

LEGISLATIVE TEXT AMENDMENTS FOR MIDDLE HOUSING CODE UPDATES

#851-25-000271-PLNG

#851-25-000263-PLNG

#851-25-000260-PLNG

#851-25-000259-PLNG

#851-25-000264-PLNG

#851-25-000265-PLNG

#851-25-000266-PLNG



SENATE BILL 406 UNINCORPORATED COMMUNITIES

NEAHKAHNIE*

BARVIEW/TWIN ROCKS/WATSECO

OCEANSIDE*

NETARTS

HEBO

CLOVERDALE

PACIFIC CITY/WOODS

NESKOWIN



SB 406 OBJECTIVES

- Expand opportunities for middle housing in ways compatible with Tillamook County communities
- Expand opportunities to meet some of County's housing needs
- Meet first part of Senate Bill 406 (code updates)
 - Second part to come: Housing Capacity, Housing Production Strategies, etc.



SENATE BILL 406 NEXT STEPS REGIONAL APPROACH & DLCD GRANT OPPORTUNITIES

- HOUSING CAPACITY/HOUSING NEEDS ANALYSIS (HNA)- HB 2003
 - A plan to accommodate needed housing on a regular schedule.
 - Assesses community's current and future housing needs to determine if there is enough land and capacity to accommodate a projected growth.
- HOUSING PRODUCTION STRATEGY (HPS)- HB 2003
 - Contains specific and meaningful plans, tools, actions, and policies to address housing needs identified in the HCA, along with a timeline for adopting and executing each strategy.
 - Includes strategies such as updating regulations or offering financial incentives to encourage the development of the necessary housing types identified in the analysis.
 - Tillamook County HPS Implemented to Date

WHAT IS MIDDLE HOUSING?



- (Accessory Dwelling Units)
- Duplexes
- Triplexes
- Quadplexes
- Townhouses
- Cottage Clusters

UNINCORPORATED COMMUNITY ZONING DISTRICTS- ARTICLE 3 AMENDMENTS- EXHIBITS A-D

- BARVIEW/TWIN ROCKS/WATSECO
- NETARTS
- HEBO
- CLOVERDALE
- PACIFIC CITY/WOODS
- NESKOWIN




AMENDMENT FOCUS

CONT. EXHIBITS E-H

- **ARTICLE 4**
 - Various Sections
- **ARTICLE 5**
 - Add TCLUO Section 5.120
- **ARTICLE 11**
 - Definition Updates
- **TILLAMOOK COUNTY LAND DIVISION ORDINANCE**
 - Standards & Criteria for Middle Housing Land Divisions



<https://www.tillamookcounty.gov/commdev>



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COMMUNITY DEVELOPMENT

- + Building
- Planning
- Land Use Applications
- Land Use Ordinance (LUO) (Zoning Ordinance)
- Land Division Ordinance

Community Development

Re: Application Submittals to DCD

Community Development requires applications be provided in-person or mailed to the Department at 1510-B Third Street, Tillamook, OR. Scheduling an in-person appointment using the [Department's Online Booking Calendar](#) is the most effective submittal process, as it ensures Staff availability for completeness reviews. *Emailed submittals will not be accepted at this time. Digital submission of structural plans is NOT accepted at this time, unless prior coordination is made directly with staff.*


Commission Middle Housing Meeting**

Monday, April 24, 2025

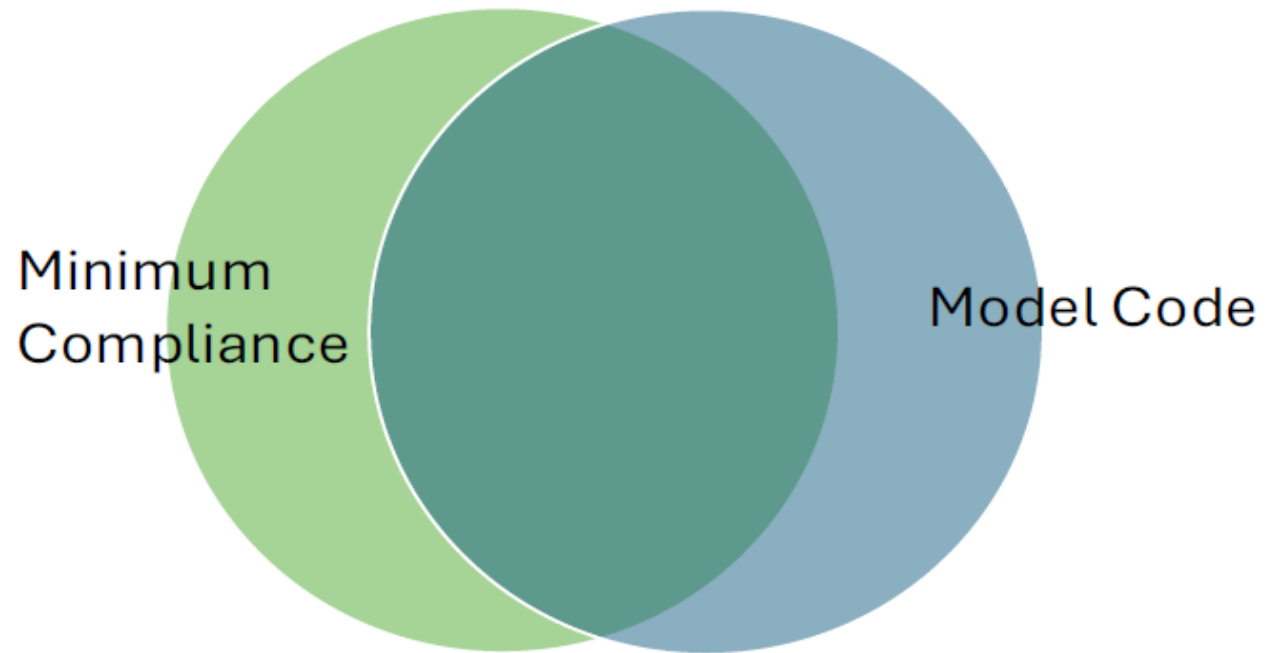
Meeting will be at 7:00pm at the Port of Tillamook Bay

Meeting Agenda, Presentation and Memorandum links below:

[April 24th Work Session Agenda](#)



Middle Housing Code Options



Distinctive choices:

- Attached or detached plexes
- Number of townhouses, cottages
- Design standards
- Parking
- Driveway configurations

DESIGN STANDARDS



- Only two categories of design standards can apply:
 - Specific Model Code design standards detailed for triplexes & quadplexes, townhouses, and cottage clusters; and
 - Additional clear and objective design standards developed for single-family, duplexes and middle housing

APPROACH TO MIDDLE HOUSING CODE UPDATES

- Permit all middle housing types outright, same as single-family in unincorporated community residential zones
- Establish minimum lot sizes for middle housing, based on single-family
- Apply same dimensional standards as single-family
- Apply minimum parking standard for 1 space per unit
- Apply design standards from Model Code
- Continue to apply limitations within hazard areas, flood regulations
- Require sufficient infrastructure for sites with middle housing
- Allow middle housing land divisions

COTTAGE DESIGN STANDARDS

- Scale of Cottages and Clusters:
 - 900-SF Building Footprint
 - Single-Story with Maximum Building Height of 17-Feet
 - Minimum 3 Cottages
 - Maximum 8 Cottages
 - Standards for Cottage Orientation, Courtyard, Pedestrian Paths, etc.
- Parking Design Standards

LAND DIVISION STANDARDS

- Middle Housing Land Divisions
 - Allows division of individual units on an existing lot to facilitate home ownership, avoid need for condominium plats.
 - “Parent lot” must meet all middle housing standards, individual units on “child lots” not subject to additional standards, e.g., setbacks.
- Partitions and Subdivisions Still Required to Create New (Parent) Lots

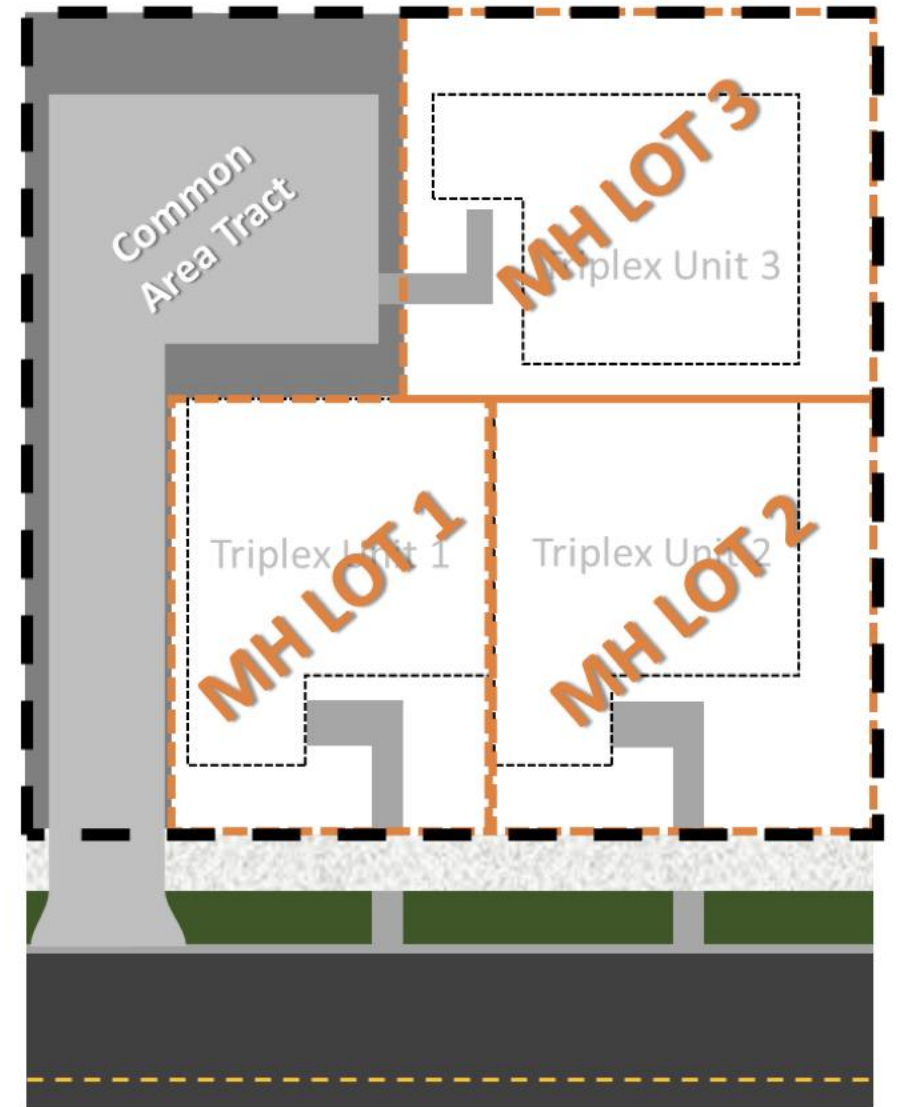


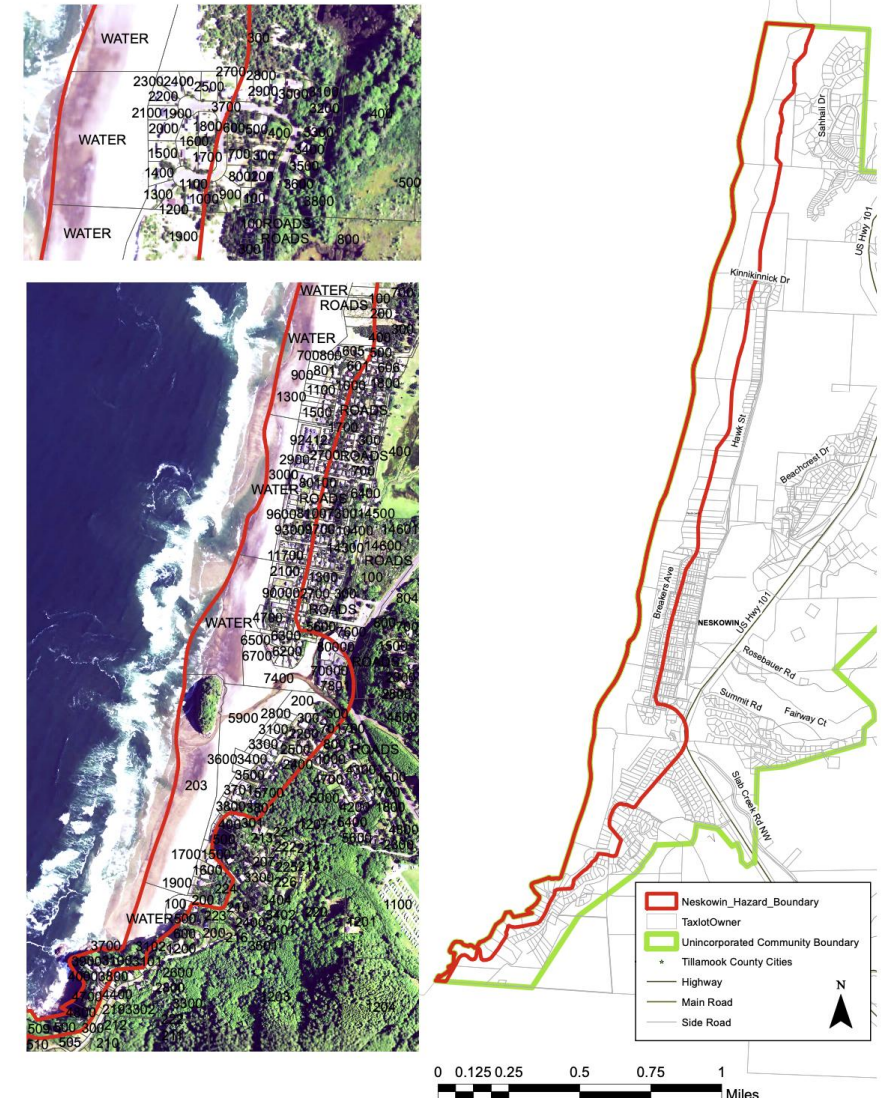
Figure 1: An example of a MHL for a Triplex (3 units on a lot), in which three Middle Housing Lots (Child Lots) are created, and one Common Area Tract is created for the parking and driveway. The black dotted line is the boundary of the Parent Lot.

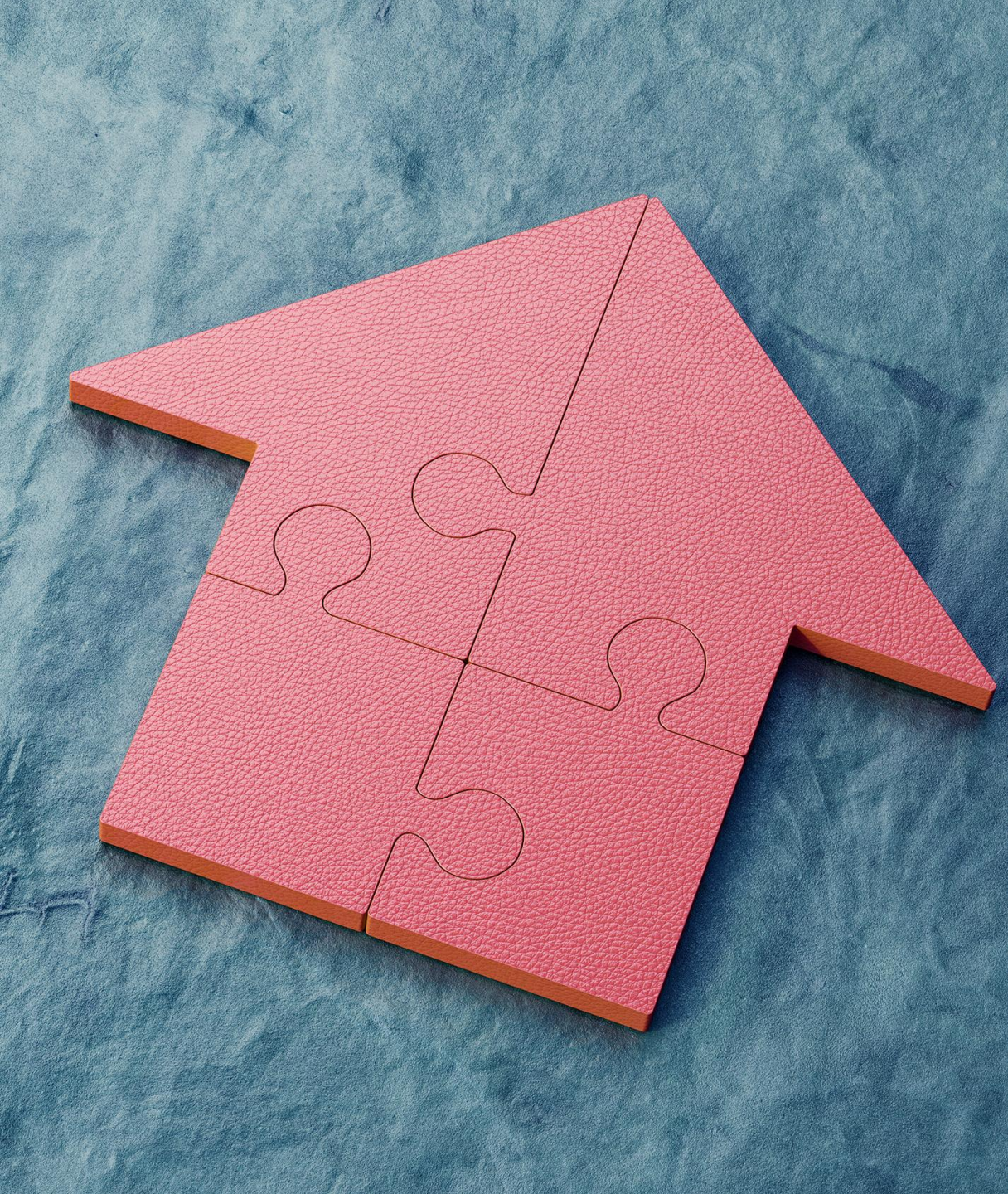
PERMITTING REQUIREMENTS

- Individual sites required to demonstrate **“Sufficient Infrastructure”** is provided or can be provided for:
 - Sewer and Water Availability: Service Provider Letters Required (includes onsite wastewater treatment permits where needed)
 - Fire Service Provider Letter
 - Road Approach Permit
- Goal 7 Compliance: Dune Area Development Permit, Floodplain Development Permit and Geologic Hazard Report Review
- Consolidated Zoning and Building Permit Review Process- Same as for Single-Family Dwelling.

Hazard Standards

- **Natural hazard (Goal 7)** protective standards for single-family housing will apply to middle housing in mapped Areas of Special Flood Hazard, tsunami inundation zones and areas of mapped geologic hazard.
- **Beaches and dunes (Goal 18)** protections apply to middle housing the same as for single-family
- **Neskowin Coastal Hazard Overlay Zone** density limitations will continue to be applied, limiting middle housing to reduce risks





CITIZEN ADVISORY COMMITTEE (CAC) PARTICIPATION

THANK YOU TO THE PARTICIPATING CACs!

OCEANSIDE

NETARTS

PACIFIC CITY/WOODS

NESKOWIN

ARTICLE 9: TEXT AMENDMENT CRITERIA (TCLUO) SECTION 9.030

- (a) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;**
- (b) The proposal must be consistent with the Comprehensive Plan. (The Comprehensive Plan may be amended concurrently with proposed changes in zoning);**
- (c) The Board must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or ordinance; and**
- (d) The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.**

QUESTIONS FOR STAFF

Legislative Text Amendments Presented By:

Sarah Absher, CFM, Director

Tillamook County Department of Community
Development