

## 33.253 Development on a Middle Housing Land Division Site

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### 33.253.010 Purpose

These middle housing land division standards carry out certain key aspects of ORS 92.031 that ensure that:

- The residential structure type developed on the middle housing land division site remains the same structure type after the land division is approved;
- No more than one dwelling unit is allowed per lot; and
- The middle housing land division lots cannot be further divided.

### 33.253.020 Where These Regulations Apply

The standards of this chapter apply to lots resulting from a middle housing land division.

### 33.253.030 Applying Title 33 to Development on a Middle Housing Land Division Site

- A. For the purposes of development, the regulations of Title 33 apply to the lots and tracts resulting from a middle housing land division collectively and not to each lot individually. For example, the building setback standards of the base zone apply to the property lines of the original site prior to the land division and not to the property lines of each individual lot created through the land division.
- B. The residential structure type on a site that has been divided through a middle housing land division remains the residential structure type that was proposed with the middle housing land division. For example, if the middle housing land division was approved for a site with a fourplex, the residential structure type on the site remains a fourplex following the middle housing land division.

### 33.253.040 Number of Dwelling Units

More than one dwelling unit is prohibited on a lot that has been created through a middle housing land division. Accessory dwelling units are prohibited on lots that have been divided through middle housing land divisions.

### 33.253.050 Allowed Use

All the primary uses on a middle housing land division site must be residential uses. Accessory home occupations are allowed.

### 33.253.060 Future Land Division

The further division of a lot created through a middle housing land division is prohibited.

*(Added by: Ord. No. 190851, effective 6/30/22.)*