Performance Zoning

**CONTROL OF THE IMPACTS OF DEVELOPMENT**

**ENCOURAGEMENT OF FLEXIBLE SITE DESIGN**

Performance Zoning

An Option For A Small Oregon City

Most citizens are concerned with the "livability" of a place. As Oregon's population continues to grow at a pace well beyond the national average, small communities are beginning to feel the pressure. Without some tool to gain some control over the effects of change and growth, the character of the community may be altered.

The Small Towns Planning Zoning program of Oregon State University, the U. S. Department of Agriculture, and Oregon Extension Service is intended to meet the needs and goals of a small community, while providing it with the tools necessary to deal with increasing demands. As Oregon's population continues to grow at a pace well beyond the national average, small communities are beginning to feel the pressure. Without some tool to gain some control over the effects of change and growth, the character of the community may be altered.

Communities apply zoning regulations to control the location of new land uses, protect property values, and promote desirable community characteristics. A traditional zoning ordinance divides the community into various zones, such as single-family residential, multi-family residential, commercial, and industrial. Each zone establishes rules and procedures for any development that occurs within the zone.

Performance zoning is a variation of traditional zoning, uses performance standards to regulate development. Standard performance standards control the effects or impacts of an approved development, rather than the type of development itself. They may refer to source citations at the end of this book. In some ways, Bay City is reminiscent of a small New England coast. In some ways, Bay City is reminiscent of a small New England coastal town. Bay City is also a community on the verge of being "discovered." Land sales, building permits, and subdivision activity are at record levels.

In response to this recent growth pressure, the city council and planning commission asked the local council of governments planning staff and the Oregon State University Extension Service, through its land resource management program, for assistance. The city wanted to develop a plan and a land-use ordinance that would maintain the traditional mixture of uses, respect the environment of the area, and attempt to lessen the negative effects of new development rather than restrict the type of development. The steep slopes of the southern portion of the city made this approach to zoning very desirable.

Bay City is located on Tillamook Bay, Oregon, a small, rural community of 1,000 persons. Bay City is on the northern coast of Tillamook Bay. As Oregon's population continues to grow at a pace well beyond the national average, small communities are beginning to feel the pressure. Without some tool to gain some control over the effects of change and growth, the character of the community may be altered.

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of a minimum lot size for each dwelling unit. This
ings in any site design that meets the density, lot
The standards cover density, lot coverage, com-
approach permits the developer to place build-
that the intensity zones are aimed at controlling
development and a lot coverage figure, in place
the neighborhood, regardless of the type of de-
during developers to do a good job, through the
the commission itself rather than a professional plan-
pretty much be administered by the planning
president, "We needed an ordinance that could
standard of the zone, the request was allowed
under the ordinance. The developer may build
depth of the individual lot, or sell the lots and
the buyer can select that option.
Another developer was startled to learn from
the planning commission that the "standard" ap-
complished as wetlands, and lot coverage of
the neighborhood, and achieve other purposes such as
changes if certain conditions are met.
Common open space is required for all sub-
more acres of land or a small manufacturing firm
raising the number of units from one to two stories, a builder could still con-
Tillamook Bay for all uses that do not require
Buffers are required adjacent to streams and
buffer at the statutory rate of 25 feet from the
In the design of the new subdivisions, buffers are a
also be waived.
In the Moderate-Intensity Zone, lot coverage
covered by buildings, driveways, or other im-
control of development. Most of the parcels in
velop in the Medium Intensity Zone. However, other parts
are designed to reduce visual or noise impact.
Because the ordinance permits non-assembly
allowing for development and to provide a
the community benefits by
northwest lots. The community benefits by
be used as part of the common open-space re-
Major streets
because of the city's small size, local officials
4,000 square foot lot, the previous code per-
able impacts will be treated as nuisances. The
new factory may be required to provide a 50-
that of the most recent developer. For example
another subdivision deeded to the
an important.
neighborhood, buffer and
or a screen, or both be constructed between the uses,
and achieve other purposes such as
ings per 25 feet from an industrial, commercial,
and lack of storm sewers in most of the city. By
of the community requires ad-
the neighborhood, regardless of the type of de-
new road or lots. The community benefits by
or a mink ranch from the visual impact, noise, or
The use of
lower housing costs, more efficient use of public
sirable effects on an adjacent housing area. A
community, and achieve other purposes such as
was designed to reduce visual or noise impact.
Instead of the 10 percent standard for residential
ble for a new subdivision and
In the Moderate-Intensity Zone, lot coverage
sirable uses on an urban area.
In the High-Intensity Zone, lot cover-
use is an important
be designed for
neighborhood. Buffer and
The larger the parcel of land, of course, the
The use of
screening, noise and other emissions, water run-off
minimized.
Because of the city's small size, local officials
considered. Influence distance is defined as the
lot coverage is reduced by approxi-
Screening options
els or three acres of land or a small manufacturing firm
be required until the growth of the community requires ad-
dering the present density figure, and the
for the threatened zone. The
have on the market.
be defined as a vertical barrier in a high density
different purposes such as
street. No geologic or flood hazards are present
or three acres of land or a small manufacturing firm
the standards cover density, lot coverage, com-
and clustering of homes, through common open space
Under the previous planning commission, the ap-
use is intended to be maintained in its present character
planning commission ap-
seven stories high. This is a tall building, even when
of the type of a road or
the neighborhood, regardless of the type of de-
reduce the intensity of development, a single family house, multi-family,
commercial structures. A 90-foot buffer serves
minimizes the disturbance as well as influencing neighborhood
layers building intensity, thereby controlling site
distance of one city block along the frontage. For
be covered by covered by buildings, driveways, or other im-
would permit a builder to cover 2,000 square
Tillamook Bay for all uses that do not require
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As the decentralization of American business continues, more and more people will be released from urban populations to find their way into smaller communities. Towns and cities are changing. Small towns across the country are beginning to feel the pressure. Since small towns lack the resources or trained people to cope effectively with large-scale problems from outside, they must either succeed or invent their own development solutions.

Performance zoning is a tool that can be used in combination with others to manage growth. Although there are many ways to apply performance zoning, the concept is to regulate development by controlling its impact on specific elements of the environment. Since each community has its own characteristics and problems, any performance zoning by a city, county, or small town would be designed specifically for that particular character and needs.

The Oregon State University Extension Service has collected research papers and ordinances on performance zoning for several years. Information is available from the Extension Land-Use Resource Management Services, Extension, Oregon State University, Corvallis, Oregon 97331 or your county Extension office.

In summary, the performance zoning ordinance of Bay City is intended to meet the needs and goals of a small community, while providing it with the tools necessary to deal with increasing change and growth. As a result book on small community planning and growth is completed, the community can participate in the allocation to the State of Oregon under Title V of the Road Development Act of 1972.

Performance Zoning

★ CONTROL OF THE IMPACTS OF DEVELOPMENT
★ ENCOURAGEMENT OF FLEXIBLE SITE DESIGN

Emphasis on controlling or encouraging the development of land in Bay City, Oregon, a small, rural community of 1,000 persons, resulted in the Bay City performance zoning ordinance.

Two approaches to performance zoning are sometimes used. The first is to allocate certain kinds of uses, such as industry or construction, to certain kinds of lands. The overlay zone cuts across the road.

A recent study of performance zoning pertains to it. "As the decentralization of American business continues, more and more people will be released from urban populations to find their way into smaller communities. Towns and cities are changing. Small towns across the country are beginning to feel the pressure. Since small towns lack the resources or trained people to cope effectively with large-scale problems from outside, they must either succeed or invent their own development solutions."

Bay City is a small community on the verge of being "discovered." Land sales, building permits, and subdivision activity are at record levels. By 1976, the city received two subdivisions requests totaling 70 lots, the last previous subdivision was in 1972. In response to this recent growth pressures, the city council and planning commission asked the local council of governments planning staff and the Oregon State University Extension Service, through its land resource management program, for assistance. The city wanted to develop a plan and a land-use ordinance that would maintain the traditional mix of uses, respect the environment of the area, and attempt to lessen the negative effects of new development rather than restrict the type of development. The deep slopes of the southern part of the city made facilitated from one to two points. Any combination of points can be used. Each set of two points provides a "zone" of one dwelling unit up to the maximum density permitted by the zone. This quality-point system is another application of the performance zoning concept. The Bay City approach simply relates expected

The standards are designed to regulate traffic, visual impact, noise, lights, or other environmental concerns.
4. A hazard overlay zone is used to apply ad-
dditional precautions to development that is subject to flooding or landslides. The overlay zone cuts across the the steep slopes of the unbuilt portions of the city made

5. Performance zoning is a tool that can be used in combination with others to manage growth. Although there are many ways to apply performance zoning, the central idea is to regulate development by controlling its impact on its surface. While each community has its own design, performance zoning by a city, county, or small town would be used to be designed capability to fit that particular character and needs.

6. The Oregon State University Extension Service has collected research papers and ordinances on performance zoning for several years. Information is available from the Extension Land Resource Management Specialist. During the summer of 1978, the city received two subdivision requests to "discovered." Land sales, building permits, and subdivision activity are at record levels. By the end of 1978, the city received two subdivisions requests totaling 70, the last previous subdivision was in 1972. In response to this recent growth pres- sure, the city council and planning commission asked the local council of governments planning staff and the Oregon State University Extension Service, through its land resource management program, for assistance. The city wanted to develop a plan and a land-use ordinance that would maintain the traditional mixture of uses, respect the environment of the area, and attempt to lessen the negative effects of new development rather than restrict the type of development. The steep slopes of the suburban portions of the city made

7. It’s as if the decentralization of America business contin- ues, more and more people will be released from urban populations to find their way into smaller communities. Times are changing . . . Small towns across the country are beginning to feel the pressure. Since small towns lack the resources or trained people to cope effectively with large-scale problems from outside, they must either succumb or invent their own development plans.

8. The Bay City ordinance provides an incentive system for encouraging certain desirable community character and development problems, the use of performance zoning, the central idea is to regulate development by controlling its impact on its surface. While each community has its own design, performance zoning by a city, county, or small town would be used to be designed capability to fit that particular character and needs.


DENSITY RANGE:

1 POINT - RESIDENTIAL

2 POINTS - RECREATIONAL

3 POINTS - INSTITUTIONAL

4 POINTS TOTAL

DISTURBANCE

BONUS POINTS

6 UNITS/ACRE WITH BONUS POINTS

2 POINTS - RECREATIONAL DISTURBANCE

= 2 ADD. UNITS/ACRE

3 POINTS - INSTITUTIONAL DISTURBANCE

Performance Zoning

An Option For A Small Oregon City

most citizens are concerned with the "realness" of Oregon communities. As Oregon's population continues to grow, local officials and concerned citizens are looking for ways to cope with rapid change. Land use regulations, especially zoning, are important tools for managing growth and preserving the character of the neighborhood. Each zone may permit various uses, but the standards would vary between zones to promote the desirable character of the neighborhood.

Performance Zoning for the Gig Harbor Peninsula. Pierce County Planning Department.


Performance zoning may take a number of forms. It may consist of a simple set of rules that apply across the board in the community. "Numbers refer to source citations at the end of this report. The first performance standards may be used to establish overlay zones to regulate certain types of uses, such as industry or con-}

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COMMUNITY GROWTH MANAGEMENT

Performance Zoning

an Option For A Small Oregon City

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