

Summary of Proposed Draft Amendments to the Oregon City Municipal Code <i>Draft for the Planning Commission Hearing on September 9th, 2019</i> <i>Changes from the last set of proposed code amendments are shown in red in the code. Updated 10.7.19</i> <i>This is a summary. Please notify staff of any errors or omissions. Please refer to complete chapters for all changes.</i>		
OCMC Chapter / Section	Summary	Explanation
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 16.12 Minimum Public Improvements and Design Standards for Development		
16.12.013 - Modifications	Add language to exempt modifications by City Engineer for tree preservation.	This change allows modification of public standards to preserve trees during or following approval of a Type II application, such as use of curved, raised or meandering sidewalks.
Chapter 17.04 Definitions		
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 17.14 Single-Family Detached & Duplex Residential Design Standards		
17.14.020 - Applicability	Clarification that this section does not apply to manufactured homes within parks.	Manufactured homes within parks are not subject to this requirement. They follow applicable section of OCMC 17.20 instead.
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.
17.34.060.D.3 – Dimensional Standards outside of the Downtown Design District	Change “within one hundred feet of” to “abutting” single-family detached or attached units	Revised per City Commission direction on 10.2.2019
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.
17.41 - Chapter 17.41 Tree Protection, Preservation, Removal and Replanting Standards		
17.41.110.2.	Change “Community Development Director” to “City Engineer”	Allows City Engineer to grant adjustments to public works standards to preserve existing trees.
Chapter 17.48 – Willamette River Greenway		
17.48.050 - Permit required— Exceptions.	Added additional exceptions K. through N.	
17.48.060 - Administrative procedure.	Change “administrative procedure” to “procedures” Modify language to match existing procedures	Clarify existing Type I review procedures for excepted activities. Clarify existing Type II review procedure for non-excepted activities.
17.48.17.48.080 - Development standards—General considerations.	Under (E) - Add language that no greenway setback standards shall apply for areas outside of the 150-foot Compatibility boundary.	Clarify the extent of the greenway setback for compatibility review.
17.49.090 -Procedure	Section to be deleted	See under 17.48.060 above.
17.49.100 – Compatibility Review	A. Clarify that OHW (Ordinary High Water) is the DSL determined OHW for measurement.	Clarify the extent of the greenway setback for compatibility review.

	B. Clarify Type III procedure for change or intensification or use.	
	C. (Section to be deleted)	
17.49.110.A	Section to be deleted.	Removal of 35' height limit, since it conflicts with acknowledged zone districts and development standards.
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	Reformat section to separate requirements from mobile units from property owners. Rename "mobile food carts" to "mobile food units"	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

	<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> <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>	<p>process was amended to be more streamlined and clear for vendors.</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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