

Summary of Proposed Draft Amendments to the Oregon City Municipal Code

Draft for the Planning Commission Hearing on September 23rd, 2019

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

*This is a summary. Please notify staff of any errors or omissions. **Please refer to complete chapters for all changes.***

OCMC Chapter / Section	Summary	Explanation
16.12 – Minimum Public Improvement and Design Standards		
16.12.013 - Modifications	Sentence added to allow City Engineer approval of modifications to standards for tree preservation purposes	Example: City Engineer may modify sidewalk design to avoid having to remove established trees, such as a curved or elevated sidewalk or use of curb-tight sidewalk for a short section.
17.14 – Single Family and Duplex Residential Design Standards		
17.14.020 – Applicability	Clarification that these standards do not apply to manufactured home within established parks.	Design standards for single-family detached and duplex dwelling apply to traditional site-built homes and manufactured dwellings on individual platted lots. Standards for Manufactured dwellings within parks follow OCMC 17.20.
Chapter 17.20 - Accessory Dwelling Unit, Cluster Housing, Internal Conversion, Live/Work Dwelling, and Manufactured Home Park Design Standards		
17.20.050 – Manufactured Home Park	B.2 - Remove reference to compliance with OCMC 17.14 for units within parks (See above)	See explanation above for 17.14.050.
	C.2. – Clarify calculation of density and reference definition of net developable area for parks.	Clarifies areas that must be deducted from gross site area to calculate how allowed number of units is calculated.
	4. Clarify setbacks for manufactured homes and accessory structures within manufactured home parks to be consistent with statewide requirements for manufactured home parks. Continues to maintain a 15' setback at the park perimeter.	Allows greater flexibility for placement of new and replaced manufactured units and accessory structures to locate within manufactured home parks consistent with state codes.

Chapter 17.24 NC Neighborhood Commercial District		
17.24.020 - Permitted Uses—NC.	Remove “Residential use that does not exceed fifty percent of the total building square footage on-site” as a permitted use.	The use is permitted in MUC per (A). Assures that there is minimum commercial component associated with residential use to meet the intent of this mixed-use zone.
17.24.035 - Prohibited uses.	Add L. “Residential use that exceeds fifty percent of the total building square footage on-site.”	Clarification. Assures that there is minimum commercial component associated with residential use to meet the intent of this mixed-use zone.
Chapter 17.29 MUC Mixed Use Corridor District		
17.29.020 - Permitted uses—MUC-1 and MUC-2.	N. Added clarification to permit one and two dwelling units in conjunction with a non-residential use, which may occupy no more than 50% of the total square footage of the development.	Clarification. Assures that there is minimum commercial component associated with residential use to meet the intent of this mixed-use zone.
Chapter 17.34 MUD Mixed Use Downtown District		
17.34.020 - Permitted uses.	M. Added clarification to permit one and two dwelling units in conjunction with a non-residential use, which may occupy no more than 50% of the total square footage of the development.	Clarification. Assures that there is minimum commercial component associated with residential use to meet the intent of this mixed-use zone.
Chapter 17.41 - Tree Protection, Preservation, Removal and Replanting Standards		
17.41.110 – Permitted Adjustments	A.2. Replace “Community Development Director” with “City Engineer”	Example: City Engineer may modify sidewalk design to avoid having to remove established trees, such as a curved or elevated sidewalk or use of curb-tight sidewalk for a short section.
Chapter 17.52 - Off-Street Parking and Loading		
17.52.020 - Number of automobile spaces required.	A.4. Added language “Fleet vehicle parking shall be accommodated within the maximum parking ratio, except that in GI, CI, and MUE zones, fleet vehicle parking may be included in a parking lot in addition to the maximum number of permitted parking spaces.”	This change will allow developments in the employment zones (GI, CI and MUE) to store fleet vehicles on-site and not violate the maximum allowed amount of parking required. Example: a warehouse or distribution facility that stores delivery vehicles in addition to regular parking needs on-site.

Chapter 17.62 - Site Plan and Design Review		
17.62.050 - General Standards - G. Screening of Mechanical Equipment:	<p>G.1. Clarify applicability for roof-top equipment. Applies to all new buildings or building additions, not to new or replaced equipment on existing buildings.</p> <p>Clarifies the viewpoint is from adjacent street level.</p> <p>Requires that new or replacement equipment be painted or powder-coated.</p> <p>G.2. Clarify that wall-mounted HVAC and multiple utility meters shall not be placed on the front façade of a building or facing a right-of-way.</p>	<p>Clarifies that the screening requirement applies to new buildings and additions, but no longer requires screening requirements for new and replacement roof-mounted mechanical equipment on existing buildings which pre-existed current code.</p> <p>New and replaced mechanical equipment on existing buildings must be painted or powder-coated, but not screened.</p>
PREVIOUS CODE CLEANUP ITEMS		
The items listed below were reviewed by Planning Commission on September 9, 2019		
16.08 Land Divisions – Process and Standards		
16.08.065 – Lot size reduction	Clarify that how to address fractions when identifying the number of lots which are allowed to be reduced in size.	25% of lots may be below the minimum lot size, provided the subdivision as a whole average the minimum lot size. This amendment clarifies that the fractions resulting from the twenty-five percent calculation shall be rounded down.
Chapter 17.04 Definitions (See Chapter for all Changes)		
17.04.481 – Food cart, mobile	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
17.04.766 – Mobile vendor	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
17.04.808 – Net Density	Clarify that how to address fractions when identifying the minimum and maximum density. Update example.	The minimum net density shall be rounded up and the maximum net density calculations shall be rounded down. If rounding results in conflicting numbers, the minimum net density shall be rounded down.
Chapter 17.16: Single-Family Attached and 3-4 Plex Residential Design Standards		
17.16.050.A.2 – Outdoor space and tree requirement	Update cross reference.	Amend cross reference for front porch requirements.

Chapter 17.20 ADU, Cluster Housing, Internal Conversions, Live/Work Dwelling, Manufactured Homes, and Manufactured Home Parks Residential Design Standards		
17.20.20.J.2	Grammar change	Remove extra period.
17.20.050.C.11 - Manufactured Home Park	Add standard identifying that parking lots greater than 2 stalls, refuse and recycling areas, outdoor lighting, fencing, and structures (other than the manufactured homes) are subject to compliance with Site Plan and Design Review standards in OCMC 17.62.	Require Site Plan and Design Review for common buildings, fencing, etc.
Chapter 17.24 Neighborhood Commercial District		
17.24.035.K – Prohibited Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.26 Historic Commercial District		
17.26.035.E – Prohibited Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.29 MUC Mixed Use Corridor District		
17.29.020.M - Permitted uses—MUC-1 and MUC-2.	Clarified 1-2 residential units allowed in conjunction with nonresidential uses	Language inadvertently excluded from adopted code
17.29.030.K - Conditional uses—MUC-1 and MUC-2 zones.	Clarify that bus stops are not included in the definition of passenger terminals	Clarify bus stops allowed without a Conditional Use.
17.29.040.K – Prohibited Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.31 MUE Mixed Use Employment District		
17.31.020.R – Permitted Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.32 General Commercial District		

17.32.040.F – Prohibited Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.34 Mixed Use Downtown District		
17.34.020.K – Permitted Uses	Remove parks, playgrounds, play fields and community or neighborhood centers as a permitted use and renumber section.	Permitted uses were copied over from a cross reference in the previous code. When the copy was completed, the use was carried over, however, the use was already listed as requiring a Conditional Use approval.
17.34.020.DD – Permitted Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
17.34.030.N - Conditional uses.	Clarify that bus stops are not included in the definition of passenger terminals	Clarify bus stops allowed without a Conditional Use.
17.34.040.I & J – Prohibited Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.35 Willamette Falls Downtown District		
17.35.020.E – Permitted Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.36 GI General Industrial District		
17.36.020.P – Permitted Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.37 CI Campus Industrial District		
17.37.020.Q – Permitted Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
Chapter 17.39 I Institutional District		
17.39.020.H – Permitted Uses	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
17.39.050 – Dimensional Standards	Add minimum landscaping standard of 15%	Standard was relocated from 17.62.050.A to zoning chapters and was not identified in the Institutional District.
Chapter 17.50 Administration and Procedures		

17.50.070.A - Completeness review and one hundred twenty-day rule.	Clarify that the completeness review begins once the fees have been paid and the application form is submitted.	Identify the minimum requirements to start the process of determining if an application is complete to process.
Chapter 17.52 Off-Street Parking and Loading		
17.52.020.A.4 - Number of automobile spaces required.	Identify that fleet parking shall be included in the min/max parking requirements for all zones except GI, CI, and MUE.	Add clarity for applicants, while allowing fleet storage to be larger in industrial zoning designations.
17.52.060.C - Perimeter Parking lot landscaping	Clarify perimeter parking lot landscaping standards apply to drive aisles	Clarify existing standards.
17.52.060.D – Building Buffer Landscaping	Clarify landscaping standards between the building and the parking lot do not apply to drive aisles	Allow more flexibility in design.
17.54 Supplemental Zoning Regulations and Exceptions		
17.54.010.C Accessory buildings and uses	Require compliance with 12.04.120	Resolves conflict resulting in temporary structures in the right-of-way needing to obtain a permit.
17.54.020 projections from buildings	Add note recognizing that projections into setbacks may be limited by easements, etc.	Add clarity for the public.
17.54.100.A.6 & 7 - Fences, Hedges, Walls, and Retaining Walls	Allows retaining walls below the elevation of the right-of-way up to 6' in height regardless of location on property and exempts fall protection required by the Building Official, such as railings, from the retaining wall height calculation.	Allow subgrade retaining walls up to 6 feet in height and exclude required fall protection from height limitations.
17.54.115 Mobile Food Carts	<p>Reformat section to separate requirements from mobile units from property owners.</p> <p>Rename “mobile food carts” to “mobile food units”</p> <p>Added requirement that parking lots, refuse and recycling areas, outdoor lighting, fencing, and structures (other than the mobile food units) are subject to Site Plan and Design Review standards.</p>	Changes in response to the Oregon Mobile Food Association. The changes make it easier for the vendors and property owners to each understand their burden and clarifies the code so that it is easier to understand. Some of the standards were removed so the code may be implemented and because they were redundant with other County Health requirements. The approval process was amended to be more streamlined and clear for vendors.

	<p>Specified that compliance with the stormwater standards upon additional impervious surfaces</p> <p>Material standards for units were removed.</p> <p>A new section added allowing 3 carts on a priority at all times under the transitory standards, provided they do not operate more than 5 hours a day.</p> <p>Replaced screening requirement for generators with reference to city noise regulations.</p> <p>Changed approval process so property owner submits for a permit for a certain number of carts onsite and vendors identify compliance with the applicable standards through the business license or supplemental process.</p>	
17.54.120 Home occupations	Add limitation that no commodities are sold onsite.	Restriction inadvertently excluded when requirements were moved.
Chapter 17.62 Site Plan and Design Review		
17.62.030 When required	Specify that manufactured home parks are subject to Site Plan and Design Review.	Support the manufactured home standards which specify that Site Plan and Design Review is required for collective buildings, parking lots, etc.
17.62.035.A.2.y & 17.62.035.B.1.d Minor Site Plan and Design Review	Change “cart” to “unit”	Update based on recommendation from the Oregon Mobile Food Association.
17.62.050.G Screening of Mechanical Equipment	<p>Identify applicability of standards</p> <p>Clarify how units are regulated.</p>	Add clarity.
17.62.050.H.2.vii – Special Material Standards	Allow vinyl or powder coated chain link fencing for City-owned parks or recreational facilities such as play areas, dog parks, tennis courts, ball fields and other recreational facilities	Allow some type of chain link fencing at city recreational facilities

17.62.055.G.3 Institutional, office, multi-family, retail, and commercial building standards	Limit corner lot standards for vertically attached 3-4 plexes	Amend code for feasibility.
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