



GUIDE for DEVELOPING ACCESSIBLE & AGE FRIENDLY ZONING CODE

April 2016

WHAT THIS MODEL CODE MATRIX PROVIDES

The Accessible & Age Friendly Model Code Matrix is intended as both a diagnostic tool and set of suggestions for updating a jurisdiction's zoning code to achieve accessibility, affordability and age-friendly goals.

HOW TO USE THIS MATRIX

The matrix includes the following for each main idea:

- **Planning Topic**
- **Code Section:** Identifies generally where the topic is located in the zoning code, though codes can vary.
- **Guidance:** Describes the scope and intention of the zoning revision, with general guidelines for adapting the language to meet local needs. This section addresses minimum requirements, such as compliance with applicable state regulations, as well as best practices that exceed common practice.
- **Code Concepts and Example Language:** This section includes specific zoning code language where possible, or references to longer sections of code. Specific code concepts are outlined where zoning code examples vary widely across individual codes.

The first step in using this tool is to review the range of topics and guidance to determine which primary areas are of interest in the

jurisdiction. The next step is an evaluation of the current code to see which topics are already addressed in code sufficiently, which topics require code revisions to address, and which topics require new code language. The evaluation can then be used to build an outline for a proposed package of zoning code revisions, drawing upon the example language with sensitivity to the existing code structure and language.

Local refinements to the recommended code concepts and example language is vital for effective implementation. Zoning code changes are not value-neutral, which is what makes it an important tool for local governments. These changes are specifically designed to achieve accessibility, affordability, and age-friendly goals, but they may have trade-offs when weighed against other community priorities and goals. This matrix is intended as a guide to start the local conversation and identify potential changes in detail, but the final package of code updates prepared by a jurisdiction will be most successful if it is developed through dialogue to balance community needs. Each code update developed with this tool, like every zoning code, will be unique.



HOW ACCESSIBLE AND AGE-FRIENDLY ARE YOUR PLANS, CODES, AND PRACTICES?

	PLANNING TOPIC	CODE SECTION	GUIDANCE	CODE CONCEPTS AND EXAMPLE LANGUAGE
1	DEFINITIONS - Definition of family or household	Definitions	<p>'Family' definitions form the basis for many dwelling types and uses allowed by code, such as single-family dwelling or multifamily residential use.</p> <p>Definitions of 'family' should not discriminate against up to five unrelated individuals with disabilities residing together in a group living arrangement to comply with Residential Homes definitions under Oregon law, ORS 197.660. The definition also should not discriminate against larger extended families who wish to live together by limiting the number of related individuals who may constitute a family.</p> <p>A best practice is to focus on the housing unit characteristics itself, rather than the characteristics of the future residents. Dwelling units can be objectively regulated through zoning at the time of development and beyond, whereas monitoring the changing number of occupants and their relationships is a difficult task for development review or code enforcement.</p> <p>If the limit on number of unrelated individuals is increased above five persons, then definitions and regulations for residential care homes and facilities must be revised such that numerical occupancy limits on group housing for unrelated persons with disabilities are not more restrictive than limits for other unrelated persons. (See concept #18.)</p>	<p>If definition of family is desired, ensure that it allows up to five unrelated individuals and an unlimited number of related individuals, such as:</p> <p>"Family" means an individual; or two or more persons related by blood, marriage, legal adoption or guardianship; or a group of not more than five unrelated persons living together in a dwelling unit.</p> <p>Recommendation to replace family definition and dwelling terms with focus on the use, by adopting a definition of dwelling unit as the basis for residential use types, such as:</p> <p>Dwelling unit means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.</p>
2	ACCESSORY DWELLING UNITS (ADUs)	Definitions	<p>Add definition of accessory dwelling units (ADUs) which provide for additional residential units and variety within existing neighborhoods, without significant impacts to neighborhood character. ADUs can be more affordable to rent, or provide additional income to the homeowner. (See also concepts #3 and 4 for related ADU standards)</p>	<p>Sample definition:Accessory dwelling unit means a small, secondary dwelling unit on a lot or parcel with a single-family dwelling unit as a primary use. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation. ADUs may include:</p> <ol style="list-style-type: none"> a. Detached ADUs, such as converted garages or free-standing new construction. b. Attached ADUs that are attached to or part of the primary dwelling. Examples include converted living space, attached garages, basements or attics; additions; or a combination thereof.

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3	ACCESSORY DWELLING UNITS (ADUs)	Uses in Residential Districts	<p>Allow ADUs in all single-family residential zones, at a minimum, and consider allowing ADUs in multifamily residential developments as well if single-family detached housing is an allowed use in multifamily residential zones.</p> <p>Eliminating conditional use review requirements for ADUs makes it much more feasible for homeowners, typically unfamiliar with the development review process, to initiate an ADU project.</p>	Integrate into use table or list of allowed uses in residential zones.
4	ACCESSORY DWELLING UNITS (ADUs)	Development standards for residential development or special use standards	<p>Development standards for ADUs should address the following:</p> <ul style="list-style-type: none"> • Allow one ADU per single-family attached or detached home on a single residential lot, either attached or detached. • Allow attached or detached ADUs to be created through new construction, or modification of an existing structure. • Exempt ADUs from residential density calculations. • Limit ADU size to 600 to 1,000 SF, but do not recommend a size limit tied to a percentage of the size of the primary dwelling to avoid penalizing smaller homes. • Exempt ADUs from additional parking requirements; primary dwelling shall still meet minimum parking requirement. • Address height of detached ADUs, typically 20 to 25 feet similar to other detached accessory structures and height limit for dwelling. • Address setbacks for detached ADUs, both from external property lines and from the primary dwelling. <p>Avoid creating stringent design standards, occupancy limits, or review processes that are significantly more limiting than standards for a single-family residence.</p>	<p>See model code developed by Eli Spevak, https://accessorydwellings.files.wordpress.com/2014/11/adu-model-code-pdf.pdf</p> <p>For an example as implemented, see Section 3.6.200.B of the Bend Development Code.</p>

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5	"MISSING MIDDLE" HOUSING		<p>Develop additional definitions and development standards for a variety of residential types, particularly "missing middle" styles of housing in between single-family dwellings and multifamily apartment buildings. Examples include:</p> <ul style="list-style-type: none"> • Courtyard housing, which allows attached homes on smaller, narrower lots oriented around a shared courtyard in lieu of individual yards. • Corner duplexes in single-family zones. • Attached townhouses on smaller lots in single-family zones. • ADUs, cottage housing, internal conversions listed elsewhere in this table. 	See http://missingmiddlehousing.com
6	COTTAGE HOUSING	Definitions	<p>Add definition of cottage housing development and related definitions to allow alternative residential development types, also known as pocket neighborhoods. Cottage housing allows smaller homes oriented around a shared common space, to create community.</p> <p>For additional ideas, see: http://www.pocket-neighborhoods.net</p>	<p>Cottage housing development means a type of site development or subdivision where individual lots are created, both built in conjunction with shared open space and other common tracts of land that are intended to serve small-scale single-family dwellings that interact together as a small community.</p> <p>Cottage means a detached single-family dwelling in a cottage housing development.</p> <p>Cottage cluster relates to the configuration of cottages. A cluster is a grouping of four to 12 cottage dwellings arranged on a development site around or adjacent to usable open space. A cottage housing development may contain more than one cluster.</p>

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7	COTTAGE HOUSING	Development standards for residential development or special use standards	<p>Development standards for cottage housing development should address the following:</p> <ul style="list-style-type: none"> • Zoning districts where product is allowed, typically single family or moderate density multi-family. • Allowed density, typically greater than the underlying district, at 8-16 units per acre. • Lot sizes and dimensions, typically less than the underlying district. Recommended lot coverage of 40 to 60%, height limit 18 to 25 feet, side and rear yards at 5 feet, front yards at 10 to 15 feet. • Separation between units of 10 feet, and between cottage projects of 1,000 feet minimum. • Size of cottage clusters, typically 4-12 units. • Maximum floor area per unit, typically around 1,000 SF with some variance depending on whether the unit includes a garage. • Requirements for common open space serving each cluster. Recommended 300 minimum SF per unit, with each unit fronting onto open space. • Parking standards at 1 to 1.5 spaces per unit. Include options for common parking area in lieu of individual garages. • Design standards, such as requirements for front porches or use of specific design style and materials. (optional) • Land division options to create cottages through subdivision, with common ownership of open space, or condominium. 	<p>For an example, see BDC 4.5.600, Cottage Housing Development.</p> <p>For general guidance, see also: http://www.oregonmetro.gov/sites/default/files/wood_village_case_study.pdf</p>
8	INTERNAL RESIDENTIAL CONVERSIONS	Development standards for residential development or special use standards	<p>Allow conversion of older homes into two internal units, exempt from duplex and density standards for the underlying zone. Conversion would allow additional housing units, preserve existing housing stock rather than encourage replacement, and provide opportunities for older adults to create “upstairs/downstairs” units with greater accessibility on the ground floor unit.</p>	<p>Standards should include:</p> <ul style="list-style-type: none"> • Exemption from density standards. • Minimum age of structure to qualify depending on local housing stock, 50 to 80 years suggested. • Design standards to maintain compatibility with single-family homes, including maintaining a single main entrance with internal access to both units.

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9	MANUFACTURED HOUSING	Definitions	Define manufactured housing consistent with state law, ORS 446.	“ Manufactured home ” means a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.
10	MANUFACTURED HOUSING	Allowed uses in residential zones	Allow manufactured housing that meets certain standards for minimum size, appearance and energy efficiency as permitted uses in single-family zones and wherever stick-built single-family homes are allowed, under the same review procedure. Manufactured homes may be prohibited in historic districts by law, if desired locally.	Integrate into use table or list of allowed uses in residential zones.
11	MANUFACTURED HOME PARKS	Definitions	Add definition.	Manufactured dwelling park means any place where four or more manufactured dwellings are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership. See BDC Chapter 3.6, Special Standards for Certain Uses, for standards related to manufactured dwelling parks.
12	MANUFACTURED HOME PARKS	Development standards for residential development or special use standards	Develop standards to promote well-designed manufactured home parks without restrictive standards, to promote an affordable alternative to single-family detached housing that provides many similar benefits at prices similar to multifamily housing, and can provide a sense of community among park residents important for older adults. Standards should address: <ul style="list-style-type: none"> • Minimum park size, not be less than 1 acre. • Density of units. • Internal circulation and access to public street network. • Provisions for common amenities like community gathering space, pool or other recreational open spaces. 	For an example, see BDC 3.6.200.G. See also ORS 446.

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13	MANUFACTURED HOME SUBDIVISIONS	Land division standards or standards for residential development	Provide explicit process, no less restrictive than traditional subdivision process, to create manufactured home subdivisions. Such subdivisions combine the affordability and community benefits of manufactured home parks with home ownership benefits of subdivisions. Subdivisions provide greater certainty for continued manufactured home use because of individual lot ownership, compared to uncertainty of renting a space in a manufactured home park, many of which have been sold by their owners for more lucrative types of developments.	<p>Manufactured Home Subdivisions. Manufactured home subdivisions are reviewed as a Type II application for tentative plan approval. A manufactured home subdivision shall be subject to the provisions of (subdivision code reference), in addition to the criteria below.</p> <ol style="list-style-type: none"> 1. Lot Size and Dimension Requirements. The minimum lot area and dimensions within a manufactured home subdivision shall be the same as that allowed within the underlying zone. 2. Permitted Uses. Manufactured home subdivisions may contain manufactured homes and related accessory structures. 3. Setbacks. Setbacks for manufactured homes, modular homes, and accessory structures shall be the same as provided in the underlying zone.
14	AGE-RESTRICTED HOUSING	Definitions	Treat age-restricted residential facilities, such as a 55 and over apartment building, and facilities accessible to persons with disabilities that are exclusively residential uses, not assisted living or other supportive services, the same as other multifamily housing, avoiding a separate definition or use regulations.	<p>Use an inclusive definition of multifamily housing such as:</p> <p>Multifamily residential means housing that provides four or more dwellings on an individual lot or parcel (e.g., multi-plexes, apartments, condominiums, etc.).</p> <p>Avoid any reference to age, income level or disability status in definitions of residential use categories. (See also definition for residential care homes and facilities.)</p>

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15	ASSISTED LIVING FACILITIES, CONGREGATE LIVING FACILITIES, AND RETIREMENT COMMUNITIES	Definitions	<p>Develop clear standards on various types of senior-oriented housing, such as assisted living facilities, congregate living facilities, and retirement communities, including memory care. Such uses typically have a primarily residential focus with additional nursing or clinical focus and common support services like housekeeping, meals, and activities, which differentiates them from traditional multifamily development. Definitions could address the issue by:</p> <ul style="list-style-type: none"> • Adding definitions for these explicit use types. • Including these use types in other residential definitions. • Specifically excluding these use types from nursing home, medical, or other commercial definitions. 	<p>Specific definition of assisted living:</p> <p>“Senior housing” means housing designed and constructed to accommodate the needs of seniors and includes the following as defined herein: independent living facility, personal care facility, and assisted living facility. Senior housing does not include nursing facilities.</p> <p>“Independent living” means a multi-unit senior housing development, also known as congregate housing, that provides supportive services such as meals (common dining), housekeeping, social activities, and transportation.</p> <p>“Personal care facility” means a state licensed facility that specializes in caring for the memory impaired resident.</p> <p>“Assisted living” means a state-licensed program offered at senior residential facilities with services that include meals, laundry, housekeeping, medication reminders, and assistance with activities of daily living (ADLs) and instrumental activities of daily living (IADLs).</p> <p>Definition that excludes assisted living:</p> <p>Nursing/convalescent homes (also see “Residential care facility”) means a residence, institution, or place other than a hospital or assisted living facility that operates and maintains facilities providing 24-hour convalescent or chronic care, or both, for two or more ill or infirm patients not related to the nursing home administrator or owner by blood or marriage. Convalescent and chronic care may include, but need not be limited to, the procedures commonly employed in nursing and caring for the sick.</p> <p>Group Care Home. Any dwelling or facility maintained and operated exclusively for the care, boarding, housing and rehabilitation of more than 15 unrelated persons who are ill, physically or mentally disabled, and/or elderly, the majority of whom generally do not drive an automobile. This definition includes but is not limited to homes for the aged, nursing homes and congregate care facilities.</p>
16	ASSISTED LIVING FACILITIES, CONGREGATE LIVING FACILITIES, AND RETIREMENT COMMUNITIES	Allowed uses in residential zones	Allow assisted living and similar uses in residential zones with similar density, mostly multifamily zones. Consider allowing in commercial zones as well, particularly where mixed use residential and commercial uses are allowed.	Integrate into use table or list of allowed uses in residential zones.

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17	SHORT-TERM RENTAL HOUSING REGULATIONS	Special use regulations for residential districts	Regulating short-term rentals of homes, ADUs, and other residences to prevent vacation rentals from limiting supply for long-term rentals or homeownership at reasonable prices. Limitations help to ensure that additional units developed under ADU, cottage housing, or other codes add to the supply of permanent housing for the city's population, rather than vacation accommodations for visitors. Regulations should strike a balance between allowing property owners opportunity to profit from their investment, while ensuring additional density opportunities granted under the code go towards meeting permanent housing needs.	For example, see BDC 3.6.500. Include definition, such as: Short-term rental means the use of a dwelling unit by any person or group of persons entitled to occupy for rent for a period of less than 30 consecutive days. Short-term rentals also include vacation home rentals and owner-occupied short-term rentals, but does not include bed and breakfast inns, hotels and motels. Owner-occupied short-term rental means an owner resides in a dwelling unit and rents up to two rooms to overnight guests for a period fewer than 30 consecutive days. The owner occupies the dwelling unit during the overnight rental period. Only part of the dwelling unit is used for rental purposes. The room(s) for rent cannot include rooms within a detached or attached accessory dwelling unit.
18	RESIDENTIAL CARE USES DEFINITIONS	Definitions	Align definitions of group housing types with state definitions tied to licensing requirements to eliminate any mismatch. Definitions may distinguish between residential care homes, with five or fewer residents, and residential care facilities with six or more residents, to better regulate the use in proportion to its impacts. Definitions should be inclusive of multiple types of residential needs, including physical disabilities, developmental disabilities, mental, emotional or behavioral disturbances, alcohol or drug dependence, and adult foster homes. As a best practice, allow residential care homes and facilities whether licensed or unlicensed.	Residential care home, also defined in ORS as “residential facility,” means a residential treatment or training home, a residential facility or an adult foster home that provides residential care alone or in conjunction with treatment, training or both for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home. Residential care facility means a facility that provides, for six or more socially dependent individuals or individuals with physical disabilities, residential care in one or more buildings on contiguous properties.
19	RESIDENTIAL CARE USES LOCATION & REVIEW	Allowed uses in residential zones	Allow residential care homes and facilities in all residential zones under the same conditions as single-family residential homes.	Integrate into use table or list of allowed uses in residential zones.
20	DENSITY BONUSES	Density standards	Provide density bonuses for affordable, accessible and/or age-restricted housing. Develop definitions and/or monitoring programs to ensure housing developed with density bonus is used as intended.	Density Bonus for Affordable Housing. As an incentive to create affordable housing, the maximum densities provided in Table 2.1.600 may be increased when a developer provides “affordable housing” as part of a proposed development in conformance with BDC 3.6.200(C). The density increase is based on the percentage of affordable housing units within the proposed development. Any development that receives the density bonus shall be deemed an “affordable housing development.” The table below provides the corresponding percent of increase. In no case may the density bonus exceed 1.5 percent of the existing residential zone. (Similar language could be used for accessible or age-restricted housing also.)

	PLANNING TOPIC	CODE SECTION	GUIDANCE	CODE CONCEPTS AND EXAMPLE LANGUAGE
21	RESIDENTIAL DIMENSIONAL STANDARDS	Dimensional standards for residential zones	Review lot coverage standards to make single-story development more feasible. Consider replacing lot coverage standards with floor area ratios (FAR) that allow the same total floor area whether constructed as a single or multiple stories.	Decrease maximum lot coverage standards by 25 to 50% for single-story homes not to exceed 18 feet high. Alternatively, introduce maximum floor area ratios (FAR) of 0.5 to 0.70 in place of lot coverage standards.
22	SETBACKS FOR SINGLE-STORY HOMES	Dimensional standards for single family zones	Single-story homes can be more age friendly because of greater accessibility. Evaluate setbacks to determine whether they limit the construction of single-story homes on typical lot sizes. Consider reducing setbacks to or near minimum fire separation to make homes more viable.	Decrease setbacks, such as a 5-foot side and rear setback standard for single story homes or structures not exceeding 18 feet in height.
23	RESIDENTIAL PARKING REQUIREMENTS	Parking standards	Explore minimum and maximum parking requirements for variety of residential uses, including “missing middle” uses like ADUs and larger-scale uses like apartment buildings. Provide alternative parking standards for projects serving older adults and low-income residents to reduce costs and recognize lower car utilization rates. Maintain ADA parking spaces to ensure access for persons with disabilities even for projects with low parking requirements.	Reduce minimum parking standards to one space per dwelling unit or less, particularly for projects meeting criteria for affordable housing or projects traditionally serving older adults with limited driving needs such as assisted living facilities. Offer alternatives to satisfy minimum parking standards such as off-site parking, fee in lieu of programs, and shared parking.
24	OPTIONAL MIXED USE OVERLAY	Zoning districts, standards for residential uses	Provide flexibility with an optional mixed use overlay, allowing developers the option to develop under residential base zoning or elective mixed-use standards. Allows inclusion of additional commercial and public uses in otherwise residential districts, with additional performance standards to minimize impacts on surrounding residential uses. This is a good option in communities where demand for or knowledge to develop mixed-use projects is low, since it provides options to explore mixed use with a default base zoning option for more traditional development.	Allow selection of alternative development standards in the residential zoning district chapters. Create residential/commercial mixed-use zone compatible with surrounding residential uses. See example at CPMC 17.65.
25	COMMERCIAL MIXED USE	Allowed uses in commercial or mixed-use zones; zoning districts	Explore ways to combine residential and commercial uses for greater access to goods and services. Additional uses could include office and public uses. Zoning options include: <ul style="list-style-type: none"> Expand options under the base higher-density residential and/or commercial zones to integrate additional commercial and residential uses, respectively, to include potential for mix of uses in existing base zones. Develop a specific mixed-use district, typically focusing on a certain geography such as downtown or a commercial node. See also Code Concept #24, on optional mixed-use overlays for another approach.	For base zoning option to allow additional uses in existing zones, expand allowed uses to add uses such as ‘neighborhood-scale commercial’ in medium- or high-density residential zones, and allow upper-story residential uses in commercial zones. For a specific mixed-use district, see BDC Chapter 2.3 for an example, including as the Mixed-Use Riverfront District which is an example of a geographic-specific zone.

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26	MEDICAL MIXED USE	Allowed uses in commercial or mixed-use zones; zoning districts	<p>Incorporating medical, commercial and residential uses allows older adults or those with medical needs easier access to medical services. Many medical uses, such as clinics or pharmacies, have no greater impact on surrounding uses than other commercial uses, though large-scale hospital campuses can pose additional site design challenges and a high level of impacts, such as traffic, on surrounding users that should be addressed through code.</p> <p>Evaluate the range of uses allowed in mixed-use and/or commercial zones to allow medical uses such as clinics, offices, care facilities, and support services, as well as residential uses, so that residents can meet their health and shopping needs in close proximity to their residences, in some cases within the same building.</p>	<p>For a medical-focused, mixed-use district, see CPMC 17.37, Commercial-Medical District, which includes medical uses, commercial retail and services, and residential uses. Contrast with SDC 3.3-1100, Hospital Support Overlay District, which is also medical-focused but allows a much narrower range of uses, with the residential component limited to group care homes and skilled care facilities.</p>
27	PEDESTRIAN CONNECTIONS WITHIN PARKING LOTS FOR COMMERCIAL DEVELOPMENT	Site design standards for nonresidential development, parking standards	<p>Prioritize human connections and minimize conflicts with motor vehicles in parking lots to improve access for persons with mobility issues. Actions include requirements for pedestrian pathways, crosswalks, and pedestrian plazas and other amenities such as benches.</p>	<p>Include pedestrian connection standards such as:</p> <ul style="list-style-type: none"> • One or more raised walkways are provided through the parking areas, meeting Federal Americans with Disabilities Act requirements, in order to provide safe, convenient, and direct travel routes for pedestrians through the parking areas. • Walkways abutting parking spaces or maneuvering areas are protected from vehicles through either landscaping buffers, minimum three feet wide on each side, or curbs on both sides. • Walkways across vehicle aisles are delineated by nonasphaltic material in a different color or texture than the parking areas. • Internal drives or streets are designed to City standards for local streets in regard to pavement width, sidewalks, and street trees. Sidewalks comply with ADA standards. Sidewalks 10 to 15 feet wide abutting front building facades are strongly encouraged. Internal vehicular circulation design for the site complies with City street connectivity standards, including maximum block length and perimeter. • On-site pedestrian walkways and bikeways connect to existing pedestrian and bicycle circulation systems that serve adjacent commercial uses or residential areas. <p>See also BDC 3.1.300.B for pedestrian connectivity standards.</p>

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28	PEDESTRIAN AMENITIES	Site design standards for commercial development	Require pedestrian amenities such as benches and plazas in larger commercial developments, which make larger development sites more navigable for older adults or persons with disabilities as well as increasing the attractiveness of the development for all users.	<p>Pedestrian Amenities. For developments with ten thousand square feet or more gross floor area, provide pedestrian amenities area equal to two percent of the gross floor area.</p> <ol style="list-style-type: none"> a. Pedestrian amenities may include benches, water feature, drinking fountain, moveable seating, distinctive paving, artwork, and/or areas along building edges that allow for outdoor eating areas. b. All amenity areas shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Amenities shall be in locations that the intended users can easily access and use, rather than simply left-over or undevelopable space in locations where low pedestrian traffic is anticipated. The minimum dimension for amenity areas is eight feet. c. Pedestrian-scaled lighting is required at a level averaging at least 2 foot candles throughout the amenity space and shall not be mounted higher than fourteen feet. Lighting may be free-standing or building-mounted. d. The sidewalk area may be used for outdoor dining provided a six-foot wide pedestrian zone is maintained. Areas along building edges used for outdoor eating areas shall be screened from the pedestrian zone with a planted buffer, movable planters, bollards, fence, or other similar means of separation.
29	LOCATION OF PARKING LOTS IN COMMERCIAL DEVELOPMENTS	Site design standards for nonresidential development, parking standards	Decreasing the prominence of parking lots by moving them to the side or rear of lots keeps buildings and their primary entrances closer to their sidewalk and more accessible to users arriving on foot, transit or bicycle. ADA parking spaces remain conveniently located near the buildings for accessibility.	<p>Include parking lot siting requirements to deemphasize parking lot dominance along primary street frontages such as:</p> <ul style="list-style-type: none"> • Front facades and primary entrances of all buildings are oriented to a public street or a private internal drive or street, to minimize pedestrian and bicycle travel through a parking area and to provide safe, convenient, and direct travel routes for pedestrians. • No drive-up, drive-in, or drive-through drives or lanes are located between a building and a public or private street.

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30	MULTIMODAL AMENITIES	Site design standards for nonresidential development, parking standards	Integrate transit stops and bicycle parking into site design to increase accessibility options. Consider incentives such as parking reductions in exchange for such amenities, or for location relative to transit.	<p>Include minimum requirements for amenities such as:</p> <ul style="list-style-type: none"> • For shopping centers abutting one or more future transit routes, one or more transit stops are located and designed with the approval when applicable of the local transit provider. • Bicycle parking for customers shall be provided in the right-of-way along the street either on the sidewalks or in specially constructed areas such as pedestrian curb extensions at a rate of one space per 3,000 square feet of gross floor area of the building. In addition, individual uses shall provide covered bicycle parking at the rate of one bicycle space for every 10 employees. At a minimum, each use shall provide one covered bicycle parking space. The bicycle parking shall not exceed six bicycles per parking area. Only when providing the required bicycle parking spaces is not feasible as determined by the City, the developer may pay a fee established by City. <p>Additional incentives could include:</p> <ul style="list-style-type: none"> • The total number of required motor vehicle parking spaces for a commercial use may be reduced by five percent for each of the listed activities which are provided by the owners or operators, up to a maximum 10 percent reduction in the total number of motor vehicle spaces per development. • Designating at least 10 percent of the employee motor vehicle parking spaces as carpool/vanpool parking and placing such spaces closer to the building than other employee parking; • Providing showers and lockers for employees who commute by bicycle; • Providing twice as many covered, secured bicycle parking racks or facilities as required by this code; • Providing a transit facility (e.g., bus stop) that is approved by the local transit authority, with related amenities. Related amenities include, but are not limited to, a public plaza, pedestrian sitting areas, shelter, and additional landscaping.

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31	ACCESSIBLE PARKING	Off-street parking	Ensure accessible parking is provided in every off-street parking area as required by state and federal law, consistent with ratios and design standards in ORS 447.233. Accessible parking minimizes difficulties accessing buildings, both for residential uses and commercial/employment uses.	<p>Code can defer to ORD 447.233 directly, or include requirements directly in zoning provisions such as:</p> <p>Accessible Parking Requirements. Where parking is provided accessory to a building, accessible parking shall be provided, constructed, striped, signed and maintained as required by ORS 447.233, and Section 1104 of the latest Oregon Structural Specialty Code as set forth in this section.</p> <p>See also CPMC 17.64.040.C for more detailed regulations.</p>
32	COMMERCIAL BUILDING ENTRANCES	Site design standards for nonresidential development	Provide direct, accessible building entrances from sidewalks, instead of or in addition to entrances from parking lots.	<p>Building Orientation. All building elevations adjacent to a street right-of-way shall provide doors, porches, balconies, and/or windows. A minimum of 40 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations, shall meet this standard. Percent of elevation is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows.</p> <p>Pedestrian Entrances. For buildings facing a street, a primary pedestrian entrance shall be provided that is easily visible, or easily accessible, from the street right-of-way, or a pedestrian accessway. To ensure that building entrances are clearly visible and identifiable to pedestrians the principal entry to the building shall be made prominent with canopies or overhangs.</p> <p>To achieve the objectives of this subsection the design of a primary entrance should incorporate at least three of the following design criteria:</p> <ol style="list-style-type: none"> For building facades over two hundred feet in length facing a street or accessway provide two or more public building entrances off the street; Architectural details such as arches, friezes, tile work, murals, or moldings; Integral planters or wing walls that incorporate landscape or seating; Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights; Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets; and A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches or architectural or decorative columns.

	PLANNING TOPIC	CODE SECTION	GUIDANCE	CODE CONCEPTS AND EXAMPLE LANGUAGE
33	OUTDOOR USES FOR COMMERCIAL DEVELOPMENT	Site design standards for nonresidential development	Develop streetscape standards for public streets in front of commercial businesses that balance amenities like landscaping, benches and sidewalk displays with clear zone for accessible travel way. Review allowances for outdoor storage, seating and/or displays to ensure they do not encroach on travel ways that conform to ADA spacing, or better.	<p>Outdoor Storage and Display within Public Rights-of-Way. Sidewalk vendors and outdoor display of merchandise shall be prohibited within the public rights-of-way except within the Central Business District, in which case the use shall be limited to cards, plants, gardening/floral products, food, books, newspapers, bicycles, and similar small items for sale or rental to pedestrians (i.e., non-automobile oriented). A minimum clearance of five feet shall be maintained on the sidewalk at all times to allow pedestrians to pass by the displays. All merchandise shall be removed from the public way at the close of business each day.</p>
34	BLOCK SPACING REQUIREMENTS	Site design standards, land division standards, or lot standards	Establish maximum block lengths to ensure new development patterns are walkable and do not avoid significant out-of-distance travel to navigate around or through new developments. Different maximum block lengths may be appropriate in different zones, such as single-family residential versus industrial zones.	<p>Block lengths and perimeters shall not exceed the following standards as measured from centerline to centerline of through intersecting streets.</p> <ol style="list-style-type: none"> a. Six hundred sixty feet block length and 2,000 feet block perimeter in all Residential Zones; b. Four hundred feet block length and 1,500 feet block perimeter in the Central Business District, Convenience Commercial, Mixed-Use Riverfront and Professional Office Districts; c. Six hundred sixty feet block length and 2,640 feet block perimeter for all other Commercial, Industrial and Mixed Employment Districts; d. An exception may be granted to the maximum block length and/or block perimeter by the Review Authority if the applicant can demonstrate that the block length and/or block perimeter cannot be satisfied due to topography, natural features, existing development or other barriers, or it is unreasonable to meet such standards based on the existing pattern of development, or other relevant factors. When an exception is granted, the Review Authority may require the land division or site plan to provide blocks divided by one or more access corridors in conformance with the provisions of BDC 3.1.300, Multi-Modal Access and Circulation. Access corridors shall be located to minimize out-of-direction travel by pedestrians and bicyclists and shall meet all applicable accessibility standards.

	PLANNING TOPIC	CODE SECTION	GUIDANCE	CODE CONCEPTS AND EXAMPLE LANGUAGE
35	ACCESSIBLE DESIGN INCENTIVES	Special use standards for residential development, planned unit development standards	<p>Explore incentives to increase the number of units designed to meet Universal Design, Lifelong Housing Certification, and other similar standards. Consider density bonuses, height bonuses and other strategies. Additional incentives can be offered through the more flexible planned unit development process.</p> <p>Beyond the zoning code, look at incentives tied to development review and building permit review, which may include faster permitting process, reduced fees, or other local benefits, and or financial incentives such as reduced application fees or system development charges (SDCs).</p>	<p>Incentive examples include:</p> <ol style="list-style-type: none"> Expedited review and permitting processing. Planning and building fee exemptions up to \$10,000 per project. System development charge (SDC) deferrals. Allow a density bonus when developing accessible housing units. Allow a 10-foot building height bonus for multifamily housing when accessible housing units are gained.
36	REVIEW CLASSIFICATION FOR ACCESSIBILITY RENOVATIONS	Review procedures, historic district standards	Provide expedited or simplified review for minor accessibility renovations, such as exterior wheelchair ramps. Balance requirements of any historic preservation or design standards against need for accessibility.	Exempt modifications below a certain threshold, offer Type I (administrative) review, and/or develop educational materials for applicants to explain the review process.

REFERENCES:

BDC: BEND DEVELOPMENT CODE, <http://www.codepublishing.com/OR/Bend/?BendDCNT.html>

CPMC: CENTRAL POINT MUNICIPAL CODE, <http://www.codepublishing.com/OR/CentralPoint/#!/CentralPoint17/CentralPoint17.html>

ORS: OREGON REVISED STATUTES

SDC: SPRINGFIELD DEVELOPMENT CODE, <http://qcode.us/codes/springfield-development/>



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