



Housing & Economic Opportunities Project (HEOP)

BUILDING OUR FUTURE TOGETHER



CONTRACTORS' HUDDLE

The City of Florence Codes, Fees & Policies are under construction.

Developers, Contractors, Surveyors, Engineers, & Architects — You are invited to share your ideas for change at the **2018 HEOP Contractors' Huddle**. RSVP required.

Food & Beverage provided.

Two days are available:

Feb. 14th, 7am & Feb. 15th 4pm



City of Florence
A City in Motion

You're invited to attend

WEDNESDAY, February 14th 7 AM

OR

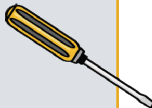
THURSDAY, February 15th 4 PM

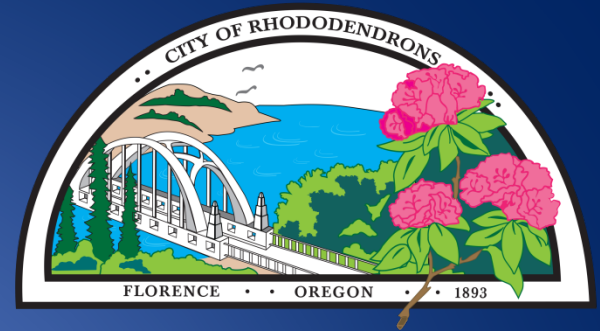
Florence Events Center
715 Quince St., Florence

Questions & **RSVP** to

Phone: 541-997-8237

E-mail: planning@ci.florence.or.us






City of Florence
A City in Motion

Florence City Council
Housing Work Session
February 7, 2018



Rezone & Development Requests / Code Compliance Cost of Doing Business & Living / Housing Availability

 Buildable Lands Analysis

 Senate Bill 1051 : ADUs & Church/Worship Needed Housing


 Housing Needs Analysis

 Modify Title 10 Zoning Code

 City Programs & Policies
Non-Title 10

 Comprehensive Plan Amendments

 Outreach
Contractor/Developer & Churches

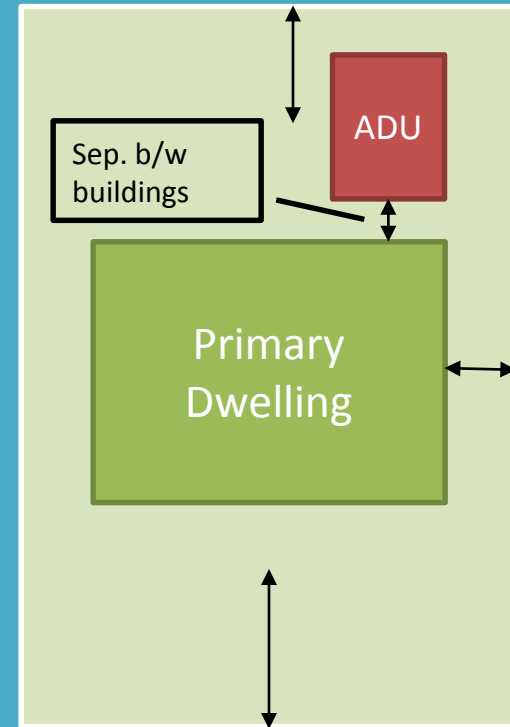
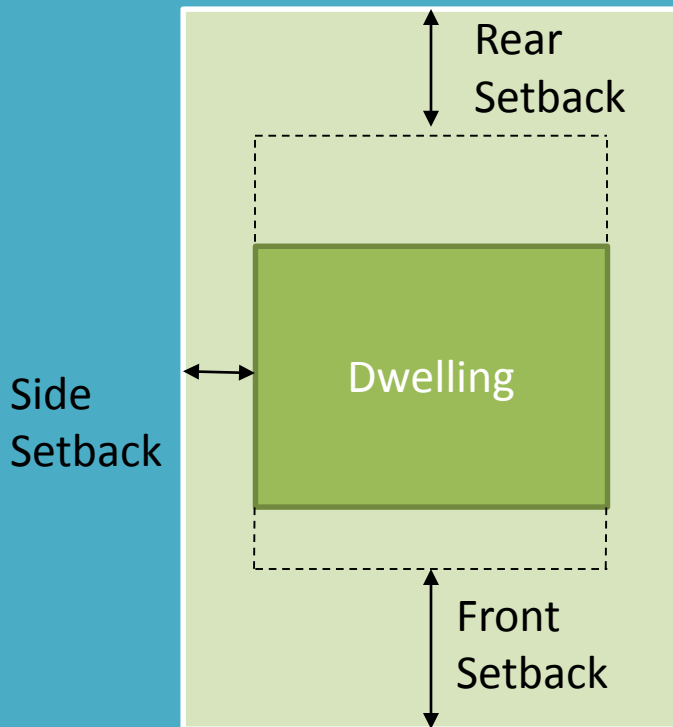
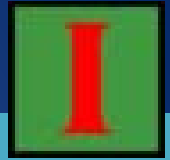
 Modify Title 10 Zoning Code

SB 1051 Code Changes



- Initiated by City Council on Jan. 8th
- Code being finalized for Feb. 26th Work Session with Planning Commission
 - Will go to Planning Commission after that date (if no issues)
 - March 27th (?)
- Narrow focus – the HAVE TO
- Related to other housing changes – can accomplish simultaneously with the WANT TO

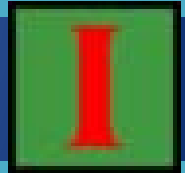
ADU Code Considerations



Church/Place of Worship Housing

- Permitting dwellings at residentially-zoned churches and places of worship
- SB 1051 permits only permanent buildings
 - **Do we permit temporary buildings?**
 - Camping
 - RVs & Trailers

Procedural Change

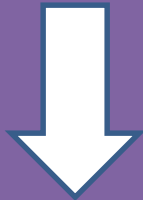


- Change, in code, processing time allowed for NEEDED HOUSING
 - 120 Days to 100 Days

Show Your Work

Buildable Lands Analysis

- Need--231 acres buildable land
- Available--488 acres



- No Urban Growth Expansion Needed

Housing Needs Analysis

- 1624 Net New Dwellings
 - 764 owner occupied
 - 597 renter occupied
 - 263 short term rentals
- Housing Mix
 - 858 traditional SFR detached
 - 145 Manufactured SFR
 - 265 Attached (Duplex/Townhome)
 - 357 Multi-Family
 - 40 Special Needs



Proposed Comprehensive Plan
Amendments

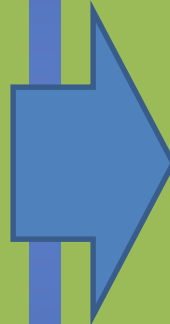


Modify Title 10 Zoning Code

- Residential Zoning

- Four chapters of “strictly” residential

- Single-Family Residential
- Restricted Residential
- Multi-Family Residential
- Coast Village



- Combine into one Chapter – Residential Dev. Stds.

- Sections of text into tables
- All information in one place
- Rename residential zones to reflect DENSITY

Modify Title 10 Zoning Code Cont'

- Add permitted uses for housing
 - Cottage housing, corner duplexes, etc.
- Lot Size
 - Reduce lot size requirements
- Setbacks
 - Reduce setback requirements (e.g. front setback or ADU setbacks)
- Lot Coverage
 - Increase maximum enclosed building coverage for ADUs
- Building Height
 - Increase maximum building height
- Parking
 - Add parking criteria for duplexes, evaluate reductions based on surrounding geography