

2026 Housing Code Audit and Code Concepts

PRESENTED TO THE WILLAMINA PLANNING COMMISSION

JUNE 23RD, 2026

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Overview

MWVCOG was awarded a grant from the Department of Land Conservation and Development (DLCD) on behalf of Willamina to update the development code to comply with housing-related statutes and facilitate housing production, affordability, and choice.

Code Audit Objectives

1. Identify opportunities to make the development code consistent with state statutes.
2. Ensure the code provides a clear and objective path for approval of housing projects.
3. Identify review criteria or procedures related to housing that may have the effect of delaying housing production.

Audit Recommendations and Code Concepts



1. Update definitions section to reflect contemporary housing types and bonus incentives.
2. Implement model residential siting standards for all housing types.
3. Implement standards for approving bonus housing units for producing affordable or accessible housing.
4. Adopt provisions for approving affordable housing in Commercial and Industrial districts.
5. Update the land use review process.

Code Audit Matrix

ATTACHMENT 1: WILLAMINA HOUSING CODE AUDIT MATRIX				
LEGISLATION	STATUTE OR RULE	MODEL CODE SECTION	CODE SECTIONS AFFECTED	OPPORTUNITIES
SB 8 – Affordable Housing Applications in Commercial or Industrial Use Zones (2021)				
Restricts local governments from denying or limiting the approval of affordable housing applications within areas zoned for commercial and industrial use, subject to certain zoning and property ownership conditions.	ORS 197A.445, ORS 197A.460	Ch. 10.2 Definitions for affordable housing	1.200 DEFINITIONS 2.104 GENERAL COMMERCIAL (C-1) 2.105 COMMERCIAL RESIDENTIAL (C-2) 2.108 INDUSTRIAL (M-1) 2.111 PUBLIC ASSEMBLY (PAI)	Add affordable housing categories to the definition section and add affordable housing as permitted uses schedule of permitted uses in the commercial, industrial and public zones.
HB 4064 – Manufactured Housing (2022)				
Restricts local governments from prohibiting the siting of, or imposing unique placement standards on a manufactured dwelling or prefabricated structure inside and outside of a manufactured dwelling park. The bill establishes certain exceptions and requires the manufactured home or prefabricated structure to be located on land inside the urban growth boundary zoned for single-family residential dwellings.	ORS 197.478	Ch. 2-Siting and design standards for Single unit and Duplex housing	1.200 DEFINITIONS 2.303 MANUFACTURED HOMES ON INDIVIDUAL LOTS 2.304 MANUFACTURED HOME PARKS 2.309 RECREATIONAL VEHICLE (RV) PARKS	Update definitions to be consistent with ORS definitions. Manufactured dwellings are now captured in the definition of single-unit detached dwellings. Section 2.303 should be removed because they are unique requirements that only apply to manufactured homes.
HB 3395 – Housing Omnibus Bill (2023)				
Requires non-Metro cities between 2,500 – 10,000 residents to adopt ordinances allowing duplexes on any lot zoned for residential use that allows single family detached housing by June 30, 2025.	ORS 197A.420	Ch. 2-Siting and design standards for Single unit and Duplex housing	2.101 LOW DENSITY RESIDENTIAL ZONE (R-1)	Revise duplex requirements to be consistent with the minimum standards for single-unit detached dwellings in all zones.
In areas within UGB boundaries and zoned for commercial use, directs local governments to allow housing units available to those households making 60% of area median income, or allow mixed use structures with ground floor commercial for those households with moderate incomes as defined in ORS 456.270 (80-120% AMI).	ORS 197A.460		2.104 GENERAL COMMERCIAL ZONE (C-1) 2.105 COMMERCIAL RESIDENTIAL DISTRICT (C-2) 2.106 MIXED-USE COMMERCIAL (C-3)	Residential uses are currently permitted in all commercial zones.
Requires local governments to approve Single Room Occupancy development with up to 6 units on each lot zoned for single family detached housing and, if the lot allows the development of 5 or more units, then the SRO development must be approved up to the number of units allowed by the underlying density standard.	ORS 197A.430	Not addressed	1.200 DEFINITIONS ALL RESIDENTIAL ZONES	See HB 2138. Add single room occupancies to permitted uses in all residential sidtricts.
SB 1537– GOVERNOR KOTEK’S HOUSING PRODUCTION FRAMEWORK (2024)				
Sections 37 – 43 require local governments to allow certain adjustments to local code on housing development projects that are within an urban growth boundary. The development must result in net new housing units and demonstrate that the adjustments will help the project reach an outcome of feasibility, affordability, increased housing units, or reduction in sale cost that would not otherwise be tenable without the requested adjustments. These adjustments may not exceed 10 per project,	ORS 197A	Ch. 9.5 Modification Application	3.104 VARIANCES	Allow mandatory adustments to be reviewed and approved as a minor variance application.

Model Housing Code

- Implements SB 1564
- Presumed clear and objective standards
- Created with input from planners from jurisdictions from around the state
- Used as guidance for current practice
- Can be modified to fit the context and specific needs of Willamina

Figure 3.2.5.d. Driveway Approaches on One Local Street Frontage

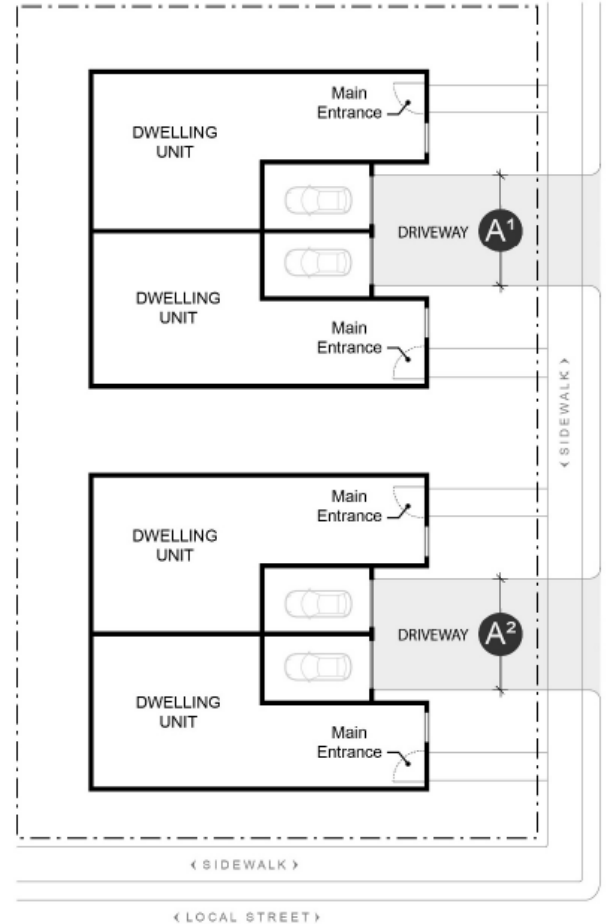
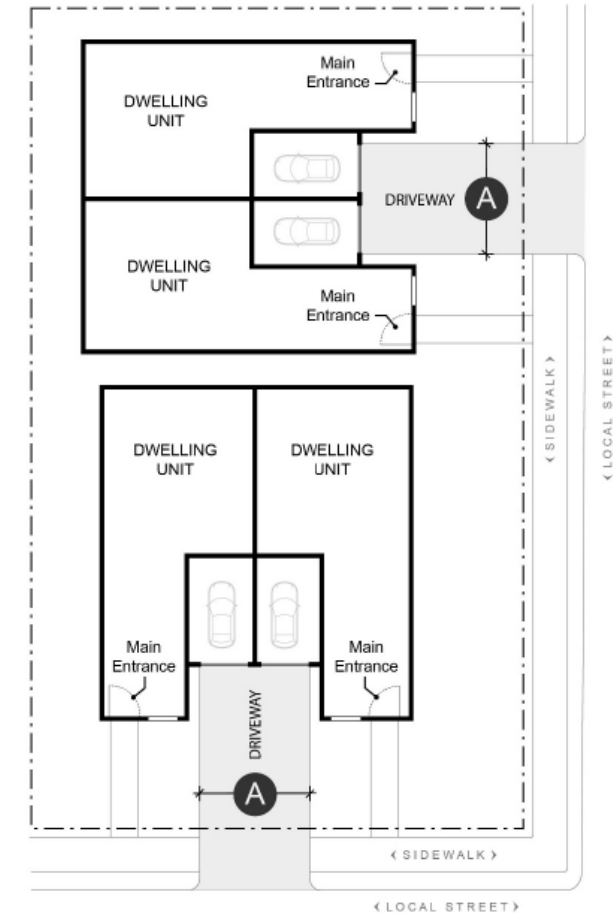


Figure 3.2.5.e. Driveway Approaches on Two Local Street Frontages



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Duplex



Triplex/Quadplex



Townhome

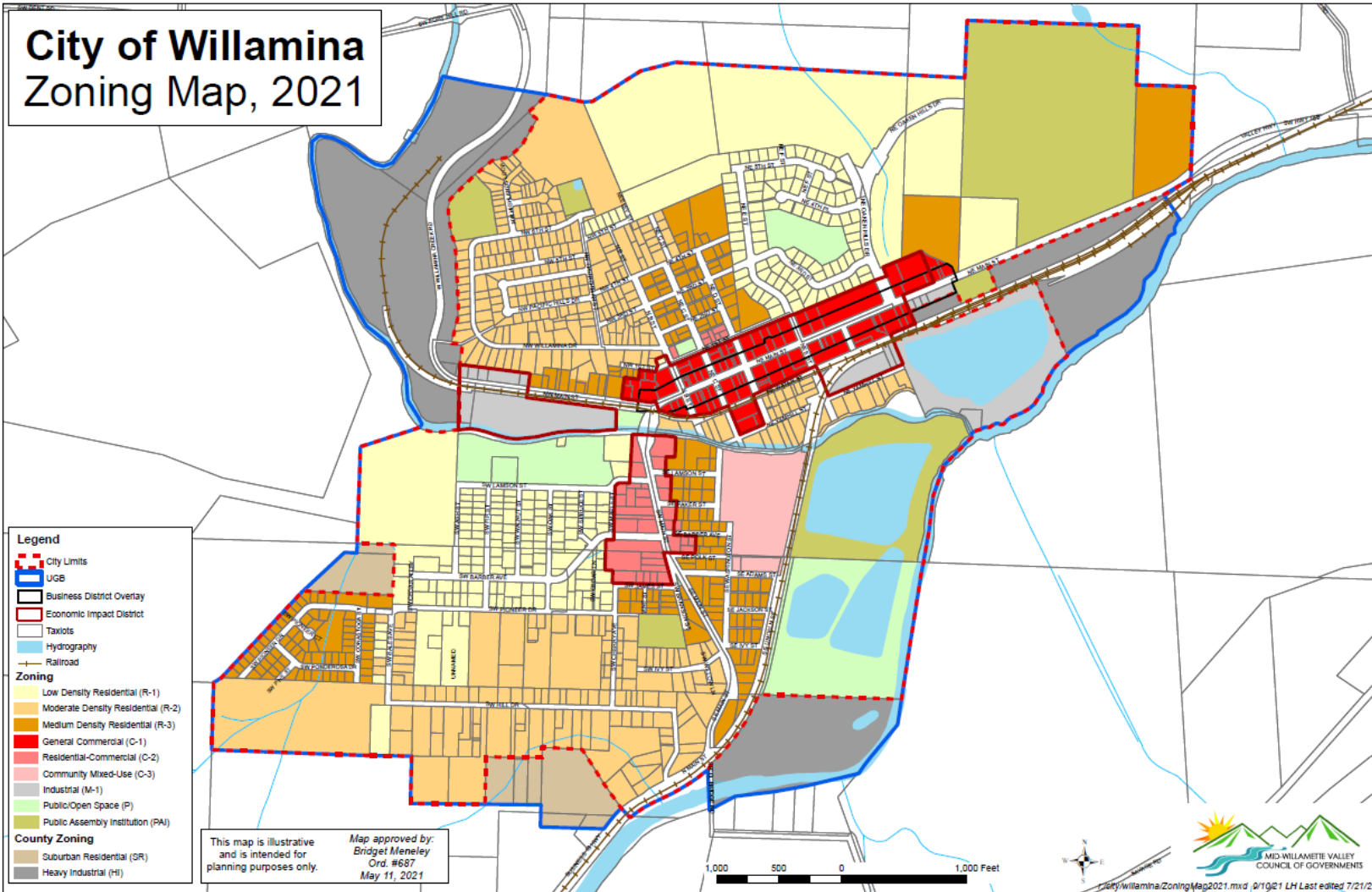


Cottage Cluster



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Council of Governments

City of Willamina Zoning Map, 2021



Permitted Housing Under Current Code

	R-1	R-2/C-2	R-3
Single unit detached	Yes	Yes	Yes
Duplexes	No	Yes	Yes
Triplexes	No	Yes*	Yes
Quadplexes	No	No	No
Townhomes	No	Yes**	Yes**
Multi-unit	No	No	Yes
Cottage Cluster	Yes	Yes	Yes
Accessory Dwelling Units	Yes	Yes	Yes
*Conditional Use			
**No more than 3 attached			

Duplexes

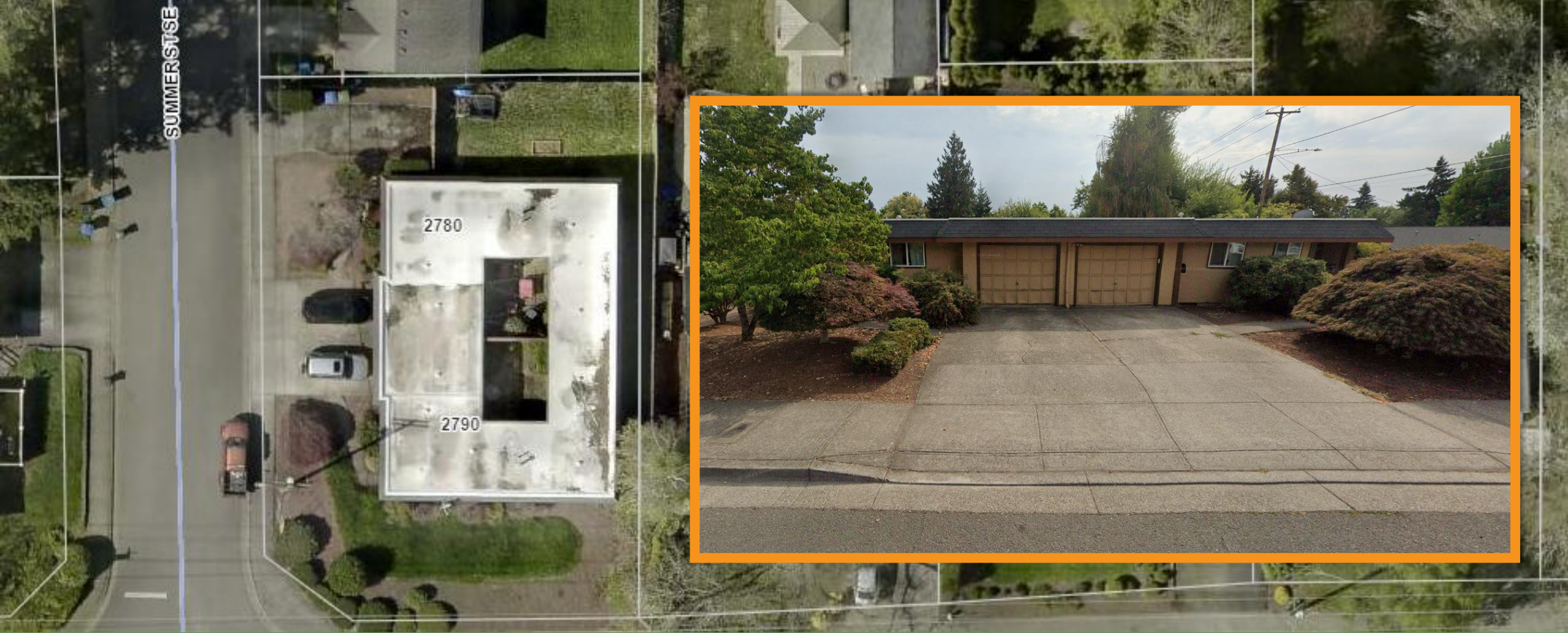
- Duplexes are already permitted in the R-2 and R-3 zones.
- ORS 197A.420 requires cities with a population of 2,500 or greater to allow duplexes on lots where single-family dwellings are allowed.
- Willamina's current certified population estimate is 2,310
- Eligible for Middle Housing Land Division (MHL D)



Townhouses

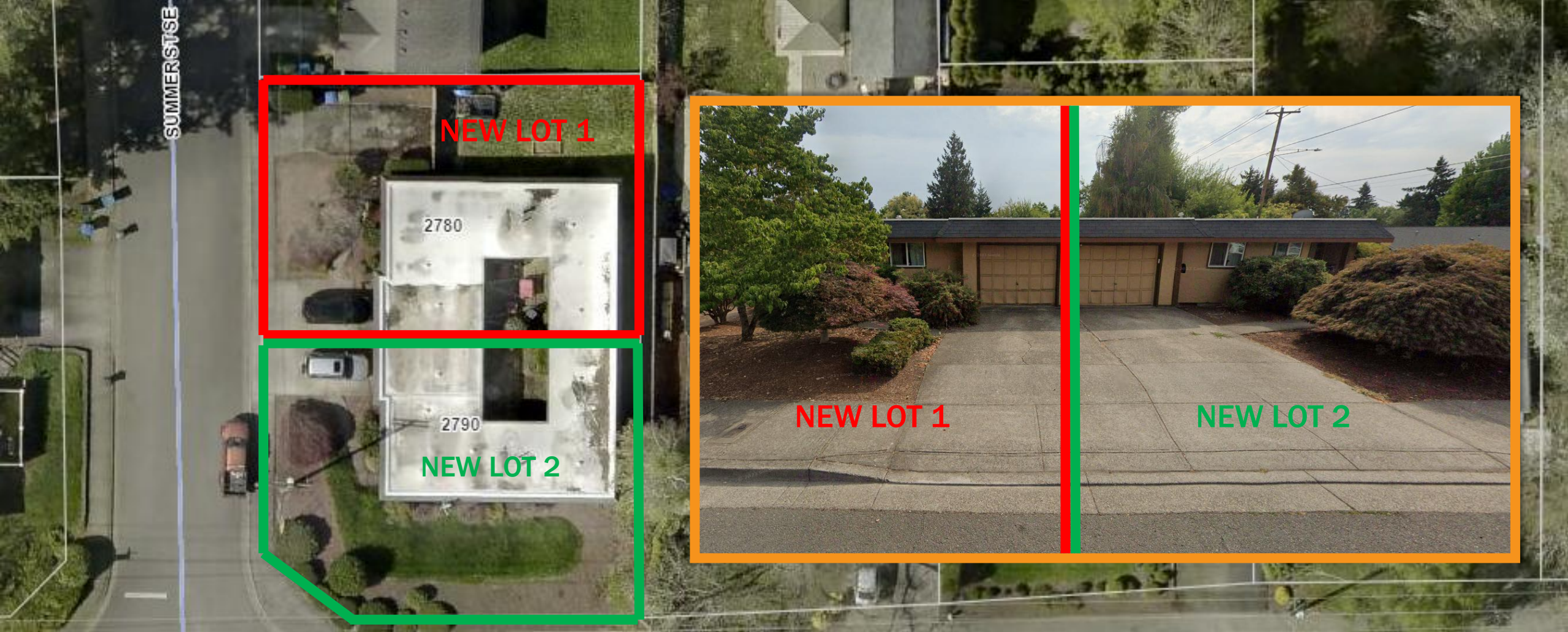
- Can be Triplex, Quadplex, or Multi-Unit (5 or more)
- No longer need to be attached
- Currently permitted in R-2 and R-3 zones but limited to no more than 3 attached units
- Eligible for Middle Housing Land Division





Middle Housing Land Division – ORS 93.031

- Allows for individual ownership of units in middle housing developments
- May be submitted with a standard land division or with building permits



- “Parent lots” created by a standard land division – partition or subdivision.
- “Child lots” created by MLDS
- Setbacks apply to the parent lot

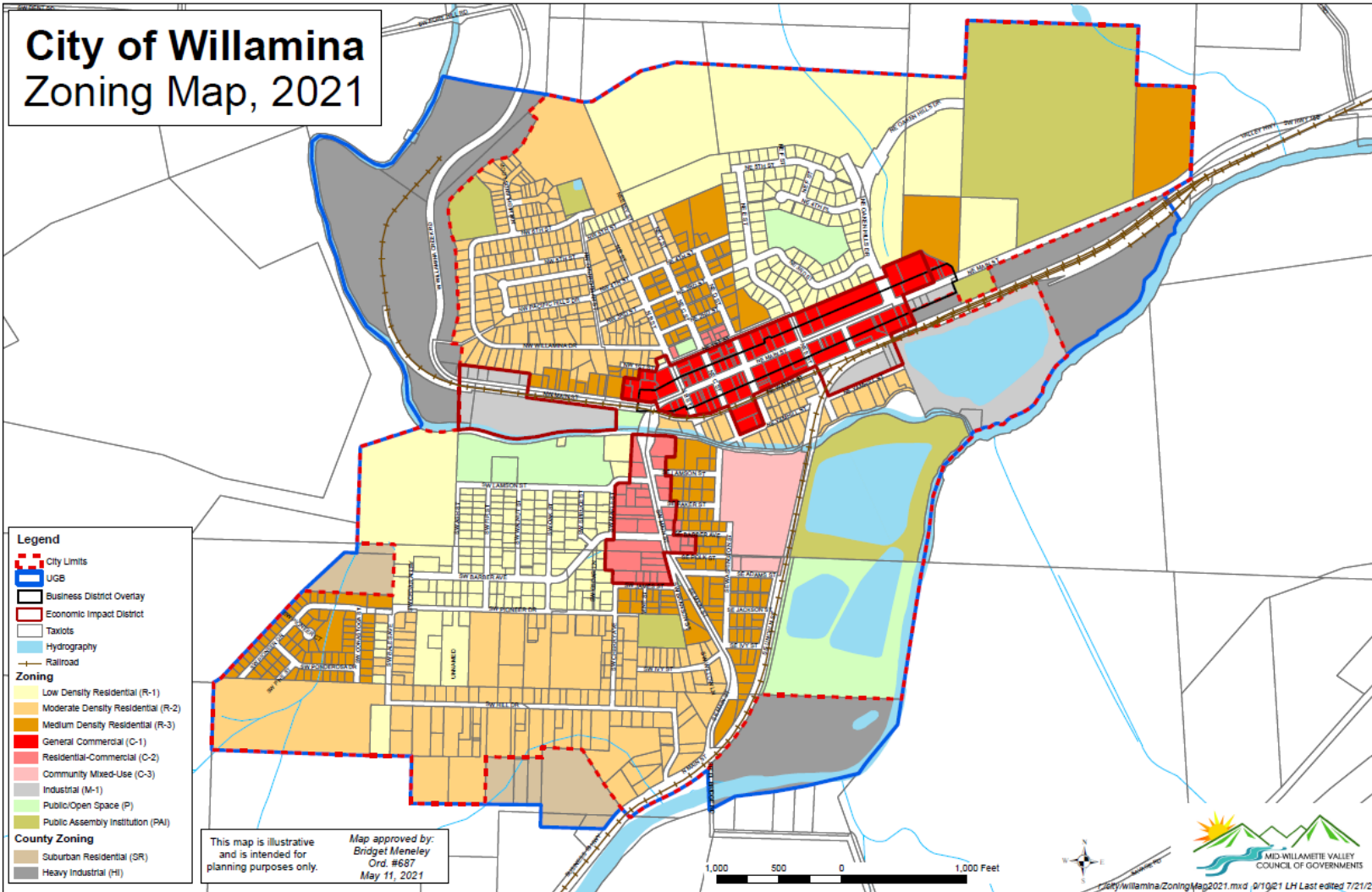


Example of a Townhouse Block in Salem



Mid-Willamette Valley
Council of Governments

City of Willamina Zoning Map, 2021



Potential Housing Under Revised Code

	R-1	R-2/C-2	R-3
Single unit detached	Yes	Yes	Yes
Duplexes	Yes	Yes	Yes
Triplexes	No	Yes	Yes
Quadplexes	No	No	Yes
Townhomes	No	Yes*	Yes
Multi-unit	No	No	Yes
Cottage Cluster	Yes	Yes	Yes
Accessory Dwelling Units	Yes	Yes	Yes

*No more than 3 units *on a standard lot*

Bonus Units

- HB 2138 requires local governments to implement a density bonus for producing affordable or accessible units.
- The developer can earn an additional one unit for a duplex or triplex
- Additional two units for a quadplex, cottage cluster, or multi-unit development
- Must provide reductions to dimensional requirements to accommodate the bonus units.

Procedural Updates

- HB 4037 requires local governments to review and approve housing applications without a public hearing, limits the notice area for housing applications, and decisions can only be appealed by the applicant.
- SB 974 says urban housing applications such as residential upzones, planned unit development, and variances to housing standards must be reviewed and approved without a hearing.
- The current code requires a public hearing for most housing applications and only provides for one ministerial procedure.
- Opportunities:
 - Revise the Type I process into a true ministerial procedure,
 - Revise the Type II process as an administrative procedure consistent with state requirements for Limited Land Use Decisions (ORS 197.195).
 - Preserve the quasi-judicial role of Planning Commission for other applications wherever possible.

Questions for Planning Commission

- Should Quadplexes be allowed in the R-2 district?
- Should Townhouse development be limited to 3 units in the R-2 district?
- Should setbacks be reduced in the R-2 and R-3 districts for Triplexes?

Potential Housing Under Revised Code			
	R-1	R-2/C-2	R-3
Single unit detached	Yes	Yes	Yes
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Townhomes	No	Yes*	Yes
Multi-unit	No	No	Yes
Cottage Cluster	Yes	Yes	Yes
Accessory Dwelling Units	Yes	Yes	Yes
*No more than 3 units <i>on a standard lot</i>			