



**BEFORE THE CITY COUNCIL FOR THE
CITY OF ADAIR VILLAGE, OREGON**

In the Matter of amending the)
City of Adair Village's)
Development Code by adding the)
R-4 Residential District and Use)
Standards for Cottage Cluster)
Developments and modifying)
Chapter 9.500 – Land Use of the)
Comprehensive Plan No 2015-02)

ORDINANCE NO. 2021-03

WHEREAS, the City of Adair Village periodically needs to update its Development Code and Comprehensive Plan to comply with the land use laws of the State of Oregon and to account for changes to the local situation; and

WHEREAS, in 2019, Oregon House Bill 2001 (2019) (HB 2001) passed large sweeping mandatory amendments that deal with affordable housing, mobile home parks, higher density developments and middle housing options; all of which must have clear and objective standards for development; and

WHEREAS, Middle housing, which HB 2001 defines as duplexes, triplexes, quadplexes, cottage clusters, and townhouses, provides an opportunity to increase housing supply in developed neighborhoods and land inside the UGB to be annexed; and

WHEREAS, the City of Adair Village wishes to establish the higher density district (R-4) to provide another housing option to the City when certain parcels are annexed; and

WHEREAS, by adopting these specific use standards we can address and regulate siting and design for middle housing options, specifically cottage clusters; and

WHEREAS, adding the R-4 residential district to City's Comprehensive Plan, the City recognizes the need for an adequate supply of housing that includes a variety of types and designs that are responsive to community needs; and

WHEREAS, the City of Adair Village noticed and did hold a Public Hearing before the Planning Commission on August 17, 2021, and received public comment and input; and

WHEREAS, on August 17, 2021, the City of Adair Village Planning Commission recommended approval to the City Council the adoption of these various Amendments to the Development Code and Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on September 7, 2021 and believes that it is in the best interests of the City to update the Comprehensive Plan; now, therefore,

THE CITY OF ADAIR VILLAGE ORDAINS AS FOLLOWS:

Section 1: That the following attached amended Section 9.500 - Land Use (see exhibit A) of the Adair Village Comprehensive Plan 2015-02 and the addition of section 4.114 Residential Zone – R-4 (see exhibit B) and Section 6.106 – Cottage Cluster Standards (see exhibit C) to the Development Code 2013-03 are hereby approved as presented.

Section 2: The Planning Official shall make such changes to the City of Adair Village Development Code and Comprehensive Plan as are required to implement this amending ordinance.

Section 3: Severability. Should any section or portion of this Ordinance be held unlawful or unenforceable by any court of competent jurisdiction, such decision shall apply only to the specific section, or portion thereof, directly specified in the decision. All other sections or portions of this Ordinance shall remain in full force and effect.

Section 4. Effective Date. Passed by the City Council and approved by the Mayor of the City of Adair Village this 7th day of September, 2021, the Adair Village Comprehensive Plan and Development Code amendments shall become effective on September 7, 2021.

City of Adair Village, Oregon, September 7, 2021

CITY OF ADAIR VILLAGE



MAYOR



CITY RECORDER/CITY ADMINISTRATOR

First Reading: September 7, 2021

Second Reading: Sept 7, 2021