

Summary of Proposed Draft Amendments to the Oregon City Municipal Code

*For Planning Commission Hearing on September 10, 2018 - Draft
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OCMC Chapter / Section	Summary	Explanation
2.28 Historic Review Board		
2.28.070 Appeals	Removes Section. Cross references OCMC 17.50.190.	Section is redundant. Change makes appeal process consistent with OCMC 17.50.HRB Appeal fee per adopted Fee Schedule.
12.04 Streets Sidewalks and Public Places		
	- The standards relevant to development of a street or pedestrian pathway were relocated to OCMC 16.12, which has been amended to include all standards for development. - Chapter 12.04 has been retained to include standards relevant to street maintenance. - Sidewalk construction standards clarified. - Amended driveway access standards to allow some properties fronting a major street two driveways.	- This change will streamline development review by consolidating designs standards in one chapter 16.12 applicable to all new development. - On-going operational, maintenance and enforcement standards applicable to existing development and management of public rights-of-ways will remain in Chapter 12.04.
12.04.003 - Applicability.	Moved to OCMC 16.12	See above
12.04.007 – Modifications.	Moved to OCMC 16.12	See above
12.04.010 – Construction specifications – Improved streets.	Moved to OCMC 16.12	See above
12.04.020 – Construction specifications – Unimproved streets.	Moved to OCMC 16.12	Moved to standard engineering specifications rather than code.
12.04.025 – Street design – Driveway curb cut. Renamed to “Driveways”.	Moved to OCMC 16.12. Section cross-references driveway standards in OCMC 16.12	Cross-references OCMC 16.12. Cross-reference required because driveways could be reviewed on their own, outside of a development subject to 16.12. Clarifies and codifies existing policies.

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12.08 Public and Street Trees		
12.08.015	• Applies to all “Development” per code definition, not just new construction and major redevelopment. • Adds 5-foot utility spacing requirement • Combined with species selection • Allow the plantings of larger street trees with an arborist or landscape architect recommendation • Specify planting requirements • Species below powerline should be also approved from franchise powerline company	• Clarifies and codifies existing policies. • Allowing larger street tree species to be planted added from Planning Commission • Planting specifications added from Planning Commission • Powerline approval of species added from Planning Commission
12.08.020	• Combined with 12.08.015	Combined for clarity
12.08.025	• Clarify tree maintenance requirements including replacement of street trees, topping, trimming, and watering.	Clarity added from Planning Commission
12.08.030	• Clarify that trees removed on public property are required to be replaced.	Clarifies existing language
12.08.035	• Adds cross reference to OCMC 17.41 Tree Protection. • Allow for tree replacement in front yard if insufficient space in planter strip (w/ covenant) • Clarify mitigation applies to street trees, trees in the right-of-way, and trees on public property	• Clarifies and codifies existing policies. • Clarifies and codifies existing policies. Adds additional options when a tree cannot be planted due to planting constraints. • Caliper reduced based on cost and difficulty of homeowners locating trees • Hazardous trees which have raised the adjacent sidewalk 0.5 inches or greater may be removed and replaced without approval of an arborist.

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	• Reduce caliper of mitigation street tree from 2” to 1.5” • Reorder the location of the fee-in-lieu • Invasive or nuisance species may be removed without replacement.	•
13.12 Stormwater Management		
	• Update reference to NROD overlay • Remove process references	
16.08 Land Divisions – Process and Standards		
16.08.010 – Purpose and General Provisions	• Defines minor partition and subdivisions in greater detail. • OCMC 16.08 now includes standards for both Minor Partitions and Subdivisions, not just Subdivisions. • Cross references applicable chapters, overlay districts and zone district criteria.	• Combining subdivision and minor partition requirements, which are currently in two separate chapters, into a single chapter called Land Divisions making the code easier to navigate. • Clarification of existing policies
16.08.015. – Preapplication conference required.	• Removes redundant details about pre-application conference application requirements, and cross references 17.50 instead.	• Redundant with OCMC 17.50.
16.08.020 – Preliminary subdivision plat application.	• Removes unnecessary details about preliminary subdivision plat application submittal details. • Clarify language for simplicity	• Details about preliminary plat submittal requirements are redundant with OCMC 16.08.025
16.08.025 – Preliminary subdivision plat – Required plans information.	• Removing references to subdivision and replacing with land divisions	• Combining subdivision and minor partition requirements for clarity and ease of navigation of the code

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	- Removes details for subdivision connectivity analysis - Require that the preliminary plat shall be drawn by a surveyor. - Clarifies required site plan information	- Redundant with requirements for traffic circulation plan required in OCMC 16.08.025.H - Clarifying and codifying existing policy - Clearer, codified application requirements
16.08.27 – Large Parcels.	- New section to house an existing standard which was previously in a section where it did not belong and was difficult to find - Removing reference to chapters which have been removed and removing confusing/unnecessary language - Clarifying that the standard is not applicable in the R-2 or non-residential zoning districts	- Moving standards to more appropriate section where they are easier to find - Making standard easier to understand - In the R-2 district, minimum density is regulated through site plan and design review standards, and in commercial zones there is no minimum lot size, therefore it is unnecessary to apply this standard to these zones.
16.08.030 – Narrative statement	- Remove heading - Removing overlapping submittal information redundant with OCMC 16.08.025 - Submittal requirements for public services, CC&Rs, density calculations, and connectivity analysis will remain and will be combined with 16.08.025	- Heading not needed - Redundant with submittal requirements in OCMC 16.08.025 - Combining all submittal requirements into 16.08.025 in order to have clearer application requirements that are easy to find.
16.08.035 - Notice and invitation to comment.	Remove	Section is redundant with OCMC 17.50
16.08.040 - Preliminary subdivision plat—Approval standards and decision.	Remove	Section was redundant with OCMC 17.50
16.08.045 - Building site —Frontage width requirement.	Removed phrase “Building Site”	- Clarification/Removing confusing language - Clarifying what is already in existing code

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	• Adding language to clarify that the 20-foot minimum frontage requirement is not applicable for flag lots • Exempt frontage requirement for cluster housing	
16.08.050 - Flag lots in subdivisions.	• Removed “in subdivisions”. • Clarifying requirements for joint accessways • Adds language regarding design of joint accessways for flag lots, same as minor partitions • Applicants must show street connection not possible in order to have a flag lot. • Allow a flag lot to connect to a private street.	• Flag lots are all subject to the same standards. Unnecessary to have a section for flag lots in subdivisions and a different section for flag lots in partitions. • Clarifies flag lot requirements resulting in clearer standards that are easier to understand • Confusing and unnecessary to have two different sets of standards for flag lots depending on whether they are in a subdivision or minor partition. • Additional clarity about inability for street connection to allow a flag lot added by Planning Commission. • Allow flexibility in design of private or public streets.
16.08.053 Tracts	• New section clarifying that tracts are exempt from compliance with the dimensional standards of the underlying zoning designation, frontage requirements and flag lot requirements.	• Tracts are undevelopable, so it is unnecessary to impose dimensional standards
16.08.054 General	• Adding general submittal requirements for land divisions, including property owners’ signatures, fees, etc.	• Capturing submittal requirements not included in 16.08.025 Deleted due to redundancy
16.08.055 - Final subdivision plat—Application requirements and approval standards.	• Removing reference to subdivision • Allowing final plat to deviate slightly from the approved preliminary plat, as long as it	• Applies to all plats. No need for separate subdivision and minor partition standards. Plat process is the same. • Layouts can change slightly between preliminary and final plat depending on conditions of approval, construction of public improvements, site conditions, etc.

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	doesn't result in an increase of lots in a Minor Partition, or an increase of more than 2 lots in a subdivision	Minor changes are to be expected and are acceptable without a separate review.
16.08.060 – Filing and recording of final subdivision plat	Removing reference to subdivision	Applies to all plats. No need for separate subdivision and minor partition standards. Plat process is the same.
16.08.065 – Post approval modifications to approved plat.	Moved to 16.08.055 and revised as stated above	Moved to more appropriate section for ease of navigation.
Chapter 16.12 Minimum Improvements and Design Standards for Development Land Divisions		
		This chapter was reorganized to include street improvements for development applications including street design standards from OCMC 12.04.
16.12.010 - Purpose and general provisions	Amended purpose to apply more broadly to development and not land divisions.	Apply the chapter more broadly.
16.12.011 - Applicability	- Moves certain street design standards from Chapter 12.04 - Amended purpose to apply more broadly to development and not land divisions. - Clarify applies to additions of living space, excluding ADU's - Clarify the calculation of the cost of construction	- Provides clarification on how street improvements for large additions or new homes are calculated, and explicitly excluded ADU's from said calculation. - Amended purpose to apply more broadly to development and not land divisions. - Relocated from 12.04 - Add clarity to requirements for street improvements for additions and infill
16.12.013 - Modifications	Criteria for modification of street standards.	Relocated from 12.04
16.12.014 Administrative Provisions	Relocated in chapter	
16.12.015 – Street Design - Generally	Requires street improvements per TSP, including dedication, connectivity to adjacent properties, etc.	Moved from 12.04

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	Relocated references from 17.62.050	
16.12.016 – Street Design	Added approval by City Engineer for street design.	Moved from 12.04
Table 16.12.016 Street Design	- Required improvements by Road Classification - Requires compliance with Transportation System Plan - Add clarity related to pedestrian connections. - Process for reduced street design - Planter strip requirements cross-reference to OCMC 12.08 - Clarify the requirements for vegetated planter strip	Moved from 12.04
16.12.017 - .019		Moved from 12.04
16.12.020 – Blocks – Generally	Removed.	Remove standards related to blocks. See 16.12.030.
16.12.020 – 16.12.025	- Removed block design - Clarify cul-de-sacs design standards	- Remove redundant and unclear standard - Moved from 12.04
16.12.026 -16.12.029	Changed to only require alleys in concept plan medium, high and mixed use zones.	- Moved from 12.04; - Alley requirement is not practicable for infill areas within existing developed areas of city.
16.12.030 - Blocks—Width	- Allow larger blocks in GI, CI, MUE, I, and WFDD zoning designations. - Consolidates existing block length and spacing standards from 12.04 in one section.	- Allow larger blocks in industrial and institutional zoning designations. - Sections consolidated for ease of use.
16.12.031- Street Names.	No changes	Moved from 12.04

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16.12.032 - Pedestrian and bicycle accessways.	- Minor changes to Modify pavement and landscaping standard - Specify applies to off –street pedestrian accessways	- Moved from 12.04 - Size of adjacent landscaping altered to be the same on both sides of the path - Reworded for clarity
16.12.033 – Mobility Standards	No changes.	Moved from 12.04
16.12.035 - Reserved . Driveways.	- Clarifies measurement method for driveway spacing. - Applies intersection spacing requirements of 16.12.020 to high-volume driveways. - Allow City Engineer flexibility to approve driveway modifications. - Clarifies restrictions on number and width of driveways. - Standards relocated or consolidated within chapter, others removed	- Moved from 12.04. - Consolidates and clarifies existing standards. - Amended driveway access standards to allow some properties fronting a major street two driveways.
16.12.040 – Building sites	- Remove unclear standards - Clarify sites on alley shall gain access from alley with emergency access provided	Amended standard for clarity
16.12.050 – Lot Size Reduction	Restricted to only apply to single-family detached dwellings	Assure lot size reductions do not apply to all housing types.
16.12.060 Building site—Lot and parcel side lines.	Exempt lots associated with cluster housing from rectangular shaped lots	Allow more flexibility in design
16.12.070.	- Clarify intent - Relocate driveway standards to 16.12.035 – Driveways.	- Clarify - Consolidate standards related to driveways into one location.

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16.12.085(B). Franchise Utilities	Added.	Clarifies Franchise utility easement requirement. Formerly “Public Utility Easement”.
16.12.090 - Minimum improvements—Procedures. Subsection (D)	Add specificity about utilities on private property	Add clarity
16.12.095 - Minimum improvements—Public facilities and services.	- Split subsection into two - Add clarity - Remove redundant or dated language - Relocate E and F	- Relocates Local Improvement District non-remonstrance language to one subsection. - Standards relocated to 16.12.016
16.12.100 - Same—Road standards and requirements	Amend code section reference	Changed to reflect code amendments
16.12.101 - Standard construction specifications.	relocated	Relocated.
16.12.105.C. Financial Guarantee	Removed.	Removed outdated language which is discussed in other subsections.
16.12.110. Public Improvements – Financial Guarantees	- Modified. Clarify performance guarantees and performance warrantee process and amount. - Added performance warranty language	- Revised outdated language. - Updates performance warranty standards.
16.12.120 Waiver of Remonstrance	Relocated	.Relocated
16.12.125 Violation—Penalty.	Relocated	Add section on violations and penalties
Chapter 16.16. Minor Partitions – Process and Standards		
	Chapter deleted and integrated into 16.08.	Chapter deleted and integrated into 16.08 which includes all land divisions instead of a separate chapter for Minor Partitions and Land Divisions
Chapter 16.20 Property Line Adjustments and Abandonment Process and Standards		

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	- Minor procedure revisions to better conform to state statutes and administrative procedures. - Clarify requirements for submittal of a lot line adjustment or abandonment application. - Add requirement which prohibits the creation of an unbuildable property. - Clarify the relevant criteria for a lot line adjustment or abandonment application.	Clearer application standards
Chapter 17.04 Definitions (See Chapter for all Changes)		
17.04.006 3-4 Plex residential	Added.	New definition.
17.04.083 Arcade, pedestrian	Added	New definition
17.04.145 – Bed and Breakfast inns/Boardinghouse	Revised.	Revised to clarify that this definition does not include transitional shelters
17.04.253 Cluster housing	Added.	New definition.
17.04.260 - Cottage housing.	Removed.	Replaced by “Cluster housing” .
17.04.260 Corner duplexes	Added.	New definition.
17.04.333 Duplex, corner	Added.	New definition.
17.04.340 – Dwelling apartment or multi-family or condominium.	Removed.	Replaced by revised multi-family definition
17.04.350 – Dwelling, two-family or duplex.	Removed.	Replaced by duplex
17.04.395 – Existing manufactured home park or subdivision.	Removed.	Obsolete language
17.04.400 – Expansion to an existing manufactured home park or subdivision.	Removed.	Obsolete language.
17.04.415 - Family	Removed,	Obsolete language.
17.04.481 Food cart, mobile	Added	New definition.
17.04.483 Footprint	Added.	New definition.

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17.04.490 – Front Lot Line	Revised.	Removed unclear language and reference to a figure in the code which does not exist
17.04.550 – Height.	Revised.	Added language to defined height measurements for flat and mansard roofs and parapets. Clarifies height measurement in flood zones. Lists specific allowable projections not considered part of height measurement.
17.04.585 – Hotel	Revised.	Revised to clarify that this definition does not include transitional shelters.
17.04.603 Internal conversion for existing single-family detached residential units.	Added.	New definition.
17.04.730 - Manufactured home.	Revised.	Revised to reflect current state and federal definitions.
17.04.775 – Motel	Revised.	Revised to clarify that this definition does not include transitional shelters.
17.04.780. Multi-family residential units.	Revised.	Changes definition from three to five or more dwelling units on one lot. Units do not have to be structurally attached. May include a variety of dwelling types.
17.04.810 – Net developable area.	Revised.	Refers to current Natural Resource overlay rather than Water Resource overlay in OCMC 17.49.
17.04.1020 - Residence	New Definition.	Added.
17.04.1140 – Single-family detached residential units	Revised.	Revised to clarify that manufactured homes can be single-family detached residential units and that ADUs can be attached to a single-family residential detached unit.
17.04.1135 – Single-family attached residential units	Revised.	Clarifying that single-family attached residential units include townhouses or rowhouses.
17.04.1195. Story	Revised.	Updates definition of a story to include basements that meet definition.
17.04.1302 Townhouse	Added.	New definition
17.04.1303 Tract	Added.	New definition.
17.04.1311. Transitional shelter	Added.	New definition.
17.04.1360 Tree, hazardous or diseased	Amended definition to take out regulatory requirements	Regulatory requirements removed from a definition.

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	Removed “hazardous”	“hazardous removed per NRC
17.04.363 Tree, hazardous	Added separate definition from 17.04.1360.	
Chapter 17.06 Zoning District Classifications		
17.06.015 – Classification of zoning districts	Changing names of zoning designations to reflect new zoning district naming conventions	Revised for clarity and consistency
17.06.030	Remove administrative zone change	A zone change is never going to be an administrative decision so long as the City is applying OCMC 17.68.020 criteria to the decision.
Chapter 17.08 Low Density Residential Districts		
17.08.010 – Designated	Identifying R-10, R-8 and R-6 Districts are designated for low density residential development	Consolidating low density districts into a single chapter
17.08.020 – Permitted Uses	- Permitted uses from R-10, R-8 and R-6 combined and moved to this section - Adding internal conversions and corner duplexes as permitted uses	- Consolidating into a single chapter. - Equitable Housing recommendation to allow diversity of housing types
17.08.025 – Conditional uses	- Conditional uses from existing R-10, R-8 and R-6 districts combined and moved to this section - Adding transitional shelter as a conditionally permitted use	- Consolidating into a single low-density districts chapter - Allow transitional shelters as conditional use
17.08.030 – Master Plans	New section which allows single-family attached residential units within low density zones if reviewed pursuant with the Master Plan process	Equitable housing recommendation to allow single-family attached residential units as part of a master plan.

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17.08.035 – Prohibited Uses	Prohibited uses from existing R-10, R-8 and R-6 districts combined and moved to this section	Consolidating into a single low-density districts chapter
17.08.040 – Dimensional Standards	- Dimensional standards consolidated into a chart - Removing story requirement in height standards - Allowing a higher lot coverage % if property includes an ADU - Changes to interior yard setbacks to have only one setback requirement	- Equitable housing recommendation – ease of navigation of code - Redundant and unnecessary to have a height and/or story requirement - Equitable Housing recommendation to allow opportunities for more ADUs - Current standards with two different interior setback requirements are confusing and unnecessary
17.08.045 Exceptions to setbacks	Relocated standard	Moved from 17.54.020 and .030.
17.08.050 – Density standards	- Converting current density standards into a dwelling units per net developable acre figure - Exemptions to clarify that ADUs and internal conversions do not count towards density calculations, corner duplexes count as a single unit, and cluster housing is subject to different density standards	- Clarifying and simplifying existing density standards - Equitable housing recommendation to encourage development of different housing types
Chapter 17.10 Medium Density Residential Districts		
17.10.010 – Designated	Identifying R-5 and R-3.5 Districts are designated for medium density residential development	Consolidating medium density districts into a single chapter

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17.10.020 – Permitted Uses	- Permitted uses from R-3.5 and R-5 combined and moved to this section - Adding internal conversions, corner duplexes, 3-4 plexes, and manufactured home parks as permitted uses	- Consolidating into a single chapter. - Equitable Housing recommendation to allow diversity of housing types
17.10.025 – Conditional uses	- Conditional uses from existing R-5 and R-3.5 districts combined and moved to this section - Adding transitional shelter as a conditionally permitted use	- Consolidating into a single medium-density districts chapter - Allow transitional shelters as conditional use
17.10.030 – Master Plans	New section which allows multi-family residential units within medium density zones if reviewed pursuant with the Master Plan process	Equitable housing recommendation to allow multi-family residential units as part of a master plan.
17.10.035 – Prohibited Uses	Prohibited uses from existing R-5 and R-3.5 districts combined and moved to this section	Consolidating into a single medium-density districts chapter
17.10.040 – Dimensional Standards	- Dimensional standards consolidated into a chart - Removing story requirement in height standards - Allowing a higher lot coverages if ADU, single-family attached or 3-4-plex - Changes to interior yard setbacks to have only one setback requirement	- Equitable housing recommendation – ease of navigation of code - Redundant and unnecessary to have a height and/or story requirement - Equitable Housing recommendation to allow opportunities for more housing types - Current standards with two different interior setback requirements are confusing and unnecessary
17.10.045 Exceptions to setbacks	Relocated standard	Moved from 17.54.020 and .030.

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17.10.050 – Density standards	• Converting current density standards into a dwelling units per net developable acre figure • Exemptions to clarify that ADUs and internal conversions do not count towards density calculations, corner duplexes count as a single unit, and cluster housing is subject to different density standards	• Clarifying and simplifying existing density standards • Equitable housing recommendation to encourage development of different housing types
Chapter 17.12: High Density Residential District.		
17.12.020 - Permitted uses.	• Adding ADUs, duplexes, cluster housing, internal conversions, SFR attached, and 3-4 plexes as permitted uses	• Equitable Housing recommendation to allow opportunities for more housing types
17.12.025 - Conditional uses.	• Removing live/work units • Transitional shelters now allowed as a Conditional Use of up to 10 beds.	• Equitable Housing Recommendation: No longer allow live/work units. Staff would like the Planning Commission to reconsider allowing as a Conditional Use.
17.10.040 - Dimensional standards.	Remove maximum stories for height and rely on height as measured in feet.	Equitable Housing Recommendation
	Lot coverage of 80% added.	Equitable Housing Recommendation
	Single-family attached lot width minimum and setbacks reduced.	Equitable Housing Recommendation
17.12.045 Exceptions to setbacks	Relocated standard	Moved from 17.54.020 and .030.
17.12.050 - Density standards.	Clarify density standards based on existing regulations in other chapters.	Equitable Housing Recommendation

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	Offer up to a 20% density bonus for affordable units at 80% AMI for a minimum term of 30 years. Developer may add 2 market rate dwellings for each affordable unit provided.	Equitable Housing Recommendation
Chapter: 17.14 Single-Family Detached & Duplex Residential Design Standards		
	Added.	Equitable Housing Recommendation New Chapter. Adopted from 17.20. R-10, R-8 and R-6 Chapters combined into a low-density residential chapter.
17.14.010 – Purpose.		
17.14.010.F.	Revised. Removes the ability of the community development director to approve an alternative design that meets the intent of the chapter.	Clarifies that the standards are clear and objective or the applicant may choose an alternative review process. Clarified procedures that all of these unit types are processed as a Type I over-the-counter permit with no discretion. <i>Yard trees may be planted anywhere on the lot. Clarifies street tree plantings.</i>
17.14.020	Revised.	Applies to single-family and duplexes., and <i>corner duplexes.</i> <i>Clarifies applicability to garages and garage expansions.</i> Clarifies that ADUs are not garages.
17.14.035 - Corner lots and through lots.	Revised.	Specifies separate standards for single-family homes and duplexes on corner lots.
17.14.070.B.		Codifies alternative review process.
17.14.050 - Main entrances.	Revised.	Requires porch in all cases.

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17.14.060. – Corner Duplexes.	Added. Add standards for corner duplexes including a requirement that the units are located in the same building, have one main entrance on the primary façade facing (both not allowed), comply with the same design standards as single-family homes, and that the units be similar in design.	Equitable Housing Recommendation Corner duplexes are now allowed. New standards for Corner Duplexes.
17.14.070 Application procedure	Removed.	Removal of unnecessary information as well as an alternative process, other than a Variance. All alternatives shall be processed through a variance process.
17.14.080. Residential yard landscaping and tree requirements.	Allow residential tree plantings to occur anywhere on the property regardless of the underlying zoning designation and clarify that the tree requirements are limited to the time of development. Removes landscaping and shrub requirements. Retains tree-planting requirements.	Equitable Housing Recommendation
Chapter 17.16: Single-Family Attached Townhouse Residential Design Standards		
	Added.	• New Chapter. • Equitable Housing Recommendation • Adds Purpose, Design Standards, Driveway Access and Parking, and Outdoor space and tree requirements for Townhomes. • Provide clear guidance on access and driveway standards which require shared driveways to retain on-street parking, and limit onsite driveway width.

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Chapter 17.20 ADU, Cluster Housing, Internal Conversions, Live/Work Units, Manufactured Homes, and Manufactured Home Parks Residential Design Standards		
	Revised. Major additions to existing chapter.	New Chapter with Detailing standards for ADUs (adapted from existing OCMC 17.54.090), Cluster Housing (adapted from OCMC 17.62.059), Internal Conversions, Live/Work Units (adapted from OCMC 17.54.105), Manufactured Homes, Manufactured Home Parks.
17.20.010. Accessory Dwelling Units	Revised. • Remove owner-occupancy restriction. • Allow one ADU per single-family dwelling. • Eliminate off-street parking requirements for ADUs, • Simplify dimensional standards. • Increase size limit to 60% of main dwelling or 800 sf. • Increase lot coverage 5-10% per zone • Simplify design compatibility standards. • Exempt ADUs from density standards. • Remove occupancy requirement	Provide more flexibility with regard to ADU regulations. Equitable Housing Recommendation
17.20.020. Cluster Housing	• Adapted from OCMC 17.62.059 Cottage Housing. • Introduce new cluster housing standards as a significant revision to the existing cottage housing standards	Equitable Housing Recommendation Updated design standards for more diverse types Flexibility for lot creation, condos or fee-simple through subdivision process.

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	• Allow a wider variety of residential units depending on zone density. • Increase allowed max. unit size to 1500 sf • Retain density bonuses up to 2x • Greater flexibility for open space reduced to 400 sf / dwelling • Allow flag lots	
17.20.030 - Internal Conversions	• Added New Section. • Permit conversion of existing single-family homes into multiple units through internal divisions to encourage the preservation of existing homes, new density increases for internal conversions, no additional off-street parking requirements • Internal conversions would require a building permit review, and historic review if applicable. • Allow internal conversion of homes at least 20 years old • Allow a maximum of four units through an internal conversion, or a combination of internally converted units and an ADU, at a ratio of one allowed unit per 2,500 SF of site area. • Expansion limitations. Similar to ADUs, no additional off-street parking requirements	Equitable Housing Recommendation. Allowing for new housing types, while preserving neighborhood character

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17.20.040 – Live-Work Units.	Revised section (F).	- Removed deed restrictions since the requirements are redundant with existing codes and policies. - Remove live/work units as a Permitted Use in R-2 due to incompatibility and limited interest in this development type. It will continue to be a Conditional Use. - Remove standards about garbage cans out for no more than 4 hours
17.20.060 - Manufactured Home Park	- New section. - Adds standards for new manufactured home parks. - Type III review for new parks. - Type II for modifications to existing parks. - Adds development requirements: - Minimum size 2 acres 15' setbacks around outer park boundary - Screening 10-foot setbacks from private streets, min. 15' separation between adjacent units / structures. - Internal private street width 24' min. pavement, w/ sidewalk 4' wide on one side. - Parking on one side OK if 30' pavement width. - On-site parking space 1 per unit. - Clarity for landscaping requirements	- Equitable Housing Recommendation. Provides clear and objective standards for new manufactured home parks and modifications to existing parks. - Current code has no standards making review of modifications to existing parks difficult, and discouraging new MH parks. - Refer to R-3.5 zone, MH is a permitted use, not a non-conforming use.

Chapter 17.24 NC Neighborhood Commercial District

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17.24.020 – Permitted Uses.	Added 3-4-plex as permitted with a nonresidential use, when not exceeding 50% of the building square footage.	Allows properties to develop as residential mixed use with 3-4 units in addition to commercial or other uses in NC, provided the residential does not exceed more than half the square footage of the building.
17.24.035 - Prohibited Uses.	Added new prohibited uses. K. Transitional shelters. L. Outdoor Mobile Food Carts or Vendors, except with a special event permit.	Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted.
17.24.040 – Dimensional Standards	Clarified density standards for residential development equal to R-3.5	- There are currently no density standards for this zone. - This adds density standards equal to R-3.5 as a base line to account for the allowance for SF attached and duplexes. The density does not apply to residential units above non-residential uses such as commercial/office or live/work.
Chapter 17.26 HC Historic Commercial District		
17.26.035 – Prohibited uses.	Added new prohibited uses. C. Transitional shelters. D. Outdoor Mobile Food Carts or Vendors, except with a special event permit. - Copied over permitted and conditional uses rather than cross-referencing them	Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted.
17.26.050.B.10 – Dimensional standards	Any new duplex lots shall meet the minimum lot size, minimum density, and setbacks for duplexes in the R-3.5 zone.	- There are currently no density standards for this zone. - This adds minimum density standards equal to R-3.5 as a base line to account for the allowance for SF attached and duplexes.

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Chapter 17.29 MUC Mixed Use Corridor District		
17.29.020 - Permitted uses—MUC-1 and MUC-2.	Adds new permitted uses: • M. 3-4 plex • AB. Transitional shelter • AC. Parking not in conjunction with a primary use when the primary use parking is not needed on private property; • AD. Hotels and motels, commercial lodging;	• Specify that 3-4 plex are allowed since they are a new residential type which was previously a part of multi-family. • Allow year round transitional shelters, which have been allowed under emergency Ordinances in this zoning designation for the past few years during the winter months. • Allow parking lots to be used after hours by the public • Allow hotels and motels as permitted, as that is more consistent with the other uses allowed in the zoning designation as well as the character of MUC.
17.29.030 - Conditional uses—MUC-1 and MUC-2 zones.	• Removed hotel/motel • Removed “structures and lots” under parking not associated with a primary use and added” on private property”. • Removed types of passenger terminals.	• Hotels and motels; commercial lodging changed to a permitted use. See note above. • Amended the code to be the same level of specificity as other uses as well as clarified that the conditional use applies to private property, as opposed to public on-street parking. • Removed passenger terminal types to be consistent with the level of specificity provided in the code.
17.29.040 - Prohibited uses in the MUC-1 and MUC-2 zones.	Added new prohibited use. • K. Outdoor Mobile Food Carts or Vendors, except with a special event permit.	• Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted.
17.29.050.H and 17.29.060.J - Dimensional standards—MUC	Revised to include density minimum for multi-family use.	Adds residential density minimum of 17.4 units per net acre for efficient use of land, excluding residential vertical mixed used and live/work.

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Chapter 17.32 General Commercial District		
17.32	Copied over permitted and conditional uses rather than cross-referencing them	
17.32.040 – Prohibited Uses	Added: F. Transitional Shelters G. Outdoor Mobile Food Carts or Vendors, except with a special event permit.	- Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted. - Requires special event permit issued by Public Works Department. Additional PW requirements apply.
17.32.050.H – Dimensional standards.	Revised to include density minimum for multi-family use.	Adds residential density minimum of 17.4 units per net acre for efficient use of land, excluding residential vertical mixed used and live/work.
Chapter 17.34 Mixed Use Downtown District		
17.34	Copied over permitted and conditional uses rather than cross-referencing them	
17.34.030 - Conditional uses.	Revised. AC. Parking not in conjunction with a primary use when the primary use parking is not needed on private property;	Amended the code to be the same level of specificity as other uses as well as clarified that the conditional use applies to private property, as opposed to public on-street parking
17.34.040 - Prohibited uses.	Added: I. Outdoor Mobile Food Carts or Vendors, except with a special event permit.	Clarify the use not allowed in the zoning designation, as there is another zoning designation which the use is permitted.
17.34.060.D - Mixed-use downtown dimensional standards—	Deleted limitation on maximum building height from 75' to 45' for the following:	The rationale for placing the height limits is unknown and appears a bit arbitrary. The property between 11 th and 16 th is significantly lower than the neighboring properties on the bluff

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For properties located outside of the downtown design district.	Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets; Property within one hundred feet of single family detached or detached units.	and the reduction is not consistent with the character and expectations of the regional center nor the pattern of building heights within the zoning designation. No other location limits height based on existing uses and not zoning designation. Limiting heights based on existing uses nearby does not take into account the City's topography, creates an inconsistent urban design with a variety of heights in our regional center. Due to the lot pattern and configuration, the height of properties on Main Street are limited. Height limits in these areas restrict viability of residential uses in the Mixed Use downtown, which is a priority in various adopted city plans for the waterfront and downtown areas, and a necessary component for an urban regional center. The height limit is maintained around the End of the Oregon Trail.
17.34.060.J and 17.34.070.J Dimensional Standards	Revised to include density minimum for multi-family use.	Adds residential density minimum of 17.4 units per net acre for efficient use of land, excluding residential vertical mixed used and live/work.
17.34.070.I Dimensional Standards – within the Downtown Design District	Amend minimum landscaping to 5% and lot coverage to 95%.	Previous standard was 100% lot coverage and 0% landscaping.
Chapter 17.35 Willamette Falls Downtown District		
17.35.020 – Permitted Uses	Revised. AC. Parking not in conjunction with a primary use when the primary use parking is not needed on private property	- Allow parking lots to be used after hours by the public - Amended formatting for clarity and consistency

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	Changed formatting to be consistent with other chapters.	
17.35.030 – Conditional uses	Revised. D. Parking not in conjunction with a primary use when the primary use parking is not needed on private property;	Amended the code to be the same level of specificity as other uses as well as clarified that the conditional use applies to private property, as opposed to public on-street parking
17.35.040 Prohibited Uses	Shelters	
Chapter 17.36 GI General Industrial District		
17.36.020 Prohibited Uses	Deleted kennels	Listed twice
17.36.035 – Prohibited Uses	Added. A. Outdoor Mobile Food Carts or Vendors, except with a special event permit.	Requires special event permit issued by Public Works Department. Additional PW requirements apply.
Chapter 17.37 CI Campus Industrial District		
17.37.035 – Prohibited Uses	Added. A. Outdoor Mobile Food Carts or Vendors, except with a special event permit. B. Shelters	Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted.
Chapter 17.39 I Institutional District		
17.39.040 - Conditional uses.	Added: I. Police Station	The zoning code identifies emergency services (including Police and Fire) together in nearly all zoning designations, though did not list police as a Conditional Use (though lists Fire) in the Institutional District.

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17.39.045 - Prohibited uses.	Added: C. Outdoor Mobile Food Carts or Vendors, except with a special event permit. D. Shelter	Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted.
Chapter 17.41 – Tree Protection		
	Renamed Chapter from Tree Protection Standards to Tree Protection, Preservation, Removal and Replanting Standards	Renamed chapter for greater clarity
17.41.040, 17.41.050	- Renamed section headers. - Remove requirement for recorded covenant	- Renamed section headers for consistency - Covenant is difficult to track and often unknown by the property owner. The tree plantings still required.
17.41.060	- Clarify when section 17.41 applies - Allow tree inventories to be prepared by a surveyor. - Clarify mitigation is required from when an application submitted until final or plat. - Moved standard from the definition section in 17.04.1360. - Remove dead trees from mitigation.	- Add clarity that trees required to be planted in this chapter do not include required trees in stormwater facilities or in pedestrian and bicycle accessways. - Add clarity.
17.41.060-17.41.120	- Combine sections in the same mitigation planting option. - Clarify planting requirements	Combine sections for clarity.

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Chapter 17.49 Natural Resources Overlay District		
17.49.010 Purpose	Add statement encouraging the public is encouraged to contact the Oregon City Natural Resources Committee for input and advice on ways to further the purpose of the Natural Resources Overlay District, whether or not a development application is proposed within the Natural Resources Overlay District.	
17.49.080 Uses allowed outright	- Clarify that a hazardous, diseased, or imminent hazard tree may be removed. - Clarify planting of native plants is allowed if the species are approved appropriately - Allow some fences in the vegetated corridor with parameters	- Unsafe conditions may be remedied quickly - Articulate the differences between types of undesirable trees - Provide requirements to determine when plantings should be permitted outright - Allow property owners to install, expand, and maintain existing fences with some parameters - Changes reviewed by Natural Resources Committee - Identifies tree mitigation requirements for replacement of dead, diseased, or hazardous trees. - Clarifies one of the criteria (6) for Type I verification to include evidence of prior 17.49 code WQRA exemption.
17.49.090 Uses allowed under prescribed conditions	Clarify tree removal of nonexempt trees required to comply with standards	Provide clarity
17.49.255 Type I verification	Clarify standards for verification	- Clarify adoption of NROD “Physical barrier” amended to include “topographic feature s”.
Chapter 17.50 Administration and Procedures		
17.50.303 Summary of decision-making process	Add General Development Plan amendment	Clarify the process by which a general development plan amendment is reviewed

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17.50.040 - Development review in overlay districts and for erosion control.	Added: Historic Overlay under Chapter 17.40,	Clarify when compliance with historic district occurs with development.
17.50.050 – Pre-application conference.	Revised. - Reformatted for clarity - Clarify that a pre-application conference is required prior to completing a Type II-IV and/or Legislative application (except for Historic review). - Clarify when pre-application conferences may be valid for a year.	- Language reordered for clarity - Clarify a pre-application conference is required prior to a complete application for certain types of applications. Remove - The validity of a pre-application conference may be extended by 6 months if the code has not been amended or the proposal has not changed significantly.
17.50.055 - Neighborhood association meeting.	- Change the requirement to provide option for applicant to contact CIC and neighborhood associations via email and remove requirement for certified mail notice. - Remove requirement to provide sign-in sheet for neighborhood association meeting. - Add requirement to show email/mail correspondence.	- Allow easier and timelier communication over email between applicants and CIC/neighborhood associations. - Remove the requirement to provide a sign-in sheet from neighborhood meetings, as it does not relate to any criteria. - Add requirement to show applicants have reached out to CIC/neighborhood associations.
17.50.070 - Completeness review and one hundred twenty-day rule.	- Revised to clarify procedures when an application exceeds 180-days without completeness - Adding procedures for an expedited review period of 100 days for affordable housing projects	- The revision clarifies that the City gets a 30-day review regardless of which point in the 180-day period the application is submitted. - Allow more timely review process of projects which would create affordable housing

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17.50.080 - Complete application—Required information.	• Reformatted/reordered for clarity • Remove requirement for physical copies of application Type II-IV applications and only require one paper copy for Type I applications • Clarify that applicants have the option to pay for City-provided mailing labels or provide their own labels	• Language reordered for clarity • Paper copies are not needed as all transmittals and reviews are done electronically. Not requiring paper copies also results in easier archiving and is environmentally friendly. • The revision codifies existing practices for mailing labels (option to provide your own or pay for City-provided).
17.50.090 – Public Notices	• Replacing planning manager with community development director • Replacing requirement for a newspaper notice for Type III and IV applications with requirement to post on website	• Revisions for clarity • Based on feedback from Oregon City residents and planning staff, the public is more likely to check the city website than the newspaper for upcoming public hearings. Additionally, posting notices in the newspaper is expensive for the City.
17.50.130 - Conditions of approval and notice of decision.	• Revision specifying approval standards include overlay district standards master plan compliance, and public works design standards.	• Revision for clarity. Language is currently in a different code section, moving to 17.50.130 for clarity resulting in more organized and clear code.
17.50.140 – Performance Financial guarantees.	• Relocating financial guarantee from 17.62 to 17.50 and language revisions • Adding fee-in-lieu requirements	• Relocation to more appropriate chapter and minor language revisions for clarity and consistency • Codifying current fee-in-lieu practices and procedures for public improvements
17.50.141 – Public improvements - Warranty	• Adding public improvement warranty requirements	• Codifying practices and procedures for warranty associated with public improvements.
17.50.190 - Appeals.	• Replacing planning manager with community development director	• Revisions for clarity

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	Various revisions to clarify appeal procedures (mailing notice of appeal, posting on city website, requiring mailing address for public commenters)	Clarifying appeal procedures and noticing requirements to allow for clear appeal process and proper notification
17.50.200 - Expiration of an approval.	- Revision specifying that a land division approval expires if not submitted to the Clackamas County Recorder's Office within two year of approval. - For projects involving the submittal of multiple building permits, all building permits shall be submitted within two years of the initial building permit submittal date.	- Clarify that the preliminary approval of land divisions expire if not submitted to the Clackamas County Surveyors Office within 2 years. This is the simplest deadline to administer, since all requirements for platting, including public improvements, must be met prior to recordation. - Allow the timely development of property with multiple buildings.
17.50.220 - Reapplication limited.	Section removed.	Remove the 1 year waiting period for similar applications. Re-application should be permitted at any time without limitation at the applicant's own risk.
17.50.240 - Conformity of permits.	Adding requirement to resolve any and all city liens that may be filed against a property prior to final approval of a project.	Provides an early opportunity to recover or pursue outstanding liens
17.50.260 – Reconsideration of a final decision	Remove process for reconsideration of a final decision	Remove process for reconsideration of a final decision.
17.50.290 - Fees	- Adding that all fees are due upon submittal of an application - Remove definition of major projects	- Adding clarity and codifying process for collecting actual attorney fees associated with an appeal. - Remove definition to allow actual city costs to be charged for large projects
Chapter 17.52 Off-Street Parking and Loading		

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17.52.010	Clarify that this chapter does not apply to single-family, duplexes, ADU's, and internal conversions.	Add clarity as to the applicability of the chapter.
17.52.020	- Amend parking minimums for multi-family change from 1-1.75 per unit depending on number of bedrooms to 1 per unit. - Amend parking maximums for multi-family from 1.5-2.5 per unit to 2.5 per unit. - Identify parking standards for 3-4 plex as a min of 1 per unit and max of 2.5 per unit. - Identify parking standards for cluster housing as a min of 1 per unit and max of 2.5 per unit. - Identify parking standards for transitional shelters to be the same as group homes - Clarify parking may be located onsite - Clarify existing parking reduction standards.	- Parking min and max amended for consistency with other types of housing which do not define parking by number of bedrooms. The average household size is also not consistent with the number of bedrooms. The number creates difficulty when modifying existing units. - Parking numbers were added for new residential types to be consistent. - Parking for transitional shelters was identified as group homes which may have the same likelihood of automobile ownership.
17.52.030.A	Remove standards about driveway slopes.	Relocated to 16.12.035
17.52.030.E	Exclude projects with 75% or more residential use from carpool and vanpool requirements	Remove barrier for residential projects.
17.52.040	Table A	Amend to conform to the new definition of multi-family.

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	• Amend multi-family to include 5 or more units • Identify bicycle parking for 3-4 plex as the same as multi-family • Identify bicycle parking for transitional shelters at the same rate as a care facility • C & D: Remove redundant requirements for bicycle parking and revise. • Provide clear standards for bicycle parking rack designs • Clarify applicability of bicycle parking standards	• Assure bicycle parking for 3-4 plex at the same rate as multi-family • Assure bicycle parking for transitional shelters. • Standard redundant as a requirements for bicycle parking and reformat for ease. Connectivity requirements relocated to 17.62.050.A. • Bicycle parking does not apply to 3-4 plexes and duplexes
17.52.060 Parking lot landscaping	• Apply to parking lots with more than 5 stalls. • Remove unclear standards and reformat for consistency • Allow arborist to approve tree species • Amend interior parking lot landscaping standards to require 1 tree for every 4 spaces, rather than 6 and require a minimum of 1.5 shrubs per parking space rather than space 4 feet apart on average. Remove requirement for pedestrian walkways to have trees in addition to the other minimum requirements.	• Allow smaller parking lots to be exempt from the rigid landscaping standards. • Remove unclear standards and reformat for consistency. • Consistency throughout code by allowing arborists to approve tree species. • Reorder and simplify the landscaping requirements for ease. • Interior parking lot landscaping requirements revised to be more clear and objective and provide transparent guidance including identifying landscaping based on the number of parking stalls rather than spacing. • Criteria more appropriate for other chapters relocated.

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	- Relocate compliance with traffic sight obstructions and stormwater manual to 17.62.050.A.2. - Amend alternative landscaping plan to reference back to 17.62.015 with the associated criteria.	
17.54 Supplemental Zoning Regulations and Exceptions		
17.54.010.B Accessory buildings and uses	- Amend section to not allow accessory dwelling units to be reviewed under this accessory building standards and relocate all ADU language - Amend applicability to include duplexes and 3-4 plexes.	- All standards for ADU's relocated to 17.20 for ease of use. - Reworded the fence, hedge, walls, and retaining walls standards for clarity. Exclude height limits for fences, hedges, walls, retaining walls in the right of way from standards.
17.54.020-030	Projections from buildings and setback exceptions relocated	Moved to dimensional standards in 17.08, 17.10, 17.12.
17.54.100 Fences	Clarify existing standards	
17.54.105 Live/Work units	Relocate all live/work language	All standards for live/work units relocated to 17.20 so they may be easily identified.
17.54.115 Mobile Food Carts	Add standards for mobile food carts on private property in the Willamette Falls Design District	Add standards for mobile food carts on private property in the Willamette Falls Design District. Allowed on property for up to 5 hours within a 24-hour site with little design requirements and a more typical minor site plan and design review process with exceptions.
Chapter 17.62 Site Plan and Design Review		

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17.62.015 Modifications	• Add section identifying applicability of modifications and limiting the criteria which may be modified and renumber standards. • Added additional clarity and parameters to section.	• Add parameters to limit the modifications to development standards and provide clear guidance of when Variances are required.
17.62.030 When required	• Clarify when site plan and design review is required. • Added language defining a change in use between less 1-2 family residential and all other uses requires site plan and design review.	• Update section to reference new residential districts and housing types.
17.62.035 Minor site plan and design review	Allow Type I site plan for: • Conditional and nonconforming uses provided the square footage does not increase. • Type I Master Plan amendments • Mobile food carts on site less than 5 hours in the WFDD • 3-4 plex, single and two family dwellings, and accessory dwelling units • Allow installation of a fence, and fences near street • Review process for 3-4 plex, duplex, townhouses, single-family dwelling, live/work units and accessory dwelling units	• Allow commercial uses such as churches and schools to streamline nondiscretionary review processes, provided the size of the use does not increase. • Add clarity for processing Type I master plan amendments • Allow mobile food carts to be temporary located on private property in WFDD with a streamlined review process • Equitable Housing Recommendation: Add a Type I Master Plan Amendment option and 3-4 plex residential projects as applicable for a Type I Site Plan and Design Review.

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17.62.037 Residential Uses	Removed	• Redundant
17.62.040 Items Required	• Remove requirement for physical material boards and allow electronic. • Remove redundant requirement for erosion and sediment control plan. • Remove requirement for legal description of site	• Allow electronic submittals which reduces the space and cost for retaining physical files indefinitely. • Amend requirements for submittal to exclude an erosion control plan (this is still required prior to construction, but unnecessary for preliminary site plan review). • The full legal description is not needed, as the map and tax lot is provided on the application form.
17.62.050.A. Standards	• Remove landscaping reduction for pervious material • Remove standard which prohibited counting interior parking lot landscaping towards general site landscaping. • Clarify landscape plan needed for change to landscaping in parking lots. • Relocated landscaping standard in downtown design district to zoning designation. • Add standard to identify that landscaping shall comply with traffic sight obstructions limitations in 10.32. • Removed access, driveway, and sidewalk standards • Remove standard about compatibility, materials, and historic protection. • Consolidate cross references to other section in the code.	• Reduction did not have clear standards for approval. Landscaping reductions may occur through 17.62.015 with associated criteria. • Allow all landscaping onsite to be counted towards onsite landscaping. • Added clarification. • Consolidate all landscaping standards in the downtown design district to the zoning designation where the 10% was in conflict with a 0% landscaping requirement. • Provide clarity about traffic sight obstructions. • Driveway, access, and sidewalk standards consolidated in chapter 16.12. • Remove standard which is not clear and objective. The standard is unclear and redundant, as compliance with other sections such as material standards and historic resources protection in 17.40. • Consolidate references to other chapters. • Provide clarity to existing onsite sidewalk standards and rewrite language for simplicity. • Maintenance requirement removed as it is unnecessary and does not include any criteria to determine adequate maintenance.

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	- Amend pedestrian circulation requirements to add clarity when connections should not cross a drive aisle, clarify which portions of the site should be connected by a onsite sidewalk, clarified prohibition of external stairs for residential. Remove redundant pedestrian walkway standard. - Removed requirement for continued maintenance. - Standard for continued compliance with applicable, federal, state and city standards simplified. - Remove standard reviewed by Building Division for ADA. - Remove standard regarding density, instead incorporating it into the zoning district chapters. - Preferred building materials removed. - Removed administrative section on conditions of approval. - Added criteria for owner signature, demonstrating no outstanding liens for the city and taxes paid.	- Clarified language about compliance with other applicable regulations, as it was too detailed and cumbersome language. - Equitable Housing Recommendation: Building Division review will determine compliance with ADA standards. - Density standards consolidated to the zoning designation for clarity. - Preferred building material standards are not required and thus removed. - Conditions of approval section consolidated into 17.50. - Added criteria associated with submittal requirements to allow authority to require compliance.
17.62.050.B Institutional, office, multi-family, retail, and commercial building standards	17.62.055 consolidated into 17.50.050 - Multi-family standards generally integrated into commercial	- Standards consolidated for ease of navigating. - Multi-family and commercial standards integrated into a single set of standards due to increased overlap for orientation, transparency, articulation, entranceways, etc.

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	standards to allow a more transparent review process. • Section exempts structures under 1,000 square feet (such as garages, sheds, etc) when other primary buildings are located onsite. • Remove standard about “contributing to the uniqueness of the site” and modifying franchise designs to comply with the applicable standards. • Remove requirement that multiple buildings in a development shall have similar elements. • Combine sections related to design elements to increase building setback. • Amend standard for building orientation. Primarily reworded for clarity. • Amend entranceway standard to combine multi-family and commercial standards. The intent of previous standard retained. • Clarify corner lot standard does not apply to multi-family. • Variation and massing standards integrate commercial and multi-family standards and revised for clarity. • Wall articulation revised to remove redundant standards, and	• Exempt accessory structures such as storage buildings from design requirements unless they are the only building on a site. • Remove standards which are unclear or difficult to enforce. Compatibility is provided though compliance with all other applicable standards. • Provided the criteria are met, a variety of building design provides interest. • Building setback may be reviewed in a single criterion rather than two with redundant language. • Building orientation amended to provide clarity to existing standard. • Entranceway standards for multi-family and commercial were combined as they included similar menus to highlight the entranceway of a building. • No change to corner lot standard, just clarification of existing standards. • Variation in massing standards changed to be more clear and objective. Standards mix commercial and multi-family requirements (and in some cases allow less building articulation) to result in standards which are clear and objective and easily understood. Requirements for 10’ deep x 30’ wide modulation every 120 feet and 1’ deep x 2’ wide projections/recesses every 30 feet. • Articulation/building details revised to integrate commercial and multi-family, but retains nearly the same intent. Color removed from standards, as it is temporary and subject to change without permits. New exception provided for properties with 0’ interior/side/rear setback to allow development of two buildings with no setback to be constructed on different properties next to each other without design features which will be unseen.
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	integrate multi-family building details which require a certain number of design details depending on the façade at 30' intervals. Exception provided for 0 foot setback on the property and adjacent property. • Transparency clarified to state at 3.5' height or below and standard for 10% transparency for all other floors and elevation added. Language relocated/reformatted. • Roof standards amended to have consistent standards despite building use. Simplified to regulate only roofs which face a street and require a maximum continuous roofline of 75' without a cross gable or 4' change in height. • Relocated development standards on transit streets	• Clarified height of transparency at pedestrian level and added transparency requirement for all floors and all elevations to balance any relaxed design or modulation requirements. • Equitable Housing Recommendation: Roofline standards simplified to not be based on the changing use of a building but the length of the building. Standards limiting parapet height removed due to minimum building heights in some zoning designations.
17.62.056 Additional standards for large retail establishments	• Simplified and clarified applicability to match standard.	• Amended standard for clarity and consistency.
17.62.057 Multi-family Usable Open Space Requirements	• Design standards relocated to 17.62.050.B and this section changed to open space requirements. • Open space requirements amended to combine public and private open space. Size amended to be 100 sq. ft. in residential zones and 50 sq. ft. in other zones.	• Limited to open space requirements for clarity. The building design standards were very similar to commercial design standards and created confusion for development with residential and mixed use in the same building. • Equitable Housing Recommendation: Open space requirements included some conflicts and inconsistencies. Standards amended to provide clear direction for useable open space for multi-family.

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	- Removed requirement for windows to be recessed/projected multi-family. - Requirement for diversity of building types removed for developments of 4 or more buildings. - Diversity of unit types for sites with more than 25 units removed. - Removed standard for 13' minimum height ground floor.	- Equitable Housing Recommendation: Recessed/projection for multi-family windows difficult and expensive for development community. - Diversity of building types removed to allow flexibility and the standard did not provide clear enough direction about the minimum diversity requirements. - Little public interest in requiring diversity in the types of units within a single development. - Ground floor height standard difficult to implement, particularly when multi-family is built for that purpose and not likely to change to commercial.
17.62.057 Accessory Dwelling Unit, Cluster Housing, Internal Conversions, Live/Work Units, and Manufactured Home Parks, and 3-4 Plex Standards.	Provides cross-reference for these housing types in commercial and multi-family zoning designations.	Cross-reference provided for clarity. The use of a zoning designation may not provide for these unit types to be constructed as new, though this standard provides guidance for existing sites.
17.62.059 Cluster Housing	Name changed from cottage to cluster housing and cross reference provided.	Relocated to separate chapter for clarity.
17.62.065 Outdoor Lighting	- Standards simplified to remove specific lighting levels onsite and rather identify where lighting should be provided and maintain lighting a maximum lighting level of 0.5 foot-candle at surrounding properties and across the street. - Standards for floodlights, shielded lighting, light poles, upward lighting, and flashing lights maintained.	The lighting standards were extremely specific and inconsistent with the level of detail in the remainder of the code. The changes maintain the lighting requirements, but provide more flexibility.
17.62.080 Special Development along transit streets	Relocated	Moved to 17.62.050.B.

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*For Planning Commission Hearing on September 10, 2018 - Draft
Changes from the last set of proposed code amendments are shown in red.*

17.62.085 Refuse and recycling standards for commercial, industrial, office, institutional, and multi-family developments	Added new housing types to acknowledge that refuse areas not required for ADU's, etc.	New housing types added for clarity
17.62.090 Implementation	Language amended for clarity.	Language explains how to apply site plan and design review standards to add clarity.
17.62.095 Performance Guarantee	Remove section	Relocate to more appropriate chapter (17.50)
Chapter 17.65 Master Plans and Planned Unit Developments		
17.65.010 Purpose and intent	- Clarify that the chapter is meant to include residential review. - Minor text changes for clarity - Clarified that for the purposes of this chapter, PUD's are the same as master plans	Equitable Housing Recommendation: Expand language to allow clarity for residential developments
16.65.020 Whats included in a master plan	- Remove standard that master plan must be a minimum of 5 years duration - Add clarification as to the benefits of a master plan - Remove availability for applicants to propose their own development standards.	A master plan may be constructed in a duration of less than 5 years.
17.65.030 Applicability of the Master Plan Regulations	- Require for residential and mixed use developments of at least 200 units. - Allow voluntary master plan for sites 2+ acres.	- Require master plan for phase or large developments - Equitable Housing Recommendation: Expand voluntary master plans to properties over 2 acres to allow flexibility.
17.65.040 Procedure	Clarify that concurrent review is processed at the highest level of any application.	- Adds clarity about review process - Ensures that the development will be reviewed comprehensively and its cumulative impacts considered

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	• Add relationship to other reviews to ensure comprehensive review • Moving Duration of General Development Plan section and duration of detail development plan sections to Procedure section	• Moving the duration of general and detailed development plans to procedures section resulting in a code that is easier to navigate and understand for applicants.
17.65.050 – General Development Plan	• Minor language revisions for clarity and consistency • Adding geologic hazards for site description requirements • Adding requirement for a phasing plan for public improvements • Adding section specifying additional submittal requirements for residential and mixed use projects • Adding an approval criteria that the development must be consistent with underlying zones and overlay districts • Adding approval criteria for general development plans for residential developments • Remove availability for applicants to propose their own development standards. • Relocating Duration of General Development Plan to procedures section • Amend residential open space requirements to be 100 square feet	• Revisions for clarity • Requires applications to address geologic hazards overlay if applicable. • Provides clarity of submittal requirements for applicants and clarifies that public improvements may be phased in the master plan process • Provides clarity of submittal requirements for applicants and codifies application materials required for staff's review of residential/mixed use developments • Ensures consistency with zoning district and overlay district regulations and ensures the application addresses all applicable regulations • Existing code allows for master plans for residential developments, but does not provide standards or approval criteria. Adding approval criteria results in a clear code with clear and objective standards for residential developments being reviewed under the master plan process • Require compliance with existing standards as well as adjustments rather than proposing separate standards. • Relocation of subsection to more appropriate section resulting in a code that is easier to navigate and understand

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	per unit in addition to onsite requirements.	
17.65.060 – Detailed Development Plan	- Minor language revisions for clarity and consistency - Adding submittal requirements for residential projects that are not subject to OCMC 17.62 - Relocating Duration of Detailed Development Plan to procedures section	- Revisions for clarity - Submittal requirements reference chapter 17.62, however, Chapter 17.62 does not apply to residential developments, therefore, the revision specifies submittal requirements for those developments not subject to Chapter 17.62 - Relocation of subsection to more appropriate section resulting in a code that is easier to navigate and understand
17.65.070 – Adjustments to development standards	- Various language revisions for clarity and consistency - Adding section identifying which regulations may be adjusted through a master plan adjustment process - Adding reduction of minimum density of residential sites as a regulation that may not be adjusted	- Revisions for clarity - In order to provide a non-discretionary adjustment process, which can be reviewed at a Type II level as allowed by the current code, this section specifies which standards are eligible for adjustments. - Specifying that applicants may not request an adjustment to allow a residential development to be below the minimum required density. Allow an applicant to propose land uses listed as conditional or prohibited in the underlying zone with a General Development Plan (Type III).
17.65.080 – Amendments to Approved Plans	- Removing requirement that an amendment to a master plan which includes development within 100 ft of the master plan boundary must be reviewed through a Type III process - Adding new uses which increase vehicle trips more than 10% from what was originally approved as a	- The standard that development within 100 feet of the master plan boundary must be reviewed through a more discretionary Type III process is unnecessary and not tied to any approval criteria. - If a new use not included in the original master plan which will result in significant traffic impacts is proposed, a more discretionary Type III process is required.

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	an amendment that must be reviewed through a Type III process	
Chapter 17.68 Zoning Changes and Amendments		
	• Various language revisions for clarity and consistency • Adding Public/Quasi-Public comprehensive plan designation and Institutional zoning designation	• Revisions for clarity • Current chart is missing the Public/Quasi-Public comprehensive plan designation and associated zoning designation.

Errors or emissions may exist. Please refer to code amendments for all changes.