

Toledo City Hall
Council Chambers
206 N. Main St. Toledo OR
Thursday, November 12, 2020
7:00 pm

AGENDA

TOLEDO PLANNING COMMISSION

The Planning Commission will hold the meeting in the City Hall Council Chambers. Due to Covid-19 safety requirements, masks will be required for everyone attending the meeting in-person and social distancing measures will be in place. Please call 541-336-2247 ext. 2130 if you plan on attending the meeting, as seating is limited. Participants can also attend the meeting through the Zoom video meeting platform. The public is invited to attend the meeting electronically. Email planning@cityoftoledo.org or call 541-336-2247 ext. 2130 to receive the meeting login information.

Public Comments: The Planning Commission may take limited verbal comments during the meeting. Written comments can be submitted by email to planning@cityoftoledo.org by 4:00 pm on November 12, 2020, to be included in the record. Comments received will be shared with the Planning Commission and included in the record.

1. CALL TO ORDER
2. INTRODUCTION of newly appointed Planning Commissioner Ruthanne Morris
3. VISITORS: (A time set aside to speak with the Planning Commissioners about issues not on the agenda)
4. APPROVAL OF THE OCTOBER 14, 2020 MINUTES as circulated and reviewed by the Planning Commission
5. DISCUSSION ITEMS:
 - a. Residential Code Updates
 - b. Planning Commissioner Training Session – Early next year
 - c. Updates and Reports
6. STAFF COMMENTS
7. COMMISSIONER COMMENTS
8. ADJOURNMENT

* Comments submitted in advance are preferable. Comments may be submitted to City Hall (Attn: Planning Commission) or by email to planning@cityoftoledo.org. The meeting is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodation for persons with disabilities should be made at least 48 hours in advance of the meeting by calling the Toledo Planning Department at 541-336-2247.

TOLEDO PLANNING COMMISSION MINUTES

A regular meeting of the Toledo Planning Commission was called to order at 7:03 pm by President Anne Learned-Ellis. Commissioners present: Todd Michels, Cora Warfield, Geoffrey Wilkie, Robert Duprau, and newly appointed Commissioner Terri Neimann.

Staff present: Contract Planner (CP) Justin Peterson, City Manager Judy Richter, City Attorney (CA) David Robinson, and Secretary Arlene Inukai.

INTRODUCTION OF NEWLY APPOINTED PLANNING COMMISSIONER TERRI NEIMANN:
CP Peterson introduced Commissioner Neimann, who was just appointed by the City Council to fill a vacant Planning Commissioner position. Commissioner Neimann stated she has had a home in Toledo for 36 years with time split between Tillamook County and Toledo. She teaches at Oregon Coast Community College and is real estate agent. She also mentioned that her and Commissioner Warfield attended school together. All welcomed Commissioner Neimann to the Planning Commission.

VISITORS: David and Tami Howard

APPROVAL OF THE AUGUST 12, 2020, MINUTES:

It was moved and seconded (Warfield/Learned-Ellis) to approve the August 12, 2020, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously.

PUBLIC HEARING: MINOR PARTITION TO CREATE TWO PARCELS AND VARIANCE TO THE MAXIMUM FLAG INTERIOR FLAG LOT REQUIREMENT, FOR PROPERTY LOCATED AT 1606 NW SPRUCE STREET (FILE #MP-1-20/VAR-2-20), REQUESTED BY DAVID AND TAMI HOWARD:

President Learned-Ellis opened the public hearing by stating the nature and purpose. There were no declarations of ex parte contact, bias, or conflict of interest reported. Commissioners Neimann and Learned-Ellis stated they each conducted a site visit to view the property. The statements of rights and relevances and rights to appeal were then read.

Staff Report: CP Peterson reviewed the staff report as on file at City Hall. He reported the request is for a minor partition to create two parcels and variance to the partition standards for 1606 NW Spruce Street. The property is approximately .82 acres. Proposed Parcel 1 would be approximately 25,800 square feet and proposed Parcel 2 would be 9,900 square feet. Proposed Parcel 1 would be a flag lot configuration. The property is located in the Single-Family Residential (RS) Zone. One home is on the property, on proposed Parcel 1. The site is relatively flat, with some slopes on the northwest corner. Access to the property is from N Nye Street. City water and sewer services are available from Nye Street. The existing home is currently served with City water and sewer. Public Works, Fire and Police Departments all reviewed and approved the proposal. Notice of the public hearing were sent to 39 property owners and public agencies. Staff received one call from the neighbor asking for information and if there would be any impacts to their driveway access.

CP Peterson reviewed the partition criteria, RS Zone standards, and Public Infrastructure Design Standards. The partition request meets the lot size standards in the RS Zone. When the property is

developed, new driveway improvements will need to conform with the design standards. Sidewalk installation has been waived because N. Nye Street is not a collector street and there are no sidewalks within 500' of the site. CP Peterson continued review of the minor partition criteria and proposed findings for each standard.

The flag lot standards limits the interior line to a maximum of 100'. The applicants' proposal is approximately 178', therefore, the applicants are requesting a variance to the flag lot standards to allow a 178' flag lot configuration. The variance criteria and findings were reviewed for Commissioners.

Staff recommends approval with the acceptance of the recommended conditions of approval. CP Peterson reviewed the recommended conditions of approval. A new driveway serving Parcel 2 would need a culvert installed at N. Nye Street. Because there is a waterway mapped on the site, the applicant should contact Department of State Lands for a wetland determination when they are ready to develop Parcel 2.

Applicant Testimony: David Howard of 1134 SE River Road, Toledo, reported he did not have additional information to add to CP Peterson's presentation. He was available to answer questions.

Proponent Testimony: None.

Opponent Testimony: None.

Other Interested Parties: None.

Questions by Commission: Commissioner Duprau questioned that if the request meets the criteria and addresses impacts for a new driveway and flag lot configuration, why wouldn't the Commission support the request? CP Peterson reiterated that the partition and variance requests meet criteria.

Deliberations: The public hearing was closed and the Commission entered into deliberations.

It was moved and seconded (Neimann/Duprau) to approve the request based on the testimony received, the staff report, and the evidence and arguments before the Planning Commission at the public hearing on October 14, 2020, the Planning Commission finds that the request by Mr. And Mrs. Howard (MP-1-20/VAR-2-20) complies with the criteria identified in Toledo Municipal Code, Titles 16 and 17, including the criteria identified in Toledo Municipal Code, Section 16.08.070 and 16.30.070. The Planning Commission hereby adopts the staff report as findings, as well as the following conditions of approval for MP-1-20/VAR-2-20, and allowing for the correction of typographical and grammatical errors.

1. Partitioning of the property shall be in compliance with the proposed partition plan as described in the application, plan and drawings submitted and included in Exhibit A of this report.
2. The applicant shall provide a final minor partition plat prepared by a registered surveyor and meeting the plat standards of the City of Toledo and including an approval signature line for the City Manager's signature. The applicant shall submit the final plat to the Lincoln County Surveyor for review, and to the City of Toledo to review for compliance with conditions of approval prior to recording. The applicant shall record the approved final plat with the Lincoln County Surveyor. A copy of the recorded plat shall be submitted by the applicant to the City of Toledo.
3. In accordance with TMC Chapter 16, the final partition plat shall be recorded within one year from the effective date of the Planning Commission approval. One extension of time, not to

exceed one year, may be granted to complete the partition if an application for an extension of time is made in writing prior to the expiration date.

4. Protect all existing easements (in addition to being noted on the plat) and, as appropriate, record any new easements to serve the proposed parcels for driveway access and utilities, and comply with the Public Infrastructure Design Standards Manual, before construction permits will be issued.
5. Any driveway modification, in accordance with the standards specified in the Public Infrastructure Design Standards Manual, may be required as determined by the Public Works Director. If required, it shall be completed within one year of approval of this application, or a deferred development agreement entered into, to address this requirement. Determination will be made when a construction permit has been submitted that identifies the location of proposed construction and length of its driveway, to ensure that the development of Parcel 2 will comply with Public Infrastructure Design Standards and Fire, Life, Safety standards.
6. All standards and requirements in the Infrastructure Design Standards Manual, TMC Chapter 16 and 17 are met, as to both parcels marked on Exhibit A.
7. Prior to development, the applicant shall obtain any necessary permits from the Department of State Lands and/or any applicable federal permits.

The **motion passed** unanimously.

DISCUSSION ITEMS: LEAGUE OF OREGON CITIES' LAND DEVELOPMENT CODE UPDATE GRANT:

CP Peterson reported the grant application has been completed and submitted. The City should hear a reply at the end of the month. The proposal includes updates to the residential code standards, Housing Chapter of the Comprehensive Land Use Plan, and Buildable Lands Inventory. The City asked for \$5,000 to assist with the project.

DISCUSSION ITEMS: RESIDENTIAL CODE UPDATES:

CP Peterson provided a PowerPoint presentation for potential residential code updates. The presentation could be posted on the City's website. The following suggestions were reviewed and discussed:

- A duplex could be allowed outright in the Singled-Family Residential Zone if it meets certain standards, i.e. minimum lot size or corner lots.
- Cottage cluster can be added to the code, also providing standards for this type of development.
- Setback standards could be reduced, but there may be an option to increase the standard based on the height of the building.
- The Commercial Zone residential dwelling unit language needs to be updated.
- Residential use may be allowed outright in the upper floors of the Main Street Overlay District. Parking standards should be established, as there could be conflicts within the mixed-use district. Commissioners asked for a plan to address parking if residential will be allowed outright in the downtown neighborhood.
- Fence standards were brought up at the City Council worksession. If a fence is over 6' in height, it will need a building permit. A fence can be constructed on the property line. If setback standards are adjusted, there could be safety concerns for ingress/egress between homes. They do not want to create problems for Fire, Life, Safety standards for access. This issue can be further reviewed with the Fire Department.

The City has a Buildable Lands Inventory (BLI) from 2000. Staff will begin to develop a scope of work and cost estimate to update the BLI. The process is pretty straight forward for calculations and

exclusions, but it could take over six months to complete the project. A Housing Needs Analysis uses more discretion. Both studies will take time and requires public participation.

Commissioners discussed options for tiny houses and developing small lots. If the RS Zone reduces the minimum home size to 850 square feet, this could allow smaller homes to be developed. President Learned-Ellis stressed the need to clearly define 'tiny home'. For example, should they be on a foundation or movable? Commissioners discussed building code standards and existing projects located in Cannon Beach, South Beach, and Waldport.

DISCUSSION ITEMS: RESCHEDULE NOVEMBER 11, 2020 PLANNING COMMISSION MEETING:

Because the regularly scheduled Planning Commission meeting in November falls on a holiday, Secretary Inukai asked if Commissioners had a preferred date to reschedule the meeting. After discussion, the meeting will be rescheduled for Thursday, November 12, 2020, at 7:00 pm.

Commissioners also discussed the option of holding in-person meetings, now that Lincoln County is in Phase 2. There would still be an option to attend the meeting electronically and protocol would be followed for safety. It was the full consensus of members to begin in-person meetings again.

DISCUSSION ITEM: UPDATES AND REPORTS:

CP Peterson noted that the building permit update will be provided at the next meeting.

STAFF COMMENTS: None.

COMMISSIONER COMMENTS:

President Learned-Ellis welcomed Commissioner Neimann to the Planning Commission.

There being no further business before the Commission, the meeting was adjourned at 8:10 pm.

Secretary

President

Toledo Residential Code Updates

17.04 Definitions

Commercial Accessory Dwelling Unit:

Density:

Lot Coverage:

Cottage: means a detached, single-family dwelling unit that is part of a cottage housing development and that contains 1,200 square feet or less of gross floor area.

Cottage Cluster: means a group of three to 12 cottages, arranged around a common open space.

Dwelling Multi-Family:

Tiny Home:

17.08 Single Family Residential (R-S)

17.08.010 - Purpose.

The purpose of the R-S zone is to preserve areas within the city for single-family residences and the facilities and services which go along with those residences. The facilities and services and other conditional uses should be compatible with low- density residential living and should not result in heavy traffic, loud noise, or any other disturbing activity.

17.08.020 - Uses permitted outright.

In the R-S zone, the following uses and their accessory uses are permitted outright. Special standards for certain uses, marked with an asterisk (*), are found in [Section 17.08.090](#).

- A. Single-family dwellings * and their accessory uses.
- B. Duplexes *
- D. Manufactured dwellings.*
- F. Accessory dwelling units.*

17.08.030 - Conditional uses permitted.

- A. Manufactured dwellings that do not meet the minimum standards set in Sections [17.08.090\(A\)–\(B\)](#).
- B. Single Family Homes that do not meet the minimum standards set in Sections 17.08.090(A)-(B).
- G. Multifamily dwelling units.
- H. Cottage Clusters

17.08.050 - Lot size.

The minimum lot area shall be ~~seven thousand (7,000)~~ six thousand (6,000) square feet for an interior lot and ~~seven thousand five hundred (7,500)~~ seven thousand (7,000) square feet for a corner lot. The minimum lot area shall be seven thousand (7,000) square feet for a duplex.

17.08.060 - Setback requirement.

In an R-S zone the yards shall be as follows:

- A. The front yard shall be a minimum of fifteen (15) feet.
- B. ~~The side yard shall be a minimum of six feet on one side and nine feet on the other side.~~ The side yard shall be a minimum of five feet on both sides except that on corner lots the setback for all buildings shall be a minimum of ten (10) feet on the side abutting a street.
- C. The rear yard shall be a minimum of ~~fifteen (15)~~ five (5) feet.
- D. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least twenty (20) feet from the access street.

17.08.080 - Lot coverage.

In an R-S zone buildings shall not occupy more than an accumulative ~~fifty-five (55)~~ sixty (60) percent of the lot area. ~~No lot shall have more than one principal building constructed thereon.~~

17.08.090 - Special standards for certain uses (marked with an asterisk (*)) in Sections 17.08.020 and 17.08.030).

- A. Design Features for Single-Family Dwellings in a Single-Family Residential Zone.
 - 1. All single-family dwellings shall enclose an area of not less than ~~one thousand (1,000)~~ eight hundred and fifty (850) square feet.
 - 2. All single-family dwellings located within a single-family residential zone, except for manufactured dwellings located within a mobile home or manufactured home park, shall utilize at least three of the following design features, or other design features as approved by the planning commission:
 - a. Dormers;
 - b. Recessed entries;
 - c. Cupolas;
 - d. Bay or bow windows;
 - e. Window shutters;
 - f. Off-set on building face or roof (minimum twelve (12) inches);
 - g. Gables;
 - h. Covered porch entry or enclosed deck;
 - i. Pillars or posts;
 - j. Tile, wood shake, three-tab composite material, or wood shingle roof;
 - k. Horizontal lap siding or shakes;

- l. Perimeter foundation of surfaced concrete or masonry;
 - m. Window trim (minimum four inches wide);
 - n. Balconies/decks;
 - o. Decorative pattern on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
 - p. An alternative feature providing visual relief similar to above options;
 - q. Six inch minimum eaves plus gutters and downspouts.
- 3. All single-family dwellings will meet the minimum requirements for energy efficiency, as set by the Uniform Building Codes as adopted by the city, excepting manufactured dwellings which shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards previously stated. Evidence demonstrating that the manufacture dwelling meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturers certification shall not be required.
- 4. Single-family dwellings shall have an attached or detached garage or carport. The structure shall be sided and roofed to match the dwelling. All driveways shall have an all-weather surface as approved by the Public Works Department.
- 5. Erosion control plans must be submitted prior to issuance of a building permit.
- 6. Single-family dwellings and other improvements shall be developed in compliance with all other applicable provisions set forth in the city zoning ordinance and the Uniform Building Codes.
- B. Manufactured Dwellings. In addition to compliance with the provisions set forth above in [Section 17.08.090\(A\)](#), a manufactured dwelling shall be permitted outright subject to the following standards:
 - 1. The manufactured dwelling shall be multi-sectional, double-wide or larger. A manufactured dwelling shall not be considered multi-sectional by virtue of having a tip-out section. The manufactured dwelling must show compliance with Department of Housing and Urban Development standards.
 - 2. The manufactured dwelling shall minimally be placed on an excavated and backfilled foundation, with continuous footing foundation that is six inches nominal thickness by eighteen (18) inches wide with two continuous #4 rebar lapped twelve (12) inches and centered in each footing. The perimeter shall be enclosed with skirting of concrete or concrete block such that no more than twelve (12) inches of the enclosing material is exposed above grade. Where the building site has a sloped grade, no more than twelve (12) inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured dwelling is placed on a basement or in a floodplain, the twelve (12) inch limitation shall not apply.
 - 3. The manufactured dwelling shall have a pitched roof with a minimum nominal slope of three feet in height for each twelve (12) feet in width (3:12).
- E. Accessory dwelling units, where allowed, are subject to review and approval through a Type I procedure, pursuant to TMC Section 19.08, and shall conform to all of the following standards:
 - 1. One Unit. A maximum of one Accessory Dwelling Unit is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building

(e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).

2. Floor Area

- a. A detached Accessory Dwelling Unit shall not exceed 850 square feet of floor area, or 80 percent of the primary dwelling's floor area, whichever is smaller.
 - b. An attached or interior Accessory Dwelling Unit shall not exceed 850 square feet of floor area, or 80 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwelling Units that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling Unit would be more than 850 square feet.
3. Other Development Standards. Accessory Dwelling Units shall meet all other development standards (e.g. height, setbacks, lot coverage, etc.) for buildings in the zoning district except that:
- a. Conversion of an existing legal non-conforming structure to an Accessory Dwelling Unit is allowed, provided that the conversion does not increase the non-conformity.
 - b. No off-street parking is required for an Accessory Dwelling Unit.
 - c. Accessory Dwelling Units may not be a manufactured dwelling.
4. Design Standards
- a. Accessory Dwelling Units shall comply with fire and life-safety codes.

F. Cottage Clusters

1. Ownership. Cottage housing developments may be sited on one commonly owned parcel with individual cottages owned in a condominium, cooperative, or similar arrangement, or cottages may be on individual lots with shared amenities and facilities owned in common.
2. Standards. Cottage housing developments are subject to the following standards:
 - a. Maximum Floor Area. The gross floor area of each cottage shall not exceed 1,200 square feet.
 - b. Setbacks. The setbacks from adjacent property lines along the perimeter of the cottage housing development shall be the same as required by the underlying zone. The minimum distance between all structures, including accessory structures, shall be in accordance with building code requirements.
 - c. Maximum Height shall not exceed twenty five (25) feet.
 - d. Front entrances must face the common open space or a street
 - e. Minimum lot size for a cottage cluster shall be ten thousand (10,000) square feet.
 - f. Fire access. No part of any structure shall be more than 150 feet, as measured by the shortest clear path on the ground, from fire department vehicle access.

17.12 General Residential (R-G)

17.12.010 - Purpose.

The purpose of the R-G zone is to encourage economical, higher-density housing in these designated areas. Additional traffic pressure and resulting noise and activity should be confined to the areas zoned R-G.

17.12.020 - Uses permitted outright.

In the R-G zone, the following uses and their accessory uses are permitted outright. Special standards for certain uses, marked with an asterisk (*), are found in [Section 17.12.040](#).

- A. Single-family dwellings and their accessory uses.
- B. Multi-family dwelling units.
- C. Cottage Clusters*
- D. Manufactured dwellings.*
- E. Accessory dwelling units.*

17.12.040 - Special standards for certain uses (marked with an asterisk (*) in Sections 17.12.020 and 17.12.030).

- A. Accessory dwelling units, where allowed, are subject to review and approval through a Type I procedure, pursuant to TMC Section 19.08, and shall conform to all of the following standards:
 - 3. Two Units. A maximum of two Accessory Dwelling Units are allowed per legal single-family dwelling. One unit must be a detached Accessory Dwelling, or in a portion of a detached accessory building (e.g., above a garage or workshop), and one unit must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).
 - 4. Floor Area
 - a. A detached Accessory Dwelling Unit shall not exceed 850 square feet of floor area, or 80 percent of the primary dwelling's floor area, whichever is smaller.
 - b. An attached or interior Accessory Dwelling Unit shall not exceed 850 square feet of floor area, or 80 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwelling Units that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling Unit would be more than 850 square feet.
 - 5. Other Development Standards. Accessory Dwelling Units shall meet all other development standards (e.g. height, setbacks, lot coverage, etc.) for buildings in the zoning district except that:
 - a. Conversion of an existing legal non-conforming structure to an Accessory Dwelling Unit is allowed, provided that the conversion does not increase the non-conformity.
 - b. No off-street parking is required for an Accessory Dwelling Unit.
 - c. Accessory Dwelling Units may not be a manufactured dwelling.
 - 6. Design Standards
 - a. Accessory Dwelling Units shall comply with fire and life-safety codes.
- B. Manufactured dwellings shall:
 - 1. Be double-wide or wider;
 - 2. Have a minimum of eight hundred fifty (850) square feet;
 - 3. Have skirting that matches the dwelling or perimeter foundation of surfaced concrete or masonry;

4. Have a pitched roof with a minimum nominal slope of two feet in height for each twelve (12) feet in width (2:12); and
 5. Comply with Department of Housing and Urban Development Standards.
- C. Cottage Clusters
1. Ownership. Cottage housing developments may be sited on one commonly owned parcel with individual cottages owned in a condominium, cooperative, or similar arrangement, or cottages may be on individual lots with shared amenities and facilities owned in common.
 2. Standards. Cottage housing developments are subject to the following standards:
 - a. Maximum Floor Area. The gross floor area of each cottage shall not exceed 1,200 square feet.
 - b. Setbacks. The setbacks from adjacent property lines along the perimeter of the cottage housing development shall be the same as required by the underlying zone. The minimum distance between all structures, including accessory structures, shall be in accordance with building code requirements.
 - c. Maximum Height shall not exceed twenty five (25) feet.
 - d. Front entrances must face the common open space or a street
 - e. Minimum lot size for a cottage cluster shall be ten thousand (10,000) square feet.
 - f. Fire access. No part of any structure shall be more than 150 feet, as measured by the shortest clear path on the ground, from fire department vehicle access.

7.12.060 - Lot size.

The minimum lot area shall be ~~six thousand (6,000)~~ fifty five hundred (5,500) square feet for a single-family dwelling plus ~~one thousand eight hundred (1,800)~~ one thousand two (1,200) square feet for each additional multi-family dwelling unit. Density in the R-G zone shall not exceed ~~twenty one (21)~~ thirty two (32) units per acre.

17.12.070 - Setback requirements.

In an R-G zone the yards shall be as follows:

- A. The front yard shall be a minimum of fifteen (15) feet.
- B. The side yard shall be a minimum of five feet on both sides except that on corner lots the setback for all buildings shall be a minimum of ten (10) feet on the side abutting a street.
- C. The rear yard shall be a minimum of five feet.
- D. The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least twenty (20) feet from the access street.

17.12.090 - Lot coverage.

In an R-G zone buildings shall not occupy more than an accumulative sixty-six (66) percent of the lot area. ~~No lot shall have more than one principal building constructed thereon.~~

17.16 Commercial (C)

17.16.010 - Purpose.

The purpose of the C zone is to provide for retail and service commercial uses. It is also intended that these uses will supply personal services or goods to the average person and that a majority of the floor space will be devoted to that purpose. Compatible uses including public, civic, and institutional uses are

also allowed. Residential use above the commercial main floor or located as not to prevent the main commercial use are allowed and encouraged especially in the Main Street District area.

17.16.020 - Uses permitted outright.

In the C zone, the following uses and their accessory uses are permitted outright. Special standards for certain uses, marked with an asterisk (*), are found in [Section 17.16.050](#).

- L. One commercial accessory dwelling unit in conjunction with a commercial use and that meets applicable code requirements.
- M. Upper-floor residential or residential not abutting Main Street in the Main Street Overlay.

17.16.30 - Conditional uses permitted.

- F. Multi-family dwelling units.
- G. Cottage Clusters

17.44.030 Vehicle Parking Standards

A. Residential Uses

- 7. Cottage Clusters – 1.00/ unit