ATTACHMENT 1: CITY OF JEFFERSON HOUSING CODE AUDIT MATRIX

LEGISLATION	STATUTE OR RULE	MODEL CODE SECTION	CODE SECTIONS AFFECTED	OPPORTUNITIES
SB 8 – Affordable Housing Applications in Commercial or Industrial Use Zones (2021)				
Restricts local governments from denying or limiting the approval of affordable housing applications within areas zoned for commercial and industrial use, subject to certain zoning and property ownership conditions.	ORS 197A.445, ORS 197A.460	10.2 Definitions for affordable housing	Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS Chapter 12.12 ESTABLISHMENT OF ZONING DISTRICTS	Update table 12.12.040.B schedule of permitted uses to add affordable housing to C and I zones. Add affordable housing categories to definitions section. Add corresponding language from SB8 to the Commercial and Industrial District Standards (Ch. 12.24 and 12.28)
HB 4064 – Manufactured Housing (2022)				
Restricts local governments from prohibiting the siting of, or imposing unique placement standards on a manufactured dwelling or prefabricated structure inside and outside of a manufactured dwelling park. The bill establishes certain exceptions and requires the manufactured home or prefabricated structure to be located on land inside the urban growth boundary zoned for single-family residential dwellings.	ORS 197.478	Ch. 2-Siting and design standards for Single unit and Duplex	Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS Chapter 12.20 RESIDENTIAL (R) DISTRICT STANDARDS Chapter 12.60 MANUFACTURED AND MOBILE HOMES	Update definitions to be consistent with model housing code incorporating manufactured homes into the definition of a single unit dwelling, Review CH 12.20, CH 12.60. Update Ch 12.60 to apply to manufactured dwelling parks
HB 3395 – Housing Omnibus Bill (2023)				
Requires non-Metro cities between 2,500 – 10,000 residents to adopt ordinances allowing duplexes on any lot zoned for residential use that allows single family detached housing by June 30, 2025.	ORS 197A.420	Ch. 2-Siting and design standards for Single unit and Duplex	Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS Chapter 12.12 ESTABLISHMENT OF ZONING DISTRICTS	Previously addressed with Ord. 738. Will apply to land "zoned for residential use"
In areas within UGB boundaries and zoned for commercial use, directs local governments to allow housing units available to those households making 60% of area median income, or allow mixed use structures with ground floor commercial for those households with moderate incomes as defined in ORS 456.270 (80-120% AMI).	ORS 197A.460		Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS Chapter 12.12 ESTABLISHMENT OF ZONING DISTRICTS	Review Commercial Uses, add relevant definitions for affordable houinsg ORS 456.270 or model housing code for medium cities. Add requirements to commercial district standards.
Requires local governments to approve Single Room Occupancy development with up to 6 units on each lot zoned for single family detached housing and, if the lot allows the development of 5 or more units, then the SRO development must be approved up to the number of units allowed by the underlying density standard.	ORS 197A.430	Not addressed	Chapter 12.12 ESTABLISHMENT OF ZONING DISTRICTS	See HB 2138. Address in Ord. 738
SB 1537– GOVERNOR KOTEK'S HOUSING PRODUCTION FRAMEWORK (2024)				
Sections 37 – 43 require local governments to allow certain adjustments to local code on housing development projects that are within an urban growth boundary. The development must result in net new housing units and demonstrate that the adjustments will help the project reach an outcome of feasibility, affordability, increased housing units, or reduction in sale cost that would not otherwise be tenable without the requested adjustments. These adjustments may not exceed 10 per project,	ORS 197A	Ch. 9.5 Modification Application	Chapter 12.96 VARIANCES	ORD 738 addressed SB 1537 by adding mandatory adjustments as a Type I-A application. Consider consolidating procedures
Sections 44 – 47 permit local governments to approve applications for replat, property line adjustment, and an extension alteration or expansion of nonconforming land use at the administrative level. These sections remove any local requirement for these application types and other limited land use decisions to undergo a quasi-judicial process with a public hearing.	ORS 197.195	Ch. 9.3 Limited Land Use Decision, Ch. 9.2 Ministerial Decision	Chapter 12.72 HEARING AND APPEAL PROCEDURES	ORD 738 addressed SB 1537 requirements. Only minor revisions are necessary to address HB 4037 and SB 974. Consider consolidating procedures
HB 4063 – HOUSING POLICY OMNIBUS (2024)				
A local jurisdiction may allow the resulting parcel of a partition to be divided into three more parcels for middle housing development.	ORS 92.031	Ch. 9.6 Middle Housing Land Division	Chapter 12.80 LAND DIVISION PROCEDURES	Addressed in ORD 738 amendments
If new standards are adopted after an application is submitted, a housing developer may request that the new standards be applied to their development application, without being required to submit a redundant application or pay a duplicative fee. The applicant must opt into the newly applicable standards in full and are limited to one request before public notice is issued for the application. The local government's 120-day clock to review the application is reset once the developer requests to apply the new criteria, and the local government may charge for any additional costs related to application review.	ORS 215.427	Ch. 9.3 Limited Land Use Decision, Ch. 9.2 Ministerial Decision	Chapter 12.72 HEARING AND APPEAL PROCEDURES	Addressed in ORD 738 amendments. Consider consolidating procedures
HB 4037 - Review of Housing Applications				
For housing applications , the local government: may provide notice of the application only to owners of record of property on the most recent property tax assessment roll where such property is located within 100 feet, or within 500 feet for developments of 20 units or more, of the property that is the subject of the notice; may not require a public hearing prior to making a decision on the application; and may provide an opportunity for a local appeal only to the applicant. Notwithstanding ORS 197.825, only the applicant may appeal a decision made undersubsection (5) of this section to the Land Use Board of Appeals.	ORS 197A.400	Ch. 9 Procedures and Applications	Chapter 12.72 HEARING AND APPEAL PROCEDURES	Update 12.72 with notice requirements for housing and limitations on appeals for housing applications.Consider consolidating procedures
SB 1099 – Preschools in Places of Worship				
Requires local governments to allow preschool or pre-kindergarten education on land where places of worship are allowed.	ORS 227.500		Chapter 12.12 ESTABLISHMENT OF ZONING DISTRICTS	Churches and chapels are conditional uses in all zones but are not defined in Section 12.04.080. ORS 227.500 describes a number of additional uses and activities that are included in "places of worship". Changing the use from churches and chapels" to the more inclusive "places of worship" would capture the requirements of ORS 227.500. Add corresponding definition.

LEGISLATION	STATUTE OR RULE	MODEL CODE SECTION	CODE SECTIONS AFFECTED	OPPORTUNITIES
HB 2138 – Middle Housing and Infill Development (2025)				
Amends the definitions of cottage cluster, duplex, triplex, and quadplex to include detached units. Changes the allowed footprint of a cottage cluster from 900 square feet to a "small footprint."	ORS 197A.420	Ch 3. Triplex and quadplex siting standards Ch. 4 Townhouse Siting Standards Ch. 5 Cottage Cluster Siting Standards 10.2 Definitions Ch. 9.6 Middle Housing Land Division	Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS Chapter 12.20 RESIDENTIAL (R) DISTRICT STANDARDS	Update Ch. 12.04 to per model housng code with new definitions for all housing unit types.
Adds a definition of "zoned for residential use" to ORS 197A.420 for purposes of defining where middle housing must be sited in a jurisdiction. This definition dictates that the land must be within a UGB, have base zoning that allows for residential uses and allows the development of a detached single-unit dwelling, is not zoned primarily for uses other than residential or future urbanization, and is incorporated or a UUL.	ORS 197A.420	Ch. 9.6 Middle Housing Land Division	Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS	Add to definition for "zoned for residential" use.
Directs cities and counties that are required to allow middle housing to permit it on lots that have an existing single-unit dwelling, accessory dwelling unit (ADU), single-unit dwelling and ADU, or a duplex. Allows those lots to be divided through a middle housing land division process. Prohibits cities and counties from requiring a traffic impact analysis or traffic-related exactions for middle housing projects of 12 units or less and on a lot created by a land division more than five years prior.	ORS 197A.420,	Ch. 1.4 Retention of Existing Units With Middle Housing Ch. 9.6 Middle Housing Land Division	Chapter 12.80 LAND DIVISION PROCEDURES Chapter 12.20 RESIDENTIAL (R) DISTRICT STANDARDS	Add design standards for middle housing types to residential district standards
Requires local governments to implement a density bonus for producing an affordable or accessible homeownership unit, where the developer will receive an additional one unit for a duplex or triplex development and an additional two units for a quadplex, cottage cluster, or townhouse development. Allows local governments to implement a more localized density bonus instead.	ORS 197A.420	Ch. 9.6 Middle Housing Land Division	Chapter 12.80 LAND DIVISION PROCEDURES Chapter 12.72 HEARING AND APPEAL PROCEDURES	Add bonuses from Section 3 to residential district standards
Single-room occupancies: Requires local governments to allow up to three times the number of single-room occupancy units permitted by the maximum density on a lot. Prohibits local governments from requiring more parking for a single room occupancy unit than they would for one-third of a regular unit (such as three single room occupancy units counting as one unit for purposes of parking requirements). Specifies that residential care facilities as defined in ORS 443.400 are not included under these provisions.	ORS 197A.430		Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS Chapter 12.12 ESTABLISHMENT OF ZONING DISTRICTS	Addressed in ORD 738 amendments
Defines a single middle housing development for purposes of qualifying for a middle housing land division (MHLD). Allows nonconforming units on a lot to qualify for a MHLD. Allows a local government to require or not require separate utilities for water and wastewater. Provides that a local government may only prohibit subsequent land divisions if the minimum density for the zoning of the land has been met. Directs cities and counties to develop a simultaneous subdivision and MHLD application process. Removes the noticing requirement and local appeals process for MHLDs and expedited land divisions.	ORS 92.031	Ch. 9.6 Middle Housing Land Division	Chapter 12.80 LAND DIVISION PROCEDURES Chapter 12.72 HEARING AND APPEAL PROCEDURES	Partially addressed in ORD 738 amendments. Add new noticing and appeal requirements to the procedures sections. Other elements are addressed with the adoption of the model residential standards.
SB 974 – Residential Development Application Approval Processes (2025)				
Engineering review timelines: Defines "final engineering plans" and establishes a timeline for when local governments must approve these plans for residential development applications within a UGB — 30 days to establish completeness of the application, 120 days to review and issue a decision, and optional, mutually agreed upon extensions for up to 245 days total.			PWDS	These requirements need to be monitored by public works/engineering when reviewing construction plans.
Applies new review process criteria to applications for an upzone, a planned unit development, or a variance for residential development on residentially zoned or planned for land within an urban growth boundary, and calls them "urban housing applications." The first issuance of a decision on the application must be done without a public hearing.	ORS 197A	Ch. 9.3 Limited Land Use Decision	Chapter 12.72 HEARING AND APPEAL PROCEDURES Chapter 12.04 GENERAL PROVISIONS AND DEFINITIONS	Update 12.72.060 adding the appropriate procedure type to these applications
Prohibits a local government from applying design standards to residential developments inside UGBs with 20 or more units (except for multifamily buildings). Design standards do not include building height, setbacks, and other regulations pertaining to health, environment, and safety.	ORS 197A	Ch. 1.5 Exception to Certain Design Standards	Chapter 12.20 RESIDENTIAL (R) DISTRICT STANDARDS 12.20.060 Residential design standards.	Update 12.20.060 to limit residential design standards to developments with less than 20 units
SB 1564 – PRESUMED CLEAR AND OBJECTIVE MODEL HOUSING ORDINANCES (2024)				
Land Conservation and Development Commission (LCDC) to adopt model ordinances for housing types within urban growth boundaries. These model ordinances will encompass single-family detached housing, middle housing, accessory dwelling units, and multifamily housing. These model ordinances are presumed clear and objective. Local governments may choose to adopt model ordinances prescribed for their population size or a larger population bracket into their local code or adopt them by reference. These ordinances can be adopted in whole or in part, meaning cities can choose to utilize the state model ordinance for certain housing types while retaining their local ordinances for another type.			All residential zoning provisions.	The provisions of the model housing code for medium cities are being presented for consideration as part of this project. The minimum statutory requirements are discussed above. The design standards for various housing types are not required by statute but can be considered recommendations of best practices. The model code standards include model requirements for lot size, setbacks, vehicle and pedestrian access and other site requirements.