

Housing Options



Topic Overview

It's possible to build a variety of different housing types on all lots within Baker City. This help sheet gives an overview of what these options are, some basic standards for each, and instructions to locate more information within the Baker City Development Code (BCDC).

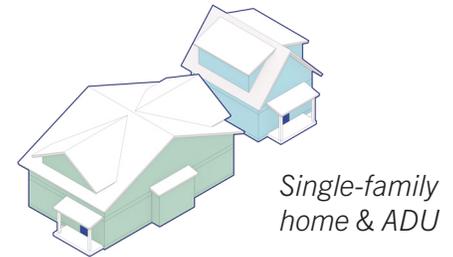
What types of housing are permitted?

Single-Family Homes

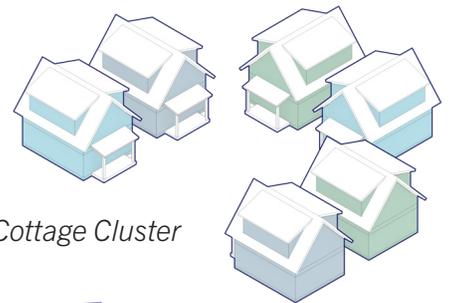
Single-family homes are permitted in all of Baker City's residential areas, and will continue to be. Restrictions on the size of the homes apply, depending on the zone they are in. For example, height limits for residential structures in all of Baker City's residential zones are 35 feet and building coverage is limited to 50 - 60 percent of the area of the lot, depending on the zone. See BCDC Tables 2.2.110 and 2.2.120 for more details.

Multiplexes: Duplexes, Triplexes, Fourplexes, and Fiveplexes

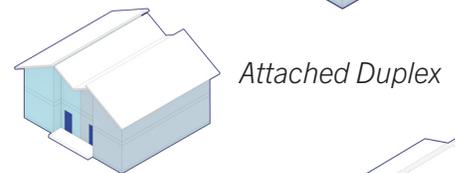
These housing types, also referred to collectively as "multiplexes," can come in many different configurations and sizes. A duplex may be attached, where the units are attached horizontally, or stacked, where units are stacked one above the other, two above two, or similar. Other multiplexes may be attached or stacked as well. "Multiplex" is a broad term that may describe more specific housing types; an attached triplex may also refer to three townhomes.



Single-family home & ADU



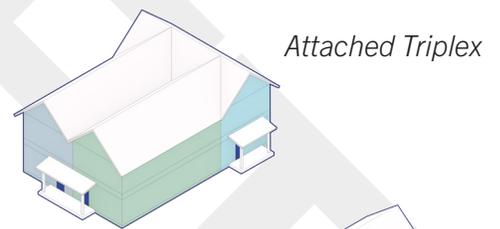
Cottage Cluster



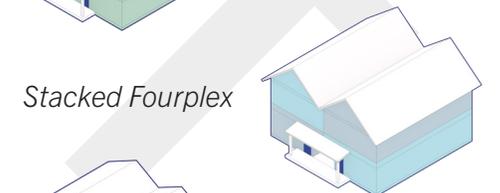
Attached Duplex



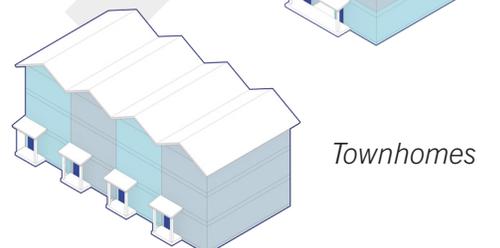
Detached Duplex / 2 single-family units



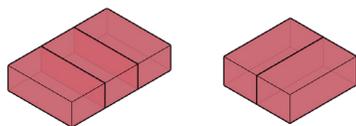
Attached Triplex



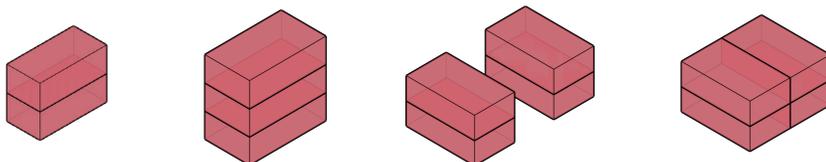
Stacked Fourplex



Townhomes



attached configuration examples



stacked configuration examples



Housing Options



The BCDC limits the number of units within a single building, depending on the zone. In the Residential-Low Density (R-LD) zone, up to 3 units can be attached, and up to 6 units can be stacked. In the Residential-Medium Density (R-MD) zone, up to 4 units can be attached, and 8 stacked. In the High Density (R-HD) zone, up to 5 units can be attached and 20 units stacked. The 35-foot height limit still applies.

See BCDC Tables 2.2.110 and 2.2.120, and Section 2.2.200(N) for more details on Duplexes.



An attached duplex, or two townhomes.

Townhomes

Townhomes, sometimes also referred to as rowhomes, are sometimes considered a type of multiplex. They are permitted in all of Baker City’s residential areas, as long as they conform to the limits on attached units, described above. See BCDC Table 2.2.120 and Section 2.2.200(C) for more details.



Two-story townhomes

Townhomes are a great way for developers to build denser, more affordable housing while still selling the units on a fee-simple basis, the same way a detached single-family home would be sold. Fee-simple means the land under the unit is included in the home sale, which is the simplest and most complete form of ownership in this country.

Accessory Dwelling Units

ADUs are an increasingly popular way for homeowners to add space and value to their homes and property. These small units are perfect for in-laws, young adults, guests, or long-term renters. Up to two ADUs are permitted with standards on all lots across the City’s residential zones. Newly-updated standards allow ADUs to be up to 25 ft tall, with maximum footprints up to 700-1,000 sq.ft, depending on how many stories they are. Existing structures, including garages, may be converted into ADUs or have ADUs added on as additions. See BCDC Table 2.2.120 and Section 2.2.200(A) for more details.



An ADU has been added over this garage.

Cottage Clusters

In zoning codes, “cottage” typically refers to a smaller than average detached homes, clustered together with other, similar homes, in the same development. Most zoning codes will have special requirements for cottage clusters to ensure the development as a whole is well planned, has a less intense feel, and creates a



Housing Options



cohesive feeling of community between the cottages through the use of shared open spaces, walking paths, and landscaping. In exchange for these more rigorous standards, cottage clusters are often allowed more flexibility in other aspects of their site planning, such as the location of parking, and are frequently granted slightly higher unit densities than other housing types. The smaller units balance out the higher densities.



1 and 1/2 story (1.5 story) cottages on the left, a 1 story common house on the right.

Baker City has new Cottage Cluster provisions in its zoning code, in Section 2.2.200(M). They will be permitted in the Low and Medium density residential zones, in clusters of 4 to 12 units. Special standards for additional density, shared yards, pedestrian access, vehicle access, parking, and cottage design can be found in the code. Each cottage will be limited to either an 800 sq.ft footprint and 1 and 1/2 stories, or a 1,000 sq.ft. footprint and 1 story.



Cottages in Shoreline, WA designed by Ross Chapin Architects.

Manufactured Homes

The BCDC defines a “manufactured dwelling” as a residential trailer, mobile home, or a manufactured home. However, the code defines a “manufactured home” as what many people would consider a mobile home. Manufactured homes are permitted everywhere single-family homes are permitted. Manufactured home or dwelling parks have additional standards that limit where they can be located. See BCDC Sections 2.2.200(G) and (H) for more information on manufactured homes, and manufactured home/dwelling parks, respectively.

Zero Lot Line Housing

Zero lot line housing is a way of configuring single family homes so that the units are located on a side lot line which allows for more side yard on the other side. This configuration can be useful in maximizing usable yard. Cars can be parked along the side of the home, which makes for a very efficient block layout.

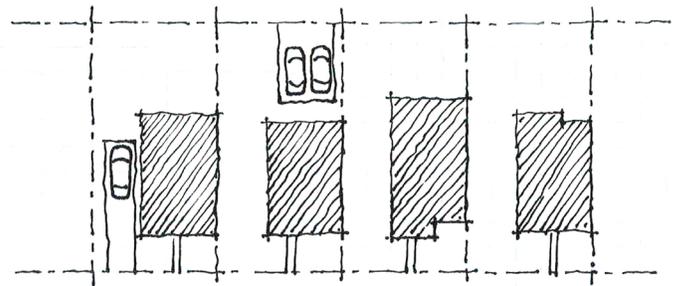


Diagram of zero lot line housing showing a variety of building footprints and parking layouts.

Because there is no setback on one side of the home, zero lot line housing is typically developed at a larger, block-level scale, such as in a subdivision, to ensure proper fire separation between buildings. See BCDC 2.2.200(J) for detailed standards.

Apartments

An apartments is defined by its tenure more than its form. Almost any type of housing that is being rented can be considered an apartment. Typically though, larger, multi-unit buildings, where the units



Housing Options



are in a stacked configuration, are considered to be “apartment buildings.”

Stacked, multi-family housing is permitted in both the medium and high density residential zones in Baker City, but the limits on height, lot coverage, overall density, and the number of stacked units in a single building can limit the size of apartment buildings.

For relevant development standards, refer to BCDC Table 2.2.120, and references to “multi-family” and “stacked” throughout the code.

Condominiums



Example of a small apartment building.

Similar to how “apartment” refers to the tenure rather than the form of housing, condos can come in many shapes and configurations. Generally, Condominiums are larger, multi-unit buildings where the individual units are sold as shares of the larger property.

Cottage clusters are also commonly sold as condominium units to ensure the owners will work together to maintain shared spaces and resolve disputes by way of an HOA.

Reuse of an Existing Building

Baker City has a wealth of historic buildings that could be repurposed as housing. Recent code updates have created extensive exemptions and flexibility for these projects to maximize their feasibility, including density, coverage, and height exemptions, among others. For more details, see BCDC 2.2.200(O).

Where can these housing types be built?

Baker City has three residential zones. The code allows different mixes of housing across each zone depending on the intensity and density desired for that zone. On the following page, there is a simplified zoning map and summary of what is allowed in each zone.



Historic nunnery in Baker City, soon to be converted to housing.

Other Considerations?

There are many factors that determine the types of housing that is built. The cost of land, labor, and materials, to name a few, are among the countless non-regulatory considerations that dictate what’s built.

Other driving forces of residential development include market demand, which can generally be understood as the needs and desires of different households - their incomes, household sizes, amenity values, and lifestyles - moving to and living in Baker City.

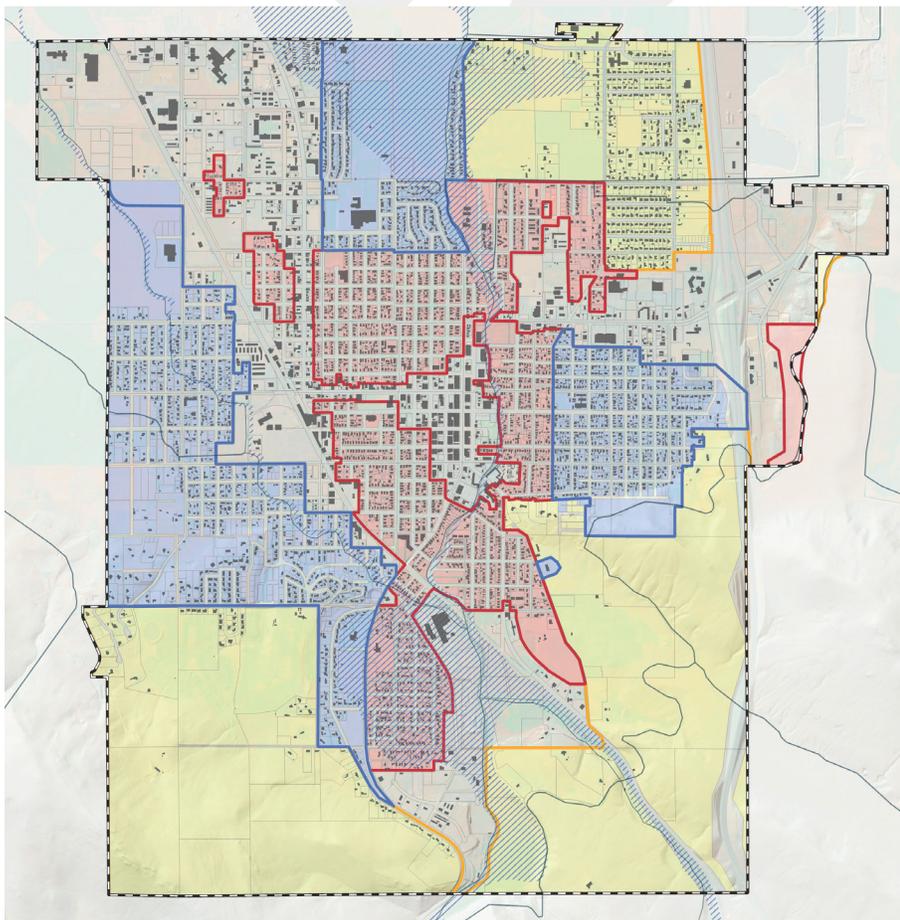


Housing Options



Housing Types Allowed in Baker City's Residential Zones

Residential Zones	Low-Density (R-LD) 15 units/acre	Medium-Density (R-MD) 22 units/acre	High-Density (R-HD) 43 units/acre
Detached Residential (single-family)	P	P	P
Attached Residential (multiplexes, townhomes)	P	P	P
Stacked Residential (multiplexes, apartments)	CU	S	S
Accessory Dwelling Unit	S	S	S
Cottage Cluster	S	S	N
Manufactured Home Park	S	S	S
Zero Lot Line Housing	S	S	S



Key

P = permitted

S = permitted with additional standards

CU = conditional use

N = not permitted

Baker City Residential Zones



- Residential Low-Density
- Residential Medium-Density
- Residential High-Density
- 100-Yr Floodplain
- Baker City Limits

This document is not a legal stand-in for any part of the official Baker City Development Code. Refer to Title XV for specific code language and legal requirements.



Baker City
OREGON