

## Attachment B: Previously Approved Code Standard Adjustments

In addition to the requested adjustments, the following adjustments have been approved with previous CDP reviews and remain valid.

### 2008 CDP Approved Adjustments

#### *16.12.290.A Building site--Setbacks and building location*

All lots located on a neighborhood collector, collector or minor arterial should be oriented to front the street when practical. Corner lots may have a side yard facing the street.

#### *17.62.055.E.2 Institutional and commercial building standards.*

Horizontal massing of the Mixed Use building may exceed a height: width ratio of 1:3 due to the provision of variation in massing and materials.

#### *17.52.040.A Carpool and vanpool parking.*

New retail, office commercial and industrial development with twenty-five or more parking spaces shall designate at least two (2) carpool and vanpool parking spaces. Carpool and vanpool parking spaces shall be located closer to the main employee or commuter entrance than all other employee parking spaces with the exception of handicapped parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved – Carpool/Vanpool Only."

#### *17.62 & 17.34 Maximum Building Setbacks*

No maximum setbacks shall apply to the Concept Development Plan boundary provided that actual development substantially conforms to the Concept Development Plan.

#### *17.49.050.H.5.c Water quality resource area standards.*

A walkway or bike path shall not exceed twenty (20) feet in width.

#### *17.52.010 Number of spaces required*

Land Use	Parking Requirements: The parking requirements are based on spaces per 1,000 SF gross leasable area unless otherwise stated	
	Minimum	Maximum
Medical or Dental Clinic	N/A	3.33

The maximum parking ratio for a medical or dental clinic or office use shall be set at five (5) spaces per 1,000 SF of gross leasable area.

#### *17.52.090.2.a&b Parking lot landscaping.*

The adjustment to these standards was approved to allow landscaping in conformance with the Landscape Plan provided in the original submittal.

*17.62.055.F Institutional and commercial building standards.*

The adjustment to these standards was approved to allow for development of the site as proposed within the plans included with the original Master Plan submittal.

**2015 CDP Amendment Approved Adjustments**

*17.44 Applicability of the Geologic Hazards Overlay District*

The applicant requested an adjustment to the applicability of the Geologic Hazards Overlay as applied to garden apartments site.

*17.52.030 Standards for Automobile Parking*

The applicant is requesting modifications to OCMC 17.52.030(B-C) for the proposed temporary trailhead parking lot to limit the requirement of permanent improvements (paving and stormwater management) with this temporary feature.

*17.52.030 and 17.52.060 Standards for Automobile Parking Lots.*

Allow a temporary gravel parking lot that does not comply with the parking lot standards or landscaping standards. 17.65.070.D.

*17.54.100.A.1. Rockery walls along Main Street.*

Allow rockery walls up to 5 feet in height in front of the structures, exceeding the maximum wall height of 3.5 feet in front of a structure.

*17.54.100.B Western Retaining Walls.*

Allow up to a 17-foot tall retaining wall between the subject site and the adjoining Oregon City Shopping Center, exceeding the 8.5-foot requirement. 17.65.070.D

*17.62.055.F Commercial First Floor Frontage*

Reduce the minimum commercial first floor height from 14-feet to 12-feet for the office and restaurant uses in Buildings 3 and 5 on Lot 2.

*17.62.057. Multifamily Standards*

Adjust the lighting standards for the temporary trail and temporary trailhead parking lot so no lighting is required and the pedestrian accessway standards in OCMC 12.04.199 for the temporary Clackamette Cove alignment in Phase 1.