

GOAL 10: HOUSING

General Discussion

To provide for the housing needs of citizens of the County.

Buildable lands for residential use shall be inventoried, and plans shall encourage the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County households and allow for flexibility of housing location, type, and density.

Objectives:

Utilize good design in the development and conform to existing land use.

Preserve and promote the quality of rural and community living.

Encourage diversified housing at prices suitable to all income levels.

Plan and develop a better spatial relationship between living and working areas in the County.

Promote and encourage financial assistance from both public and private sectors.

Definitions:

- Buildable lands are lands in the County that are suitable, available and necessary for residential use.
- Household is one or more persons occupying a single housing unit.

1. POLICY: Residential property shall be zoned to allow the full range of housing types and densities of the Comprehensive Plan.

Rationale:

- To encourage that the full complement of all housing types contemplated by the plan are constructed.

Implementation:

- When land is rezoned to conform to the land use plan, the zoning shall be no more intensive than that on the Comprehensive Plan Map.

2. POLICY: The County shall cooperate with local governments and the County housing authority to encourage an equitable distribution of assisted housing units throughout the County in order to accommodate low-income needs.

Rationale:

- The County shall assist the County housing authority in locating housing units in suitable locations to accommodate low-income and elderly citizens.
- No neighborhood shall be negatively impacted with low income housing that would result in the economic down grading of the neighboring properties.

3. POLICY: The County shall permit development of rural land for residential use on suitable lot sizes.

Rationale:

- To provide for the housing needs of citizens of the county.

Implementation:

- Development will be permitted in accordance with the Comprehensive Plan and the Land Development Code.

4. POLICY: The County shall encourage better utilization of land with moderate slope (5-25 percent) that has capability for on-site or public services.

Rationale:

- To provide needed housing alternatives.

Implementation:

- Site plan for drainage and grading and investigation of hazards potential is required for approval in accordance with the Land Development Code (furthers Goal 7).

5. POLICY: The County may allow placement of manufactured homes and the construction of apartments, townhouses, houses on small lots, and houses with zero lot lines as in the Land Development Code by means of more flexible zoning and subdivision regulation.

Rationale:

- To provide affordable housing.

Implementation:

- Areas designated for multifamily housing may be rezoned for higher density development.

6. POLICY: The County shall ensure that there is an adequate supply of buildable land in advance within the urban growth boundaries and rural community boundaries throughout the county zoned to provided a choice of housing units according to type, density, and cost as provided in Goal 2.

Rationale:

- To accommodate projected housing demand without escalating land prices, which may adversely affect housing costs.

Implementation:

- The County shall reevaluate the urban growth boundaries and rural community boundaries in the course of comprehensive revision of the Comprehensive Plan. Refer to Goal 2.

7. POLICY: The County shall encourage other departments and local governments to expedite and coordinate their permit approval processes.

Rationale:

- To decrease construction and financing costs that may result from permit processing delay.
- To expedite residential construction.
- To improve coordination among city agencies.

Implementation:

- The County shall work with local governments in developing a one-stop permit information and processing center.

8. POLICY: The County shall allow housing for hired help in designated EFU zones, if the parcel meets the minimum size requirement.

Rationale:

- To provide support housing for farm-related uses (furtheres Goal 3).

Implementation:

- The EFU zone permits this use provided that the dwelling is compatible with accepted farm practices and surrounding land use patterns.

9. POLICY: The County shall encourage the siting and development of mobile home parks, manufactured home subdivisions, and individual manufactured homes within the county. Innovative and improved approaches to siting, landscaping, and design shall be encouraged.

Rationale:

- To provide sufficient numbers of affordable housing for all households in the County.

- To ensure a distribution of units in each planning area.
- To ensure compatibility with surrounding land uses.

Implementation:

- Manufactured homes are permitted in the majority of the residential zones.

10.POLICY: The County shall encourage developers to use innovative and cost-effective materials, building design, and construction techniques on all types of new housing units, including modular and prefabricated housing, but not impose unreasonable restrictions.

Rationale:

- To provide more affordable housing by reducing construction and design costs.
- To allow for alterations and expansion of housing costs as homeowner incomes and preferences change.

Implementation:

- The County shall review building codes to allow modular and prefabricated housing.

11.POLICY: The County will encourage the use of planned unit development (PUDs) and other forms of clustered housing that introduce innovative and cost-effective approaches to siting, block layout, design and landscaping.

Rationale:

- To cluster housing and protect areas with open space or wildlife habitat values that have County or area-wide significance (furtheres Goals 5 and 6).
- To reduce public housing costs and increase development densities.
- To reduce public services and facilities costs.

- To encourage compatibility with surrounding land uses.

Implementation:

- The County Land Development Code shall provide for PUDs.