



Rockaway Beach Middle Housing Code Update

Town Hall

February 26, 2025



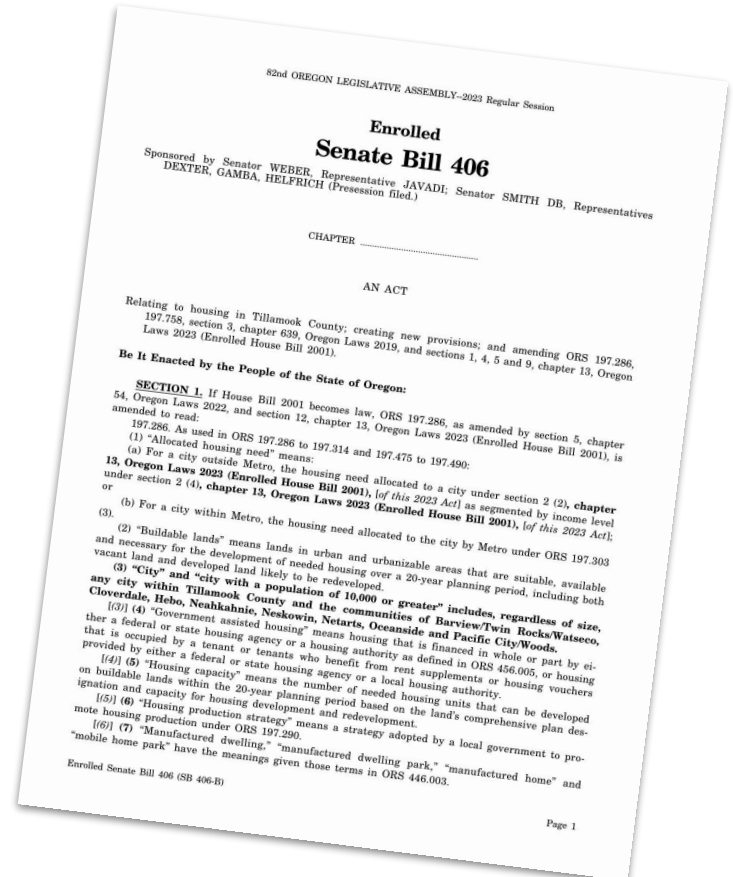
AGENDA

1	Background on Middle Housing and SB406	5:30-5:45
2	Code Concepts Overview	5:45-6:00
3	<p>Community Q&A</p> <ul style="list-style-type: none">• Community members can participate in dot voting exercise during or after community Q&A session.• Cascadia staff will be available for individual questions in the City Hall lobby after community Q&A	6:00-6:30

Background on Middle Housing and SB 406

BACKGROUND: LEGISLATION AND RULES

- Senate Bill 406 (“SB 406”) enacted in 2023. **Spearheaded by local City Councils and leadership throughout Tillamook County.**
- Requires jurisdictions in Tillamook County, regardless of size, to **comply with state rules to allow middle housing** (“HB 2001”)
- OAR 660-046, “Middle Housing” guides implementation (“Division 46”)
- Changes must be implemented by **June 30, 2025**



BACKGROUND: MIDDLE HOUSING

GENERAL DEFINITION

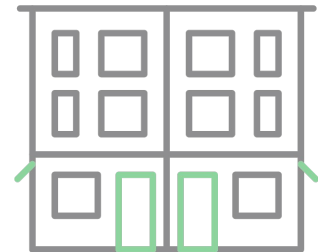
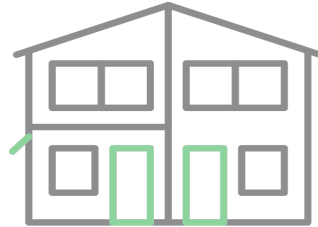
A wide range of housing types of a scale and density that fall between detached, single dwellings and multi-unit apartment buildings.



BACKGROUND: MIDDLE HOUSING

Oregon's middle housing rules define five specific middle housing types:

1. Duplex
2. Triplex
3. Quadplex
4. Townhomes
5. Cottage Cluster



WHERE MUST MIDDLE HOUSING BE ALLOWED?



Allow for **duplexes** on **all lots** where single family homes are allowed.

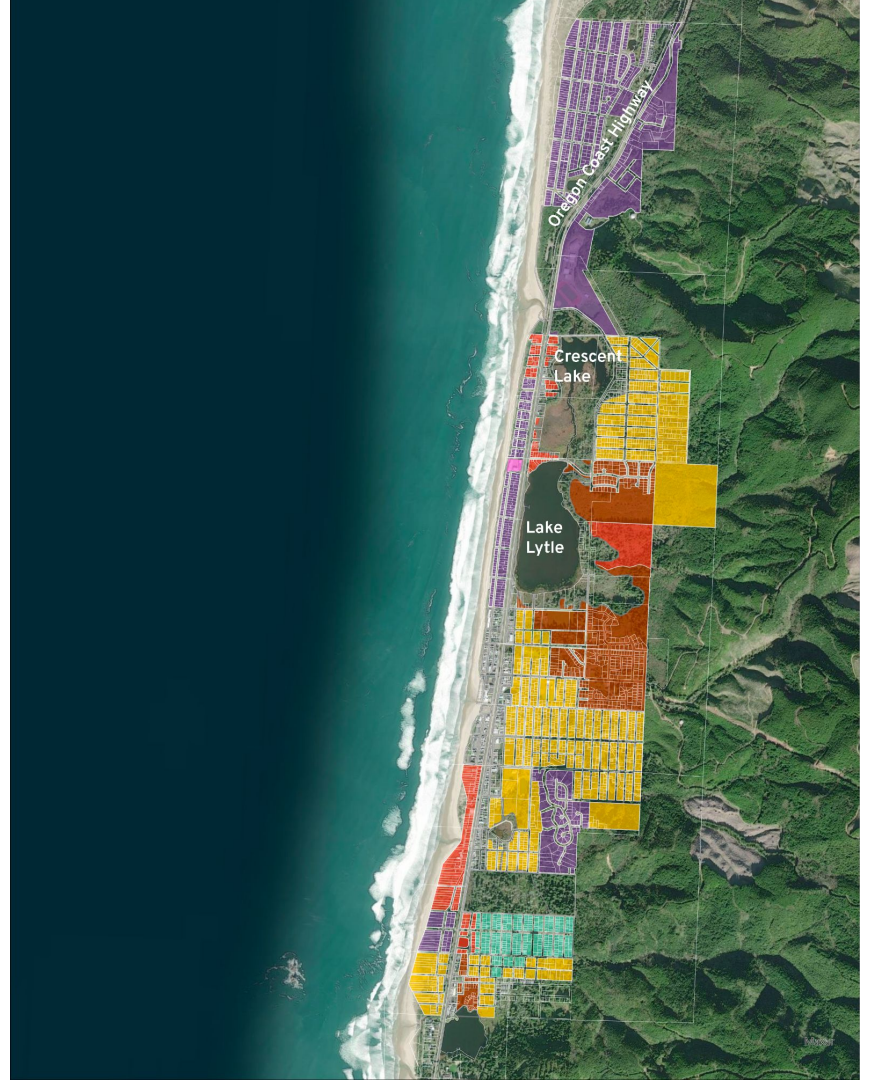
and



Allow other middle housing types in **areas zoned** for residential.

APPLICABILITY: WHERE DO THE REQUIREMENTS APPLY?

- R1** Single Family/ Duplex
- R2** Residential
- R3** Low Density Residential
- RMD** Residential Manufactured Dwelling
- RR** Residential Resort
- SRR** Special Residential Resort



STATE RULES: LOCAL CONTROL IN LIMITED WAYS

Less Flexibility

- Duplex standards
- Locations where middle housing types must be allowed
- Off-street parking requirements

More Flexibility

Design and dimensional standards that apply to middle housing:

- Garage and driveway standards
- Attached vs. detached plexes
- Size limits

Key Concepts to Review

GARAGE AND DRIVEWAY STANDARDS

Q: Should the City add design requirements for driveways and garages in middle housing?

- Regulating garages can improve **neighborhood appearance and walkability**.
- Smaller garages create **more space** for landscaping, trees and greenspace.



GARAGE AND DRIVEWAY STANDARDS

Option 1: Without garage and driveway design standards

Pros: More areas dedicated to parking; more flexibility for builders; aligns with existing code

Cons: Garages and driveways can visually dominate streetscape; can affect safety and walkability for pedestrians



GARAGE AND DRIVEWAY STANDARDS

Option 2: With garage and driveway design standards

Pros: Homes and landscaping (not garages) dominate the street; safer for pedestrians; could be more compatible with historic development

Cons: may complicate project design; may lead to less parking on-site



ATTACHED VS. DETACHED HOUSING

Q: Should the City allow middle housing to be detached?

- Duplexes, triplexes, and quadplexes are typically built as **“attached” buildings** on a lot. The City must allow attached buildings but could also allow **detached buildings** for more design flexibility
- Each unit would remain the same size whether attached or detached, but gives builders and property owners **more choices**



ATTACHED VS. DETACHED HOUSING

Option 1: Allow detached housing

Why do this?

- Less complex building code requirements compared to attached units
- Site planning flexibility
- More options for preserving existing single-family houses onsite
- More opportunity to preserve trees onsite
- Could create more ownership opportunities



ATTACHED VS. DETACHED HOUSING

Option 1: Do not allow detached housing

Why do this?

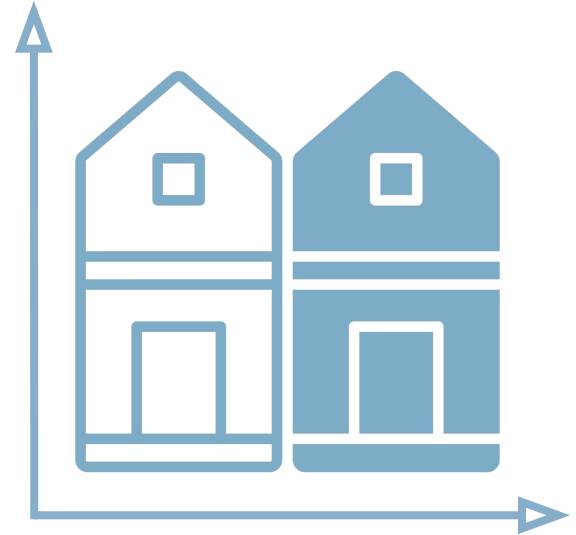
- Multiple detached homes on the same site is uncommon today so may be perceived as **incompatible** with the character of existing neighborhoods
- Generally **less energy efficient** than attached units



SCALE OF MIDDLE HOUSING

Q: Should the City limit the size of middle housing?

To make sure new middle housing types are closer in size and bulk to existing single-family homes, the City could set additional limits on how large units can be.



SCALE OF MIDDLE HOUSING

Option 1: No size limits

Why do this?

- Allows more flexibility to build units of any size, as long as setbacks, height limits, and lot coverage standards are met.



SCALE OF MIDDLE HOUSING

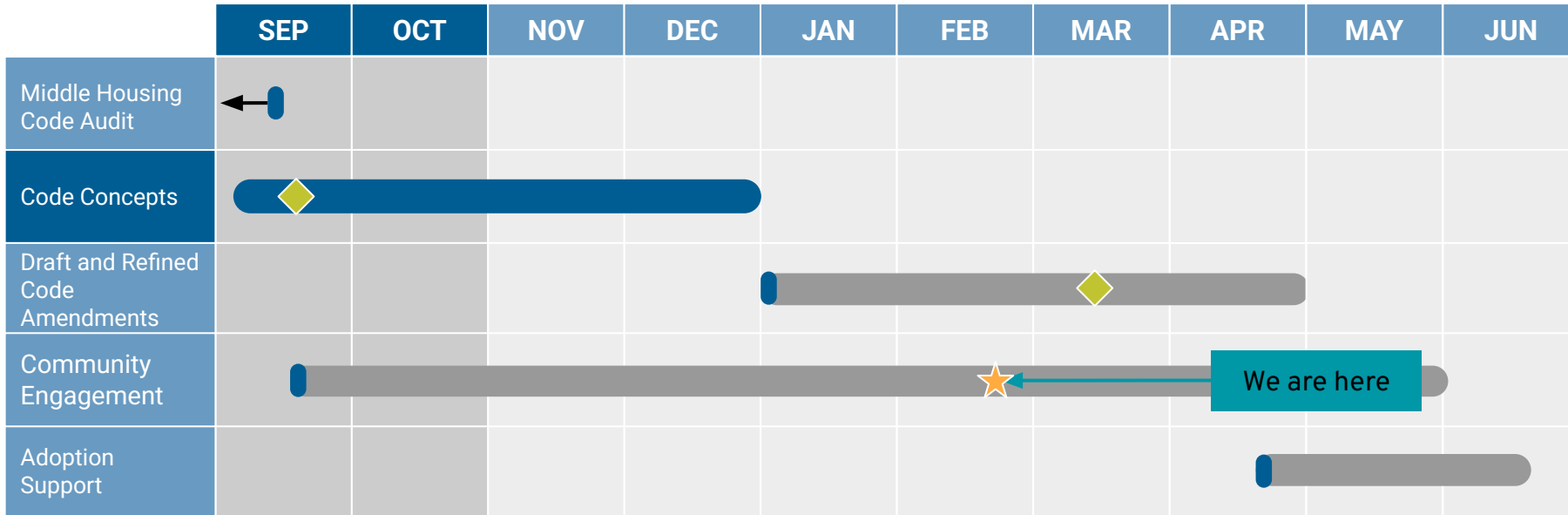
Option 2: With size limits

Why do this?

- Results in smaller units that could be more affordable
- Smaller buildings could be more compatible with neighboring single-family houses.



TIMELINE AND NEXT STEPS



◆ Planning Commission Work Sessions

★ Community Workshop

Questions?