

Project Goals

- Audit existing development code and draft updates for clear and objective standards
- Edit the development code to remove barriers and incentivize housing. Begin implementing Housing Production Strategy Report (see side 2)
- Bring the development code into compliance with middle housing rules (ORS 197A.420, OAR 660-046)
- Create five help sheets on ADUs, housing types, accessibility standards, etc.



Scan the QR code to visit the Baker City Development Code website.

What has happened so far?

1

Kick-Off

Back in January, the consulting team at Framework met with Baker City staff, finalized the project scope, and strategized how the Code Update project would move forward.

2

Code Audit

Framework spent the next several weeks conducting a thorough audit of the Baker City Development Code (BCDC) to identify potential updates to begin implementing the Housing Production Strategy (HPS), and ensure the City's code is in compliance with state law.

Key findings include:

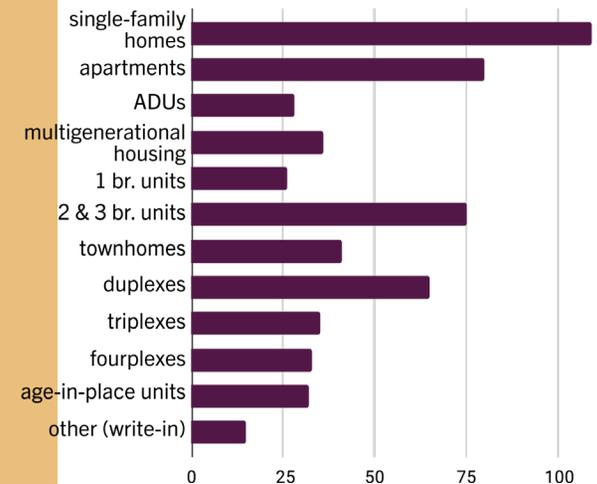
- Diverse, dense housing is difficult to build due to restrictive development regulations.
- The code favors single-family homes over other housing types.
- Overall code clean-up could benefit applicants, review staff, and other users by improving readability and efficiency.
- Only minor adjustments are needed for complete compliance with state law.

3

Surveys

With the help of City staff, Framework also conducted two surveys: one for developers working in the city (8 responses), and another for general community members (147 responses). The information gathered from the surveys identified gaps and problems with the code, other barriers to housing production, and gaps in the existing housing supply.

Community Members responded to “What types of housing do you feel Baker City currently needs?” as follows, with write-ins including affordability and larger units.



What has happened, continued

4 Site Visit & HAC Meeting 1

In April, Baker City staff hosted the Framework team for an in-person visit and the first Housing Advisory Committee (HAC) meeting. Framework talked with other planning staff, former consultants, community members, developers and contractors, and public works staff.

Stakeholder feedback and on-the-ground experience of Baker City produced a clearer understanding of the City's housing issues and informed an effective and realistic strategy to implement key priorities in the HPS report.

5 Code Update Strategy

Framework used information gathered from the audit, surveys, HAC feedback, and site visit to craft a detailed strategy for updating the BCDC.

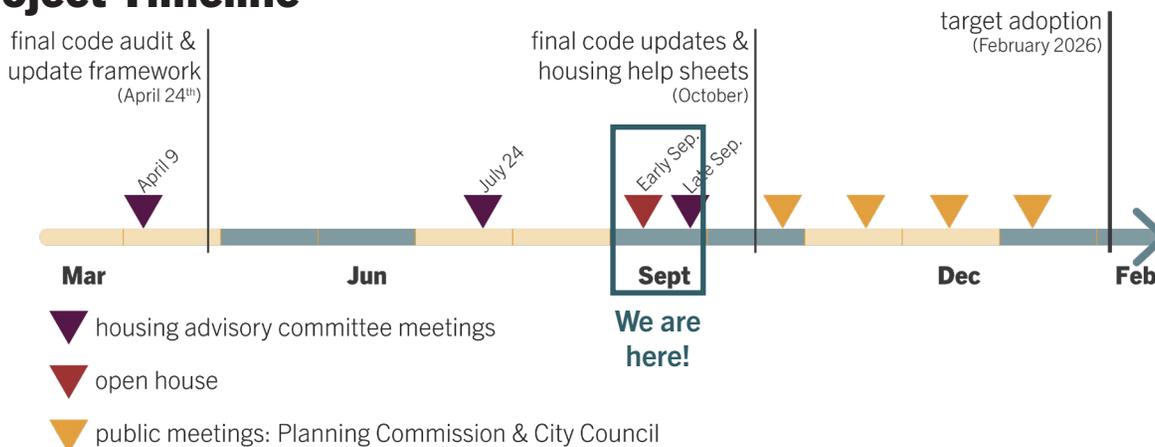
The general strategy is:

- Expand middle housing options and reduce development restrictions in all zones.
- Develop incentive programs that achieve affordability and accessibility goals via increased densities and heights.
- Use a scalable approach to density (lot area per unit) and more flexibility provided by a form-focused approach (detached, attached, stacked).

Specific updates include:

- Allow cottage housing in the Residential-Low Density (R-LD).
- Increase maximum floor area of cottages to 1,400 sq. ft.
- Increase max. Accessory Dwelling Unit (ADU) size to 1,000 sq. ft. and 25 ft. tall.
- Allow more middle housing types and revise development standards in the Residential-Medium Density (R-MD) zone to encourage options beyond detached single-family homes.
- Improve the feasibility of middle housing in the R-MD zone with new incentives.
- Improve the feasibility of small apartment buildings in the Residential-High Density (R-HD) zone via increased height limits and density.
- Control the scale of new development by limiting the number of units per building.
- Reduce minimum lot sizes for middle housing in R-MD and R-HD zones.

Project Timeline



Preliminary Updates Use Table

2.2.110 Allowed Land Uses

Streamlined Residential Uses

The land use table now reflects a simplified, form-focused classification of residential development. Broad categories based on unit configuration (detached, attached, and stacked) are generally permitted by-right in R-LD, R-MD, and R-HD. The number of dwelling units is controlled through the development standards table (2.2.120).

Unique housing types such as accessory dwelling units, cottage clusters, and zero lot line homes are permitted with special standards.

Residential Configurations:

- 
Detached Residential includes standalone structures with a single living unit like single-family detached homes, multiple detached, or manufactured homes
- 
Attached Residential includes horizontally attached structures like duplexes, triplexes, fourplexes, fiveplexes, townhomes, and row homes
- 
Stacked Residential includes structures with two or more vertically attached units like stacked plexes, apartments, or condominiums

DRAFT CHANGES (subject to change)

| | Residential Low-Density (R-LD) | Residential Medium-Density (R-MD) | Residential High-Density (R-HD) |
|-------------------------------------------------------------------------------|--------------------------------|-----------------------------------|---------------------------------|
| Detached Residential <i>simplified housing types & terminology</i> | P | P | P |
| Attached Residential | S | S | S |
| Stacked Residential | N CU | S | S |
| Accessory Dwelling Unit | S | S | S |
| Cottage Cluster <i>new standards added</i> | N S | P S | P S |
| Manufactured Home Park | S | S | S |

Allowing stacked housing as a conditional use in the R-LD zone gives the city the ability to say yes to exceptional project, such as the creative reuse of a historic old building, or an affordable housing development, without allowing stacked residential in the R-LD zone by right.

Key

- P = permitted
- S = permitted with additional standards
- CU = conditional use
- N = not permitted

Preliminary Updates Development Standards

2.2.120 Development Standards

Flexible Lot and Building Requirements

Density limits, lot size requirements, and setbacks are among the development standards adjusted for housing type diversity during this update. By switching to a form-focused system based on unit configuration (detached, attached, stacked), the number of rows in Table 2.2.120 has drastically been reduced. Formatting changes have also been made to improve readability.

Key updates include:

- Decreased minimum lot size in all zones
- Scalable density via lot area per unit requirements
- Clearer distinctions between each zone by right-sizing setbacks, coverage, and building height
- Removal or relocation of extraneous footnotes and standards (mostly relocated to 2.2.200)
- Simplified housing types & terminology



DRAFT CHANGES (subject to change)

| | Residential Low-Density (R-LD) | Residential Medium-Density (R-MD) | Residential High-Density (R-HD) |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| Density (DU/acre) | min: 1 max: 10 15 | min: 2 max: 20 22 | min: 4 max: 45 43 |
| Max # Units in a Single Building ^(NEW) | attached: 3 units stacked: 6 units | attached: 4 units stacked: 8 units | attached: 5 units stacked: 20 units |
| Minimum Lot Area | | | |
| Lot Area for up to 2 units | 7,500 6,000 ft ² | 7,500 4,000 ft ² | 5,000 2,000 ft ² |
| Lot Area for each additional unit | 2,500 ft ² | 2,000 ft ² | 1,000 ft ² |
| Cottage Cluster (per unit) | NA 2,500 ft ² | 2,000 1,500 ft ² | 1,000 ft ² |
| Minimum Lot Width | | | |
| Detached/Stacked Residential | alley: 50 ft no alley: 40 60 ft | alley: 40 ft no alley: 40-50 50 ft | alley: 30 ft no alley: 40-50 40 ft |
| Attached Residential | 20 ft | 20 ft | 20 18 ft |
| Minimum Lot Depth <small>removing min. depth allows for more flexibility. Min. lot area and min. width are adequate.</small> | | | |
| Maximum Building/Structure Height | | | |
| Detached/Attached/Stacked | 35 ft | 35 ft | 35 ft |
| Accessory Dwelling Unit | 20 25 ft | 20 25 ft | 20 25 ft |
| Maximum Building Coverage | | | |
| Detached / Attached or Stacked | 50% / 60% | 50 55% / 60-70 65% | 50 60% / 60-70 70% |
| Minimum Setbacks | | | |
| Front Setback | 15 ft | 15 ft | 10 ft |
| Side Setback | 5 10 ft | 5 ft | 5 ft |
| Rear (Alley/no Alley) | 10 ft / 1 ft | 10 ft / 1 ft | 10 ft / 1 ft |