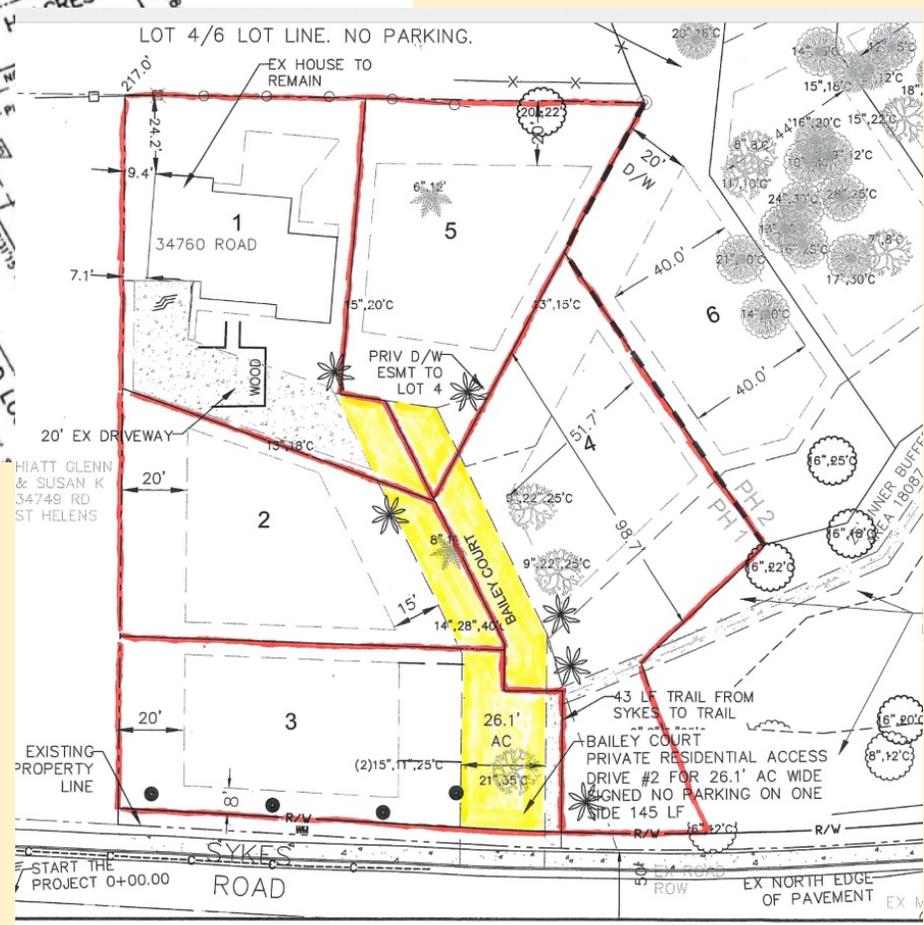
50' ROW

50' ROW



PRIVATE STREETS

- Another tool for infill development.
- Allowed when such an easement is the only reasonable method by which a lot, large enough to develop can be created.
- If >150' long, need **FIRE** turnaround.



	Min/Max Easement width	Minimum Improvements
1 – 2 DUs/Lots	15' / 24'	10' Pavement
3-6 DUs/Lots	24' / 30'	20' Pavement
Multidwellings	24' / 30'	24' Pavement + curbs and 5' walkway

RESIDENTIAL USE / HOUSING POLICY CHANGES



DUPLEX — Other Standards

!AUCTUNG! – Remember:

1. **Standards need to be clear and objective.**
2. **Standards cannot be exclusive to duplexes.** Basically, need to treat duplexes and detached single-family dwellings the same, but it seems you can still pick on the SFD (not the Duplex)...

Yard Requirements (setbacks)

- **R5 and R7 have same duplex SFD.**
- **R10 doesn't have duplex standards yet. SFD standards will apply.**
- **AR has greater standard for duplex. Will need to fix this.**
- **Model code restricts rear to 15 feet. R7 and R10 have 20 rear yards; model code would force their reductions.**

Just go with detached SFD standards or reduce further? Or something else?

Lot size and dimension

- R10 has no duplex standards. R7, R5, and AR have greater standards for duplexes. All will need to be fixed.
- Same with lot dimensions as lot size.

Height, building/structure coverage, and min. landscaping

- No difference now between detached SFDs and duplexes in City code.

Density calculations

- OAR disallows using duplexes for density calculations.
- We should update our density calculation chapter to clarify. ADUs should be explicitly exempt too (though we'd do that anyways).

Wetland Chapter, Nonconformance Chapter

- **Single-dwelling references should be updated**

ADU Chapter

- **City code allows an ADU with a detached single-family dwelling.**
- **Duplex also possible with these rules.**
- **Both scenarios = 2 units on 1 lot**
- **OAR 660-046-0105 through OAR 660-046-0130 do not require a Medium City to allow more than two dwellings units on a Lot or Parcel, including any accessory dwelling units.**
- ***Interest in specific “no more than two” language?* Could be more legal protection to keep things to two if there is concern.**

Caretaker Residence (Industrial zoning only)

- Specify single DU only. No duplex or ADU.

Design Standards (e.g., entry orientation, window coverage, articulation, etc.)

- City has none that apply to detached single-family dwellings or duplexes
- One idea: *At least one main dwelling entry shall face the street? If a corner lot, the street that...?*
- *Anything else?*

Even a topic as simple a duplexes...

Feb. 3, 2021 – 35 Day Notice to DLCD; Draft code needs to be ready prior to this

PC hearing – March 9 or April 13

CC hearing – April 7 or 21

ORD readings – 1st May 5 & 2nd May 19

Effective – June 18, 2021

June 30, 2021 – deadline for effective code

...can mean a whole lot of code carving!