

Toledo City Hall
Council Chambers
206 N. Main St. Toledo OR
December 9, 2020
7:00 pm

AGENDA

TOLEDO PLANNING COMMISSION

ELECTRONIC/VIRTUAL MEETING VIA ZOOM MEETING PLATFORM. The Planning Commission will hold 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 December 9, 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 AND ROLL CALL
2. VISITORS: (A time set aside to speak with the Planning Commissioners about issues not on the agenda)
3. APPROVAL OF THE NOVEMBER 12, 2020 MINUTES as circulated and reviewed by the Planning Commission
4. DISCUSSION ITEMS:
 - a. Residential Code Updates
 - b. Building Permit and Land Use Activity
 - c. Updates and Reports
5. STAFF COMMENTS
6. COMMISSIONER COMMENTS
7. ADJOURNMENT

* Comments submitted in advance are preferable. Comments may be submitted by phone at 541-336-2247 extension 2130 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 7:00 pm by President Anne Learned-Ellis. Commissioners present: Geoffrey Wilkie, Todd Michels, Cora Warfield, and Terri Neimann. Absent were Robert Duprau and Ruthanne Morris.

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 RUTHANNE MORRIS:

The City Council just appointed Ruthanne Morris to fill a vacant Planning Commissioner position. Commissioner Morris was not yet in attendance, but all welcomed her to the Planning Commission.

VISITORS: None.

APPROVAL OF THE OCTOBER 14, 2020, MINUTES:

It was moved and seconded (Wilkie/Warfield) to approve the October 14, 2020, minutes as circulated and reviewed by the Planning Commission. The **motion passed** unanimously, noting the absence of Duprau and Morris.

DISCUSSION ITEMS: RESIDENTIAL CODE UPDATES:

CP Peterson provided an updated draft, showing the edits in redline/strikeout. The updates were reviewed and discussed:

- Definitions: New terms need to be added and defined.
- Cottage Cluster: Newly included and needs a definition. The maximum square footage should be around 1200 square feet per cottage, removing the 'gross floor area' reference. Cottage Cluster is added to the R-S Zone and Commercial Zone conditional use list and outright in the R-G Zone. Standards would be in place, such as minimum lot size and parking. Commissioners discussed the minimum lot size standard and how many units could reasonably be placed on a 10000 square foot lot. CP Peterson offered to provide illustrations to help show the number of units that could be placed on various lots, still having to address setbacks, parking, and lot coverage standards. If there are 12 units proposed, the property would need to be larger than 10000 square feet.
- R-S Zone Purpose Statement: Commissioners may want to address the term "disturbing activity." Commissioners reviewed other terminology, but agreed to delete language after "...low-density residential living." If a use results in traffic, noise or other, it should be considered a conditional use and have a higher level of review. Commissioner Wilkie asked that the term "which go along with those" in the first sentence be revised to be clearer.
- Duplex Standards: New standards for a duplex to be allowed outright use in the R-S Zone.
- Single-Family Dwelling: Sets the minimum size to 850 square feet in the R-S Zone. Expanding the conditional uses to address site-built homes below 850 square feet.
- Lot size: R-S Zone lot size reduced from 7000 to 6000 square feet. R-G Zone lot size reduced from 6000 to 5500 square feet.
- Setbacks: Reduced in both residential zones.

- Lot Coverage: Can be reduced. The 'principal building' language will be removed.
- Main Street Overlay District: A map will be provided at the next meeting to show the properties in this district. Because of recent code enforcement issues and violations, CA Robinson suggested there be no residential use on the main floor (commercial units) in the Main Street District. There have been several violations with people illegally converting commercial units to residential space. Commissioners discussed the desire to maintain commercial storefronts and balancing the need for more housing options. Commissioners asked that this item be discussed further and it was suggested that the Fire Department provide comments about the struggle with residential units meeting fire codes and providing fire exits. Any newly constructed/renovated residential space still needs to comply with fire and building codes and residential units would still be an option for the other stories or other access points away from the front of the building. Commissioner Michels added that the safety standards outweigh the housing needs.

CP Peterson will bring back updates and revisions for the next worksession. The amendments could start in the public hearing phase at the first of the year.

DISCUSSION ITEMS: PLANNING COMMISSION TRAINING SESSION:

Lisa Phipps with Department of Land Conservation and Development will provide a training session either January or February to cover land use basics, public hearings, and special topics that the Planning Commission might be interested in. This training opportunity will be on the Planning Commission meeting night, but will probably be scheduled earlier than the regular meeting time.

The League of Oregon Cities will be hosting webinars for elected officials in December. Commissioners expressed appreciation for the training opportunities.

DISCUSSION ITEM: UPDATES AND REPORTS:

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

The City applied for and received the League of Oregon Cities grant for development code updates. The \$5000 grant will be used to work on the residential code updates, maps, and develop a scope of work for a Buildable Lands Inventory (BLI). It is expected that a complete BLI could cost in the range of \$30000-40000. Right now, the residential codes are in process, maps will be updated, but the BLI is more complex and will need public hearing and State recognition. Commissioners voiced the need and importance of a BLI. Commissioners discussed the BLI project and potential buildable properties.

STAFF COMMENTS:

CM Richter announced a Covid-19 testing site will be at the Toledo Foursquare Church on November 13th from 9 am-12pm.

COMMISSIONER COMMENTS:

President Learned-Ellis wished all a nice Thanksgiving.

There being no further business before the Commission, the meeting was adjourned at 7:55 pm.

Secretary

President

CITY OF TOLEDO



To: Toledo Planning Commission

From: Justin Peterson, Contract Planner

Date: December 2, 2020

Re: Residential Code Updates

Mayor Cross presented to the Toledo Planning Commission August 12, 2020 asking the Planning Commission to work on housing projects. Staff presented draft updates to the residential code to the Toledo City Council and Planning Commission on September 23, 2020. The Planning Commission Discussed Residential Updates at the October 14, 2020 and the November 12, 2020 meeting.

In addition, the City of Toledo received a \$5,000 grant from the League of Oregon Cities to work on housing updates including the municipal code and comprehensive plan.

The intent of the residential code updates are to follow the recommendations from the Lincoln County Housing Strategy Plan and reduce barriers to housing development.

Several updates were added since November including:

- Additional Cottage Cluster Standards.
- Main Street Overlay Standards. This update clarifies the types of residential allowed in the Main Street Overlay.

Staff reviewed the purpose statements of the Residential Zones and Commercial Zones, and believes that the comprehensive plan will have to be updated. Staff will provide draft edits to the Toledo Comprehensive Plan Housing Chapter at the January Planning Commission meeting.

Staff will present the updated housing code updates to consider and answer any questions. In addition, staff will provide a site plan of a Cottage Cluster Development.

Attachments:

1. Residential Code Updates in Strikethrough and Underlined
2. Tiny Homes Defined
3. Main Street Overlay Map

Toledo Residential Code Updates

17.04 Definitions

Live Work Accessory Dwelling Unit: means an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a commercial use with an active business license.

Cottage: means a detached, single-family dwelling unit that is part of a cottage housing development and that shall enclose an area of not more than twelve hundred (1,200) square feet.

Cottage Cluster: means a group of three (3) to twelve (12) cottages, arranged around a common open space.

Common open space: means an area improved for recreational use or gardening that all owners in the cottage cluster own and maintain in common through a homeowners' association, condominium association, or similar mechanism.

Tiny Home: See the attached document for discussion.

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~~ to their 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. Purpose. A cottage housing development is a small cluster of dwelling units appropriately sized for smaller households and available as an alternative to the development of typical detached single-family homes. Cottage housing is intended to address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.
2. 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.
3. Standards. Cottage housing developments are subject to the following standards:
 - a. Maximum Floor Area. A cottage shall enclose an area of not more than twelve hundred (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. Orientation of Cottages. Cottages shall be clustered around the common open space.
- f. Minimum lot size for a cottage cluster shall be ten thousand (10,000) square feet.
- g. 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.
- 4. Community Buildings. Cottage housing developments may include community buildings that provide space for accessory uses such as community meeting rooms, exercise rooms, day care, or community eating areas. They shall have a footprint of no more than 800 square feet and may not exceed one story in height. Their design, including the roof lines, shall be similar to and compatible with that of the cottages within the cottage housing development.
- 5. Common Open Space. Each cottage cluster shall have common open space in order to provide a sense of openness and community of residents. Common open space is subject to the following standards:
 - a. Each cottage cluster shall contain at least 2,000 square feet of common open space regardless of the number of cottages in the cluster.
 - b. Parking areas, required yards, private open space, and driveways do not qualify as common open space.
- 6. Parking. Cottage housing developments shall have at least one space for each cottage.
- 7. Interior Fences. Fences on the interior of the cottage housing development shall not exceed three feet in height and shall not consist of solid board fencing.
- 8. Existing Structures. On a lot or parcel to be used for a cottage housing development, an existing detached single-family dwelling that may be nonconforming with respect to the requirements of this section may remain, but the extent of its nonconformity may not be increased. Such dwellings shall count towards the number of cottages allowed in the cottage housing development.
- 9. Sewer connection. Each cottage in a cottage housing development must be connected to a city sewer system. No cottage in a cottage housing development may use a septic system.

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:
 - 2. 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).
 - 3. 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.
 - 4. 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.
 - 5. 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. Purpose. A cottage housing development is a small cluster of dwelling units appropriately sized for smaller households and available as an alternative to the development of typical detached single-family homes. Cottage housing is intended to address the changing composition of households, and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development.
2. 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.
3. Standards. Cottage housing developments are subject to the following standards:
 - a. Maximum Floor Area. A cottage shall enclose an area of not more than twelve hundred (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. Orientation of Cottages. Cottages shall be clustered around the common open space.
 - f. Minimum lot size for a cottage cluster shall be ten thousand (10,000) square feet.
 - g. 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.
4. Community Buildings. Cottage housing developments may include community buildings that provide space for accessory uses such as community meeting rooms, exercise rooms, day care, or community eating areas. They shall have a footprint of no more than 800 square feet and may not exceed one story in height. Their design, including the roof lines, shall be similar to and compatible with that of the cottages within the cottage housing development.
5. Common Open Space. Each cottage cluster shall have common open space in order to provide a sense of openness and community of residents. Common open space is subject to the following standards:
 - a. Each cottage cluster shall contain at least 2,000 square feet of common open space regardless of the number of cottages in the cluster.
 - b. Parking areas, required yards, private open space, and driveways do not qualify as common open space.
6. Parking. Cottage housing developments shall have at least one space for each cottage.

7. Interior Fences. Fences on the interior of the cottage housing development shall not exceed three feet in height and shall not consist of solid board fencing.
8. Existing Structures. On a lot or parcel to be used for a cottage housing development, an existing detached single-family dwelling that may be nonconforming with respect to the requirements of this section may remain, but the extent of its nonconformity may not be increased. Such dwellings shall count towards the number of cottages allowed in the cottage housing development.
9. Sewer connection. Each cottage in a cottage housing development must be connected to a city sewer system. No cottage in a cottage housing development may use a septic system.

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.

17.12.080 – Height of Buildings

In an R-G zone no principal building shall exceed a height of thirty-five (35) feet ~~or two and one-half stories, whichever is less.~~ No accessory building shall exceed a height of two stories or twenty-two (22) feet, whichever is less.

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 live work accessory dwelling unit ~~in conjunction with a commercial use and~~ that meets applicable code requirements. Live Work accessory dwelling units in the Main Street Overlay are subject to the standards listed in TMC 17.40.
- M. Residential in the Main Street District Overlay meeting the standards listed in TMC 17.40.

17.16.30 - Conditional uses permitted.

- F. Multi-family dwelling units.
- G. Cottage Clusters not located in the Main Street Overlay.

17.44 Off-Street Parking and Loading

17.44.030 Vehicle Parking Standards

A. Residential Uses

- 7. Cottage Clusters – 1.00/ unit

17.40 Main Street Overlay District

17.40.010 Purpose and Definition

The purpose of the Main Street District Overlay is to recognize the unique attributes and development pattern of the Toledo Main Street area. For the purpose of this ordinance the Main Street District is defined as the commercially zoned real property fronting the following streets:

- A. Main Street from Highway 20 south to Butler Bridge Road;
- B. Main Street from Highway 20 north to NE 4th Street;
- C. 2nd Street North from the Southern Pacific Railroad tracks east to Highway 20;
- D. 1st Street North from the Southern Pacific Railroad tracks east to Highway 20;
- E. Graham Street from the Southern Pacific Railroad tracks east to Alder Street;
- F. Alder Street from Business Highway 20 south to Graham Street; and
- G. The south side of Highway 20 from Main Street southeast to Alder Street.

17.40.020 Requirement for Commercial Storefronts abutting Main Street

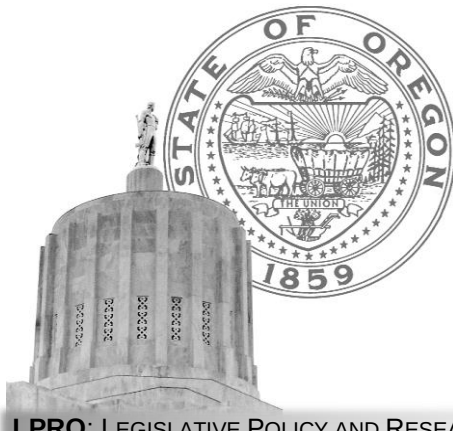
The Main Street District is exempt from the following sections of the code to the extent that the requirements are not included as a condition of approval of a land use permit.

- A. Setback requirements of the Commercial Zone of [Section 17.16.040](#).
- B. Parking requirements of [Section 17.44.030](#). Parking for residential uses is not allowed on Main Street.
- C. Landscaping requirements of [Section 17.52.020](#).

17.40.030 Requirement for Commercial Storefronts abutting Main Street

- A. Lots abutting Main Street shall reserve the ground floor for commercial uses unless residential on the ground floor is approved through the Conditional Use Process.

- B. The ground floor is defined as the level at the same grade as Main Street. Floors below Main Street grade shall be defined as the basement level. Floors above the ground level shall be defined as the second story, third story, etc.
- C. Existing ground floor residential abutting Main Street shall be considered a legal non-conforming use.
- D. Residential shall comply with fire and life safety codes.



LPRO: LEGISLATIVE POLICY AND RESEARCH OFFICE

TINY HOME REGULATION

BACKGROUND BRIEF

“Tiny home” is an umbrella term for structures designed to provide low-cost or minimally sized housing options for consumers. Tiny homes are subject to building codes and licensing standards that govern their construction and installation, zoning codes that dictate where they can be sited, and registration or trip requirements for mobile tiny homes when moving on public roads.

BUILDING CODES AND LICENSING

Construction regulations for tiny homes can be grouped into three categories based on their intended use: permanent, temporary, and transitional. Each category prioritizes different outcomes. Builders, developers, and consumers should select the regulatory path that aligns with their tiny home priorities.

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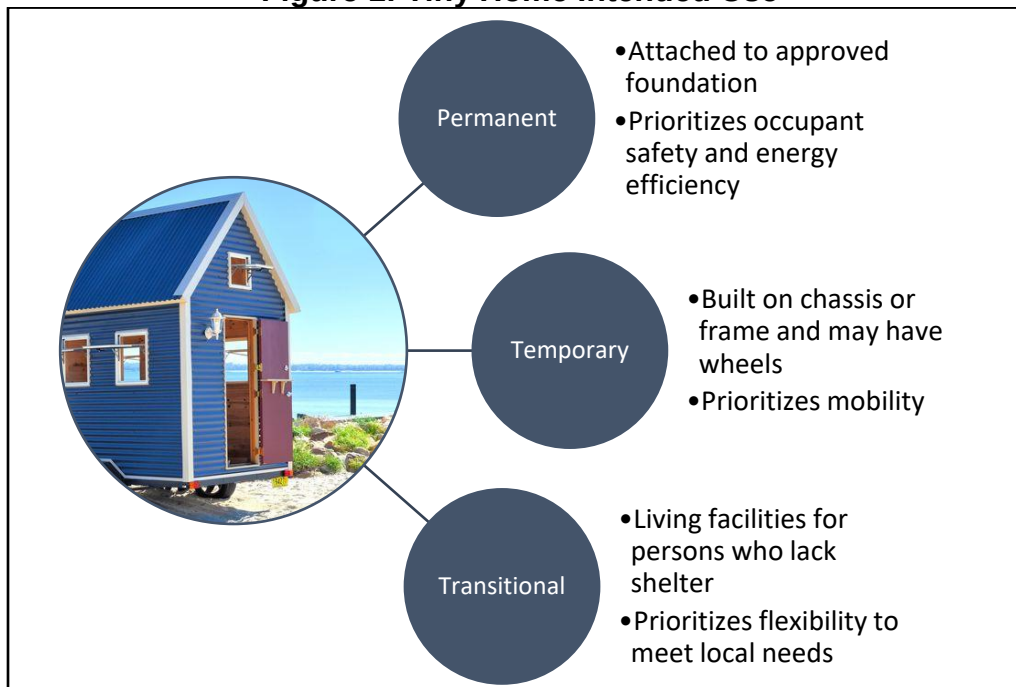
**BUILDING CODES AND
LICENSING**

ZONING

**MOBILE TINY HOME
VEHICLE REGISTRATION**

STAFF CONTACT

Figure 1: Tiny Home Intended Use



Source: Legislative Policy and Research Office

Permanent Dwelling

Permanent tiny homes are attached to an approved foundation and prioritize occupant safety and energy efficiency at the expense of mobility. Permanent tiny homes must meet Oregon's state building code or federal standards. The regulatory model for permanent homes is well-established; builders, developers, and consumers may find this the easiest path to legal siting and occupation of their tiny homes.

Oregon Residential Specialty Code (ORSC).¹ The ORSC currently allows one sleeping loft per tiny home; a ladder may be used as the primary means of access to the sleeping loft in tiny homes under 600 square feet.² Tiny homes that contain a sleeping loft must have an automatic fire sprinkler system.³ Plan reviews, permits, and inspections are mandatory and provided by the local building inspection program.⁴ Builders, electricians, and plumbers must be licensed by the state.⁵

U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards (HUD).⁶ HUD standards do not explicitly allow for the use of lofts and ladders, but manufacturers can seek permission from HUD to pursue innovative designs.⁷ Manufacturers must have their designs, manufacturing plants, and quality assurance manuals certified by a federally approved inspection agency before beginning production.⁸ Dealers and installers are certified by the state.⁹ Tiny homes built under HUD standards are installed on-site with a local permit.¹⁰

Temporary Dwelling

Tiny homes attached to a frame or chassis which may or may not have wheels attached are considered temporary dwellings. Temporary dwellings prioritize mobility and allow for the use of space-saving features like sleeping lofts and ladders. These tiny homes are typically exempt from state construction regulation; builders, developers, and consumers will need to work with municipalities to ensure their tiny home can be legally sited and occupied.

Mobile tiny homes are designed for movement on public highways and subject to the Federal Motor Vehicle Safety Standards adopted by the National Highway Traffic Safety

¹ Dept. of Consumer and Business Services, Building Codes Division. *Residential Structures Code Program*. <<https://www.oregon.gov/bcd/codes-stand/Pages/residential-structures.aspx>>, visited October 29, 2018.

² Dept. of Consumer and Business Services, Building Codes Division. *Amendments to the 2017 Oregon Residential Specialty Code*. <<https://www.oregon.gov/bcd/codes-stand/Documents/res-R329-dwellingunits-lofts-amendment.pdf>>, visited November 2, 2018.

³ *Id.*

⁴ ORS 455.148, ORS 455.150.

⁵ ORS 701.021, ORS 479.620, ORS 693.030.

⁶ U.S. Dept. of Housing and Urban Development. *Office of Manufactured Housing Programs*. <https://www.hud.gov/program_offices/housing/rmra/mhs/mhshome>, visited October 29, 2018.

⁷ U.S. Dept. of Housing and Urban Development. *Alternate Construction*. <https://www.hud.gov/program_offices/housing/rmra/mhs/acintro>, visited October 29, 2018.

⁸ 24 C.F.R § 3282.

⁹ ORS 446.671, OAR 918-515-0005.

¹⁰ ORS 446.252.

Administration (NHTSA).¹¹ This includes standards for brakes, lights, wheels, tires, rear impact guards, and VIN numbers.¹² Oregon limits the maximum width of mobile tiny homes to eight and one-half feet.¹³

Recreational Vehicle (RV). An RV tiny home is a vehicle with or without motive power, that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes.¹⁴ Tiny home RVs with a pitched roof, bay windows, or specified exterior materials, are exempt from the state RV regulations.¹⁵

Park Trailer / Park Model. A park trailer or park model tiny home:¹⁶

- Does not exceed 400 square feet;
- Is certified by the manufacturer as complying with a nationally recognized standard for the construction of RVs;
- Is built on a chassis; and
- Is designed to provide temporary living quarters.

The state does not regulate the construction of park trailer tiny homes.¹⁷

Local Discretion for Permanent or Temporary Dwelling

Developers and consumers seeking flexibility can work with their local building official to permanently site a tiny home built to the more permissive temporary construction standards.

Reach Code. The Reach Code is an optional set of construction standards designed to increase energy efficiency.¹⁸ The Department of Consumer and Business Services (DCBS) has recently amended the Reach Code to adopt construction standards for tiny homes.¹⁹ The 2018 Reach Code allows tiny homes under 400 square feet to include sleeping lofts and ladders and requires automatic fire sprinkler systems in all homes, regardless of size.²⁰ The local building department has broad discretion to waive Reach Code construction requirements, determine if a tiny home is temporary or permanent, and allow for temporary tiny homes to be sited as permanent structures.²¹

¹¹ 49 U.S.C. § 301, 49 C.F.R. § 571.

¹² National Highway Traffic Safety Administration. *Requirements for Trailer Manufacturers*. <<http://www.vineze.com/trailer/pdfs/trailer-req-manufac.pdf>>, visited November 2, 2018.

¹³ ORS 818.080, ORS 818.090.

¹⁴ ORS 446.003(33).

¹⁵ OAR 918-525-0005 (9).

¹⁶ OAR 918-525-0005 (10)(b).

¹⁷ OAR 918-525-0005(10)(b).

¹⁸ ORS 455.500.

¹⁹ Dept. of Consumer and Business Services, Building Codes Division. *2018 Oregon Reach Code*. <<https://www.oregon.gov/bcd/codes-stand/Documents/reach-18reachcode.pdf>>, visited October 29, 2018.

²⁰ *Id.*

²¹ *Id.*

Plan reviews, permits, and inspections are mandatory and provided by the local building inspection program.²² Builders, electricians, and plumbers must be licensed by the state.²³

Transitional Housing

Municipalities can establish transitional housing camps within their urban growth boundary to provide living facilities for persons who lack shelter and cannot be placed in low-income housing.²⁴ Transitional housing camps are established and regulated at the municipal level. Any shared water, toilet, shower, laundry, or cooking facilities are regulated under the state standards for recreation parks.²⁵ The 2017 Oregon Transitional Housing Standard contains suggested construction standards for municipalities to consider when establishing requirements for a transitional housing camp.²⁶ This standard is a service to local government and has no regulatory impact until adopted at the municipal level.

ZONING

Zoning codes determine where builders, developers, and consumers can site their tiny homes. Zoning codes for housing must be clear and objective and may not discourage the development of housing through unreasonable cost or delay.²⁷

Permanent

Permanent tiny homes generally offer the easiest path to legal siting and occupation. Permanent tiny homes can be sited as single-family residences or accessory dwelling units (ADUs).

Accessory Dwelling Units (ADUs). A city with a population greater than 2,500 or a county with a population greater than 15,000 must allow for the development of at least one ADU for each detached single-family dwelling within the urban growth boundary.²⁸ Developers and consumers should work with municipalities to ensure their tiny home ADUs can be legally sited and occupied. The City of Portland has published a [guide](#) designed to help citizens legally construct and site an ADU.²⁹

Oregon Residential Specialty Code (ORSC). Tiny homes built to the ORSC are permitted in any residential zone and any commercial zone which allows a single-family

²² ORS 455.148, ORS 455.150.

²³ ORS 701.021, ORS 479.620, ORS 693.030.

²⁴ ORS 446.265 (1)-(2).

²⁵ ORS 446.265(3).

²⁶ OAR 918-020-0390, Dept. of Consumer and Business Services, Building Codes Division. *2017 Oregon Transitional Housing Standard*. <<https://www.oregon.gov/bcd/codes-stand/Documents/17-transitional-housing-standard.pdf>>, visited October 29, 2018.

²⁷ ORS 197.307 (4).

²⁸ ORS 197.312 (5), [Chap. 15, Oregon Laws 2018](#).

²⁹ City of Portland, Bureau of Development Services. *Accessory Dwelling Units*. <<https://www.portlandoregon.gov/bds/index.cfm?a=68689>>, visited October 29, 2018.

dwelling.³⁰ ORSC tiny homes may be subject to other zoning standards, including minimum size requirements.³¹

HUD Standard. Cities and counties must allow for the siting of HUD Standard tiny homes on all land zoned for single-family residential use within the urban growth boundary.³² Cities and counties may adopt standards for HUD Standard tiny homes, including minimum size, foundation construction methods, roof slope, siding material, energy efficiency, the inclusion of a garage or carport, and any other standard to which an ORSC single-family dwelling on the same lot is subject.³³ HUD Standard tiny homes can also be sited in manufactured dwelling parks, which are discussed below.

Temporary

Manufactured dwelling, mobile home, and RV parks are places where multiple temporary structures are sited.³⁴ State and local government may not prohibit siting or occupying a temporary tiny home located in one of these parks and lawfully connected to utilities.³⁵ Outside of these parks, municipalities regulate where temporary tiny homes may be sited. The City of Portland has deprioritized enforcement of the city's zoning code to allow the siting of temporary tiny homes in specified locations.³⁶

Transitional

Municipalities can establish transitional housing camps within their urban growth boundary to provide living facilities for persons who lack shelter and cannot be placed in low-income housing.³⁷ State law specifies that transitional housing camps may not cover more than two parcels in a municipality and should be placed in locations with access to grocery stores and public transportation.³⁸

MOBILE TINY HOME VEHICLE REGISTRATION

Mobile tiny homes are temporary tiny homes designed for movement on public highways. As noted above, mobile tiny homes are subject to the motor vehicle safety standards adopted by the NHTSA, including standards for brakes, lamps, wheels, tires, rear impact guards, and VIN numbers.³⁹ Oregon limits the maximum width of mobile tiny homes to eight and one-half feet.⁴⁰

³⁰ ORS 197.665 (1).

³¹ ORS 197.665 (2).

³² ORS 197.314 (1), ORS 446.003 (24).

³³ ORS 197.307 (8).

³⁴ ORS 446.003 (23), ORS 446.003 (30), ORS 446.310(9).

³⁵ ORS 197.493.

³⁶ City of Portland, Bureau of Development Services. *City to allow RVs, tiny homes on wheels on private property with conditions*. <<https://www.portlandoregon.gov/bds/article/659268>>, visited October 31, 2018.

³⁷ ORS 446.265 (1)-(2).

³⁸ ORS 446.265 (5).

³⁹ 49 U.S.C. § 301, 49 C.F.R. § 571.

⁴⁰ ORS 818.080, ORS 818.090.

Registration or a trip permit is required to move a tiny home on Oregon roads.⁴¹ Mobile tiny homes not wider than eight and one-half feet and not used for commercial or business purposes must be registered as travel trailers with the Oregon Department of Transportation (ODOT).⁴² Unregistered mobile tiny homes must obtain a [trip permit](#) before moving on Oregon roads, and tiny homes exceeding the maximum width must obtain an [over-dimension permit](#).

STAFF CONTACT

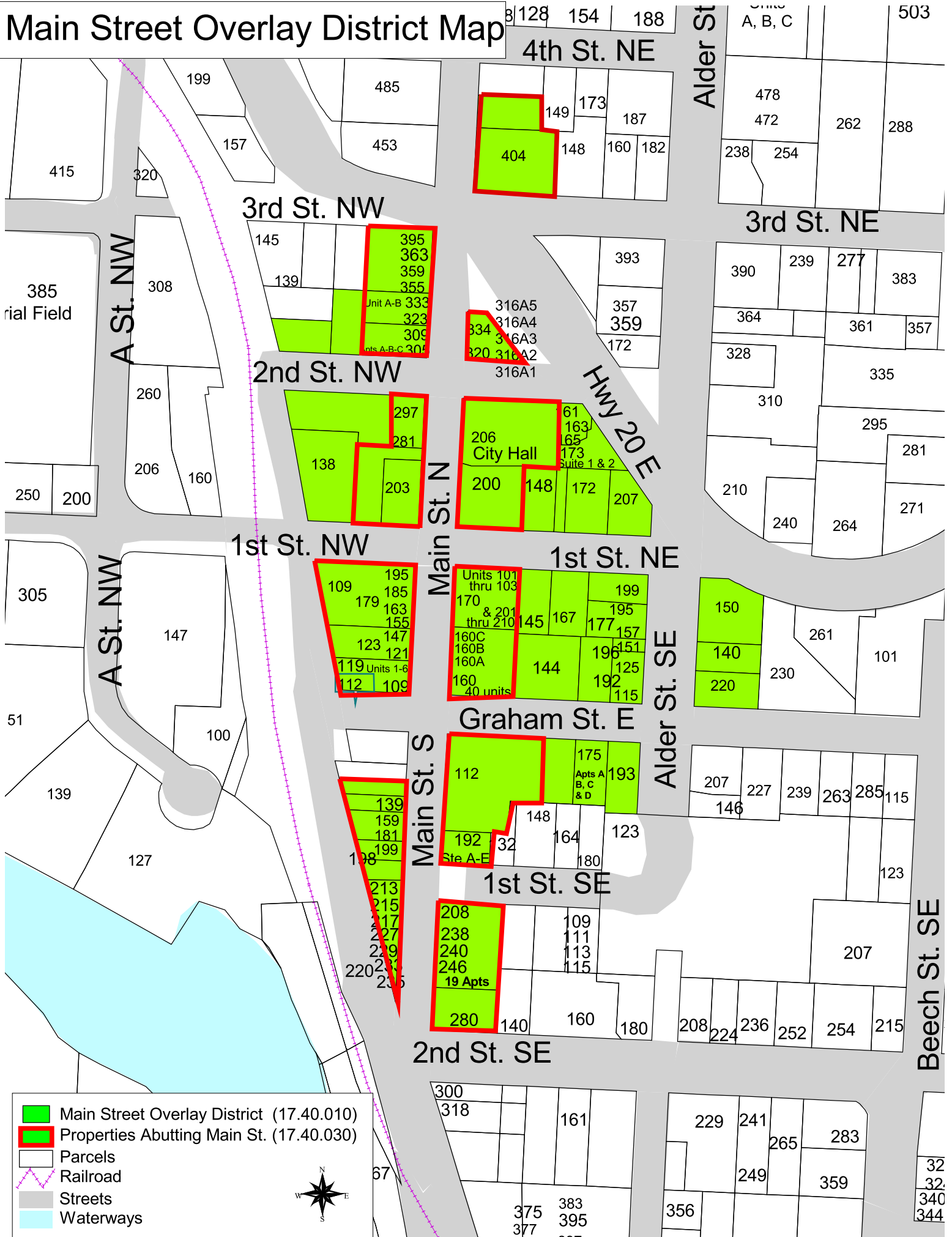
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⁴¹ ORS 803.300, ORS 803.305 (18).

⁴² ORS 801.565.

Main Street Overlay District Map



City of Toledo

2020 Building Permit and Land Use Activity

Building Activity						
Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Approved by Staff
1/6/2020	Building Permit	Richard Wolff/Matt Moore	850 SE Beaver Street	11-10-17-13-01300-00	House	1/23/2020
1/6/2020	Water/Sewer Connection	Matt Moore	850 SE Beaver Street	11-10-17-13-01300-00	New water/sewer services	completed
1/7/2020	Building Permit	Christopher Myers	1809 SE Alder Lane Drive	11-10-16-33-01000-00	Manufactured home	1/30/2020
1/7/2020	Building Permit	Christopher Myers	1809 SE Alder Lane Drive	11-10-16-33-01000-00	Garage	1/30/2020
1/7/2020	Excavation/Work in Right-of-Way Permit	Georgia Pacific	550 NW 1st Street	11-10-18-10-00600-00	Fill for development	1/22/2020
1/21/2020	Excavation/Work in Right-of-Way Permit	Joel Wilson	1721/1739 NW Hwy 20	11-10-07-10-02504-00	Fill for landscape maintenance	pending
2/3/2020	Building Permit	Doyle Green/NW Homes	682 SE 8th Street	11-10-08-34-00200-00	Manufactured home	43935
2/13/2020	Water/Sewer Connection	Mike Retherford	365 Industrial Park Way	11-10-18-10-03100-00	New water/sewer services	completed
2/18/2020	Building Permit	Carolyn Houcke	2016 SE Laurel Street	11-10-20-14-02800-00	Room addition	2/26/2020
2/20/2020	Building Permit	Dustin Nolta/Reys Valley	1103 NE Hwy 20	11-10-08-31-01800-00	Carport	2/27/2020
2/25/2020	Building Permit	Georgia Pacific	550 NW 1st Street	11-10-18-10-00600-00	Foundation	3/10/2020
2/27/2020	Building Permit	Steve Aleckson	550 NE Beech Street	11-10-17-21-01100-00	House	3/11/2020
3/2/2020	Excavation/Work in Right-of-Way Permit	Torrey Bell/Joe Howry	2031 SE Laurel Street	11-10-20-14-00600-00	Repair sewer lateral	3/2/2020
3/11/2020	Excavation/Work in Right-of-Way Permit	Farrell Fowler/Joe Howry	1941 SE Kauri Street	11-10-20-14-01900-00	Replace sewer lateral	3/15/2020
3/16/2020	Building Permit	Justic & Maverick LLC/Ace Alarms	246 S. Main Street	11-10-17-23-03400-00	Fire alarm system	3/19/2020
3/16/2020	Building Permit	Gary and Delores Dinkel/Terra Firma	363 SE 2nd Street	11-10-17-24-16200-00	Foundation repair	4/8/2020
3/25/2020	Building Permit	Dakota McKnight Todd	1300 N Nye Street	11-10-08-32-01600-00	Foundation repair	4/7/2020
3/25/2020	Excavation/Work in Right-of-Way Permit	Kong Properties/Luckini Construction	711 NW A Street	11-10-07-44-02900-00	Install storm gutters	3/26/2020
3/31/2020	Excavation/Work in Right-of-Way Permit	NW Natural	SE 10th/SE Holly Road		Replace valve	4/6/2020
4/7/2020	Excavation/Work in Right-of-Way Permit	Paramount Utility	385 SE East Slope Rd	11-10-17-13-00404-00	Install service	4/8/2020
4/8/2020	Water/Sewer Connection	NW Homes/Doyle Green	682 SE 8th Street	11-10-08-34-00200-00	New water/sewer services	completed

Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Approved by Staff
4/29/2020	Building Permit	Jesse Luckini	110 NE 11th Street	11-10-08-32-06100-00	Shop	5/21/2020
4/30/2020	Building Permit	Georgia Pacific	1400 SE Butler Bridge Road	11-10-17-00-01400-00	Office remodel	pending
5/11/2020	Demolition Permit	Larry and Jo Rauch	653 SE East Slope Road	11-10-17-13-00602-00	Remove manufactured home	6/2/2020
5/11/2020	Building Permit	Larry and Jo Rauch	653 SE East Slope Road	11-10-17-13-00602-00	Manufacutred home	6/3/2020
5/12/2020	Excavation/Work in Right-of-Way Permit	Charter/Paramount	1690 NW Sunset Drive		Bore for new service	5/13/2020
5/14/2020	Excavation/Work in Right-of-Way Permit	CenturyLink/Qwest	Main Street/Graham Street/Beech Street		170' of new aerial fiber	5/18/2020
5/14/2020	Excavation/Work in Right-of-Way Permit	Jimmy K Cheney/Hagen Construction	1527 N Nye Street	11-10-08-23-02200-00	Storm drain connection	5/18/2020
5/21/2020	Building Permit	Michael and Angela Oleman	1450 NE Alder Street	11-10-08-32-00705-00	Shop carport	6/3/2020
5/21/2020	Building Permit	Eugene and Mary Hutchins	271 NE Beech Street	11-10-17-22-08200-00	Change of occupancy	6/1/2020
5/26/2020	Water/Sewer Connection	Kenneth Murray	263 E. Graham Street	11-10-17-23-00600-00	New water/sewer service	completed
6/3/2020	Building Permit	Kenneth and Sarah Murray	263 E Graham Street	11-10-17-23-00600-00	House	6/16/2020
6/3/2020	Building Permit	Teddy Murphy	305 SE Elder Street	11-10-17-24-05100-00	Foundation and ADU	6/16/2020
6/4/2020	Excavation/Work in Right-of-Way Permit	Kenneth Murray	263 E. Graham Street	11-10-17-23-00600-00	Install utilities and level lot	6/8/2020
6/11/2020	Building Permit	Georgia Pacific	580 NW 1st Street	11-10-18-10-00600-00	Mechanical/equipment building	7/23/2020
6/30/2020	Excavation/Work in Right-of-Way Permit	Daniel Liggett/Shawn Templeton	156 NW 6th Street	11-10-08-33-04000-00	Pave driveway	6/30/2020
6/30/2020	Excavation/Work in Right-of-Way Permit	Daniel Liggett/Shawn Templeton	156 NW 6th Street	11-10-08-33-04000-00	Pave driveway	6/30/2020
7/6/2020	Excavation/Work in Right-of-Way Permit	NW Natural	305 SE Elder Street		Cut service	7/6/2020
7/13/2020	Building Permit	Chad VanAmburg		11-10-17-31-08601-00	House	
7/16/2020	Demolition Permit	Brenda Carpenter/Allan Parker	600 NE Beech Street	11-10-08-33-08900-00	Demolish fire damaged home	7/22/2020
7/21/2020	Water/Sewer Connection	New Venture Enterprises	380 NW 1st Street	11-10-18-10-00200-00	New water/sewer service	completed
8/17/2020	Building Permit	Port of Toledo	1000 Altree Lane	11-10-18-30-00500-00	Metal building	pending
8/25/2020	Building Permit	Larry and Jo Rauch	653 SE East Slope Road	11-10-17-31-00602-00	Porch	8/27/2020
8/25/2020	Excavation/Work in Right-of-Way Permit	NW Natural	173 NW 7th Street		Install new service	8/25/2020
9/2/2020	Building Permit	City of Toledo	173 NW 7th Street	11-10-08-33-11800-00	Sign	9/23/2020
9/15/2020	Excavation/Work in Right-of-Way Permit	Lorrain and Arthur Jung	1927 SE Emerald Court	11-10-20-11-02900-00	Cut curb for stormdrain	9/16/2020
9/24/2020	Excavation/Work in Right-of-Way Permit	Charter/Paramount	Lincoln Way/Skyline Dr/Aspen St		bore at 625 Skyline to Aspen	9/25/2020

Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Approved by Staff
9/29/2020	Excavation/Work in Right-of-Way Permit	Carla J. Thorpe	192 S Main Street	11-10-17-23-04400-00	Close sidewalk to repair siding	10/13/2020
10/13/2020	Excavation/Work in Right-of-Way Permit	John Robinson	295 NE Beech Street	11-10-17-22-00800-00	Cut curb to widen driveway	10/14/2020
10/13/2020	Excavation/Work in Right-of-Way Permit	NW Natural	660 NW Westwood Street		Install new service	10/13/2020
10/26/2020	Demolition Permit	Abundant Life Center	1152 NW A Street	11-10-08-32-08500-00	Demolish home	11/4/2020
11/5/2020	Building Permit	Julie Life	710 NW Terrace Drive	11-10-07-44-07200-00	Foundation	12/1/2020
11/5/2020	Excavation/Work in Right-of-Way Permit	Dahl Disposal Service	5441 W Hwy 20	11-10-07-00-00600-00	Excavate for stormwater improvements	11/12/2020
11/9/2020	Excavation/Work in Right-of-Way Permit	Paramount/Charter	190 NW Skyline Drive		Bore for new service	11/10/2020
11/12/2020	Excavation/Work in Right-of-Way Permit	Wave Broadband/Port of Toledo	496 NE Hwy 20	11-10-08-34-03001-00	Aerial fiber	11/12/2020
11/19/2020	Building Permit	Helen Kerstein Marvin Trust	755 NE Hwy 20	11-10-08-34-05500-00	Garage	pending
11/19/2020	Building Permit	Nathan and Kimberly Keel	850 SE 7th Street	11-10-17-42-00600-00	Convert garage to bedroom	pending
11/19/2020	Excavation/Work in Right-of-Way Permit	Charter/Oregon Aerial Construction	SE River Road/SE 18th Street		Install utility pole	11/20/2020
12/1/2020	Building Permit	Richard Prest	560 SE 2nd Street	11-10-17-24-02400-00	Manufactured home	pending

Land Use						
Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Status
1/23/2020	Floodplain Development	Georgia Pacific	550 NW 1st Street	11-10-18 A TL 600	Excavation/Fill permit site work	
1/6/2020	Temporary Trailer Permit	Sharon and Shawn Mohl	500 NE Hwy 20	11-10-8 CD TL 270	Reside in RV to provide security and during minor construction	Staff: Approved 1/22/20 (expires 7/22/20)
1/21/2020	Tree Permit	Paul Burch	690 SE 6th St	11-10-17 BD TL 11700	Remove one fir tree	Staff: Approved 1/22/20
5/21/2020	Variance	Gary Shane & Deloris Dinkel	363 SE 2nd St	11-10-17 BC TL 16200	Class B Variance to replace a non-conforming structure	Staff: Approved 6/16/20
6/9/2020	Lot Line Adjustment	Jesse Luckini and Lynn and Susan Smith	110 NE 10th St/1244 N Nye St	11-10-8CB 6100 & 5800	Property line adjustment between 110 NE 10th Street and 1244 N Nye Street	Staff: Approved 6/18/20
7/7/2020	Floodplain Development	Georgia Pacific/John Zink	580 NW 1st Street	11-10-18 A TL 600	New structure	Staff: Approved 7/15/20

Date	Type of Permit	Applicant	Address	Map and Tax Lot	Description	Approved by Staff
8/26/2020	Minor Partition	David and Tami Howard	1606 NW Spruce St	11-10-8 TL 1500	Minor partition to create two lots	PC = Approved. Order signed 10/21/20 Also see VAR-2-20
8/26/2020	Variance	David and Tami Howard	1606 NW Spruce St	11-10-8 TL 1500	Variance to the minor partition standards for flag lots	PC = Approved. Order signed 10/21/20 Also see VAR-2-20
9/8/2020	Tree Permit	M'Lissa Kelly/Vernon Bearden	1230 NE Hwy 20	11-10-8 CA TL 100	Remove maples along NE Hwy 20	Staff: Approved 9/21/20
9/15/2020	Temporary Trailer Permit	Toledo Foursquare Church	1803 NW Lincoln Way	11-10-7 A TL 1400	Allow caretaker to reside in RV to provide security	Staff: Denied request 10/30/20
9/23/2020	Floodplain Development	Port of Toledo	1000 Altree Lane	11-10-18 C TL 500 11-10-18 D TL 400	New structure	Staff: Approved 11/25/20
9/23/2020	Restrictive Lot Line Cove	Port of Toledo	1000 Altree Lane	11-10-18 C TL 500 11-10-18 D TL 400	Treat multiple lots as one for development purposes	Staff: Approved 10/19/20
10/28/2020	Lot Line Adjustment	NW Coastal Housing/AKS Engengineering	740 SE 6th Street	11-10-17 BD TL 11600	Property line adjustment to consolidate to combine lots.	Staff: Approved 11/12/20
10/30/2020	Temporary Trailer Permit	Sierra Wheeler/Henry Mattos	510 SE Beech St	11-10-17 BD TL 17101	Reside in RV to provide security	pending