

1 **BEFORE THE BOARD OF COMMISSIONERS**
2 **FOR LINCOLN COUNTY, OREGON**

3 ORDINANCE # 512
4

5 Related to land use planning; amending Lincoln County Code (LCC) 1.1340(3)(a)(B)- standards
6 regarding density requirements in the R-4 zone; and declaring an emergency
7

8 WHEREAS, based upon a Land Conservation and Development (LCDC) grant
9 administered by the Department of Land Conservation and Development (DLCD), the Angelo
10 Planning Group and Johnson Economics developed and prepared the Lincoln County Housing
11 Strategy Plan (HSP) for the benefit of Lincoln County and the cities within Lincoln County; and

12 WHEREAS, the HSP was accepted by the Lincoln County Board of Commissioners at its
13 regular meeting on July 24, 2019; and

14 WHEREAS, the purpose of the HSP is to assist the County and its cities to move forward
15 on a number of housing policy initiatives to respond to current and future housing needs; and

16 WHEREAS, the HSP indicates that there is a significant need for additional housing
17 (including all types and prices) in Lincoln County; and

18 WHEREAS, the HSP recommends that the County (and cities) identify additional potential
19 strategies to address housing needs, including the needs of people with low and moderate incomes;
20 and

21 WHEREAS, Lincoln County has an opportunity to increase the prospect of affordable
22 housing within its jurisdiction by amending Section 1.1340(3)(a)(B) of the Lincoln County Code
23 (LCC) in the Residential Zone R-4 (which allows for multi-family housing) by decreasing the
24 minimum lot area per dwelling unit from 2,500 square feet to 1,250 square feet when the lot is
25 served by both a public or community water supply system and a sewage disposal system; and

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NOTE: This Ordinance amends an existing uncodified Ordinance and does not replace any current provisions of the Lincoln County Code. Therefore the usual provision of **boldface** for amendments and ~~strikethrough~~ for deletions amend Ordinance #484 and not the Lincoln County Code.

1 WHEREAS, the proposal as outlined above would align Lincoln County's standards for
2 minimum lot area per dwelling unit with the other major cities in the County; and

3 WHEREAS, the current zoning limitation in the LCC of 2,500 square feet provides an
4 unrealistic barrier to housing options in select areas of the County, and is inhibiting the people in
5 the marketplace from developing affordable housing.

6 **NOW, THEREFORE, THE LINCOLN COUNTY BOARD OF COMMISSIONERS**
7 **ORDAINS AS FOLLOWS:**

8 **SECTION 1: AMENDMENT OF LCC CHAPTER ONE**

9 LCC 1.1340(3)(a)(B) is amended to read:

10 **(3) Standards**

11 Except as provided in LCC 1.1401 to 1.1499, 1.1501 to 1.1599, 1.1601 to 1.1699 and
12 1.1901 to 1.1999 the following standards shall apply:

13 **(a) Lot Size and Dimensions:**

14 The minimum lot size and dimensions shall be as follows:

15 (A) Standards for single family dwelling units shall be the same as in the R-1 zone.

16 (B) The minimum lot area per dwelling unit shall be ~~2,500~~ **1,250** square feet when a lot is
17 served by both a public or community water supply system and sewage disposal system.

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19 **[The remainder of LCC 1.1340(3) remains unchanged.]**

20 **SECTION 2: SEVERANCE CLAUSE**

21 If any section, subsection, provision, clause or paragraph of this Ordinance shall be
22 adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such
23 judgment shall not affect the validity of the remaining portions of this Ordinance, and it shall be
24 expressly declared that every other section, subsection, provision, clause or paragraph of this
25 Ordinance enacted, irrespective of the enactment or validity of the portion thereof declared to be
26 unconstitutional or invalid, is valid.

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SECTION 3: EMERGENCY CLAUSE

This Ordinance being necessary for the immediate preservation of the public health and safety, an emergency is declared to exist and this Ordinance shall take effect upon its passage.

DATED this 23rd day of October, 2019

LINCOLN COUNTY BOARD OF COMMISSIONERS



CLAIRE HALL, CHAIR



KAETY JACOBSON, COMMISSIONER



DOUG HUNT, COMMISSIONER

ATTESTED TO:



Kristi Peter, Recorder

APPROVED AS TO FORM:



M. Gerard Herbage
Assistant Lincoln County Counsel

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