



Community Development Ordinance (CDO) Audit

JOINT WORK SESSION #2 , MARCH 2, 2022

Agenda

- › Project update
- › Code Audit Project overview
- › Code Audit tasks
- › Form based approach
- › Group discussion
- › What happens next

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Overview

- › The CDO Audit – What is it/what is it not
- › Key tasks and anticipated outcomes
- › Define terms: Audit versus code concepts
- › Key concerns driving project - housing needs and issues in Cannon Beach
- › Changing character (design and materials), design standards
- › Rising land cost, building on unbuildable lots

Code Audit Tasks



Code Audit Tasks

Objective

- › Review and assess the Community Development Ordinance (CDO) in comparison to Comprehensive Plan

Comprehensive Plan

- › Adopted in 1979, major amendments in 1980s; minor amendments most recently in 2017

CDO

- › Amended periodically to address specific issues, but not comprehensively
- › Development pressure more acute in recent years
- › The community acknowledges there are gaps between what the Plan envisions and what the CDO supports

What is being reviewed

- › Cannon Beach Comprehensive Plan
- › Cannon Beach Municipal Code, Title 16 – Subdivisions
- › Cannon Beach Municipal Code, Title 17 - Zoning

Code Audit Tasks

Schedule and sequence of tasks

Project schedule has us coming back to you to present and discuss:

- › Code audit findings – Gaps, issues
- › Code concepts – Ways to fix the issues, mend the gaps

Each joint session will include opportunities for your feedback and questions

There will be several more Joint Sessions through September

Final product: Revised concepts and recommendations

Code Audit Tasks

Oregon state planning context

Planning in Oregon must follow the Statewide Planning Goals (Coastal Shorelands, Beaches and Dunes)

There are 19 goals; several apply to coastal communities; some apply only to inland communities (Willamette River Greenway)





Code Audit Tasks

Overview of the CDO

Subdivisions

Zoning

- › 16.04 – 16.430 Standards And Procedures
- › Title 17 - Zoning
- › 17.02 General Provisions
- › 17.04 Definitions
- › 17.06 – 17.37 Zoning Districts – Base zone districts, their land uses; e.g., what is permitted and where and the shape of development
- › 17.38 – 17.43 Overlay Zones – Supplements base zones and covers planned development, oceanfront management, and wetlands
- › 17.44 – 17.48, 17.80 - 17.88, 17.92 & 17.94 Procedures – review processes and criteria
- › 17.50 – 17.78 & 17.90 Development Requirements – cover a wide-range of topics, from geologic hazards, dune construction, accessory uses, signs, to cluster development, historic site protection, bed & breakfast, short-term rentals, off-street parking, and others

Code Audit Tasks

Types of problems the audit will address

Update statements and terminology

Improve clarity and completeness of definitions

Regulatory language in the Plan

Title 17 re-organization

Subjective versus clear and objective criteria in the CDO

CDO review procedures appropriate to the scale and potential impact of development

What this project is not: This project is an audit and choices for how to fix (concepts); the fixes are a separate effort

Form Based Approach





Form Based Approach

Track One amendments adopted

Concern over residential development that is resulting in larger and larger homes that are not in keeping with the village aesthetic.

Code Audit process may take months or years

In 2021 Council asked Planning Commission to consider a two-track approach, so certain amendments could be studied and adopted on a 2022 timeline

Four priorities identified; two were adopted on January 4th, 2022*

The other two priorities were held aside for further study

** Prohibiting the combination and recombination of lots which has the effect of limiting home sizes. The same ordinance removed the Planned Development Overlay (PD) zone*

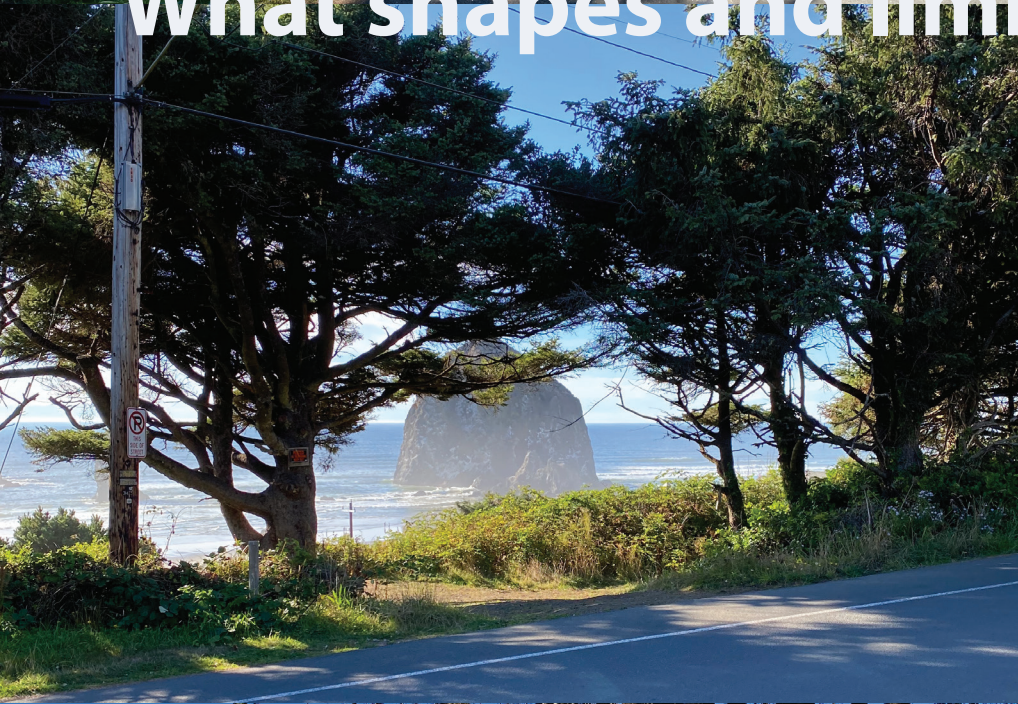
Form Based Approach

Track One amendments for further study

The other two priorities are

- › Limit the floor area ratio and lot coverage of houses
- › Restrict gross floor areas of houses in all zones

These will be brought forward in future Joint Sessions along with the Code Audit project



What shapes and limits development in Cannon Beach today? [page here](#)

City of Cannon Beach
Development Ordinance
Public Comment
Work Session - Wednesday



What shapes and limits development in Cannon Beach today? [age here](#)

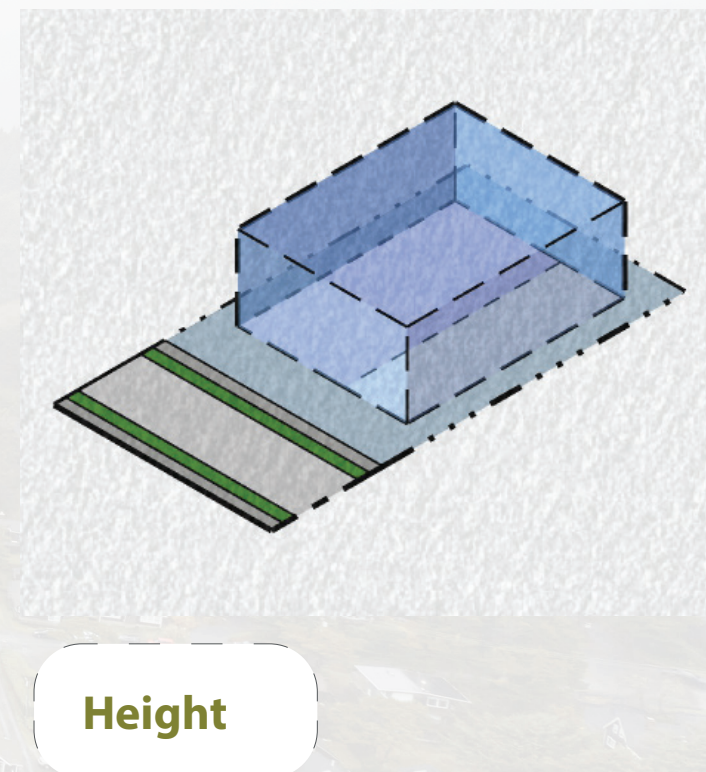
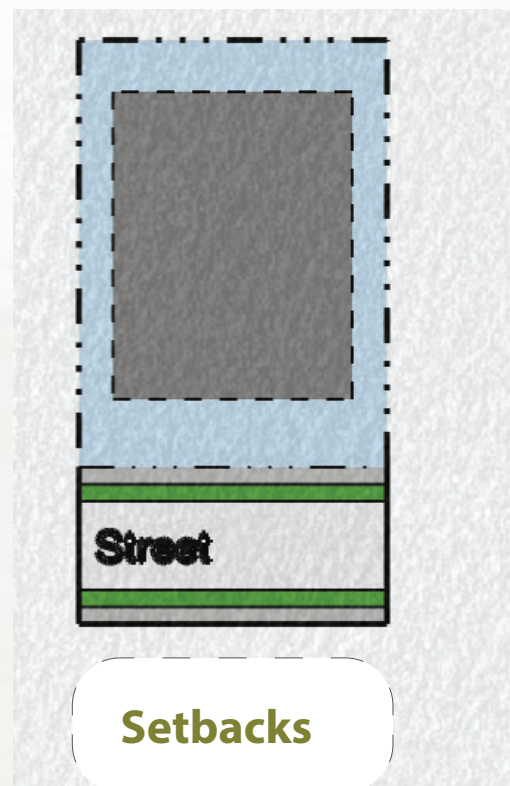


Form Based Approach

What shapes and limits development in Cannon Beach today?

Today Cannon Beach applies the following development standards:

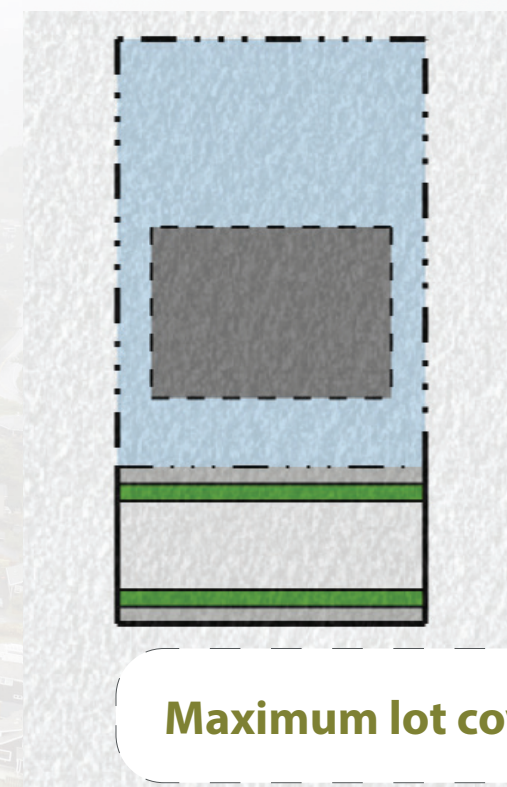
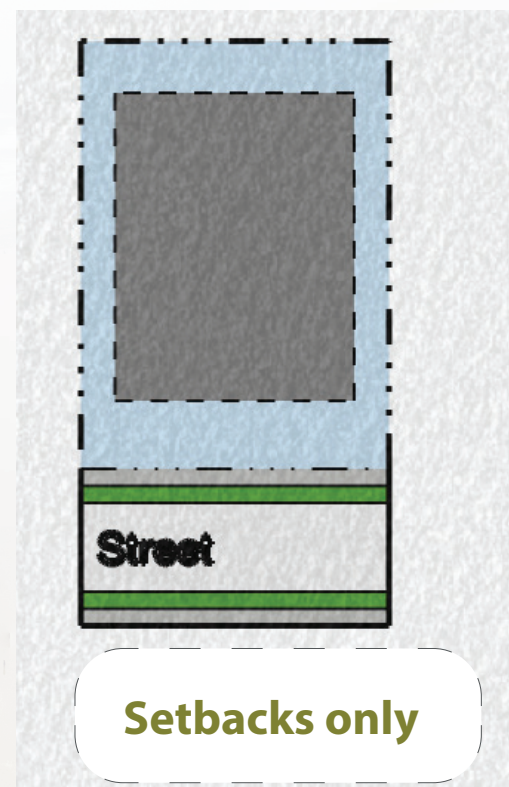
- › Setbacks – how close to the edge of the neighboring property line a house can be built
- › Building height limits the maximum height of a structure; limits the number of floors in a house. A 24-foot height limit typically allows about two stories, for example.



Form Based Approach

What shapes and limits development in Cannon Beach, continued

- › Minimum lot size – sets threshold for minimum size that a property must be for it to accommodate a dwelling or dwellings.
- › Lot width and lot depth – often specified in addition to lot size square footage and set a minimum width and depth (length) for each lot. Does not control how large a lot may be.
- › Maximum lot coverage – limits how much of the lot can be covered by a house or other structures; usually represented as a percentage of the property.



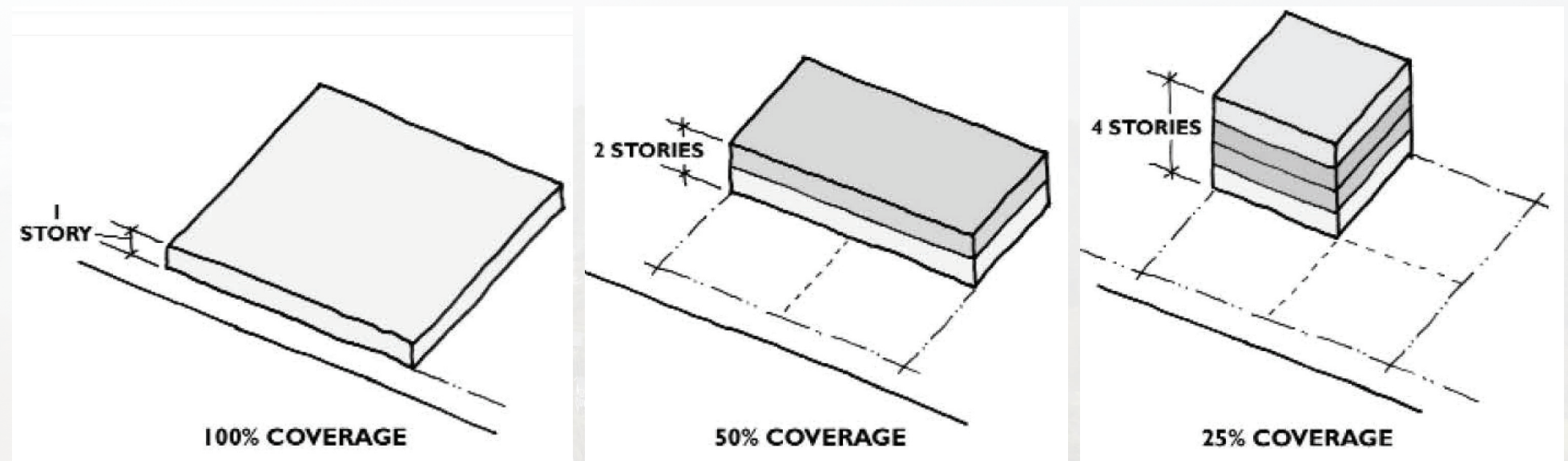
** To summarize: City currently uses setbacks, building height, minimum lot size, lot width and lot depth, along with maximum lot coverage*

Form Based Approach

Additional form based approach tools

Under consideration:

- › Floor Area Ratio (FAR) sets the maximum floor area of a structure in relationship to the lot size (lot square footage); it is usually expressed as a ratio
- › Gross floor area restricts the maximum amount of floor area permitted on a lot and, unlike FAR, is an absolute maximum number as opposed to a ratio; it is usually expressed in square feet.

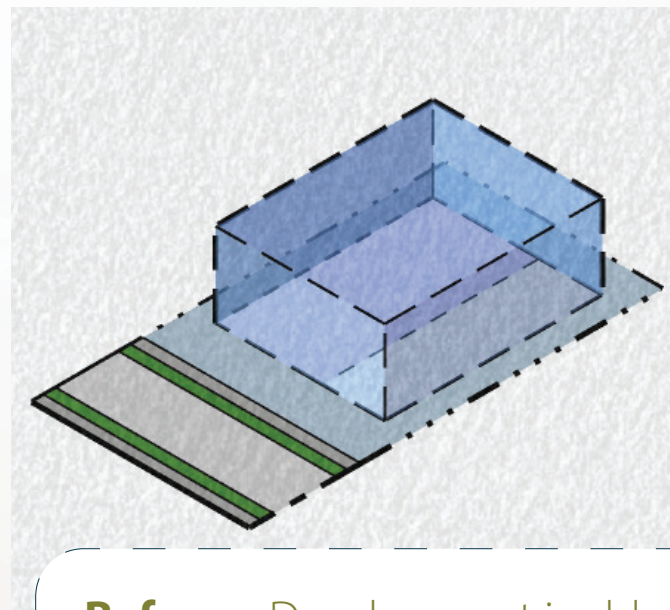


Floor Area Ratio – The maximum floor area permitted in relationship to the lot size.

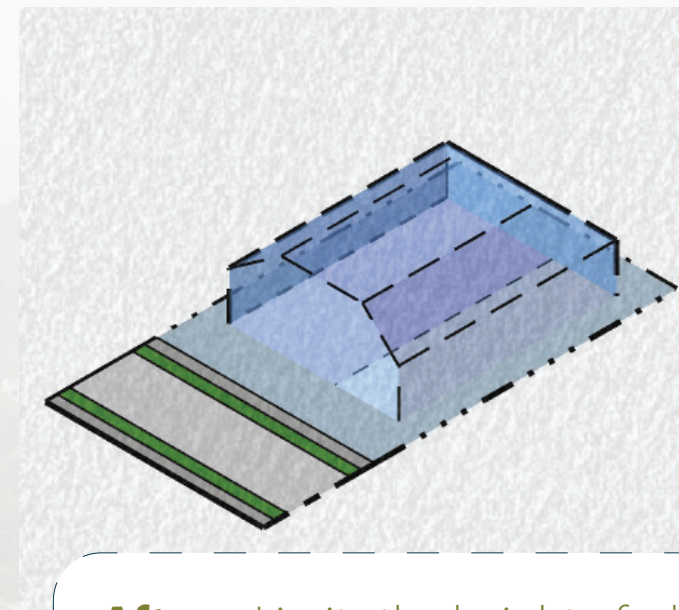
Form Based Approach

Additional tools to consider

- › Side yard height plane which reduces the height of a building, requiring the building to slope back or step back when it is closest to the side yard (figure below).



Before – Development is able to reach full allowed height within the setbacks



After – Limits the height of a home along the edge of a lot. Shown here: a "slope-back" requirement, 45 degrees starting at a set height

Form Based Approach

Additional tools to consider, continued

- › Floor Area Ratio (FAR) “give-back” – increases the FAR allowance for additional smaller-sized dwelling units and/or housing that meets city goals. The development capacity increase is granted in exchange for the creation of more small-scale housing, which can help provide additional housing choices and more affordable or attainable housing.
- › Lot coverage “give-back” – similar to the FAR give-back but provides additional lot coverage in exchange for additional housing that meets city goals.
- › Easier land division for smaller-lot homes (expedited land division).
- › Transfer of Development Rights – allow historic cottages to transfer their development rights to mixed-use areas or areas identified for higher densities.



Thank you

