

Residential Development and Compatibility Issue Paper

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| Topic: | Residential compatibility |
| Issue: | Businesses and other non-household living activities in residential areas/zones |
| Problem Statement: | Residential areas are primarily intended to allow household living use. However, certain types of business activities and other uses such as schools and religious institutions may be allowed when they are compatible with household living and maintain a residential character. Questions for discussion are generally: What types of activities are appropriate and/or inappropriate in these areas? What are the impacts, features or characteristics of such activities that should be regulated in order to maintain compatibility in residential areas? What types of notification or reviews are appropriate? |
| Description: | The following statements are adapted from the Portland Zoning Code and are used to describe the activities and purpose of regulations. |
| <i>Home Occupations:</i> | Accessory home occupations are activities accessory to uses in the Household Living category. They have special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The regulations ensure that the accessory home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effects on the surrounding neighborhood. |
| <i>Bed and Breakfast:</i> | Regulations (for bed and breakfast facilities and short term lodging) are intended to allow for a more efficient use of large, older houses in residential areas if the neighborhood character is preserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner which keeps them primarily in residential uses. The proprietor can take advantage of the scale and often the architectural and historical significance of a residence. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting. |
| <i>Schools:</i> | The City recognizes that schools have a special relationship to the community. The regulations acknowledge that school sites provide an important community resource and that traditionally a wide variety of activities take place at school sites. The regulations also reflect the fact that there is a constant change in uses, programs, and buildings as school districts respond to changing demographics and educational innovations. At the same time, the regulations protect surrounding uses from negative impacts by providing a forum for the review of major changes to uses or buildings. |
| <i>Other Uses:</i> | Religious Institutions, Medical Centers, Community Service Uses, etc. Addressed as Conditional Uses - evaluated for compatibility and impacts. |
| Policy Approach: | Consider what a new or more directed policy might say about such uses in the context of residential areas. |
| Implementation: | Potentially follow up with policy, zoning code changes |

Prompting Questions for Discussion:

- Home Businesses:*** Are certain types of uses more/less appropriate?
Limit number of employees and/or customers?
What are external appearance factors (e.g. signage) to consider?
- Bed and Breakfast:*** Does the size of facility (# of rooms) matter?
How is an “Air B&B” different from a regular B&B?
What are external appearance factors to consider?
Limit number of guests and/or employees?
- Schools:*** When do site or grade/educational changes matter?
What other uses could be co-located with schools?
What are issues regarding non-school use of site/facilities?
What parameters for scale, intensity, hours should be considered?
- Other Uses:*** What are major concerns?