

Key Strategy Inputs

Baker City Development Code

The City's development code (BCDC for short) is composed of six articles used to regulate land development activity in Baker City. Articles in **bold** are being updated during this project:

- **Article 1 Introduction**
- **Article 2 Land Use Zones**
- **Article 3 Community Design Standards**
- **Article 4 Administration of Land Use and Development**
- Article 5 Exceptions to Code Standards
- Article 6 Map Amendments and Code Interpretation



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

Housing Production Strategy

The Housing Production Strategy Report adopted in 2023 includes several tools, actions, and policies to address housing needs in Baker City. Baker City is implementing the strategies below with the BCDC updates:

- 1.1 Address Specific Site Constraints
- 2.1 Increase Allowed Density and Range of Housing Types in Existing Zones
- 2.2 Facilitate "Missing Middle" Housing Types in All Residential Zones
- 2.3 Code Audit to Streamline and Simplify Housing Development Requirements
- 2.4 Promote Accessory Dwelling Units (ADUs)
- 2.5 Zoning Incentives for Affordable, Workforce, and/or Intergenerational Housing
- 3.1 Incentivize and Promote Accessible Design

State Mandates

The Oregon State Legislature has passed several new laws since 2019 to address the state-wide housing shortage, affordability crisis, and need for more diverse housing choices. BCDC updates are designed for compliance with the following laws:

- HB 2001 (2019) - Middle Housing
- SB 1051 (2017) - Accessory Dwelling Units
- SB 458 (2021) - Expedited Middle Housing Land Division
- SB 8 (2021) - Affordable Housing on Lands Not Zoned for Residential Uses
- HB 2984 (2023) - Commercial to Residential Conversions
- HB 3395 (2023) - Residential Use of Commercial Lands
- HB 3151 (2024) - Manufactured Dwelling Parks on Non-Residential Lands

TOPIC	STRATEGY	IMPACTED BCDC SECTIONS	RELEVANT HPS	APPLICABLE STATE LAWS
General Code Cleanup	Improve code formatting and organization to make it easier for applicants and review staff to find and apply relevant standards. This aligns with ongoing BCDC code issues identified by City staff.	Article 1 Introduction Article 2 Land Use Zones Article 3 Community Design Standards Article 4 Admin. of Land Use & Development Article 5 Exceptions to Code Standards	2.3	N/A
Facilitate a Range of Middle Housing Types in Existing Residential Zones	Increase density limits and move to a units per sq. ft. of lot area approach (scalable density) for all zones. Right-size development standards (e.g. minimum lot size, coverage, and setbacks) for each zone to align with desired intensity and building bulk and scale. Limit the number of attached or stacked units per building. Increase maximum size for cottages to 1,400sf. Allow conversion of existing homes to duplexes.	1.3.300 Definitions 2.2.120 Development Standards 2.2.200 Special Use Standards	2.1, 2.2	HB 2001 (2019) OAR 660.46
Streamline and Simplify Housing Development Requirements	Regulate residential development by configuration (detached, attached, and stacked). Create appropriate development standards that supports the overall intensity, scale, and form of each zone. Make all lots buildable, regardless of size, while maintaining minimum lot sizes for new lots. Ensure good definitions and reasonable standards for other middle housing types like cottages, townhouses, triplexes in all zones, and 4-6 plexes. Rework the Architectural Design Standards to include clear criteria and be less restrictive.	1.3.300 Definitions 1.4.110 Household Living 2.2.110 Allowed Land Uses 2.2.120 Development Standards 2.2.190 Architectural Design Standards 2.2.200 Special Use Standards Chapter 4.2 Land Use Review and Site Design Review	2.3	HB 2001 (2019) OAR 660.46

TOPIC	STRATEGY	IMPACTED BCDC SECTIONS	RELEVANT HPS	APPLICABLE STATE LAWS
Promote Accessory Dwelling Units (ADUs)	Increase maximum ADU size and height that corresponds to the principal dwelling. Reduce rear setbacks.	2.2.120 Development Standards	2.4, 2.6	SB 1051 (2017) HB 2001 (2019)
	Make a distinction between ADUs and accessory structures like sheds and garages.	2.2.200 Special Use Standards		
Create Incentives for Affordable or Workforce Housing, Long-Term Rentals, & Accessible Units	Provide parking reductions and increased density and height for projects that are affordable to households earning 80% area median income (for-sale units) and 60% area median income (rental units).	2.2.120 Development Standards	2.5, 2.6	SB 8 (2021)
		2.2.200 Special Use Standards		
		2.2.210 Income-Restricted Housing *NEW*		
		2.2.220 Housing Benefit Incentives *NEW*		
Support Housing on Non-Residential Zoned Properties, Incentivize Affordable Housing on all Properties	Allow affordable housing on properties not zoned for residential if the housing is owned by a public entity or non-profit, or if the land is zoned commercial, allows for religious assembly, is public land, or is industrial (with limitations).	1.3.300 Definitions	2.5, 2.6	SB 8 (2021) HB 3395 (2023) HB 2984 (2023) HB 3151 (2024) ORS 197.308 ORS 197A.445 ORS 197A.470
		2.3.110 Allowed Land Uses		
		2.3.120 Development Standards		
		2.3.160 Building and Structure Height		
	2.3.190 Special Use Standards			
	2.3.200 Income-Restricted Housing *NEW*			
	2.4.110 Allowed Land Uses			
	2.4.160 Special Standards			
Add additional provisions to allow for mixed-use, affordable, and moderate-income housing on commercial land.	2.4.170 Income-Restricted Housing *NEW*			
	Provide density bonuses for affordable units on religious properties.			



Strategy Overview

September 2025

TOPIC	STRATEGY	IMPACTED BCDC SECTIONS	RELEVANT HPS	APPLICABLE STATE LAWS
Support Residential Development in Constrained Areas	Create new development and design standards for hillside development.	1.3.300 Definitions 2.2.200 Special Use Standards Chapter 3.8 Hillside Development and Design Standards *NEW*	1.1, 2.1, 2.2	N/A
	Allow stacked configurations on lots with steep average grades.			
Streamlined Subdivision Processes for Middle Housing	Develop simple, cottage-specific standards to encourage clustering and smaller unit sizes that will work well with the topography.	4.1.700 Special Procedures Expedited Land Division (ELD) Review 4.3.118 Middle Housing Land Division (MHLD)	2.1, 2.2	SB 458 (2021) ORS 197.360- ORS 197.380
	Make Expedited Middle Housing Land Division (EMHD) more explicitly allowed and described in the code. Create limits on further division of land under this process either aligning with existing limit of once every five years or requiring a public meeting and a more discretionary process for subsequent division. Develop a threshold based on a maximum site area of .5 acres. This would likely result in 5 to 15 units, depending on zone and configuration. Alternatively, EMHD could be limited by units, (e.g. up to 10 or 12).			

