

City of Jacksonville Development Code Update November 9

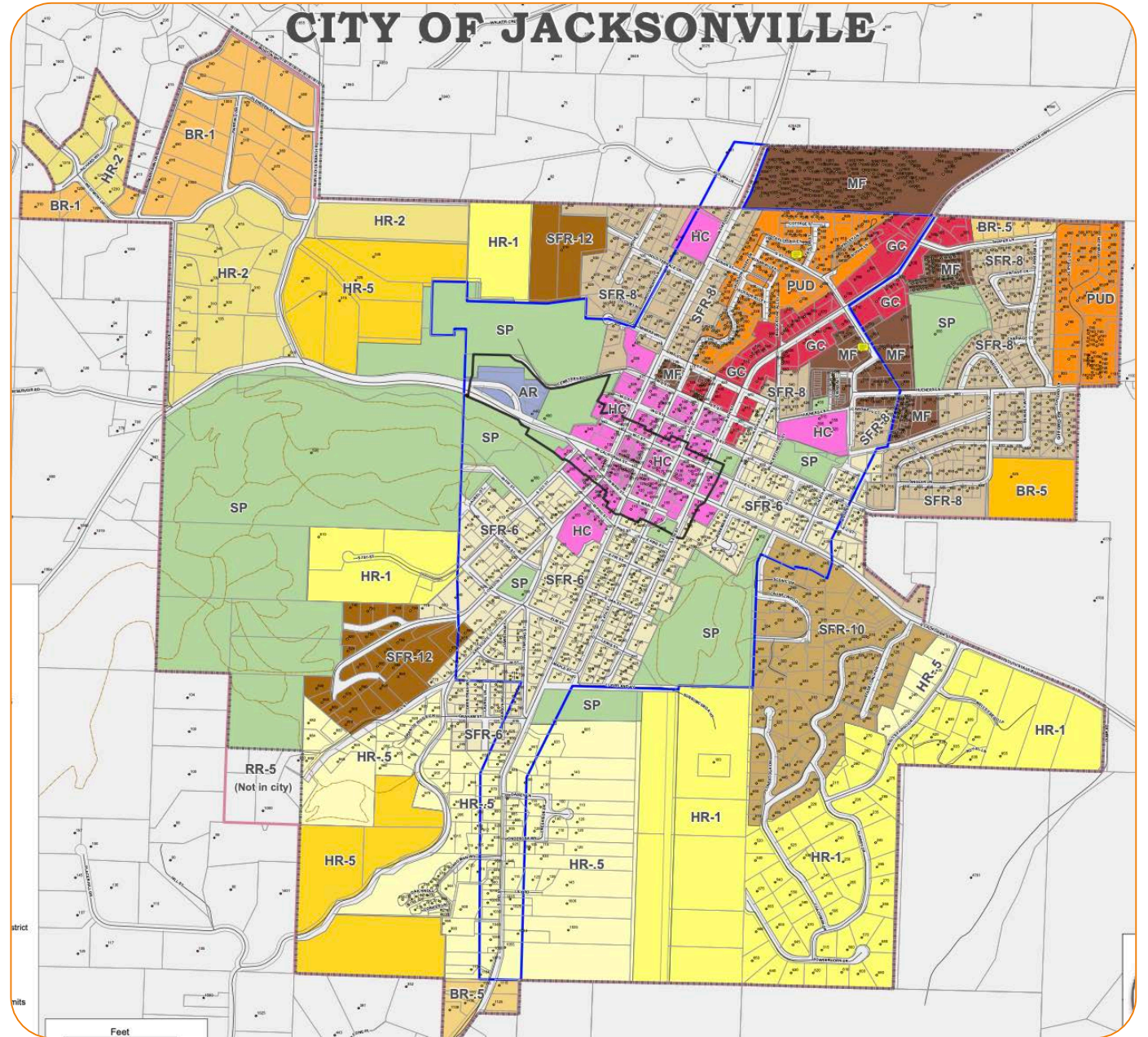
Submit Comments to:

jacksonvillecodeupdate.com

Presentation is available on the website



Jacksonville Zoning Map



Focus Areas

wrap up by 7:30

Parking

Neighborhood Character Units

Fences

Solar Standards

Signs

Focus Area

Parking

Parking Reform

OAR's 0430 & 0440

City of Jacksonville

James Schireman, Associate Planner



Reasons behind the Reform



- Rulemaking drafted and implemented by Oregon's Department of Land Conservation and Development
- Rules found in OAR's 660-012-0400 through 660-012-0450



**RISING
EMISSIONS**

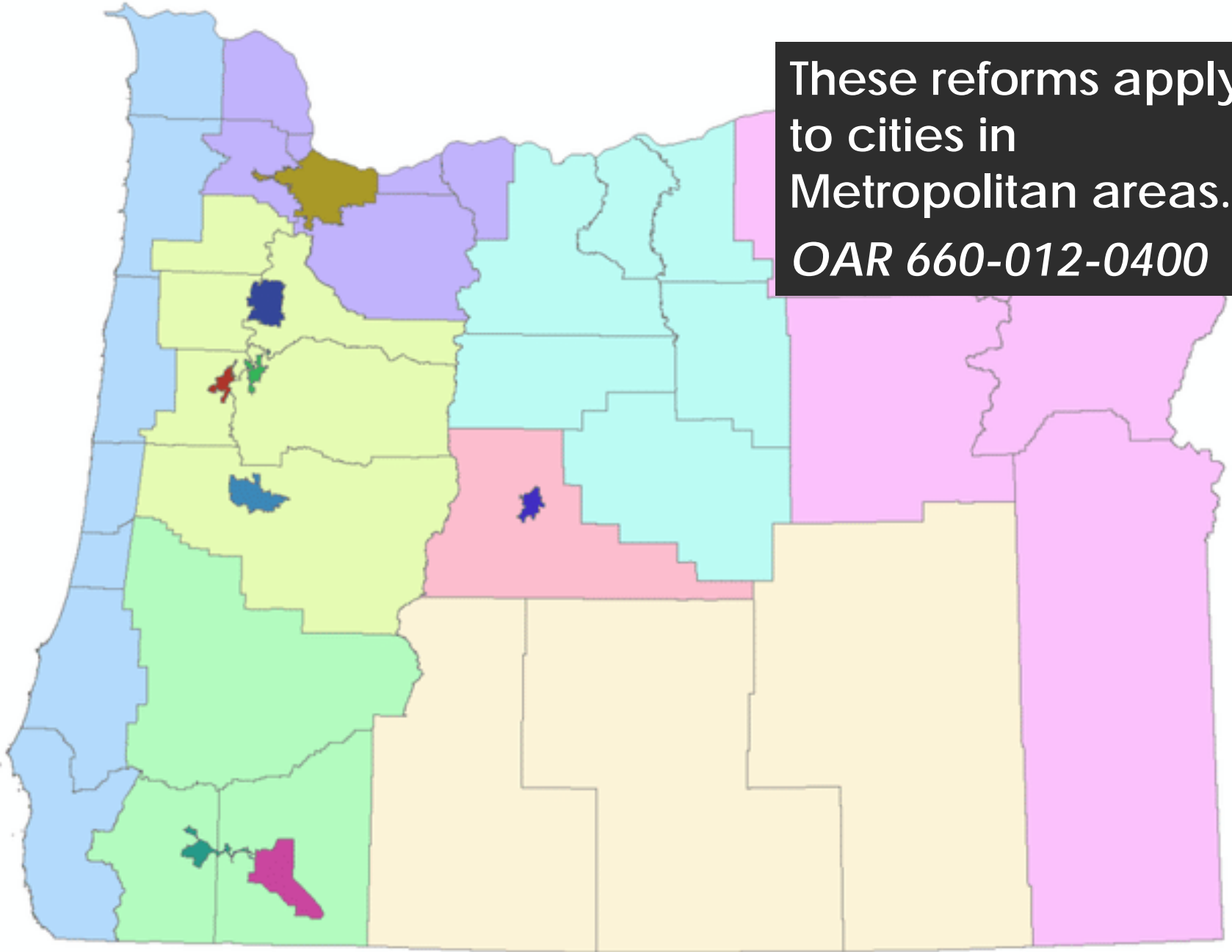


**INCENTIVIZED
CAR OWNERSHIP**



INVISIBLE COSTS

These reforms apply to cities in Metropolitan areas.
OAR 660-012-0400



- Legend**
- MPO Names**
- Albany
 - Bend
 - Corvallis
 - Eugene/Springfield
 - Portland
 - Medford
 - Middle Rogue
 - Salem/Keizer
 - Walla Walla Valley
- Oregon Regions**
- Coast
 - Deschutes
 - East
 - Mid-Willamette Valley
 - North Central
 - North Willamette Valley
 - South Valley
 - South Central

Code Update & Reform Timeline

- DLCDC is requiring that these rules be implemented January 1st 2023.
- The Planning Department finds it best that our code reflects these requirements.
- As a result, part of the code will be updated and implemented before the comprehensive update is complete.
- Further reforms will need to be implemented by June 30th 2023.

OAR 660-012-0430: Reduction of Parking Mandates for Development Types

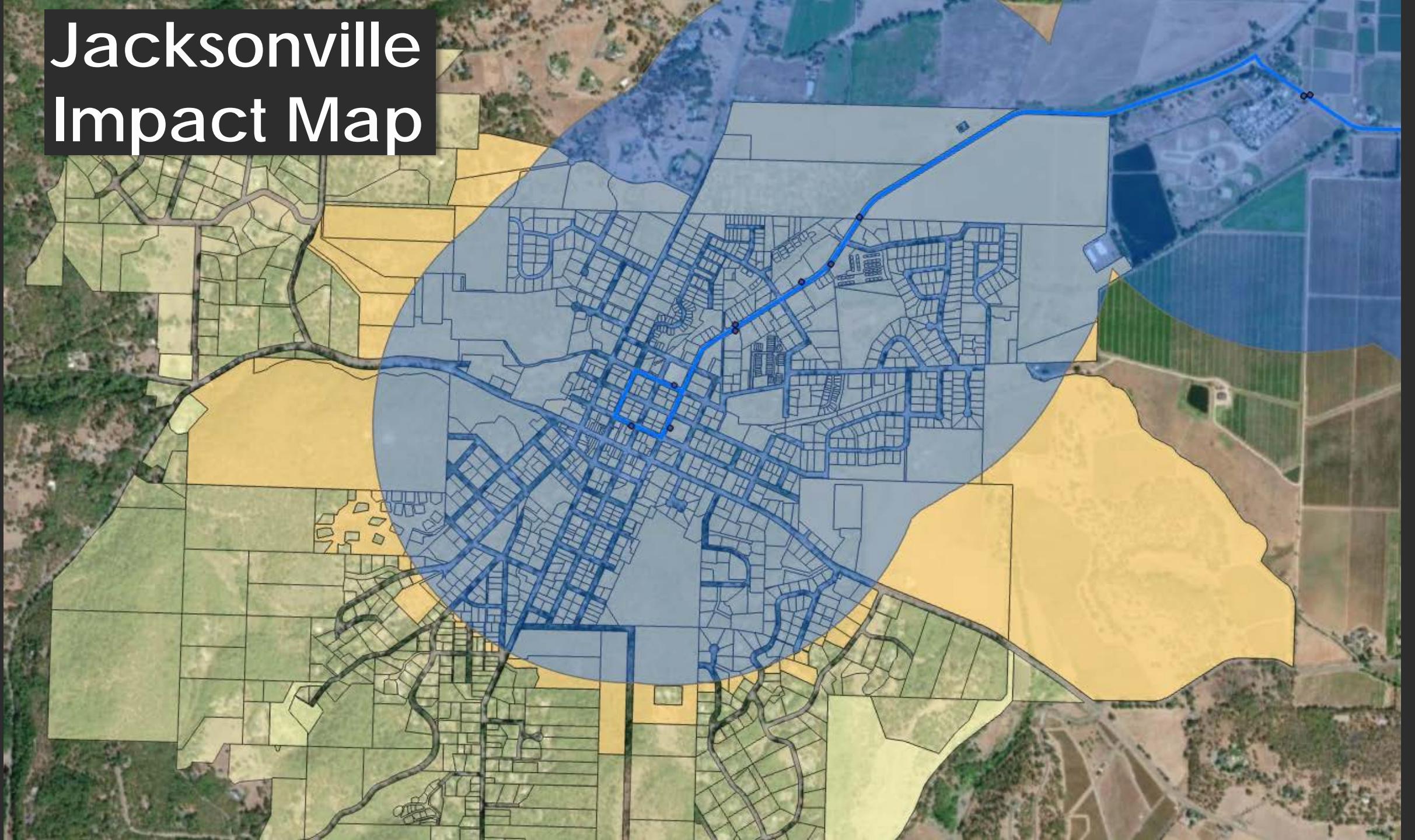
- (1) Mandates a 1 to 1 ratio of parking for multi-unit developments
- (2) Requires no parking minimums for small residences, including:
 - (1) Single room occupancy housing
 - (2) Dwellings under 750 square feet
- (3) Requires no parking minimums for facilities and homes intended to serve people, including:
 - (1) Assisted living facilities, care homes, childcare operations
 - (2) Domestic violence and transitional shelters
 - (3) Other facilities as defined in ORS 443.400

OAR 660-012-0440: Parking Reform Near Transit Corridors

(3) Cities and counties may not enforce parking mandates for developments on a lot or parcel that includes lands within **one-half mile** of frequent transit corridors, including:

- (a) Priority transit corridors designated under OAR 660-012-0710;
- (b) Corridors with bus service arriving with a scheduled frequency of at least four times an hour during peak service; and
- (c) Corridors with the most frequent transit route or routes in the community if the **scheduled frequency is at least once per hour** during peak service.

Jacksonville Impact Map



The Next Steps

- (1) The Planning department consulted the CAC on the best course of action regarding these reforms.
- (2) Seeing how much control OAR 660-012-0440 wrests over parking minimums, the CAC advised we proceed with no parking mandates city-wide.
- (3) The planning department is now drafting an amended version of the code to factor in community suggested reforms as well as state mandates.

Focus Area

Neighborhood Character Units

Neighborhood Character Unit Policy

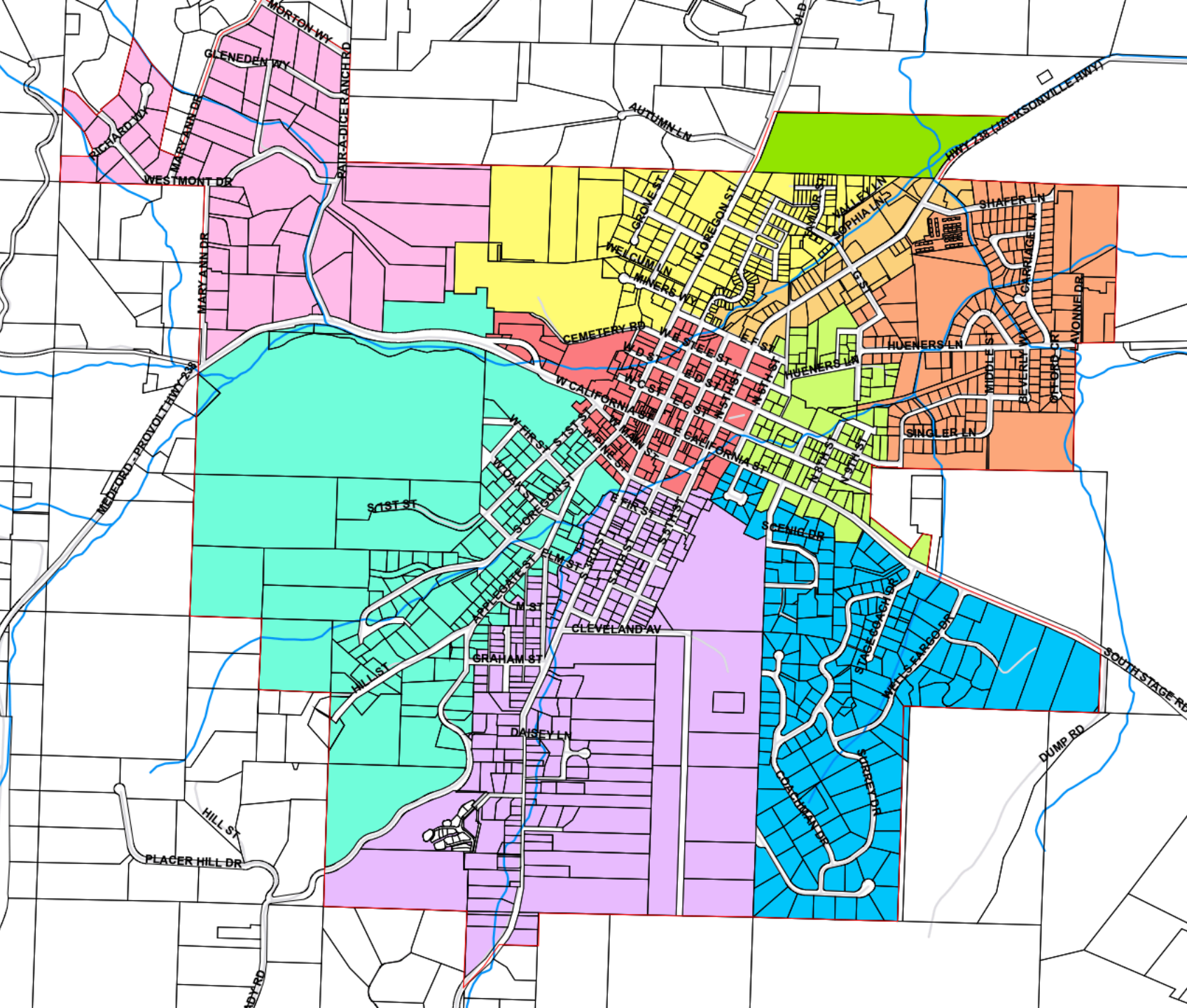
Implement contextual design review standards and require all new development to be compatible with its neighborhood character unit.

Adopt a design review process which embraces and relies upon neighborhood character driven decision-making.

Neighborhood Character Units

How are they applied?

○ Character Unit Map



Housing Reform

ORS 197.307 (4)

Senate Bill 1051

ORS 197.307 (4)

- A local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing.
- Senate Bill 1051, enacted in 2019, made notable changes to ORS 197.308, specifically the clear and objective standards requirement expand to include all housing, rather than just needed housing.

Character Unit Examples

- Historic Core is the most detailed
- North Oregon Street: "No distinctive style in this neighborhood"
- South Oregon Street: "No one particular type of style"
- New School District: "Most modern portion of town"
- Old School District: "Not many high style structures"
- Third Street Corridor: "No underlying style or age"

Focus the Scope

- Focus on compatibility in the HC, and those structures adjacent to Historic Resources.
- Create robust development code standards with specific design requirements.

Focus Areas

Fences

Focus Areas

Signs

Focus Areas

Solar Standards



Thank You

We are happy to answer any further questions