



Amendments to the Recently Adopted Code for

Clarifications, Corrections of Errors, or Improvements

Excerpts of Proposed Amendments

*Please refer to the latest amendments for all changes.
Note the amendments are likely to change throughout the
review process to respond to the public as well as the
Planning and City Commissions.*



Mobile Food Carts

- Remove conflicting language for health regulations
- Remove requirements for exterior materials
- Modify screening requirements for generators
- Streamline permitting process



Shelters

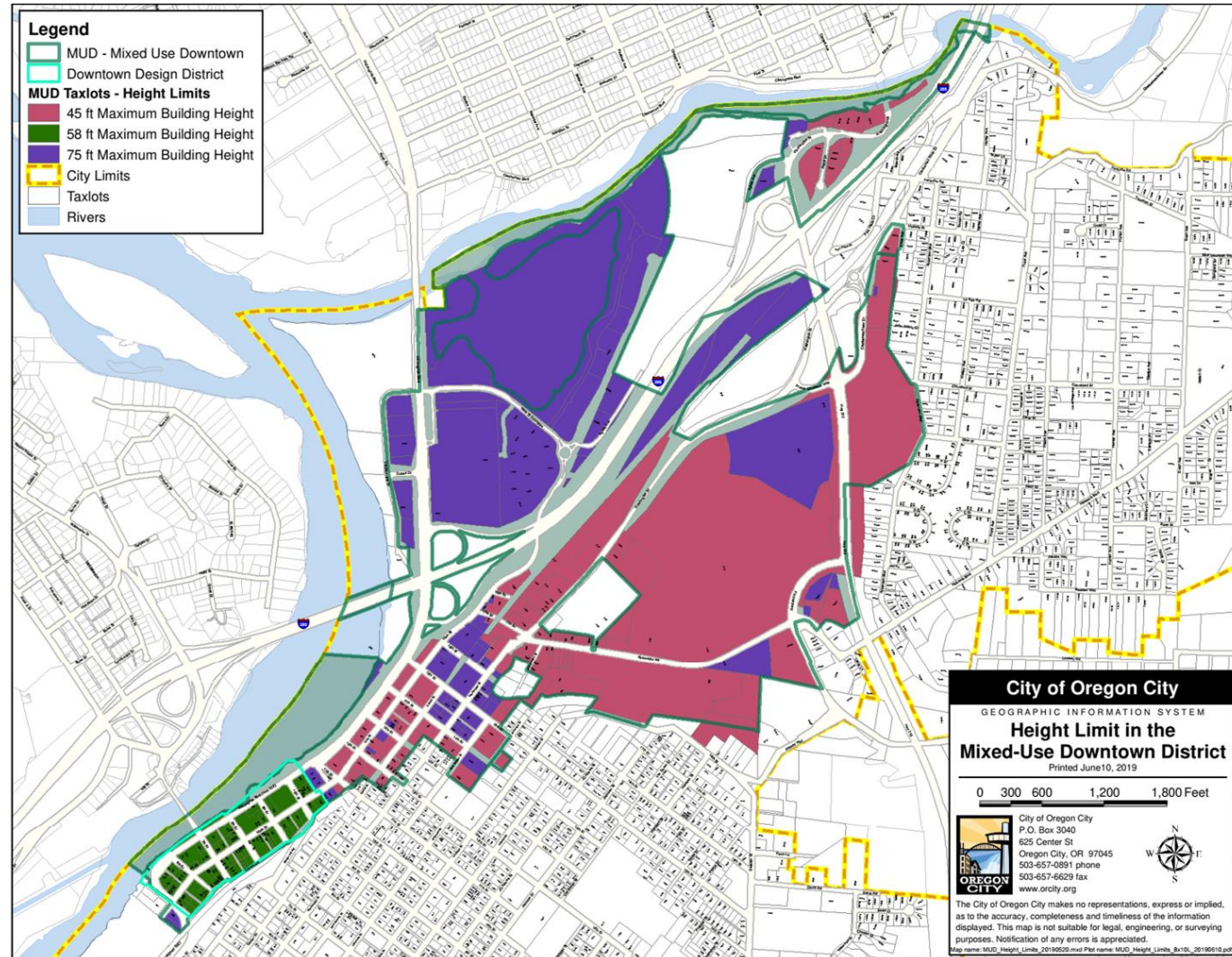


- Allow shelters subject to Conditional Use approval in
 - MUD - Mixed Use Downtown (*outside Downtown Design District*)
 - MUC - Mixed Use Corridor
- Use-specific standards

MUD Height

Outside of the
Downtown
Design
District:

limit height
from 75' to 45'
for property
abutting
single-family
detached
residences, but
not within 100'
of residence.



Manufactured Home Parks



- No residential design standards within a park.
- Clarify density calculation
- Change setbacks for greater flexibility
- Certain parts of parks (such as common areas and parking lots) subject to site plan and design review.

Parking Lots



- Allows developments in the employment zones (GI, CI and MUE) to store fleet vehicles on-site and not violate the maximum parking required.
- Parking Area/Building Buffer not reqd. with no adjacent parking

Screening Mechanical Equipment



- Roof-mounted mechanical equipment applies to new buildings as viewed from the street
- Others allowed if painted or powder-coated

Trees

Allow modified standards for tree preservation purposes



Commercial with 1-2 Dwelling Units



- MUC and NC: require a minimum of 50% sq. ft. commercial
- Allow in MUC

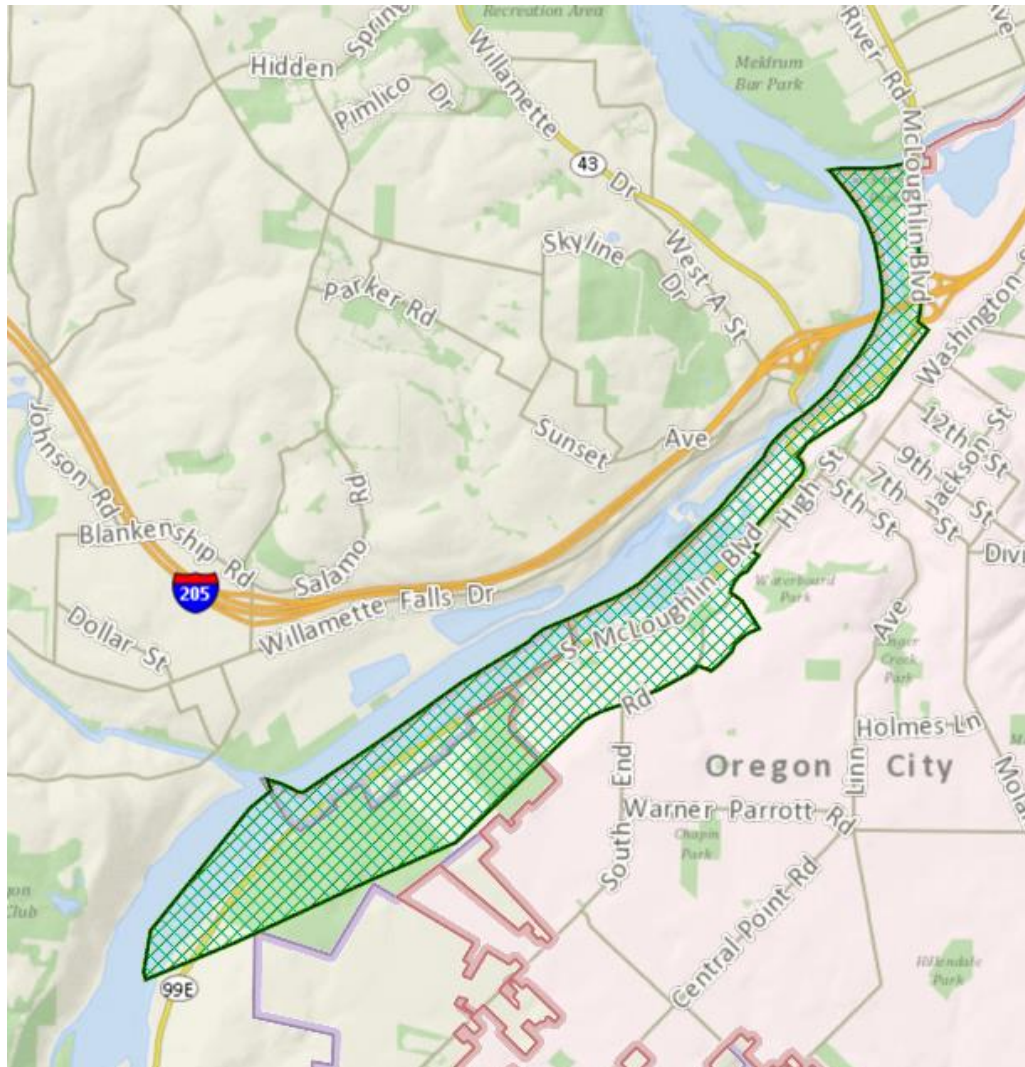
Chapter 17.54

Supplemental Zoning Regs

- Projections may be limited by easements
- Allow up to 6' subgrade retaining wall and exclude safety railings
- Limit sales in home occupations



Chapter 17.48 WRG Willamette River Greenway Overlay District



- Allow small things outright
 - Type I Site Plan reviews
 - Historic Review Board Policy
 - Signs
- Remove conflicting procedures
- Remove 35' height limit for residential structures

Zoning Districts

- Mixed Use Downtown District: Clarify that parks, playgrounds, play fields and community or neighborhood centers are a conditional use
- Institutional District: Add 15% landscaping requirement

Other

- Definitions
- Specify when completeness review begins
- Clarify that bus stops are not included in the definition of passenger terminals
- Round down when calculating the number of lots that can be reduced in size.
- Allow vinyl or powder coated chain link fencing for park uses

Short-Term Rentals

Address after Comprehensive Plan Update



Next Steps / Schedule



- 10/9 NRC
- 10/16 City Commission Hearing
- 11/6 City Commission Tentative 1st Reading
- 11/20 City Commission Tentative 2nd Reading

Thank you! Questions?