



**DLCD**



# Model Codes Overview

October 3, 2024

Kieran Turnbull, Mass Timber Coordinator  
DLCD

Nicole Cross, Land Use and  
Transportation Planner DLCD

Kate Rogers, Senior Planner MIG

# Agenda

1. Housekeeping and Introductions
2. Prefabricated and Modular Housing Model Code
3. Model Development Code for Small Cities
4. Questions

# Oregon APA: Upcoming Events

More information at  
[oregon.planning.org/events](https://oregon.planning.org/events)

## 2024 OAPA Planning Conference

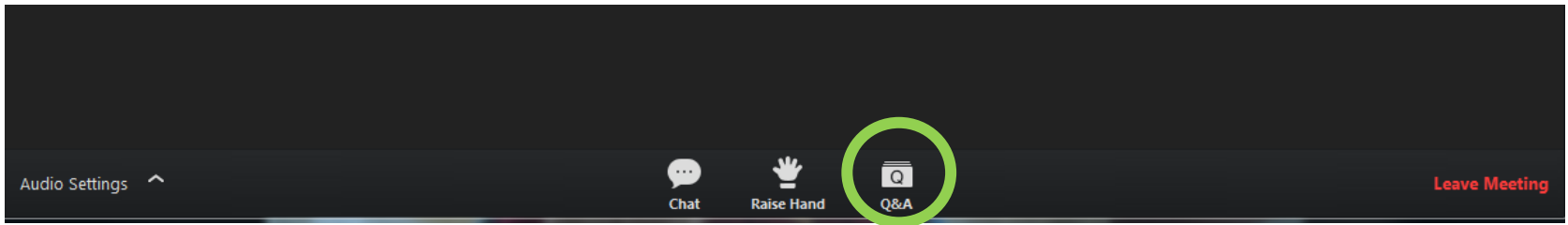
- *Navigating the Future: Planners Initiating Change*
- **October 16 -18, 2024**
- Downtown Portland (and virtual available)

## Planning Webcast Series

[https://www.ohioplanning.org/aws/APAOH/pt/sp/webcast\\_home\\_page](https://www.ohioplanning.org/aws/APAOH/pt/sp/webcast_home_page)



# Housekeeping



## Asking questions

- Use **Zoom's Q&A feature** to ask questions at any point. We'll answer questions at the end of the webinar.
- Please **don't use chat to ask questions** or use the raise hand feature.

## Slides and materials

- We'll share slides and the webinar recording following today's session.

# Introductions

- **Kate Rogers**, Senior Planner / Project Manager, MIG  
*(OAPA Professional Development Committee volunteer)*
- **Kieran Turnbull**, Mass Timber Coordinator, DLCD
- **Nicole Cross**, Land Use and Transportation Planner, DLCD

# Oregon Department of Land Conservation and Development



**DLCD**

**DLCD helps address the land use needs of the public, communities, regions, and the state.**

## **DLCD staff:**

- **Provide technical assistance**
- **Review local plans and amendments**
- **Support the Commission to inform land use policy**

# What are Model Codes?

Created to help local governments:

- 1) Follow best practices
- 2) Adhere to new state standards, rules, or statutes
- 3) Adoption ready language

Name	Description
<b>Prefabricated and Modular Housing Model Code</b>	Addresses prefabricated, manufactured, and smaller housing development types
<b>Transportation and Growth Management's (TGM) Model Code for Small Cities</b>	One-stop reference for zoning, development standards, review procedures, and implementation of state rules



Oregon  
Mass Timber  
Coalition

*Awarded \$41.4M  
for mass timber  
industry  
development.*





# Scope: Code-UP

1. Model code to address prefabricated and manufactured housing
2. Direct technical assistance
3. Support adoption and communications

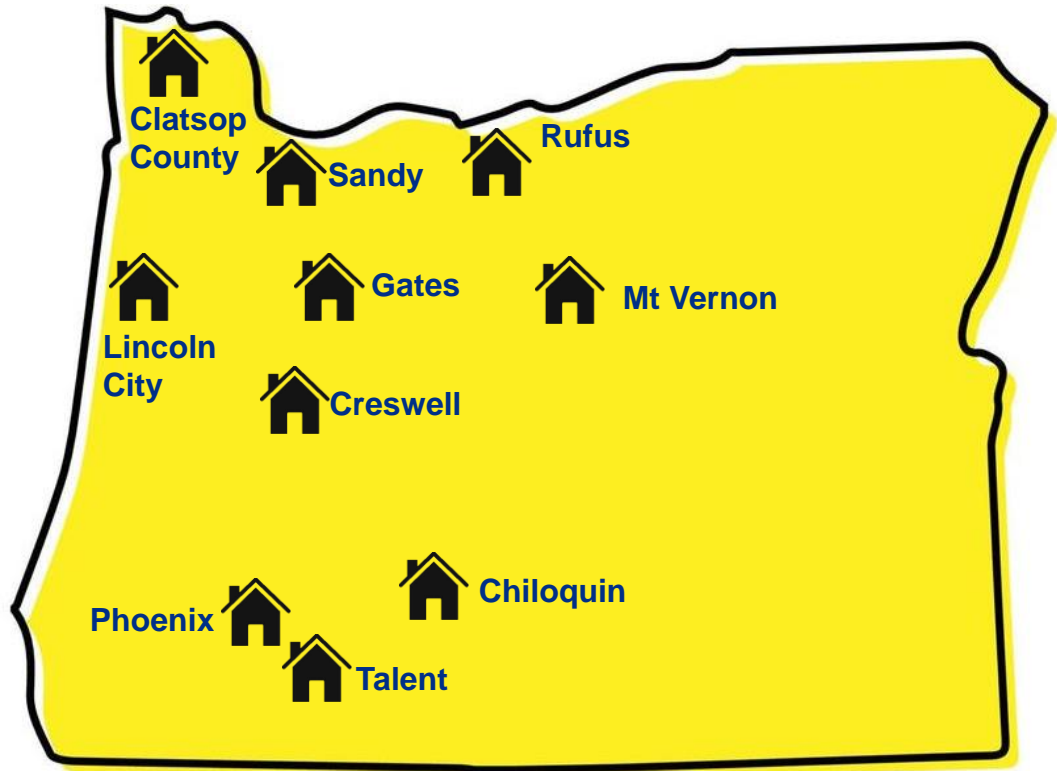




Image from NewHomeSource

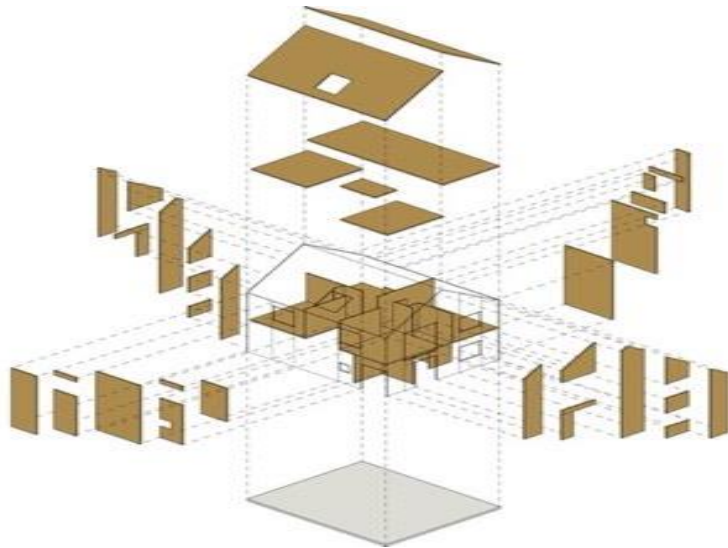


Image from TallWood Design Institute

# What is Prefabricated Housing?

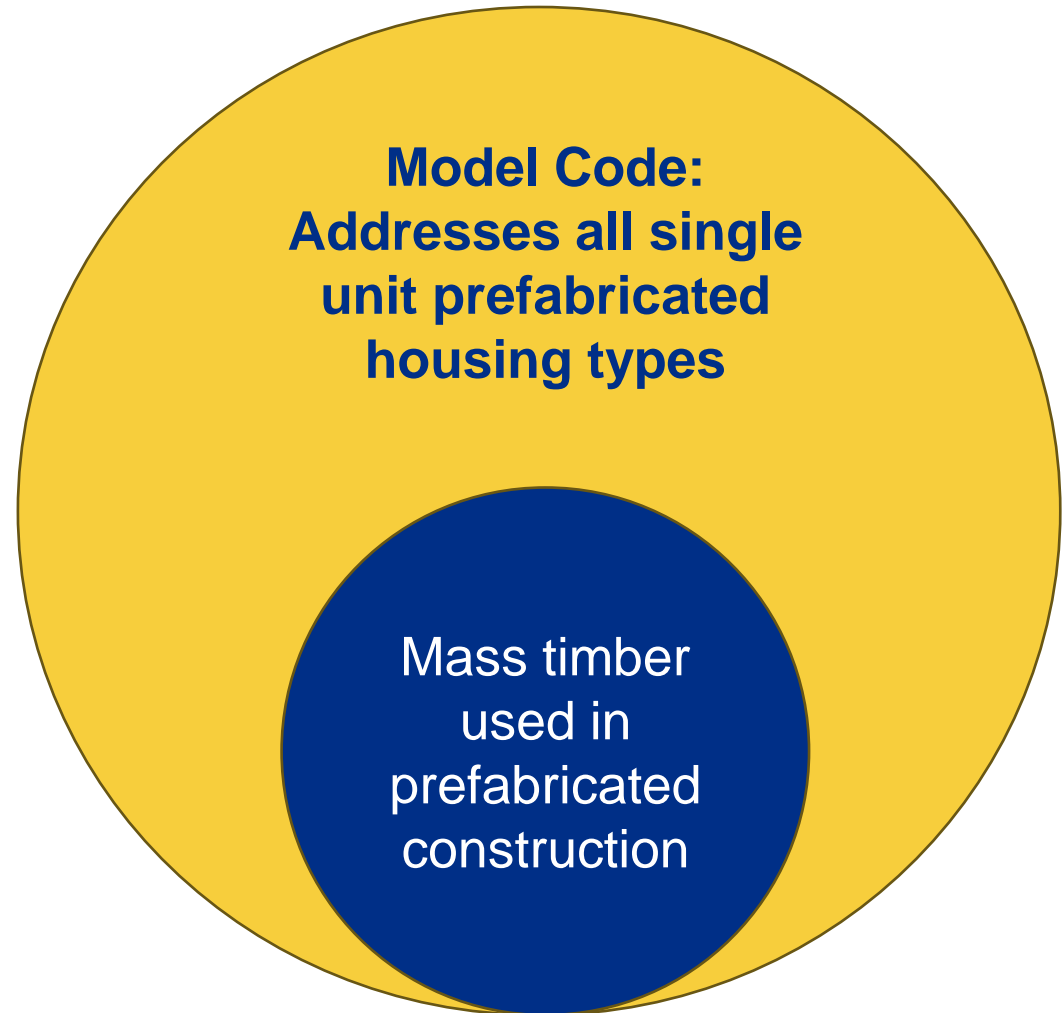
- 1) Manufactured in a factory facility
- 2) Wholly or partially assembled on-site
- 3) Modular housing products are a type of prefabricated construction

# Types of Housing Construction

	Site-Built Dwellings	Manufactured Dwellings	Prefabricated Dwellings
<b>Definition</b>	Involve constructing and assembling nearly all building components on site	Portable homes completely constructed in a factory	Primarily built inside of a factory, then assembled on site
<b>Type of Building Code</b>	State, local, or regional codes	Department of Housing and Urban Development	State, local, or regional codes

# Prefabricated Housing Model Code

1. Educate staff on prefabricated construction
2. Alignment with HB4064 (2022)
3. ADUs and cottage clusters
4. Audit workbook – guides staff through key potential issues



# What is HB4064 (2022)?

## As Pertaining to Manufactured Homes and Prefabricated Dwellings

- 1 Requires local governments to allow manufactured homes and prefabricated dwellings in zones that allow single unit dwellings
- 2 Remove standards that don't also apply to single unit dwellings
- 3 Allow prefabricated dwellings in manufactured dwelling parks

# Manufactured Home Standards Outside of Parks

## **Standards no longer permitted unless also applied to all single- unit dwellings (HB4064)**

- 1) Minimum floor area
- 2) Foundation standards
- 3) Minimum roof slope
- 4) Exterior siding, roof color, and material
- 5) Garage or carport requirements

## **Standards still allowed**

- 1) Prohibit manufactured homes in historic districts and sites adjacent to a historic landmarks
- 2) Standards necessary for compliance with a statewide land use planning goal
- 3) Require exterior thermal envelope meeting performance standards

# Manufactured Dwellings

## Manufactured Dwelling

```
graph TD; A[Manufactured Dwelling] --> B[Residential Trailer]; A --> C[Mobile Home]; A --> D[Manufactured Home];
```

Residential Trailer:  
Constructed before  
January 1, 1962

Must be allowed in  
manufactured  
dwelling parks

Mobile Home:  
Constructed between  
January 1, 1962, and  
June 15, 1976

Must be allowed in  
manufactured  
dwelling parks

Manufactured Home:  
Meets current federal  
manufactured housing  
construction and safety  
standards

Must be allowed on all  
lots where single-unit  
dwelling are permitted  
and manufactured  
dwelling parks  
(within UGB)

# Opportunities for Prefabricated Housing

- Recommend to allow in residential zones
- Remove restrictive standards



## Accessory Dwelling Units (ADUs)

## Cottage Clusters





Scan the QR  
code or visit  
DLCD's model  
code webpage to  
learn more

<https://www.oregon.gov/lcd/about/pages/model-code.aspx>



**Thank you!**

**Contact:**

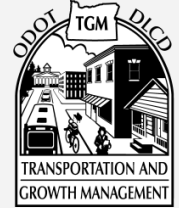
**Kieran Turnbull**

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**971-428-7318**

# TGM Mission

*TGM works in partnership with local governments to create vibrant, livable places in which people can walk, bike, take transit, or drive where they want to go.*



Land Use

Transportation



**Transportation Choices**



**Create Communities**



**Economic Vitality & Growth**



**Save Public and Private Costs**



**Environmental Stewardship**

# Transportation and Growth Management (TGM)

## Transportation and Growth Management

# Model Development Code for Small Cities



 Update in Progress



North Bend city	10,769
Fairview city	10,671
Silverton city	10,660
Lincoln City city	10,372
Molalla city	10,335
Independence city	10,274
Astoria city	10,167
Baker City city	10,102
Sweet Home city	10,028
Eagle Point city	9,955
Florence city	9,832
Sutherlin city	9,001
Hood River city	8,577
Stayton city	8,295
Scappoose city	8,254
Madras city	8,099
Umatilla city	7,810
Milton-Freewater city	7,490
Junction City city	7,427
Seaside city	7,393
Brookings city	7,161
Warrenton city	6,462
Sheridan city	5,987
Creswell city	5,823
Philomath city	5,823

Winston city	5,771
Estacada city	5,750
Tillamook city	5,277
Veneta city	5,261
Talent city	5,228
King City city	5,177
Wood Village city	5,038
Lafayette city	4,714
Boardman city	4,437
Reedsport city	4,395
Aumsville city	4,227
Coquille city	4,052
Bandon city	3,866
Sisters city	3,823
Phoenix city	3,773
North Plains city	3,663
Harrisburg city	3,660
Myrtle Creek city	3,626
Toledo city	3,622
Mt. Angel city	3,538
Hubbard city	3,491
Jefferson city	3,425
Nyssa city	3,363
Dundee city	3,265
Oakridge city	3,235

Sublimity city	3,233
Millersburg city	3,206
Jacksonville city	3,197
La Pine city	3,126
Shady Cove city	3,097
Turner city	2,882
Gervais city	2,789
Burns city	2,730
Dayton city	2,704
Myrtle Point city	2,508
Lakeview town	2,476
Rogue River city	2,472
Gold Beach city	2,450
Vernonia city	2,426
Carlton city	2,425
Waldport city	2,350
Stanfield city	2,313
Willamina city	2,301
Union city	2,182
Cave Junction city	2,163
Enterprise city	2,147
<b>Irrigon city</b>	<b>2,133</b>
City of Mill city	2,066
Lakeside city	1,952
Vale city	1,947

Durham city	1,938
Columbia City city	1,935
Gearhart city	1,933
Rainier city	1,933
Elgin city	1,911
Banks city	1,910
Brownsville city	1,846
Amity city	1,826
Clatskanie city	1,767
Hines city	1,705
John Day city	1,704
Canyonville city	1,703
Culver city	1,666
Bay City city	1,646
Depoe Bay city	1,569
Cannon Beach city	1,555
Rockaway Beach city	1,538
Adair Village city	1,496
Coburg city	1,475
Dunes City city	1,454
Cascade Locks city	1,400
Gold Hill city	1,338
Pilot Rock city	1,332
Lowell city	1,261
Riddle city	1,248

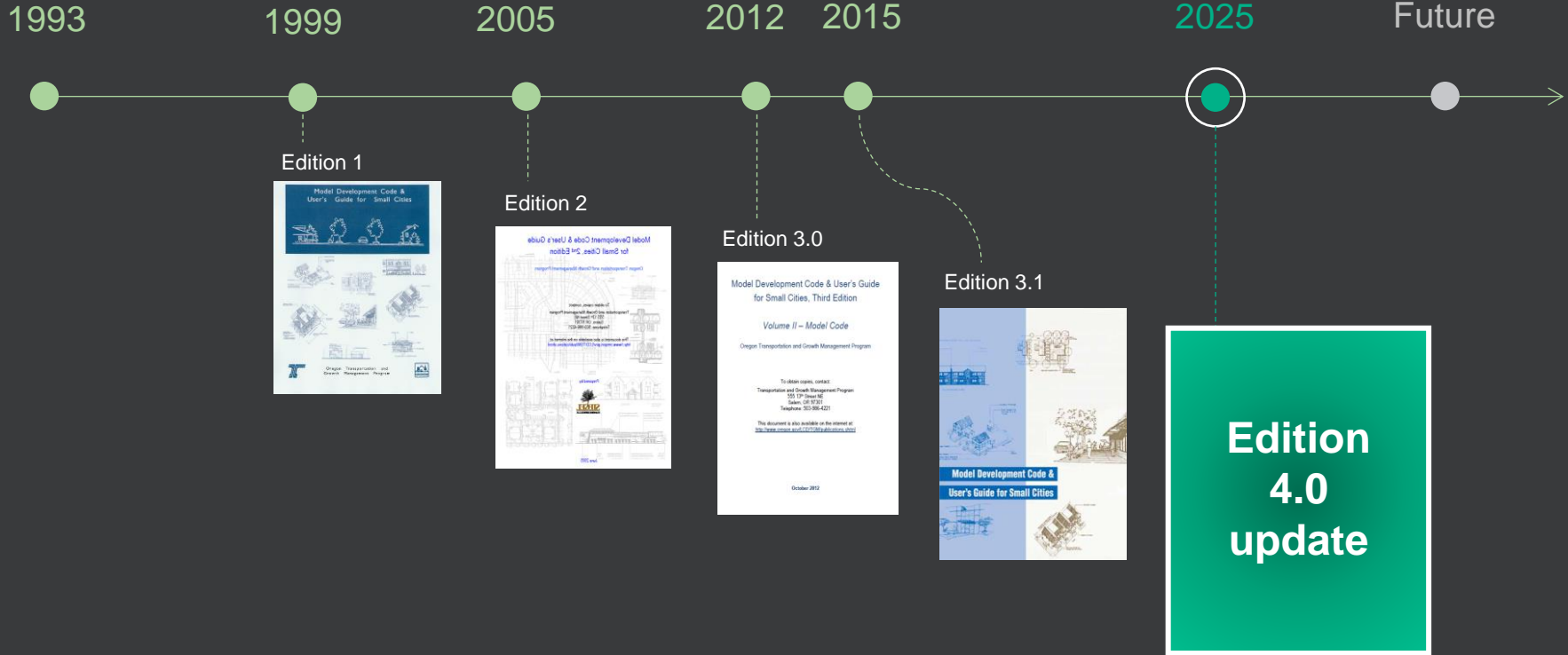
Siletz city	1,242
Tangent city	1,218
Heppner city	1,211
Lyons city	1,203
Athena city	1,200
Drain city	1,195
Port Orford city	1,181
Joseph city	1,179
Island City city	1,166
Yamhill city	1,165
Aurora city	1,119
Yoncalla city	1,078
Falls City city	1,066
Yachats city	1,006
Metolius city	1,005
Donald city	1,003
Oakland city	968
Halsey city	952
Scio city	949
Glendale city	871
Merrill city	867
Prairie City city	861
Garibaldi city	837
Wallowa city	812
Maywood Park city	793

Of 241 Oregon Cities:  
75% are Under 10,000  
Population  
Median Population: 2,133

76 cities  
under 1,000  
population



# TGM Model Code History



Oregon Model Development Code, Edition 3.1

Volume II – List of Chapters and Sections

ARTICLE 1 – INTRODUCTION AND GENERAL PROVISIONS

Chapter 1.1 – Introduction

Chapter 1.2 – Title, Purpose, and Authority

- 1.2.010 Title
1.2.020 Purpose
1.2.030 Compliance and Scope
1.2.040 Rules of Code Construction
1.2.050 Development Code Consistency with Comprehensive
1.2.060 Development Code and Zoning Map Implementation
1.2.070 [Zoning Checklists and] Coordination of Building Permits
1.2.080 Official Action

Chapter 1.3 – Lot of Record and Legal Lot Determination

- 1.3.010 Purpose and Intent
1.3.020 Criteria
1.3.030 Legal Lot Determination Procedure

Chapter 1.4 – Non-Conforming Situations

- 1.4.010 Purpose and Applicability
1.4.020 Non-conforming Use
1.4.030 Non-conforming Development
1.4.040 Non-conforming Lot

Chapter 1.5 – Code Interpretations

- 1.5.010 Code Interpretations

Chapter 1.6 – Enforcement

- 1.6.010 Violations
1.6.020 Other Remedies

ARTICLE 2 – ZONING REGULATIONS

Chapter 2.1 – Establishment of Zoning Districts

- 2.1.010 Purpose and Classification of Zoning Districts
2.1.020 Classification of Zoning Districts
2.1.030 Determination of Zoning District Boundaries

Chapter 2.2 – Zoning District Regulations

- 2.2.010 Purpose
2.2.020 Applicability
2.2.030 Allowed Uses
2.2.040 Lot and Development Standards
2.2.050 Setback Yards Exceptions
2.2.060 Residential Density Standards
2.2.070 Lot Coverage
2.2.080 Height Measurement, Exceptions, and Transition

Chapter 2.3 – Special Use Standards

- 2.3.010 Purpose
2.3.020 Applicability
2.3.030 Review Process
2.3.040 Artisanal and Light Manufacture Uses
2.3.050 Drive-Through Service
2.3.060 Duplex Dwellings
2.3.070 Townhomes, Attached Single-Family Dwellings
2.3.080 Multifamily Development
2.3.090 Dwellings in Commercial [and Mixed Employment] Zones
2.3.100 Family Daycare
2.3.110 Residential Care Homes and Residential Care Facilities
2.3.120 Home Occupations
2.3.130 Manufactured Home on a Single-Family Lot
2.3.140 Mobile Home and Manufactured Dwelling Parks
[2.3.150 Mobile Homes and Recreational Vehicles Used as Dwellings]
2.3.160 Temporary Uses
[2.3.170 Accessory Dwellings]
[2.3.180 Bed and Breakfast Inns]
[2.3.190 Cottage Housing]
[2.3.200 Micro-Generation Facilities]
[2.3.210 Parks and Open Spaces]
[2.3.220 Vacation Rental Dwellings]
[2.3.230 Wireless Communication Facilities]

Chapter 2.4 – Overlay Zones [and Specific Area Plan Regulations]

- 2.4.010 Purpose
2.4.020 Applicability
[2.4.030 Overlay Zone 1]
[2.4.040 Overlay Zone 2]
[2.4.050 Overlay Zone 3]

ARTICLE 3 – COMMUNITY DESIGN STANDARDS

Chapter 3.1 – Design Standards Administration

- 3.1.010 Purpose
3.1.020 Applicability

Chapter 3.2 – Building Orientation and Design

- 3.2.010 Purpose
3.2.020 Applicability
3.2.030 Residential Buildings
3.2.040 Non-Residential Buildings
3.2.050 Civic Space and Pedestrian Amenities
3.2.060 Drive-up and Drive-through Uses and Facilities
[3.2.070 Reserved for Special District Design Standards]

Chapter 3.3 – Access and Circulation

- 3.3.010 Purpose
3.3.020 Applicability
3.3.030 Vehicular Access and Circulation
3.3.040 Pedestrian Access and Circulation

Chapter 3.4 – Landscaping, Fences and Walls, [Outdoor Lighting]

- 3.4.010 Purpose
3.4.020 Applicability

- 3.4.030 Landscaping and Screening
3.4.040 Fences and Walls
[3.4.050 Outdoor Lighting]

Chapter 3.5 – Parking and Loading

- 3.5.010 Purpose
3.5.020 Applicability and General Regulations
3.5.030 Automobile Parking
3.5.040 Bicycle Parking
3.5.050 Loading Areas

Chapter 3.6 – Public Facilities

- 3.6.010 Purpose and Applicability
3.6.020 Transportation Standards
3.6.030 Public Use Areas
3.6.040 Sanitary Sewer and Water Service Improvements
3.6.050 [Storm Drainage and Surface Water Management]
3.6.060 Utilities
3.6.070 Easements
3.6.080 Construction Plan Approval
3.6.090 Facility Installation
3.6.100 Performance Guarantee and Warranty

[Chapter 3.7 Signs]

ARTICLE 4 – APPLICATION REVIEW PROCEDURES AND STANDARDS

Chapter 4.1 – General Review Procedures

- 4.1.010 Purpose and Applicability
4.1.020 Type I Procedure (Staff Review and Zoning Commission Approval)
4.1.030 Type II Procedure (Administrative Review)
4.1.040 Type III Procedure (Quasi-Judicial Review)
4.1.050 Type IV (Legislative Decisions)
4.1.060 Time Limit, Consolidated Review, and City Council Approval
[4.1.070 Neighborhood Contact]

Chapter 4.2 – Site Design Review

- 4.2.010 Purpose
4.2.020 Applicability
4.2.030 Review Procedure
4.2.040 Application Submission Requirements
4.2.050 Approval Criteria
4.2.060 Assurances
4.2.070 Compliance With Conditions, Permit Expiration, and Other Requirements

Chapter 4.3 – Land Divisions and Property Line Adjustments

- 4.3.010 Purpose
4.3.020 General Requirements
4.3.030 Preliminary Plat Approval Process
[4.3.040 Pre-planning for Large Sites]
[4.3.050 Lot Size Averaging, Flag Lots, and Infill Development]
4.3.060 Preliminary Plat Submission Requirements
4.3.070 Preliminary Plat Approval Criteria
4.3.080 Land-Division-Related Variances
4.3.090 Final Plat Submission Requirements and Conditions
4.3.100 Filing and Recording

- 4.3.110 Re-platting and Vacation of Plats
4.3.120 Property Line Adjustments

Chapter 4.4 – Conditional Use Permits

- 4.4.010 Purpose
4.4.020 Approvals Process
4.4.030 Application Submission Requirements
4.4.040 Criteria, Standards, and Conditions of Approval

Chapter 4.5 – Modifications to Approved Plans and Conditions

- 4.5.010 Purpose
4.5.020 Applicability
4.5.030 Major Modifications
4.5.040 Minor Modifications

Chapter 4.6 – Amendments to Zoning Map or Code

- 4.6.010 Purpose
4.6.020 Procedure
4.6.030 Criteria
4.6.040 Record of Amendments
4.6.050 Transportation Planning Rule Compliance

Chapter 4.7 – Adjustments and Variances

- 4.7.010 Purpose
4.7.020 Intent
4.7.030 Adjustments
4.7.040 Variances
4.7.050 Expiration

Chapter 4.8 – Master Planned Developments

- 4.8.010 Purpose
4.8.020 Applicability
4.8.030 Review and Approvals Process
4.8.040 Modifications to Development Standards
4.8.050 Concept Plan Submission
4.8.060 Concept Plan Approval Criteria
4.8.070 Concept Plan and Expiration
4.8.080 Detailed Development Plan Submission
4.8.090 Detailed Development Plan Criteria
4.8.100 Subsequent Development Reviews

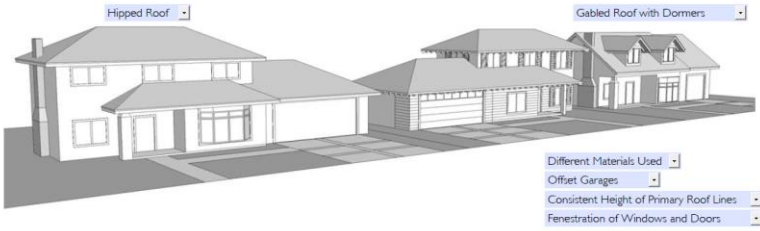
ARTICLE 5 – DEFINITIONS

Chapter 5.1 – Definitions

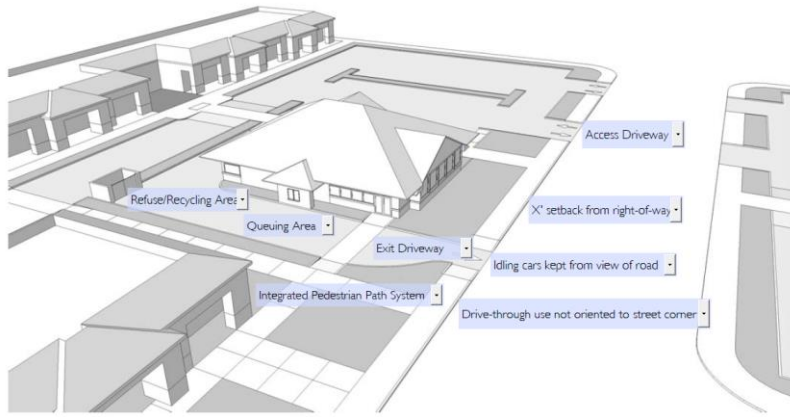
- 5.1.010 Purpose
5.1.020 Applicability
5.1.030 Definitions

### 3.2 – Building Orientation and Design | Residential Buildings

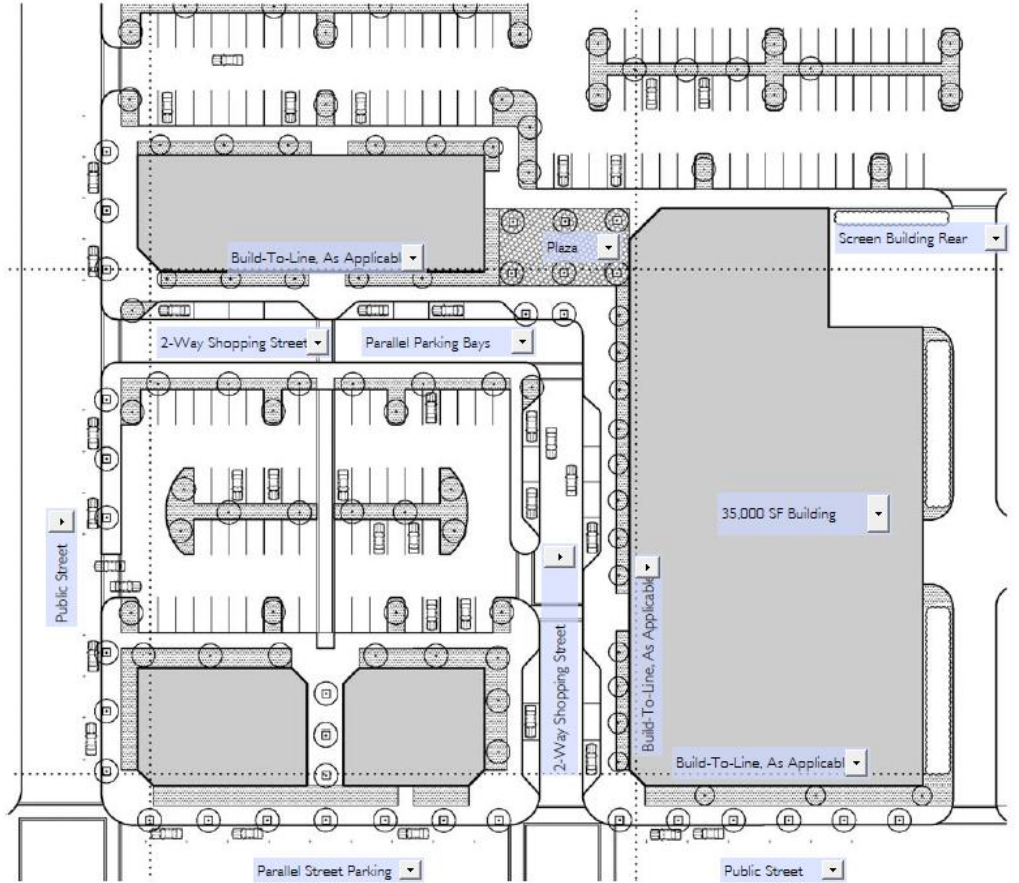
3.2.030.D.3 House Plan Variety, Single-Family Homes



3.2.060.B Standards



### 3.2.040.C Large-Format Developments





# Model Code 4.0 Update

Now

2025

2026

## Evaluation

### Legislative Review

### Integration of other Models:

- Middle Housing Model (2020)
- DLCD ADU Guide (2019)
- Prefab/Manufactured Code-UP Model
- CFEC Walkability Model (expected 2024)
- HAPO Clear & Objective Model (expected 2026)
- Reference Natural Hazard / Features Models (example: Floodplain)

## Engagement

### Internal Agency Team



### Technical Advisory Committee



### Community Engagement



## Publish

Draft Model Code 4.0

Update graphic illustrations

Publish & Publicize





# Contact:

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[www.oregon.gov/lcd/tgm](http://www.oregon.gov/lcd/tgm)

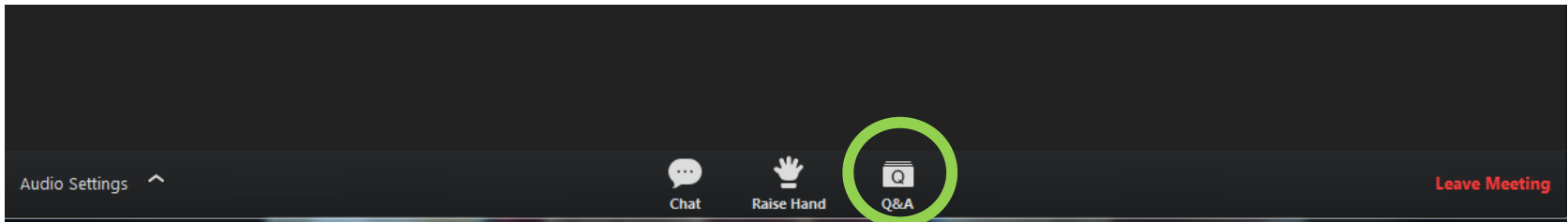
## Want to get involved?

Sign up for email updates about this project through the DLCD website or scan the QR code with your smart phone.



[Interested Parties List Sign-up](#)

# Q&A



## Asking questions

- Use **Zoom's Q&A feature**. Type your question and click submit.

### Please note:

- Attendees will receive an email with a link to the webinar recording, a PDF of today's slides, panelist contact information, and the link to log AICP CMs.



**DLCD**

# Thank You

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