

Summary of Proposed Draft Amendments to the Oregon City Municipal Code

Draft for City Commission Hearing on December 5, 2018

Changes from the last set of proposed code amendments are shown in red.

OCMC Chapter / Section	Summary	Explanation
2.28 Historic Review Board		
2.28	Various language and grammar changes	Changes for clarity and consistency
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.
3.20 Reimbursement Districts		
3.20	Various language and grammar changes	Changes for clarity and consistency
3.20.030 Definitions	- Removed language about minimum street widths in various districts - Street Improvement definition typo correction	Redundant with standards in 16.12.
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

12.04.003 Definitions	Explanation about terminology within chapter and reference to 17.04	Added for clarity
12.04.005 – Jurisdiction and management of the public rights-of-way	Various language and grammar changes	Changes for clarity and consistency
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 Various language and grammar changes	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. Changes for clarity and consistency
12.04.031 – Liability for sidewalk injuries 12.04.032 – Required sidewalk repair 12.04.033 City may do work 12.04.060 – Retaining Walls – Maintenance 12.04.070 – Removal of sliding dirt 12.04.100 – Excavations – Restoration of pavement 12.04.110 – Excavations – Nuisance-Penalty 12.04.120 – Obstructions – Permit Required 12.04.130 – Obstructions – Sidewalk sales 12.04.140 – Obstructions – Nuisance-Penalty 12.04.150 – Street and alley vacations – Cost 12.04.270 – Standard construction specifications 12.04.280 – Violation – Penalty	Various language and grammar changes	Changes for clarity and consistency

12.04.040 – Sidewalks – Enforcement	• Various language and grammar changes • Changed streets to sidewalks in the section title	• Changes for clarity and consistency • The previous title was confusing as standards within section apply only to sidewalks not streets.
12.08 Public and Street Trees		
12.08.010 – Purpose	• Added improve water quality to purpose of chapter	• Identifying purpose statement for clarity and transparency
12.08.015 – Street Tree selection, planting, and maintenance requirement	• 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 • Specify that species from an approved street tree list for another jurisdiction in the metropolitan region are also acceptable • Reference OCMC 13.12 for stormwater facilities within the ROW • Reference OCMC 17.49 for public or street trees planted within the NROD • Reference OCMC 16.12 with regard to vision clearance and other development standards (planter strip widths, driveway spacing, etc.) • Various language and grammar changes	• 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: Redundant sections removed; species list references are elsewhere in the chapter • Clarifies and codifies existing policies • References to other applicable chapters make code more transparent and easier to understand • Language and grammar changes for clarity and consistency

12.08.020	• Combined with 12.08.015	Combined for clarity
12.08.025 – General Tree Maintenance	• Clarify tree maintenance requirements including replacement of street trees, topping, trimming, and watering.	Clarity added from Planning Commission
12.08.030 – Public Property Tree Maintenance	• Clarify that trees removed on public property are required to be replaced. • Language and grammar changes	• Clarifies existing language • Language and grammar changes for clarity and consistency
12.08.035 – Tree Removal and Replacement	• 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 • 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. • Clarifying what fee-in-lieu is used for • Various language and grammar changes	• 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. • Clarity and transparency • Changes for clarity and consistency
12.08.045 – Gifts, fee-in-lieu of planting, and funding	• Language and grammar changes	• Language and grammar changes for clarity and consistency
13.12 Stormwater Management		
	• Update reference to NROD overlay • Remove process references • Various language and grammar changes throughout chapter • Change “must” to “shall”	• Language and grammar changes for clarity and consistency
14.04 – City Boundary Changes and Extension of Services		
14.04	• Various language and grammar changes throughout chapter	• Language and grammar changes for clarity and consistency

	• Change “must” to “shall” • Change “Section” to “OCMC”	
14.040.050	• Change to require NA meeting instead of only encouraging it • Remove language about City Manager encouraging meeting with more than one neighborhood associations if the City Manager deems it necessary • Remove language about not deeming not meeting with an NA as a negative factor in an annexation application • Change “City Manager” to Community Development Director” for submittal of application	• Contradictory with OCMC 17.50 which requires NA meeting for an annexation • Discretionary to determine when meetings with other NAs are required. No clear criteria for when a neighborhood association is affected by an annexation. • A meeting with the neighborhood association is required per OCMC 17.50. • Annexation applications are not submitted to the City Manager, they are processed by the Planning Division.
14.04.060 Annexation Factors	• Factor added considering significant tree removal since annexation application submitted with the city	• The Planning Commission added a factor to consider tree cutting immediately after submittal of an annexation application.
14.04.090 – legal advertisement of pending election	• Change “City Manager” to Community Development Director” for submittal of application	• The processing of annexation applications is completed by the Planning Division
16.04 General Provisions and Administration of Land Divisions		
16.04	• Various language and grammar changes throughout chapter • Change “must” to “shall” • Change “Section” to “OCMC”	• Language and grammar changes for clarity and consistency
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.	• 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 • Clarification of existing policies • Language and grammar changes for clarity and consistency

	• Cross references applicable chapters, overlay districts and zone district criteria. • Clarifying that expedited land divisions are subject to 16.08 • Various language and grammar changes • Removing language about final plat and referencing 16.08.010 instead	• Redundant with 16.08.010
16.08.015. – Pre-application conference required.	• Removes redundant details about pre-application conference application requirements, and cross references 17.50 instead. • Removing cross reference to 17.50	• Redundant with OCMC 17.50. • 17.50 is already cross referenced within the applicability section
16.08.020 – Preliminary subdivision plat application.	• Removes unnecessary details about preliminary subdivision plat application submittal details. • Clarify language for simplicity • Removing section	• Details about preliminary plat submittal requirements are redundant with OCMC 16.08.025 • Redundant with OCMC 17.50 and 16.08.025
16.08.025 – Preliminary subdivision plat – Required plans information.	• Removing references to subdivision and replacing with land divisions • Removes details for subdivision connectivity analysis • Require that the preliminary plat shall be drawn by a surveyor. • Clarifies required site plan information • Various language and grammar changes • Referencing Trails Master Plan and Parks and Recreation Master Plan for parks and recreation public facilities requirement, and OCSD for schools public facilities requirement	• Combining subdivision and minor partition requirements for clarity and ease of navigation of the code • Redundant with requirements for traffic circulation plan required in OCMC 16.08.025.H • Clarifying and codifying existing policy • Clearer, codified application requirements • Changes for clarity and consistency • Clarity and transparency of standards

16.08.27 – Large Parcels.	• Change “must” to “shall” • 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 • Adding intent/purpose statement for the large parcels requirements • Various language and grammar changes	• 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. • Clarity and transparency of standards • Changes for clarity and consistency
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” • Adding language to clarify that the 20-foot minimum frontage requirement is not applicable for flag lots • Exempt frontage requirement for cluster housing • Language and grammar changes	• Clarification/Removing confusing language • Clarifying what is already in existing code • Language and grammar changes for clarity and consistency

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. - Various language and grammar changes - Change “must” to “shall”	- 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. - Language and grammar changes for clarity and consistency
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
16.08.055 - 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 doesn’t result in an increase of lots in a Minor Partition, or an increase of more than 2 lots in a subdivision	- 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. 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.
16.08.065 – Lot size reduction	- Section renumbered - Various language and grammar revisions	Changes for clarity and consistency
16.08.060 – Building Sites 16.08.070 – Building site – Through Lots	Sections have been reorganized/renumbered, and include existing standards moved from 16.12	Clarity and ease of navigation of code

16.08.075 – Building site – Lot and parcel side lines 16.08.080 – Building site – Setbacks and building location 16.08.085 – Building site – Division of lots 16.08.090 – Protection of trees		
16.08.095 – Prohibition on Additional Private Restrictions on Housing Types	• New section clarifying that CC&Rs shall explicitly allow ADUs and internal conversions as permitted within the OCMC • Reword “explicitly permit” to “not prohibit”	• Preventing future conflicts and ensuring that CC&Rs are consistent with the OCMC and do not create conflicts or contradictions
16.08.100 – Final plat – Application requirements and approval standards	• Standards have been moved from 16.16.045 – Final minor partition plat requirements. Section renamed to clarify that standards apply to all land divisions, not only minor partitions • Clarifying final plat is reviewed through a Type I process • Various language and grammar changes	• Combining minor partition and subdivision final plat requirements into a single section reduces redundancies within the code and provides clarity and ease of navigation of code. • Clarifying and codifying existing standards and policies • Changes for clarity and consistency
16.08.105 Filing and recording of final subdivision plat	• Section renumbered and various language and grammar changes	• Changes for clarity and consistency
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.
16.12.008 Definitions	• Section added. Explanation about terminology within chapter and reference to 17.04	• Added for clarity
16.12.010 - Purpose and general provisions	• Amended purpose to apply more broadly to development and not land divisions. • Various changes to grammar and language	• Apply the chapter more broadly. • Changes for clarity and consistency

	• Change “must” to “shall”	
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 • Clarifying that minor site plan and design review applications are not subject to 16.12 unless improvements within the ROW are proposed • Clarifying that drafting or recording dedications or easements is not included in construction cost when calculating required public improvements • Change “must” to “shall”	• 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 • Clarifying and codifying existing policies. Impacts of minor site plan and design review applications are relatively minor and mitigated by SDCs, therefore, they are not subject to public improvements. • Transparency within standards and clarifying and codifying existing policies
16.12.012 Jurisdiction and management of the public rights-of-way	• Language and grammar changes	• Changes for clarity and consistency
16.12.013 - Modifications	• Criteria for modification of street standards. • Specifying that modifications must be consistent with an adopted transportation or utility plan • Language and grammar changes • Allow modifications to the street design to be made by the City Engineer	• Relocated from 12.04 • Providing specificity and clarifying/codifying existing policies • Changes for clarity and consistency • Streamlines process and reduces cost to applicant
16.12.014 Administrative Provisions	• Relocated in chapter • Various language and grammar changes • reformatted	• Changes for clarity and consistency

16.12.015 – Street Design - Generally	- Requires street improvements per TSP, including dedication, connectivity to adjacent properties, etc. - Relocated references from 17.62.050 - Various language and grammar changes	- Moved from 12.04 - Changes for clarity and consistency
16.12.016 – Street Design	- Added approval by City Engineer for street design. - Various language and grammar changes - Specifying planting standards for vegetated planters trips - Adding language about vehicular and pedestrian access easements. Language moved from 17.62	- Moved from 12.04 - Changes for clarity and consistency - Clarifying and codifying existing policy 16.12 is more appropriate section for standards for pedestrian and vehicular access easements
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	Moved from 12.04
16.12.017 - .019	- Various language and grammar changes - Language about aligning driveways that are at least 24' wide. Language moved from 17.62	Moved from 12.04 - Changes for clarity and consistency 16.12 is more appropriate section for standards for aligning driveways
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 - Various language and grammar changes	- Remove redundant and unclear standard - Moved from 12.04 - Changes for clarity and consistency

	• Change “must” to “shall”	
16.12.026 -16.12.029	• Changed to only require alleys in concept plan medium, high and mixed use zones. • Various language and grammar changes	• Moved from 12.04; • Alley requirement is not practicable for infill areas within existing developed areas of city. • Changes for clarity and consistency
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. • Change “must” to “shall”	• 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
16.12.032 - Pedestrian and bicycle accessways.	• Minor changes to Modify pavement and landscaping standard • Specify applies to off –street pedestrian accessways • Various language and grammar changes • Amended width of landscaping adjacent to for off-street paths to 4’ for both sides. • Change “Section” to “OCMC”	• Moved from 12.04 • Size of adjacent landscaping altered to be the same on both sides of the path • Reworded for clarity • Language and grammar changes for clarity and consistency • The two different sizes of landscape areas adjacent to path was confusing for applicants and is now consistent.
16.12.033 – Mobility Standards	• Various language and grammar changes	Moved from 12.04 • Language and grammar changes for clarity and consistency
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. Added language for reductions and shared driveways.	• Moved from 12.04. • Consolidates and clarifies existing standards. • Amended driveway access standards to allow some properties fronting a major street two driveways. • Language and grammar changes for clarity and consistency • Update driveway categories based on broader categories.

	- Standards relocated or consolidated within chapter, others removed - Various language and grammar changes - Change “Section” to “OCMC” - Change “must” to “shall” - Update driveway design approach categories	
16.12.040 – Building sites	Remove unclear standards - Clarify sites on alley shall gain access from alley with emergency access provided - Section has been moved to 16.08	Amended standard for clarity - Section moved to more appropriate chapter
16.12.050 – Lot Size Reduction	Restricted to only apply to single-family detached dwellings - Section has been moved to 16.08	Assure lot size reductions do not apply to all housing types. - Section moved to more appropriate chapter
16.12.060 Building site—Lot and parcel side lines.	Exempt lots associated with cluster housing from rectangular shaped lots - Section has been moved to 16.08	Allow more flexibility in design - Section moved to more appropriate chapter
16.12.070.	Clarify intent - Relocate driveway standards to 16.12.035—Driveways. - Section has been moved to 16.08	Clarify Consolidate standards related to driveways into one location. - Section moved to more appropriate chapter
16.12.075 – Building Site – Division of Lots 16.12.080 – Protection of trees	Sections have been moved to 16.08	Sections moved to more appropriate chapter
16.12.085 – Easements	Various language and grammar changes	Changes for clarity and consistency
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 - Various language and grammar changes	- Add clarity - Changes for clarity and consistency

16.12.095 - Minimum improvements—Public facilities and services.	- Split subsection into two - Add clarity - Remove redundant or dated language - Relocate E and F - Various changes to language and grammar - Delete standards for food carts - Removed highlighting	- Relocates Local Improvement District non-remonstrance language to one subsection. - Standards relocated to 16.12.016 - Changes for clarity and consistency - Standards relocated to OCMC 17.54
16.12.100 - Same—Road standards and requirements	- Amend code section reference - Various language and grammar changes	- Changed to reflect code amendments - Changes for clarity and consistency
16.12.101 - Standard construction specifications.	- Relocated - Language and grammar changes	- Relocated. - Changes for clarity and consistency
16.12.105 – Timing requirements 16.12.105.C. Financial Guarantee	- Change “must” to “shall” - 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 - Various language and grammar changes	- Revised outdated language. - Updates performance warranty standards. - Changes for clarity and consistency
16.12.120 Waiver of Remonstrance	- Relocated - Language and grammar changes	.Relocated - Changes for clarity and consistency
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		
	Minor procedure revisions to better conform to state statutes and administrative procedures.	- Clearer application standards - Referencing definition for clarity - Changes for clarity and consistency

	• 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. • Referencing tract definition • Various language and grammar changes	
Chapter 17.04 Definitions (See Chapter for all Changes)		
17.04.006 3-4 Plex residential	Added.	New definition.
17.04.037 After-Hours Public Parking	Added.	New definition. Clarifying after-hours parking lots can be parking with or without charge.
17.04.065 – Appeal	Removed.	Definition referred to appeals per 17.42 only; not necessary.
17.04.083 Arcade, pedestrian	Added	New definition
17.04.140 – Base Flood Elevation	Revised.	Corrected to base flood elevation from “design” flood elevation
17.04.145 – Bed and Breakfast inns/Boardinghouse	Revised.	Revised to clarify that this definition does not include transitional shelters
17.04.160 – Historic Building	Revised.	Clarifying a historic building can include a locally designated structure located anywhere in the City.
17.04.196 – City Transportation Engineer	Added	New definition
17.04.215 – Collocation	Revised	Including alternative spelling of co-location for clarity
17.04.227 – Concept Plan Area	Added	New definition Correcting name of Beavercreek Road Concept Plan.
17.04.240 - Crest	Removed	Duplicate
17.04.245 – Highly Constrained residential lot	Removed	Duplicate
17.04.250 – Highly Constrained commercial lot	Removed	Duplicate
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.

		Clarifying that primary and/or accessory dwelling units that share a wall or floor/ceiling are not a corner duplex.
17.04.285 Decision-maker	Revised	Revised for clarity and consistency
17.04.295 Design Flood Elevation	Revised	Corrected 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
17.04.333 – Duplex	Revised	Clarifying that primary and/or accessory dwelling units that share a wall or floor/ceiling are not a duplex.
17.04.345 Dwelling, attached	Removed	Replaced by single family attached 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.
17.04.440 – Final Action and Final Decision	Revised	Replacing Section with OCMC for clarity and consistency
17.04.481 Food cart, mobile	Added	New definition. Clarifying that food carts that are located outdoors.
17.04.483 Footprint	Added.	New definition.
17.04.490 – Front Lot Line	Revised.	Removed unclear language and added Figure 17.04.490. Clarifying that the width of the flag pole is included when measuring the lot width.
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.
17.04.580 – Home Occupation	Revised	Removed standards which are now in 17.54.120
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.		
17.04.705	Revised	Replacing section with OCMC for clarity and consistency.
17.04.710 – Major Modification	Revised	Clarified that it does not include changes eligible for Type I Site Plan

17.04.730 - Manufactured home.	Revised.	Revised to reflect current state and federal definitions.
17.04.743 – Membrane or fabric covered storage area	Revised	Reworded for clarity
17.04.808 – Net Density	Revised	Removing directions for calculating net density and adding an example calculation instead.
17.04.810 – Net Developable Area	Revised	Replacing Section with OCMC for clarity and consistency
17.04.987 – Public Works Director.	Capitalization added	Punctuation
17.04.1140 – Single-Family Detached Residential Units	Revised	Rewording for clarity.
17.04.1295 – Title 3 Wetlands	Revised	Replacing Section with OCMC for clarity and consistency
17.04.1360 – Tree, diseased (editor’s note)	Revised	Replacing Section with OCMC for clarity and consistency.
17.04.1363 – Tree, hazardous.	Revised	Clarifying that a forester or horticulturalist can also determine a tree as hazardous.
17.04.1365 – Tree (or Grove), Heritage. (Also commonly known as a “Heritage Tree” or “Grove”)	Revised	Replacing Section with OCMC for clarity and consistency
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 - Add language to recognize zone change criteria need to be met.	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 - Removed references	- Consolidating into a single chapter. - Equitable Housing recommendation to allow diversity of housing types - Removed unnecessary references
17.08.025 – Conditional uses	Conditional 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 - Allow transitional shelters as conditional use

	• Adding transitional shelter as a conditionally permitted 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.
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 with reference to lot size reduction standards • 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 • Clarify front yard porch setback and language for rear yard setbacks for porches and ADU's • Reformat layout	• 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 • Add “net density” terminology	• 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
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 - Removed references	- Consolidating into a single chapter. - Equitable Housing recommendation to allow diversity of housing types - Removed unnecessary references
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 with reference to lot size reduction standards - 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 - Reformat layout	- 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.

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 Add “net density” terminology	• 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 • Removed references	• Equitable Housing recommendation to allow opportunities for more housing types • Removed unnecessary references
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. • Reformat layout	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
	• 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. • Add “net density” terminology	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.		
17.14.020 – Applicability	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 apply for a variance. Clarified procedures that all of these unit types are processed as a Type I over-the-counter permit with no discretion.
17.14.020 – Applicability	Revised.	Applies to single-family and duplexes, and corner duplexes. Clarifies applicability to garages and garage expansions. Clarifies that ADUs are not garages.
17.14.030 – Residential Design Options	Revised	Removed conflicting and confusing language
17.14.035 - Corner lots and through lots.	Revised.	Specifies separate standards for single-family homes and duplexes on corner lots.
17.14.040 – Residential Design Elements	Revised	Removes alternative review process. Alternative designs can be reviewed through a minor variance procedure.
17.14.050 - Main entrances.	Revised.	Requires porch in all cases. Simplify language and add provision for homes on flag lots.
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. Removes alternative review process. Alternative designs can be reviewed through a minor variance procedure.
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	Equitable Housing Recommendation

	time of development. Removes landscaping and shrub requirements. Retains tree-planting requirements.	
Chapter 17.16: Single-Family Attached Townhouse Residential Design Standards		
	Added. - Amended reference from “townhouse” to single-family attached - Change “Section” to “OCMC” - For 3-4 plex requirements: amend driveway standards to cross reference 16.12.035 and addition of garage standards	- 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. - Apply same # of design elements as narrow single family homes, prohibit garages from extending past living space on front, corrections for grammar and clarity
Delete Chapter 17.18		
Chapter 17.20 ADU, Cluster Housing, Internal Conversions, Live/Work Units-Dwelling, 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. - Allow one ADU per single-family dwelling. Amend language so that it applies to both attached and detached. - Change parking requirements to require 1 on-site. - Simplify dimensional standards. - Allow detached ADU’s in front of homes if setback 40 from row	Provide more flexibility with regard to ADU regulations. Equitable Housing Recommendation Planning Commission recommendations reflected in red strikethrough to the left

	• Allow conversion of detached structures to ADU's even if do not meet setbacks • Increase size limit to 60% of main dwelling or 800 sf. though no size limitations for basement conversions • Increase lot coverage 5-10% per zone • Allow ADUs setback 40 feet from ROW if they can't be located behind house • Simplify design compatibility standards. Require similar rather than same materials as main house • Exempt ADUs from density standards.	
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 • Allow a wider variety of residential units depending on zone density. • Increase maximum average unit size to 1000 sf • 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 • Use table format for minimum lot sizes • Add approved material options • Add maximum parking ratio	Equitable Housing Recommendation Updated design standards for more diverse types Flexibility for lot creation, condos or fee-simple through subdivision process.

	• Remove requirement for pitched roof for detached parking structures • Clarify fencing standards	
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 changed from 800 sf to 500 sf. Similar to ADUs, no additional off-street parking requirements	Equitable Housing Recommendation. Allowing for new housing types, while preserving neighborhood character Planning Commission recommendations reflected in red strikethrough to the left
17.20.040 – Live-Work Units.	Revised section (F). Clarify transparency requirements (windows)	• 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.	• Equitable Housing Recommendation. Provides clear and objective standards for new manufactured home parks and modifications to existing parks.

	• Type III review for new parks. • Type II for modifications to existing parks. • Type I review for placement of a new unit in an existing space • 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 • Increase common open space requirement to 200 sf per unit	• 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.
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Chapters 17-21 and 17-22: Revisions for grammar only		
Chapter 17.24 NC Neighborhood Commercial District		
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.
17.24.020 – Permitted Uses	Simplified language.	• Instead of listing all types of residential (e.g. multifamily, 3-4 plex, single family attached, etc.) the code now states that “residential” is a permitted use. • Changed units to dwelling.
17.24.025 – Conditional Uses	Grammatical changes	• Drive-thru changed to drive-through • Vet changed to veterinary

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. Removed “Outdoor” from “Mobile Food Carts or Vendors”	• Clarify the uses are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted. • Removed “Outdoor” from “Mobile Food Carts or Vendors” for consistency.
17.24.040 – Dimensional Standards	Clarified density standards for residential development equal to R-3.5 Grammar changed for consistency.	• 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. • Density is now referred to as “net density”.
Chapter 17.26 HC Historic Commercial District		
17.26.010 – Designated	• Added a sentence indicating that additional standards may apply pursuant to OCMC 17.40 Historic Overlay District.	• Clarify the relationship between OCMC 17.26 and 17.40.
17.26.020 – Permitted Uses	• Combined bed and breakfast/boarding houses with hotels, motels, and other lodging facilities for up to ten guests per night due to their similarities	• To simplify permitted uses
17.26.030	• Changes to grammar	• Revised for clarity and consistency.
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. • Removed “Outdoor” from “Mobile Food Carts or Vendors” for consistency.

	Removed “Outdoor” from “Mobile Food Carts or Vendors”	
17.26.040 – Historic building preservation	Historic building preservation information removed.	Language replaced in OCMC 17.40 regarding demolition denial and demolition neglect.
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. - Changes to grammar	- 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. - Revised for clarity and consistency.
Chapter 17.29 MUC Mixed Use Corridor District		
17.29.010	Changes to grammar	Revised for clarity and consistency.
17.29.040 – Prohibited Uses	Removed “Outdoor” from “Mobile Food Carts or Vendors”	Removed “Outdoor” from “Mobile Food Carts or Vendors” for consistency.
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; - Combined bed and breakfast/boarding houses with hotels, motels, and other lodging facilities for up to ten guests per night due to their similarities - Added after hours public parking private property - Changes to grammar	- 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. - To simplify permitted uses - To use private parking areas during non-operating hours for public parking to offset issues with insufficient public parking. - Revised for clarity and consistency. - To better meet the intent of the code.

	Clarified that multi-family and 3-4 plex residential is permitted but not all residential is permitted	
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. - Changes to grammar - Added after-hours public parking exclusion to the prohibition on parking not in conjunction with a primary use on private property. - Added shelter	- 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. - Revised for clarity and consistency
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. - Changes to grammar - Removed mention of extension of setback requirements through OCMC 17.62.055	- Adds residential density minimum of 17.4 units per net acre for efficient use of land, excluding residential vertical mixed used and live/work. - Revised for clarity and consistency
17.29.070 – Floor area ratio (FAR)	Changes to grammar	Revised for clarity and consistency
Chapter 17.31 Mixed-Use Employment District		
17.31.020 – Permitted Uses	Added mobile food carts as a permitted use if for less than five hours in a 24-hour period. Removed cross-reference to OCMC 17.54.110	Revised for clarity and consistency

17.31.030 – Limited uses	Removed cross-reference to OCMC 17.54.110	Revised for clarity and consistency
17.31.060 – Dimensional standards	Removed cross-reference to OCMC 17.62.050.B. and exemption of a campus with an approved Master Plan in the MUE zone.	Revised for clarity and consistency
Chapter 17.32 General Commercial District		
17.32	Copied over permitted and conditional uses rather than cross-referencing them	
17.32.010 - Designated	Various language and grammar changes	Changes for clarity and consistency
17.32.020 – Permitted Uses	- Combined hotels and motels, and bed and breakfast into a single permitted use - Various language and grammar changes	- Combined for clarity and ease of navigation - Changes for clarity and consistency
17.32.030 – Conditional Uses	Various language and grammar changes	Changes for clarity and consistency
17.32.040 – Prohibited Uses	- Added: F. Transitional Shelters G. Outdoor Mobile Food Carts or Vendors, except with a special event permit. - Various language and grammar changes - Removed food cart redundant subsection	- 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. - Changes for clarity and consistency - Changes for clarity and consistency
17.32.050.H – Dimensional standards.	- Revised to include density minimum for multi-family use. - Removed language about increasing front yard setback - Language and grammar changes	- Adds residential density minimum of 17.4 units per net acre for efficient use of land, excluding residential vertical mixed used and live/work. - Redundant with OCMC 17.62 - Changes for clarity and consistency
Chapter 17.34 Mixed Use Downtown District		
17.34	Copied over permitted and conditional uses rather than cross-referencing them	

17.34.020 – Permitted Uses	• Various language and grammar changes • Combined hotels and motels, and bed and breakfasts into a single permitted use • Combined residential care facilities with assisted living facilities, nursing homes and group homes • Removed transitional shelter as a permitted use	• Changes for clarity and consistency • Combined for clarity and ease of navigation • Combined for clarity and ease of navigation • Shelters being moved to conditional uses in the MUD district.
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; • Various language and grammar changes • Adding shelters as a conditional use except within Downtown Design District • Change “Section” to “OCMC”	• 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 • Changes for clarity and consistency • PC direction
17.34.040 - Prohibited uses.	Added: • Outdoor Mobile Food Carts or Vendors, except with a special event permit. • Various language and grammar changes • Adding shelters as a prohibited use within the Downtown Design District • Change “Section” to “OCMC”	• Clarify the use not allowed in the zoning designation, as there is another zoning designation which the use is permitted. • Changes for clarity and consistency • PC Direction
17.34.060 – Mixed-use downtown dimensional standards – For properties located outside of the downtown design district	• Various language and grammar changes • Removed language about increase of setbacks	• Changes for clarity and consistency • Redundant with OCMC 17.62

17.34.060.D - Mixed-use downtown dimensional standards— For properties located outside of the downtown design district.	Deleted limitation on maximum building height from 75’ to 45’ for the following: • Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets; • Property within one hundred feet of single-family detached or detached units.	The rationale for placing the height limits is unknown and appears a bit arbitrary. The property between 11th and 16th is significantly lower than the neighboring properties on the bluff 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%. • Removed language about setback increase • Various language and grammar changes	• Previous standard was 100% lot coverage and 0% landscaping. • Redundant with OCMC 17.62 • Changes for clarity and consistency
17.34.080 – Explanation of certain standards	• Various language and grammar changes	• Changes for clarity and consistency
Chapter 17.35 Willamette Falls Downtown District		
17.35.020 – Permitted Uses	Revised. • AC. Parking not in conjunction with a primary use when the	• Allow parking lots to be used after hours by the public • Amended formatting for clarity and consistency

	primary use parking is not needed on private property • Changed formatting to be consistent with other chapters. • 3-4 plex added • Changes to grammar	• Because the definition of multifamily changed, 3-4plex was added as a permitted use. Revised for clarity and consistency
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; Added after-hours public parking exclusion to the prohibition on parking not in conjunction with a primary use 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 Revised for clarity and consistency.
17.35.040 Prohibited Uses	Shelters	
17.35.060 – WFDD Dimensional Standards	Changes to grammar	Revised for clarity and consistency
Chapter 17.36 GI General Industrial District		
17.36.020 Permitted Uses	• Deleted kennels • Deleted requirement that permitted uses have to be enclosed within a building • Added mobile food carts on a property for less than 5 hours within a 24-hour period • Removed reference to 17.54.110 with regard to marijuana businesses • Various language and grammar changes and changes to numbering	• Listed twice • Outdoor sales/storage is a permitted use pursuant with screening requirements detailed in the dimensional standards, therefore, it is unnecessary to require that permitted uses have to be enclosed within a building • PC direction to allow mobile food carts within the GI district for a maximum of five hours within a 24 hour period • Marijuana businesses are subject to compliance with OCMC 17.54.110. Unnecessary/redundant to reference code section • Changes for clarity and consistency
17.36.035 – Prohibited Uses	Added: A. Outdoor Mobile Food Carts or Vendors, except with a special event permit. • Removed mobile food carts from prohibited uses	Requires special event permit issued by Public Works Department. Additional PW requirements apply. • PC direction to allow mobile food carts within the GI district for a maximum of five hours within a 24 hour period • Changes for clarity and consistency

	• Language and grammar changes	
Chapter 17.37 CI Campus Industrial District		
17.37.020 Permitted Uses	• Added mobile food carts on a property for less than 5 hours within a 24-hour period • Change “Section” to “OCMC”	• PC direction to allow mobile food carts within the GI district for a maximum of five hours within a 24 hour period •
17.37.030 Conditional Uses	• Language, grammar, punctuation and capitalization changes • Change “Section” to “OCMC”	• Changes for clarity and consistency
17.37.035 – Prohibited Uses	Added. Shelters • Removed mobile food carts from prohibited uses • Various language and grammar changes	• Clarify that shelters are not allowed in the zoning designation, as there are other zoning designation which the uses are listed as permitted. • PC direction to allow mobile food carts within the GI district for a maximum of five hours within a 24 hour period • Changes for clarity and consistency
17.37.050 Development Standards	• Remove requirement that multiple building developments are exempt from the setback requirements in OCMC 17.62.055 • Remove allowance for only one ground mounted sign per development in the CI zone	• Industrial buildings are not subject to the maximum setback requirements in 17.62.055, however, office and retail within this zone must comply with all standards in OCMC 17.62.055. • All signs are subject to the standards in OCMC 15.28
Chapter 17.39 I Institutional District		
17.39.040 - Conditional uses.	• Added Police Station • Change “Section” to “OCMC”	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.
17.39.045 - Prohibited uses.	Added: A. Outdoor Mobile Food Carts or Vendors, except with a special event permit. B. Shelter • Change “Section” to “OCMC”	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,	Renamed chapter for greater clarity

	Preservation, Removal and Replanting Standards	
17.41.010 Protection of trees – intent	• Language and grammar revisions	• Revisions for clarity and consistency
17.41.020 Tree protection – Applicability	• Various language and grammar changes • Clarifying that compliance with 17.41 is required from the time that a land use application is submitted to when development is final. • Clarifying that trees that have been saved or planted for compliance with 17.41 continue to be subject to the standards in 17.41	• Revisions for clarity • Clarifying and codifying existing policy
17.41.030 Tree protection – Conflicting code provisions	• Changes to language and grammar	• Changes for clarity and consistency
17.41.040 Exemptions	• Renamed section headers. • Changes to grammar and language • Exempt invasive species from mitigation	• Renamed section headers for consistency • Changes for clarity and consistency
17.41.050 Compliance options	• Renamed section headers. • Remove requirement for recorded covenant • Changes to grammar and language	• Renamed section headers for consistency • Covenant is difficult to track and often unknown by the property owner. The tree plantings still required. • Changes for clarity and consistency
17.41.060 Tree removal and replanting – Mitigation (Option 1)	• 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.	• 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. • Changes for clarity and consistency

	- Remove dead trees from mitigation. - Various changes to language, grammar and punctuation - Clarifying that preserved trees are subject to option 3 - Replace “must” with “shall” - Replace white oak with same species - Add requirement for covenant	
17.41.060-17.41.120	- Combine sections in the same mitigation planting option. - Clarify planting requirements - Various changes to language, grammar and punctuation	Combine sections for clarity. Changes for clarity and consistency
Chapter 17.49 Natural Resources Overlay District		
17.49	Remove titles previously proposed	
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.	
17.49.020 – NROD Identifying documents.	Add South End Concept Plan to list of documents	Reflect plans completed to date.
17.49.030 through 17.49.040	Remove confusing and conflicting language	Eliminate confusing language; these items are repetitive or conflicting
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

	• Add reference to OC plant lists or locally adopted lists • reformatted	• Identifies tree mitigation requirements for replacement of dead, diseased, or hazardous trees.
17.49.090 Uses allowed under prescribed conditions	• Clarify tree removal of nonexempt trees required to comply with standards • Adds fences unless they comply with standards for fences allowed outright	• Provide clarity
17.49.100 – General Development Standards	• Add reference to OC plant lists or locally adopted lists • All exterior lighting must meet the standard • Replace “must” with “shall”	• Provide clarity • Simplify lighting standard
17.49.130 – Existing Development Standards	• Remove confusing and conflicting language • Treat additions to existing structures the same as new structures in the NROD	• Provide clarity and consistency
17.49.155 – Standards for stormwater facilities	• Add reference to Chapter 13.12	• Provide clarity
17.49.160 – Standards for Land Divisions	• Consolidate partitions and subdivisions into one section • Remove option for NROD tract to be owned by the owner of another lot in the subdivision (HOA or public ownership still permitted)	• NROD tract ownership change was requested by County to avoid future property tax and ownership complications
17.49.170 – Standards for trails	• Remove reference to Oregon City Parks and Trails Master Plan • Clarify review process for trails • 17.49.170 - Standards for trails. “...a type II or III process...”	• The City’s Parks and Trails Plans do not contain standards for NROD disturbance or mitigation; these trails should be subject to NROD code • Typo correction
17.49.180 – Mitigation Standards	• Clarify mitigation location priorities • Reorganize planting standards • Reformat • Replace “must” with “shall”	• Provide clarity and consistency
17.49.240 - Density Transfer	• Clarify language	• Provide clarity and consistency

	• Remove example given	
17.49.250 - 260 Verification of NROD Boundary	• Clarify standards for verification	• Clarify adoption of NROD • Clarifies one of the criteria (6) for Type I verification to include evidence of prior 17.49 code WQRA exemption. “Physical barrier” amended to include “topographic feature s”.
Chapter 17.50 Administration and Procedures		
17.50	• Various language, grammar and punctuation changes throughout chapter	• Changes for clarity and consistency
17.50.030 Summary of decision-making process	• Add General Development Plan amendment • Add manufactured home park review • Amend requirement to clarify that changes to a conditional use require a new conditional use • Replace “must” with “shall”	• Clarify the process by which a general development plan amendment is reviewed • Clarify the process by which a modification to an existing MH park, or a new MH park would be reviewed
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. • Replace “must” with “shall”	• 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.	• 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.

	- Remove requirement to provide sign-in sheet for neighborhood association meeting. - Add requirement to show email/mail correspondence.	Add requirement to show applicants have reached out to CIC/neighborhood associations.
17.50.060 – Application requirements	- Require signature from property owner prior to completeness, not acceptance. - Replace “must” with “shall”	
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 - Replace “must” with “shall”	- 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
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 - Replace “must” with “shall”	- 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 - Replace “must” with “shall”	- 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.
17.50.100-17.50.120	- Capitalization - Replace “must” with “shall”	

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 - Replace “must” with “shall”	- 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 - Replace “must” with “shall”	Codifying practices and procedures for warranty associated with public improvements.
17.50.170 – 17.50.180	Replace “must” with “shall”	
17.50.190 - Appeals.	- Replacing planning manager with community development director - Various revisions to clarify appeal procedures (mailing notice of appeal, posting on city website, requiring mailing address for public commenters)	- Revisions for clarity - 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	Provides an early opportunity to recover or pursue outstanding liens

	filed against a property prior to final approval of a project.	
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		
17.52.010 - Applicability	- Clarify that this chapter does not apply to single-family, duplexes, ADU's, and internal conversions. - Various language and grammar changes	- Add clarity as to the applicability of the chapter. - Changes for clarity and consistency
17.52.015 planning commission adjustment of parking standards	Replace “must” with “shall”	
17.52.020 - Number of automobile spaces required.	- 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. 2 and a maximum of 4 - 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. - Various language and grammar changes	- 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. - Language and grammar changes for clarity and consistency

	• Replace “must” with “shall”	
17.52.030 - Standards for automobile parking.	• Remove standards about driveway slopes. • Exclude projects with 75% or more residential use from carpool and vanpool requirements • Various language and grammar changes	• Relocated to 16.12.035 • Remove barrier for residential projects • Changes for clarity and consistency
17.52.040 - Bicycle parking standards.	Table A • Amend multi-family to include 5 or more units • Identify bicycle parking for 3-4 plex • 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 • Various language and grammar changes • Replace “must” with “shall”	• Amend to conform to the new definition of multi-family. • 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 • Changes for clarity and consistency
17.52.060 Parking lot landscaping	• Apply to parking lots with more than 5 stalls except for perimeter parking lot landscaping. • 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.	• Allow smaller parking lots to be exempt from the rigid landscaping standards, while providing separation between parking lots and public ROWs through the use of perimeter parking lot landscaping. • 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.

	Remove requirement for pedestrian walkways to have trees in addition to the other minimum requirements. - 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. - Various language and grammar changes	Criteria more appropriate for other chapters relocated. Changes for clarity and consistency
17.52.080 - Maintenance	Various language and grammar changes	Changes for clarity and consistency
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. - Change building to structure - Include Chapter 16.12 in chapters temporary structures are exempt from - Replace “Section” with “OCMC” - Replace “must” with “shall”	- 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. - Reworded for consistency - Temporary structures are exempt from OCMC 16.12 because temporary structures are not subject to public improvements.
17.54.020 projections from buildings	Clarified that projections do not touch the ground	Defined “projections”
17.54.030 setback exceptions	- Relocated porch setbacks to zoning district - Clarified low decks are exempt - Clarified row is exempt	Moved to dimensional standards in 17.08, 17.10, 17.12.
17.54.100 Fences	- Clarify existing standards - Various changes to language - Clarified how fence height is measured	Added for clarity

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.
17.54.110 marijuana businesses	- Replace “must” with “shall” - Define OLCC and OHA	
17.54.115 Mobile Food Carts	- Add standards for mobile food carts on private property - Reword and reformat for clarity - Replace “must” with “shall” - Replace “permanent” with “non-transitory” and “temporary” with “transitory”	- 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. - Codifying standards for transitory and permanent mobile food carts
17.54.120 home occupations	Standards relocated	
Chapter 17.56 Conditional Uses		
17.56.010 Permit – Authorization-Standards-Conditions.	- Various language and grammar changes - Replaced reference to Chapter 12.04 with Chapter 16.12	- Changes for clarity and consistency - Changed to reflect correct chapter in the code
17.56.020 Permit – Authorization-Standards-Conditions.	- Various language and grammar changes - Replace “Section” with “OCMC”	Changes for clarity and consistency
17.56.040 Criteria and standards for conditional uses	- Various language and grammar changes and removal of redundant language - Added standards for shelters - Replace “Section” with “OCMC” - Replace “must” with “shall”	- Changes for clarity and consistency - Codifying standards for shelters which are proposed to be conditionally permitted in certain zones
17.56.060 – Revocation of conditional use permits	Various language and grammar changes	Changes for clarity and consistency
17.56.070 – Periodic review of conditional use permits	Various language and grammar changes	Changes for clarity and consistency
Chapter 17.58 Lawful Nonconforming Uses, Lots, Structures and Sites		
17.58.040 – Lawful nonconforming structure or site	- Various language and grammar changes - Replace “must” with “shall”	Changes for clarity and consistency
17.58.060 – Process to confirm the legality of a nonconforming use, lot, structure or site	Various language and grammar changes	Changes for clarity and consistency

Chapter 17.60 Variances		
17.60.020 – Variances – Procedures	- Added variances to design and/or architectural standards for SFRs, duplexes, townhouses, internal conversions, accessory dwelling units and 3-4 plexes - Grammar and language changes - Replace “Section” with “OCMC” - Replace “townhomes” with “single-family attached”	Variances to design standards for residential units are similar to other variances reviewed through the Type II Variance process and have similar impacts, therefore, variances to design of residential units, except multi-family should be reviewed through the Minor Variance process.
Chapter 17.62 Site Plan and Design Review		
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 items to list of what can be modified through this process - Change references - Clarify that applicants can apply for a variance or master plan adjustment rather than a modification, or if a modification is denied - reformat	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. Add note that communication facilities in the ROW are not exempt. - 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:	Allow conditional uses such as churches and schools to streamline nondiscretionary review processes, provided the size of the use does not increase.

	• 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 • 3-4 plex, single and two family dwellings, <u>internal conversions</u>, <u>placement of manufactured home</u>, and accessory dwelling units • Installation of a fence, and fences near street • Change “chapter” or “Section” to “OCMC” • Replace “townhomes” with “single-family attached”	• Add clarity for processing Type I master plan amendments • Allow mobile food carts to be temporary located on private property in allowable zoning districts 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.
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 • Require one full-size hard copy of all architectural and site plans	• 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 minimum percentage • 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.	• Landscaping minimums are found in underlying zone districts • 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.

	• 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. • Add note that nuisance species prohibited and native species encouraged. Remove standard that City will maintain list of acceptable plant species. • Removed access, driveway, and sidewalk standards • Remove redundant standard about street location • Removed standards for upper level parking garage design • Remove standard about compatibility, materials, and historic protection. • Consolidate cross references to other section in the code. • 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. • Remove redundant standard that utilities be placed underground. • Removed requirement for continued maintenance. • Standard for continued compliance with applicable,	• Provide clarity about traffic sight obstructions. • Driveway, access, and sidewalk standards consolidated in chapter 16.12. • Parking garage design standard was redundant • 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. • 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.
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	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. • Allow vinyl or power coated chain link fencing for stormwater and other public works facilities. • Clarify mechanical equipment screening standards • Removed administrative section on conditions of approval. • Added criteria for owner signature, demonstrating no outstanding liens for the city and taxes paid. • Replace “must” with “shall”	
17.62.055 Institutional, office, multi-family, retail, and commercial building standards	• Multi-family standards generally integrated into commercial standards to allow a more transparent review process. • Section exempts structures under 1,000 square feet and temporary structures (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.	• 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. • 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 through 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.

	• 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. Revised list of entryway design element options. • Remove standard that awnings cannot be longer than a single storefront. • Clarify corner lot standard does not apply to multi-family. • Variation and massing standards integrate commercial and multi-family standards and revised for clarity. • Further revision of building modulation standards to allow multiple options. Increased modulation of one of the options. • Wall articulation revised to remove redundant standards, and 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. Further revision of design elements to separate street-facing façade standards from standards for all facades.	• 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. • 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. • Clarify that certain design elements are limited to the front and side facades. Remove building projections and recesses as required by a different standard.
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	• Building design elements refined. Clarify which facades require design elements. • Transparency clarified to state at 3.5' height to 6 ft height and standard for 10% transparency for all other floors and elevation added. Language relocated/reformatted into table format. Amended window trim requirement to only apply to multi-family when surrounded by lap siding. • 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 2' change in height • Relocated development standards on transit streets • Clarified standards	
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. • Removed requirement for windows to be recessed/projected multi-family.	• 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. • Equitable Housing Recommendation: Recessed/projection for multi-family windows difficult and expensive for development community.

	- 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.	- 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.
17.62.059 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. - Remove redundant language	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 - Remove exemption for truck stops, convenience stores, eating or drinking establishments, overnight accommodations	Moved to 17.62.055
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. - Change "townhouse" to "single-family attached dwelling"	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 • Various changes to language, grammar and punctuation for clarity	• Equitable Housing Recommendation: Expand language to allow clarity for residential developments • Changes for clarity and consistency
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. • Change "must" to "shall"	• 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. • Added language that institutional sites over 10 acres in size must have a master plan, except for modifications to the site that are eligible for Minor Site Plan and Design Review • Removed language requiring a master plan for development over a certain size within the concept plan areas • Added language that an applicant may voluntarily submit a master plan for residential project and removed requirement that the site has to be two acres or greater	• Require master plan for phase or large developments • Equitable Housing Recommendation: Expand voluntary master plans to properties over 2 acres to allow flexibility. • Allows minor modifications to an institutional site over 10 acres without a master plan in place (small additions, restriping of parking lots, façade modifications, etc.). • Unnecessary to force a development into a master plan just because of the size of the site. • Adding clarity that residential developments are also eligible for the master plan process and removing unnecessary requirement that a master plan site has to be of a certain size

17.65.040 Procedure	• Clarify that concurrent review is processed at the highest level of any application. • 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 • Adding language about the expiration of a master plan • Change “section” to” OCMC” • Change “must” to” shall”	• Adds clarity about review process • Ensures that the development will be reviewed comprehensively and its cumulative impacts considered • 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. • Clarifying how to determine when master plans expire
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 • Changes for clarity and consistency

	- per unit in addition to onsite requirements. - Various changes to language, grammar punctuation - Change “must” to” shall”	
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 - Various changes to language, grammar punctuation - Change “section” to” OCMC” - Add cross reference chapters for Detailed Development Plans	- 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 - Changes for clarity and consistency
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 - Change “section” to” OCMC”	- 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 an amendment that must be reviewed through a Type III process • Change “section” to” OCMC”	• 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.
Chapter 17.68 Zoning Changes and Amendments		
17.68	• Title changed to “Zoning Changes and Comprehensive Plan Amendments” • Various language, grammar and punctuation revisions throughout chapter • Adding Public/Quasi-Public comprehensive plan designation and Institutional zoning designation	• Title changed so that it is clear that this chapter refers to amendments of the Comprehensive Plan in particular • Revisions for clarity and consistency • Current chart is missing the Public/Quasi-Public comprehensive plan designation and associated zoning designation.
17.68.015 Procedures	• Added procedures section referencing OCMC 17.50	• Clarifying procedures for zoning changes and comprehensive plan amendments
17.68.025 Zoning for land annexed into the city	• Language, grammar and punctuation revisions • Removing comp plan/zoning designation table and referencing the table in OCMC 17.06 instead	• Changes for clarity • Redundant to have the table in two different places
17.68.030 Public hearing	• Section removed, because 17.68.015 has been added which clarifies the review process and references procedures identified in OCMC 17.50	• Unnecessary language
17.68.040 Approval by the Commission	• Language, grammar and punctuation changes	• Changes for clarity

	• Change “section” to” OCMC”	
17.68.050 Conditions	• Language changes for clarity and removing unnecessary reference to OCMC 17.50	• Changes for clarity and removing redundancies/repetitive language
17.68.060 Filing of an Application	• Section removed	• Section repetitive, because it outlines application process which is already covered by the new procedures section in OCMC 17.50

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