

CITY OF DUNDEE
PLANNING COMMISSION AGENDA
City Hall Meeting Chambers
620 SW 5th Street
Dundee, OR 97115
P.O. Box 220

MEETING DATE: February 20, 2019
Meeting Time: 7:00pm

- I.** Call Meeting to Order.
- II.** Public Comment
- III.** Approval of Minutes
 - January 16, 2019
- IV.** Public Hearing(s)
 - LURA 18-01, City of Dundee – Riverside Zone Amendments (Continued from January 16, 2019)
- V.** Issues from Planning Commissioners
- VI.** Adjournment

The city hall meeting chambers are accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Melody Osborne, Administrative Assistant at 503-538-3922.

CITY OF DUNDEE

Meeting: Planning Commission Meeting
Location: City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115
Date: January 16, 2019
Time: 7:00 p.m.

I. Meeting called to order.

Chairman Howland called the meeting to order. Commissioners present, which consisted of quorum, were Shannon Howland, Dustin Swenson, Rebecca Minifie, Eugene Gilden, Don Webb, Maria “Gabi” Hinoveanu, and Charlotte Ormonde. City Administrator Rob Daykin and City Planner Cheryl Caines were also present.

Members of the audience included Kay Edwards, Robert and Melissa Moxley, and Rod Grinberg.

II. Election of Chair and Vice-Chairman for 2019

Commissioner Swenson nominated Commissioner Howland as Chairman. Motion was seconded. Motion carries to re-elect Commissioner Howland as Chairman.

Commissioner Howland nominated Commissioner Swenson as Vice-Chairman. Motion was seconded. Motion carries unanimously to reelect Commissioner Swenson as Vice-Chairman.

III. Public Comment

There was no public comment.

VI. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the December 19, 2018 minutes.

V. Public Hearing

City of Dundee, LURA 18-01 – Riverside Zoning Amendments (Continued from Dec. 19, 2018)

1. Staff Report

Chairman Howland reopened hearing. Planner Caines read the staff report into record, highlighting the proposed code changes discussed during the December meeting.

Planner Caines passed out an email from Larry Anderson that asked several questions of the Planning Commission (Attached as Exhibit A). She then addressed the first question in the email: 1) Will the EFU zoning of the lowland and riverfront area allow development for recreational use? Planner Caines noted that it was not impacted by the changes to the Code; there were no changes proposed to the EFU code.

She then read and explained the remaining questions to the Commission, which led to a discussion regarding density, proposed changes, and whether the changes were consistent with the approved riverside master plan. CA Daykin passed out a table that he had put together, which looked at the target residential units broken down by sub area (Exhibit B). He reviewed it with the Commission and audience, noting the shifts in density when the proposed code language was applied.

Planner Caines stated there was a discussion about it with the consultant and grant representative. The consultant's response was that the plan was drafted in 2011 and things have changed since that time. His feeling was that the amount of commercial area proposed may have been more than what was needed to serve an area of that size and that he believed that if a percentage would be developed as residential it would be okay because the market would probably not support full development for a long time. Planner Caines also stated that she and the consultant talked about "locational standards" should be added to the Riverside Code in order to direct where commercial zoning would be located. She posed the question to the Commission about whether they would want to proceed in looking at that option.

There was a question about whether the City did that now with the downtown area. CA Daykin responded that what is typically done is that the zoning of the area directs where commercial, residential, or industrial will be located; instead, the master plan that will be produced for each sub area and it would identify how the land would development. CA Daykin stated that it might be beneficial to hear from the owners about what they were proposing.

There was discussion about the need for rationale or calculation as opposed to an arbitrary agreement to a percentage. CA Daykin stated that in the 2011 study the owners did a market analysis, but it was based not just on servicing the residential neighborhoods in the area but outside uses that would come to the area. Kay Edwards stated that what they were hoping for was flexibility since the market kept changing; she also noted that the access to the property had changed, which altered their thoughts on what type of commercial might be developed.

Chairman Howland suggested that the Commission come back to the discussion and then asked if there were any more questions. There was a request that Planner Caines receive more clarification from the consultant on what the specific percentages of residential/commercial might be so that it was clear how much flexibility existed.

CA Daykin stated that he did want to point out some things in the proposed code he hadn't picked up on previously. He noted that there was a presentation to the Council the previous night that had to do with water availability, and the projection was that the City had enough supply to service 500 more residences. CA Daykin then noted some miscellaneous issues with the proposed code; he concluded with a concern regarding the neighborhood parks standards in subsection 6D (page 54). He proposed changing 60% to 80% and changing excess slope from 15% to 5%.

Planner Caines stated that concluded staff comments.

There were no additional questions for staff, so Chairman Howland opened the public hearing.

2. Public Testimony

Rod Grinberg, representing the Lindquist Family, stated that he wanted to revisit the density standards. He stated that they had been assured that densities had been set and that changes would require a comprehensive plan amendment. He didn't like the range idea. CA Daykin responded that he had been given the impression by the consultants that the owners of the properties were on board with the proposed formula. Mr. Grinberg stated that they had agreed with the idea but had not seen the effects of the proposal on the densities and change of total units. Vice-Chairman Swenson asked if the family wanted more or less units. Mr. Grinberg responded that the family was happy with the original proposal as far as total number of units. Vice-Chair Swenson asked what would be ideal for their needs. Mr. Grinberg again responded that the family was happy with the original number.

No further testimony.

CA Daykin suggested that the Commissioners ask any questions they may have. Questions and discussion involved:

- 1) Regarding sustainability (Table 17.202.80.1) criteria #4 low water irrigation systems. It was noted that there wasn't access to any reclaimed water or rain water. CA Daykin noted that the 2011 study made assumptions about the city being able to produce reclaimed water for use, but the water study report regarding future water supply noted that the cost for the developer and city would be significant and not cost efficient. There was discussion regarding whether rainwater could be captured and used.
- 2) Inconsistencies and typos were identified.
- 3) The number of mixed housing types required to be identified and built within a specified area. Whether the word "must" should be used. Whether the requirement should be changed from 2 to 3 different housing types to provide more diversity.
- 4) The allowance of manufactured home parks.
- 5) Traffic concerns regarding access to the Riverside District, and the TSP.

It was moved and seconded to continue the public hearing to February 20, 2019 at 7:00pm. Motion passed unanimously.

It was requested that responses to some of the proposed changes be obtained from the property owners prior to the next meeting. CA Daykin stated he would work on it; and, he requested that the Commissioners email if they catch any additional typos so that they can get them corrected prior to the next meeting.

VI. Planning Issues from Commission Members.

There was discussion regarding the Highway 99W improvements and a timeline. CA Daykin responded that work was not expected to be started until 2021. There was discussion regarding what above-ground wires would be going underground.

CA Daykin gave an update on the McCaw Subdivision appeal filed at LUBA. He stated that the basis of the appeal was on how the size of the lot is determined based on slope, whether it was pre-grading or post-grading. Planner Caines stated that the hearing would be on February 6 in Salem.

There was a question about whether there was an update on Verizon and whether they were going to reapply.

VII. Adjournment

The meeting was adjourned.

Shannon Howland, Chairman

ATTEST:

Melody Osborne, Planning Secretary



CITY OF DUNDEE
Planning Commission Staff Report
File No. LURA 18-01 – Riverside Zone Amendments

| | |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HEARING DATE: | February 20, 2019 |
| APPLICANT: | City of Dundee |
| REQUEST: | Amend the Dundee Development Code Sections 17.202 (Zoning Regulations), 17.203 (Special Use Standards), 17.204 Overlay Zones, and 17.501 Definitions and amend the Dundee Zoning Map to implement the Riverside Master Plan. |
| APPLICABLE CRITERIA: | Dundee Municipal Code 17.405.030 A & C |

Overview:

The Dundee Planning Commission held a public hearing on December 19, 2018 for the proposed Riverside code and map amendments. A motion was passed to continue the hearing to January 16, 2019. A second hearing was held on January 16, 2019 to consider the updated code and public testimony. Planning Commission requested additional information based on discussion items and issues raised in public testimony. A motion was passed to continue the hearing to February 20, 2019. This updated staff report and attachments reflect Planning Commission direction given to staff at the January 16, 2019 meeting and subsequent conversations with the City Attorney. Changes to the proposed amendments and topics for discussion are outlined in more detail under the analysis section of the report.

Background:

The Riverside District Master Plan area is comprised of about 360 acres in the City of Dundee, Oregon. The planning area fronts the Willamette River for over 6,000 linear feet across from Ash Island in the Chehalem Valley area of Yamhill County. The planning area is primarily undeveloped with the exception of a few single family dwellings and the wastewater treatment plant. The planning area encompasses the majority of the city’s buildable land inventory. The City of Dundee initiated the master planning process in 2010 to provide a more detailed land use and transportation plan to guide coordinated development of this special area. The project was funded by a grant from the Oregon Transportation and Growth Management (TGM) Program consistent with Statewide Planning Goals that require cities to plan for future growth, including providing adequate land and facilities to meet long term (20-year) growth projections.

Dundee City Council adopted the Riverside District Master Plan (RDMP) in 2011. Adoption of the RDMP included a Comprehensive Plan text amendment for a new Riverside District designation and a Comprehensive Plan map amendment to apply the new Riverside District designation to all of the properties within the identified Plan area. The RDMP indicates that creation of the Riverside District Zone would be the joint responsibility of the property owners and the city. Dundee City Council initiated the Riverside Zone Development Code amendments in January 2016 and a consultant planner was retained by one of the property owners. At some point, the effort ceased and City Council authorized staff to seek grant funding to complete the Riverside Zone project. City staff applied for

and received a grant from the Oregon Transportation and Growth Management (TGM) Program to draft code to implement the Riverside District Master Plan in 2017. These amendments are the product of that grant project.

The proposed changes amend the Dundee Development Code and zoning map to allow property owners to apply for development approval through a master plan review process. These applications will be reviewed and decided by the Dundee Planning Commission. The proposed amendments do not modify any elements of the adopted Riverside District Master Plan because the project scope only included drafting a Riverside zone to implement the RDMP. Changes to the RDMP require an amendment to the Comprehensive Plan since the Riverside District Master Plan was adopted as a supporting document into the Dundee Comprehensive Plan.

Summary of Proposed Changes (Development Code & Zoning Map):

Dundee Development Code amendments:

Chapter 17.202 – Zoning Regulations

- add descriptions of the new Riverside zoning districts
- modify existing use, development, and design standard related tables and codes to include the Riverside zones
- add a new section (17.202.080) for design standards within the Riverside Residential zone

Chapter 17.203 – Special Use Standards

- modify existing special use standards to also apply to the Riverside zones
- add a new section (17.203.260) that will apply to residential development within the Riverside mixed use zones

Chapter 17.204 – Overlay Zones

- add a new section for the Riverside District overlay (17.204.060)
- add purpose of the Riverside District overlay
- add master plan application submittal requirements and review (Planning Commission review)
- add density and housing mix requirements
- add parks standards
- address modifications to an approved master plan

Chapter 17.501 – Definitions – add definitions for new terms or to add clarity to existing terms.

Dundee Zoning Map Amendments

All land zoned A – Agricultural will be rezoned to one of the following Riverside zoning districts:

- Riverside Residential (RR)
- Riverside Destination Mixed Use (RD)
- Riverside Production (RP)
- Riverside Neighborhood Mixed Use (RN)

Comments Received:

Public notice of the project was advertised in the Newberg Graphic newspaper. In addition, the hearing was also listed under upcoming events on the City of Dundee website. Property owners within the Riverside District were mailed notice of the proposed code and zoning amendments in accordance with Measure 56 requirements. The city received no written public comments for this project as of the writing of this report. Public testimony was given at the December 19, 2018 and January 16, 2019 Planning Commission hearings.

In addition, written comments have been received. These comments are summarized below but included in their entirety in Attachment 5.

Larry Anderson, PE representing Tom & Kay Edwards (property owners within the Riverside District) submitted comments on January 15, 2019. Staff entered the comments into the record at the January 16, 2019 Planning Commission. He stated that duplex, single-family attached, and single-family detached should be allowed. He also noted that transportation and access should be a factor when considering whether to allow development of residential only in mixed use neighborhoods. A question was also raised about recreational use development in the EFU.

Robert Donough, Dundee resident, supports the provision to limit development of parks within 200 feet of the Newberg-Dundee Bypass right-of-way. He recommended that residential lots also be prohibited in these areas and that a landscape buffer area be required to create a noise, visual, and pollution buffer. Comments were submitted January 22, 2019.

Rod Grinberg, representing Stu Lindquist (property owner within the Riverside District) submitted comments on February 5, 2019. The Lindquist family has issues with the density in the mixed use zone and park code requirements. One of which is the prohibition of parks within 200 feet of the Bypass right-of-way.

Analysis:

The consultant team and staff developed draft findings on how the proposed code amendments satisfy the Comprehensive Plan policies, the Oregon Statewide Planning Goals, and Riverside District Master Plan policies. In addition, a map showing the proposed Riverside zoning was also prepared. While reviewing these findings, the proposed zoning map, and the final draft of the proposed code amendments, staff has found minor issues that have not been previously raised, discussed and/or resolved.

Proposed modifications following discussions with City Attorney and Chehalem Park and Recreation District

Code Section 17.204.060(H) – these are shown as track changes in the proposed code draft (Attachment 1)

- Language related to reimbursement by the City for park sites larger than the required minimum.
- Fee in lieu or monetary option for parks was eliminated in code. This could be addressed within a Development Agreement if necessary and does not need to be included in the code per the City Attorney.
- Modifications to minimum neighborhood park size, dimensions, slopes, etc. Some of these modifications were discussed with Planning Commission at the January 16, 2019 public hearing.
- It was noted that development of a trail system was implied but not directly addressed in the proposed code. Additional language regarding trails will be developed and presented for review at the next Planning Commission hearing to ensure consistency with the Riverside District Master Plan.

Code Section 17.204.060(I) – additional language is being developed by the City Attorney to ensure for needed infrastructure. This language will be presented for review at the next Planning Commission hearing. A placeholder has been inserted in the code.

Issues for Discussion at February 20, 2019 Public Hearing

Staff is requesting that the Planning Commission discuss and provide direction on any necessary changes to the proposed code amendments related to the following discussion items:

- 17.202.060(E)(3) – Ground Floor Windows in Commercial and Mixed Use Zones. At the January 16, 2019 Planning Commission public hearing, it was noted that this section should not apply to the Riverside District RD zone because the standards only apply to development sites adjacent to Hwy 99W. The Riverside District is not adjacent to Hwy 99W. Therefore, the RD zone was removed from the standard.

The standards of E3 provide an exception to the 50% ground floor window requirement if a site has more than one street frontage. The exception requires the 50% only on the pedestrian street (Hwy 99W). Without an exception, RD zoned sites with more than one street frontage would be required to provide 50% windows on all ground floors fronting a street. Is that the intent or should an exception be allowed in the Riverside District?

- 17.203.280(C)(1) Residential Development in Riverside Mixed Use Zones allows 75% of the net designated area in RN & RD zones to be developed with residential only uses. This allowance could result in a greater number of residential units and less commercial development in the Riverside District.
 - *Is allowing 75% of the net area in the RN and RD zones to be developed with residential only uses consistent with the Riverside District Master Plan (RDMP)? If not, what should be the percentage allowed?*

The Riverside District Master Plan (Attachment 6) speaks to flexibility for vertical and horizontal mixed uses and allowance of up to approximately 147,000 square feet of non-residential floor area in Subarea A commercial and mixed use areas (proposed RN zoning). The RN zoning consists of approximately 14 acres. Similarly the plan discusses a mix of uses with an allowance of up to about 91,500 square feet of non-residential floor area in Subarea D (proposed RD zoning). The RD zone consists of approximately 8 acres. The plan states that the scale and amount of commercial/mixed use development in both subareas may be lower based on market demand.

The proposed allowance to develop 75% of the net area in the RN and RD zones to be developed with residential only will be less than the maximums listed above. Staff asked the Planning Commission to consider this question at the January 16, 2019 hearing. Commissioners asked for additional information including analysis to help determine what would be the correct amount of commercial to require. Staff noted that the grant funding and contract did not cover such an analysis. To help address the Commission's request the consultant, Matt Hastie with APG, provided some market analysis data done for the Riverside District Master Plan and commercial to residential comparisons to support his proposal. This data is included in an e-mail to staff dated January 25, 2019 (Attachment 7).

- *What types of residential uses should be allowed in the RN and RD zones?*

The proposed code does not currently allow single-family detached/attached or duplexes in the RN and RD mixed use zones. If a portion of the RN and RD zones will be allowed to be developed with residential only uses, then does allowing all residential types make sense? An e-mail from the consultant dated January 16, 2019 addresses the reasoning behind excluding them but also a suggestion on how to allow them in residential only areas. Additional code language may need to be provided if allowed. The e-mail is included as Attachment 8.

- *Should there be a required mix of housing types as in the RR zone?*
- *To ensure commercial areas within the RN zone are conveniently located, the following language is proposed to be added to the Riverside District Overlay standards 17.202.060:*

N. Location of commercial and retail uses in Sub-Area A. Commercial and retail uses in Sub-Area A shall be located to serve the Riverside District as a whole. Ideally, they should be located generally within the southeastern portion of the sub-area. Consistent with sub-section (D) of this section, the Master Plan will indicate the location and phasing of these uses.

Additional Information to Address Discussion from the December 19, 2018 Public Hearing

During the December 18, 2019 public hearing, Robert Donough expressed that all housing types should respond to the sustainability requirements currently proposed for multi-family housing since single-family has as much or more impact on the environment. Staff asked the consultant to address why sustainability requirements were not being proposed for single-family development. The response is included in an e-mail dated January 10, 2019 (Attachment 9). The main reasons are that it is unusual to apply these requirements to single-family development and the average cost per unit is easier for developers and tenants to absorb in multi-family development.

Staff Recommendation

At the February 20, 2019 hearing, the Planning Commission should:

1. Consider the staff report and public testimony.
2. Provide direction on code issues raised by staff.
3. Hold the public hearing open. Staff will make necessary edits to the proposed code and draft findings based on Planning Commission direction.

Attachments

Attachment 1: Proposed Development Code Amendments (as amended for February 20, 2019 hearing)

Attachment 2: Draft Proposed Zoning Map Amendments

Attachment 3: Existing Zoning Map

Attachment 4: Draft Findings

Attachment 5: Written Public Comments

Attachment 6: Riverside District Master Plan

Attachment 7: January 25, 2019 consultant e-mail related to residential only allowance in mixed use zones

Attachment 8: January 16, 2019 consultant e-mail related to single-family and duplex uses in mixed use zones

Attachment 9: January 10, 2019 e-mail related to sustainability features applied to multi-family only

**Attachment 1: Proposed Development Code Amendments
As Amended for February 20, 2019 Planning Commission Hearing**



DUNDEE RIVERSIDE ZONING CODE

Riverside District Code Amendments: Draft #3

February 20, 2019 – Public Hearing Version

INTRODUCTION

This document describes draft development code amendments to implement the Riverside District Master Plan (RDMP) and a set of proposed draft code provisions. It builds on an earlier draft Code Amendments Memo which identified specific ideas and recommendations in lay terms, rather than formal code language. The updated Draft Code Amendments also reflect the results of discussions with the Project Management Team (City and state agency staff), the City's Code Committee, members of the Dundee Planning Commission, and other community members. Throughout this document, commentary boxes are used to explain the rationale for recommendations and identify key questions that have been addressed in drafting the proposed code amendments. Proposed amendments to code provisions are shown in underline (new language) and ~~strikethrough~~ (deleted text) format. Excerpts of the existing code are included where needed for context. Track changes in section 17.204.060 Riverside District overlay (RD) have been included to easily see proposed changes from the January 16, 2019 draft version.

CHAPTER 17.202 ZONING REGULATIONS

17.202.010 Purpose.

J. Parks and Open Space Zone (PO).

K. Riverside Residential Zone (RR). The RR zone implements the Riverside District Master Plan by: providing opportunities for a range of housing types, using residential land in the Riverside District efficiently by establishing a higher average density for the Riverside District than has developed in other parts of the City, and creating walkable neighborhoods.

L. Riverside Neighborhood Mixed Use Zone (RN). The RN zone implements the Riverside District Master Plan by: accommodating a variety of retail, service and office uses (excluding drive-through facilities), and allowing residential development through vertical and horizontal mixed use development – a mix of residential and commercial or retail development on the same site, either side by side or with housing on the top floors above ground-floor businesses. The area is intended to be neighborhood-serving with a pedestrian-oriented scale and buildings ranging from one to four stories in height.

M. Riverside Destination Mixed Use Zone (RD). The RD zone implements the Riverside District Master Plan by allowing for lodging, restaurants, and recreation related uses that take advantage of the riverside location.

N. Riverside Production Zone (RP). The RP zone implements the Riverside District Master Plan by providing opportunities for a range of production, sales, and recreation uses that support tourism and take advantage of nearby open space.

17.202.020 Allowed uses.

Legend for Table 17.202.020:

P: Permitted use

CU: Conditional use

S: Special use requirements apply

N: Use is not permitted

[Note: Selected zones in the following tables are not shown for readability purposes. Those zones will remain in the tables with no changes.]

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|----------|----------|--------------------------|----------|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| A. Residential Uses | | | | | | | | | | | |
| Single-Family Dwelling, including manufactured homes subject to DMC 17.203.100 | P | P | P | S | S | N | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.190 in commercial zones |
| <u>L</u> Two-Family (Duplex) Dwelling, Single-Family Attached Dwelling | N | S | S | S | S | N | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.080 , DMC 17.202.040 (G) for single-family attached DMC 17.203.190 in commercial zones DMC 17.203.280 in Riverside mixed use zones |
| Zero Side Yard Dwellings (Townhouse or Single-Family Detached) | N | N | S | N | N | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.202.040 (G) DMC 17.203.280 in Riverside mixed use zones |
| <u>Compact Detached Dwelling</u> | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.280 in Riverside mixed use zones |
| Manufactured Dwelling Park or Mobile Home Park | N | N | S | N | N | N | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.110 |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | | |
|------------------------------------------------------|--------------------------------------------------------------------------------------------|----------|----------|-------------------------|----------|----------|--------------------------|----------|----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements | |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | | |
| Multifamily Dwelling | N | N | P | S | S | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.120 in residential zones; DMC 17.203.200 for ground floor multifamily in commercial zones; DMC 17.203.190 for existing residential uses in commercial zones DMC 17.203.280 in Riverside mixed use zones | |
| Live/Work Dwellings | <u>N</u> | <u>N</u> | <u>N</u> | <u>S</u> | <u>S</u> | <u>N</u> | <u>N</u> | <u>S</u> | <u>S</u> | <u>P</u> | DMC 17.203.280 in Riverside mixed use zones | |
| Dwelling(s), above permitted ground floor commercial | N | N | N | P | P | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>S</u> | | |
| Boarding, Lodging, or Rooming House | N | N | P | N | N | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>N</u> | | |
| Accessory Dwelling Unit | S | S | S | S | S | N | <u>S</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.260 | |
| Home Occupation | S | S | S | S | S | N | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | DMC 17.203.090 , DMC 17.203.180 in EFU | |
| Family Child Care Home | P | P | P | P | P | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.280 in Riverside mixed use zones | |
| Residential Care Home | P | P | P | S | S | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.190 for existing residential uses in commercial zones DMC 17.203.280 in Riverside mixed use zones | |
| Residential Care Facility | N | N | P | S | S | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.200 for ground floor multifamily and residential care facilities in commercial zones DMC 17.203.280 in Riverside mixed use zones | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|----|--------------------------|-----------|-----------|-----------|---------------------------------------------------------------------------------------------------------|--|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements | |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | | |
| B. Public and Institutional Uses | | | | | | | | | | | | |
| Cemetery | CU | CU | CU | N | N | N | <u>CU</u> | <u>CU</u> | <u>CU</u> | <u>CU</u> | | |
| Church | CU | CU | CU | P | P | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>CU</u> | DMC 17.203.180 , see limits in OAR 660-33 in EFU | |
| Community Building | CU | CU | CU | P | P | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>CU</u> | DMC 17.203.180 , see limits in OAR 660-33 in EFU | |
| Club, Lodge, or Fraternal Organization | CU | CU | CU | P | P | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>CU</u> | | |
| Day Care Facility, Preschool | CU | CU | CU | P | P | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>N</u> | | |
| Emergency Service Facility | N | N | N | P | CU | N | <u>N</u> | <u>P</u> | <u>CU</u> | <u>CU</u> | DMC 17.203.180 , see limits in OAR 660-33 in EFU | |
| Hospital | N | N | CU | P | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | | |
| Mortuary | N | N | N | P | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | | |
| Nursing Home | N | N | CU | N | N | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>N</u> | DMC 17.203.280 in Riverside mixed use zones | |
| Parking Facility | N | N | N | P | P | P | <u>N</u> | <u>CU</u> | <u>CU</u> | <u>CU</u> | | |
| Parks Not to Exceed One-Half Acre, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, Swim Pools, including Accessory Buildings and Structures | P | P | P | P | P | N | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | DMC 17.203.130 , DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU | |
| Parks Greater Than One-Half Acre, including Playgrounds, Trails, Nature Preserves, Athletic Fields, Courts, Swim Pools, including Accessory Buildings and Structures | S | S | S | S | S | N | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | DMC 17.203.130 , DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU | |
| School, College or Vocational | CU | CU | CU | CU | CU | N | <u>N</u> | <u>CU</u> | <u>CU</u> | <u>CU</u> | | |
| School, Commercial | N | N | N | P | P | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>CU</u> | | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------|------|-------------------------|------|----|--------------------------|-------------|-------------|-------------|---------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| School, Elementary or Secondary | CU | CU | CU | N | N | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>N</u> | |
| Solid Waste Disposal and Recycling Sites and Facilities, except as accessory to a permitted use | N | N | N | N | N | CU | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | |
| Utility, Area | CU | CU | CU | CU | CU | P | <u>CU</u> | <u>CU</u> | <u>CU</u> | <u>P</u> | |
| Wireless Communication Facilities | CU+S | CU+S | CU+S | CU+S | CU+S | S | <u>CU+S</u> | <u>CU+S</u> | <u>CU+S</u> | <u>CU+S</u> | DMC 17.203.170 , DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU |
| Transportation Facilities, per DMC 17.501.020 | P | P | P | P | P | P | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | See limits in OAR 660-033 in EFU |
| Transit Centers and Park-and-Ride Lots | CU | CU | CU | CU | CU | CU | <u>CU</u> | <u>CU</u> | <u>CU</u> | <u>CU</u> | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|------|----|--------------------------|-------------|-------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| C. Commercial Uses | | | | | | | | | | | |
| Amusement and Recreation Facilities, including Theaters, Bowling Alleys, Concert Venues | N | N | N | CU/S | CU/S | N | <u>N</u> | <u>CU/S</u> | <u>CU/S</u> | <u>CU/S</u> | DMC 17.203.220 in commercial zones and Riverside mixed use and light industrial zones; see DMC 17.203.140 , Outdoor/unenclosed uses, DMC 17.203.070 if drive-through or walk-up service |
| Art Gallery, Artisan or Craftsman Studio, Photographic Studio, Picture Framing, similar uses | N | N | N | P | P | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>P</u> | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------|----------|-------------------------|------------|----|--------------------------|------------|------------|------------|---------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Automobile Service Station | N | N | N | CU+S | N | S | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.040 |
| Automotive Repair and Service, including Car Wash, Tire Sales and Repair/Replacement, Painting, Auto Body Shop; includes Automobiles, Motorcycles, Aircraft, Boats, RVs, Trucks | N | N | N | CU+S | N | S | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Automotive Sales and Rental, including Automobiles, Motorcycles, Aircraft, Boats, RVs, and Trucks | N | N | N | CU+S | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Automotive Parts and Accessory Sales | N | N | N | S | N | N | <u>N</u> | <u>P/S</u> | <u>N</u> | <u>P/S</u> | DMC 17.203.140 if outdoors/unenclosed |
| Bakery, Butcher Shop, Candy Manufacturing, and similar uses, when retail sales provided on premises | N | N | N | <u>P/S</u> | <u>P/S</u> | N | <u>N</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | See DMC 17.203.070 if drive-through or walk-up service |
| Banks and Other Financial Institutions | N | N | N | <u>P/S</u> | <u>P/S</u> | N | <u>N</u> | <u>P/S</u> | <u>P/S</u> | <u>N</u> | See DMC 17.203.070 if drive-through or walk-up service |
| Barber or Beauty Shop | N | N | N | <u>P</u> | <u>P</u> | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>N</u> | |
| Bed and Breakfast Inn, with three or fewer guest sleeping rooms | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.050 DMC 17.203.280 in Riverside mixed use zones |
| Bed and Breakfast Inn, with four or more guest sleeping rooms | CU | CU | CU | <u>P</u> | <u>P</u> | N | <u>CU</u> | <u>P</u> | <u>P</u> | <u>N</u> | DMC 17.203.050 |
| Bicycle Rental Shop | N | N | N | <u>P</u> | <u>P</u> | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| Boat Landing, not a marina | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.130 , DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU |
| Business and Professional Offices | N | N | N | <u>P</u> | <u>P</u> | N | <u>N</u> | <u>P</u> | <u>P</u> | <u>P</u> | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|------|------|--------------------------|------|----|-----|-------------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Garden Supply, including Commercial Greenhouses | N | N | N | P/S | CU+S | CU+S | N | CU+S | N | P/S | DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU |
| Golf Course | CU | CU | CU | N | N | N | N | N | CU | CU | DMC 17.203.180 , see limits in OAR 660-33 in EFU |
| Golf Driving Range, Miniature Golf | N | N | N | CU | N | N | N | CU | CU | CU | See DMC 17.203.140 |
| Golf Pro Shop | N | N | N | P | P | N | N | P | P | P | |
| Hotels and Motels | N | N | N | P | P | N | N | P | P | CU | |
| Kennel | N | N | N | CU | N | CU | N | N | N | CU | See DMC 17.203.140 |
| Lumber Yard and Similar Outdoor Sales of Building or Contracting Supplies | N | N | N | N | N | S | N | N | N | S | DMC 17.203.140 |
| Marijuana Uses | | | | | | | | | | | |
| Marijuana Dispensary or Retail Facility | N | N | N | P/S | P/S | N | N | N | N | N | DMC 17.203.250 |
| Marijuana Producer or Grow Site | N | N | N | CU+S | N | P/S | N | N | N | N | DMC 17.203.250 |
| Marijuana Processor | N | N | N | CU+S | N | P/S | N | N | N | N | DMC 17.203.250 |
| Marijuana Wholesaler | N | N | N | CU+S | N | P/S | N | N | N | N | DMC 17.203.250 |
| Marijuana Testing Laboratory or Research Certificate | N | N | N | P/S | N | P/S | N | N | N | N | DMC 17.203.250 |
| Marina, with no boat repair | N | N | N | N | N | N | N | N | N | N | DMC 17.203.140 |
| Medical/Dental Clinic | N | N | N | P | P | N | N | P | P | P | |
| Paint and Painting Supplies Sales or Rental | N | N | N | P | P | P | N | P | N | P | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|----|--------------------------|------------|------------|------------|---------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Restaurants, and Other Eating and Drinking Establishments | N | N | N | P/S | P/S | N | <u>N</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.070 if drive-through or walk-up service |
| Retail Sales, including Accessory Services and Repair, except as specified elsewhere in this table | N | N | N | P/S | P/S | N | <u>N</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.070 if drive-through or walk-up service |
| Retail Small-Scale Winery, Brewery or Distillery | N | N | N | S | S | N | <u>N</u> | <u>S</u> | <u>S</u> | <u>S</u> | DMC 17.203.060 |
| Service-Related Businesses, except as specified elsewhere in this table | N | N | N | P/S | P/S | N | <u>N</u> | <u>P/S</u> | <u>P/S</u> | <u>P/S</u> | DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.070 if drive-through or walk-up service |
| Tractor and Farm Equipment, or Logging Equipment, Sales and Service | N | N | N | CU+S | N | S | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Vacation Rental, with Three or Fewer Bedrooms | P | P | P | P | P | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.240 DMC 17.203.280 in Riverside mixed use zones |
| Vacation Rental, with Four or More Bedrooms | CU | CU | CU | CU | CU | N | <u>CU</u> | <u>S</u> | <u>S</u> | <u>N</u> | DMC 17.203.240 DMC 17.203.280 in Riverside mixed use zones |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|----|--------------------------|----------|----------|----------|--------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| D. Industrial and Mixed Employment Uses | | | | | | | | | | | |
| Airports, and Heliport Facilities | N | N | N | N | N | CU | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|------|--------------------------|----------|----------|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Auction Yards | N | N | N | N | N | CU+S | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 |
| Beverage and Bottling Facility, Winery, Brewery, or Distillery, including Warehousing and Distribution; see also Retail Small-Scale Winery, Brewery, or Distillery | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | |
| Bulk Storage of Flammable Liquids or Gases; Petroleum Products Storage and Distribution; Wood or Biomass Fuel Dealers | N | N | N | N | N | CU | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Call Centers and Data Centers | N | N | N | CU | CU | CU | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | |
| Cement, Glass, Clay, and Stone Products Manufacture | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 if outdoors/unenclosed |
| Chemical, Fertilizer, Insecticide, Paint Product Manufacture, or Similar Uses | N | N | N | N | N | CU | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Concrete or Asphalt Batch Plants | N | N | N | N | N | CU+S | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 |
| Dairy Products Manufacture, e.g., butter, milk, cheese, ice cream | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 if outdoors/unenclosed |
| Dwelling for a Caretaker or Watchperson | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>S</u> | <u>Permitted as an accessory use to an industrial use only.</u> |
| Feed and Seed Facilities, including Grain Elevators and Storage | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU |
| Finished Textile and Leather Products Manufacture | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | DMC 17.203.140 if outdoors/unenclosed |

| Table 17.202.020 : Zoning Use Table | | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------|-----|-------------------------|-----|------|--------------------------|----------|----------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Food Processing, including Canning, Freezing, Drying and Similar Food Processing and Preserving | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU |
| Freight Terminals, including Loading Docks, Storage, Warehousing, Wholesale Distribution, Cold Storage; except personal storage such as mini-storage warehouses | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Machine Shop, and Sales, Service and Repair of Machinery | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 if outdoors/unenclosed |
| Metal Plating | N | N | N | N | N | CU | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 if outdoors/unenclosed |
| Metal Products Manufacture | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 if outdoors/unenclosed |
| Newspaper, Periodical, Publishing and Printing | N | N | N | CU | CU | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | |
| Outdoor Storage of Materials of an Industrial Character | N | N | N | N | N | CU+S | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU+S</u> | DMC 17.203.140 |
| Personal Storage, such as Mini-Storage Warehouses | N | N | N | CU+S | N | P | <u>N</u> | CU+S | <u>N</u> | <u>CU+S</u> | DMC 17.203.140 if outdoors/unenclosed; DMC 17.203.230 in the community commercial zone, <u>Riverside Neighborhood mixed-use and Riverside Production.</u> |
| Rendering Plants | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | |
| Small-Scale Manufacturing in the community commercial zone, as defined in DMC 17.203.150 . | N | N | N | S | N | N | <u>N</u> | <u>S</u> | <u>N</u> | <u>S</u> | DMC 17.203.150 |
| Specialty Trade Contracting Facilities, conducted wholly within a building | N | N | N | CU | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | |
| Specialty Trade Contractor Facilities, conducted all or partially outdoors | N | N | N | N | N | S | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|------|--------------------------|----------|----------|-----------|-------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Welding Shop and Blacksmith, conducted wholly within a building | N | N | N | CU | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | |
| Welding Shop and Blacksmith, conducted all or partially outdoors | N | N | N | N | N | S | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 |
| Wood Products Manufacture, including sawmills, paper and allied products, and secondary wood products | N | N | N | N | N | P | <u>N</u> | <u>N</u> | <u>N</u> | <u>CU</u> | DMC 17.203.140 if outdoors/unenclosed |
| Wrecking, Demolition, Junk Yards, including Recycling Firms | N | N | N | N | N | CU+S | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.140 |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|----|--------------------------|----------|----------|----------|-----------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| E. Agricultural and Natural Resource Uses | | | | | | | | | | | |
| Gardening | P | P | P | P | P | P | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| Farm Use | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | See DMC Title 6 and DMC 8.16.020 . Livestock not allowed in A |
| Dwelling, Primary, Customarily Provided in Conjunction with Farm Use | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 |
| Additional Dwellings in Conjunction with Farm Use | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits in EFU |
| Any other dwelling listed as an allowed use under OAR Chapter 660 , Division 33 | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----|-----|-------------------------|-----|----|--------------------------|----------|----------|----------|-------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Any other dwelling that may be allowed after required review under OAR Chapter 660 , Division 33 | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits |
| Commercial Activities in Conjunction with Farm Use, except Farm Stands | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits in EFU |
| Farm Stand per ORS 215.283(o) | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits in EFU |
| Operations for the Exploration for and Production of Geothermal Resources as defined by ORS 522.005 and Oil and Gas as defined by ORS 520.005 , including the Placement and Operation of Compressors, Separators and Other Customary Production Equipment for an Individual Well Adjacent to the Wellhead; Operations for the Exploration for Minerals as defined by ORS 517.750 . | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | |
| Operations Conducted for Mining and Processing of Geothermal Resources as defined by ORS 522.005 not otherwise permitted; Operations Conducted for Mining, Crushing or Stockpiling of Aggregate and Other Mineral and Other Subsurface Resources; Processing of Other Mineral Resources and Other Subsurface Resources | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits |
| Veterinary Clinic with On-Site Service of Farm Animals | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits |
| Any other use specifically listed in OAR Chapter 660 , Division 33 that must be an allowed use in EFU zones | N | N | N | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | DMC 17.203.180 , see OAR 660-33 for limits |

| Table 17.202.020 : Zoning Use Table | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | | |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------|----------|----------|-------------------------|------|----------|--------------------------|----------|----------|----------|---------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Special Use Requirements |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| F. Accessory Uses | P/C U | P/C U | P/C U | P/C U | P/CU | P/C U | P/CU | P/CU | P/CU | P/CU | P or CU per primary use, DMC 17.203.180 in EFU; DMC 17.203.270 in LI |
| G. Temporary Uses | S | S | S | S | S | S | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | DMC 17.203.160 , plus DMC 17.203.180 in EFU, see OAR 660-33 for limits in EFU |

17.202.030 Lot and development standards by zoning district

| Table 17.202.030 – Lot and Development Standards by Zoning District | | | | | | | | | | | |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------|--------|----------------|---------------------------|------------------|------------------|--------------------|----------------|----------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses | Residential | | | Commercial and Employment | | | Riverside District | | | | Exceptions |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| A. Minimum Lot Area (Square Feet) – (b) applies to all zones | | | | | | | | | | | |
| Single-Family Dwelling (1 unit) | 9,000 | 7,000 | 5,000 (a) | 5,000 (all uses) | 5,000 (all uses) | 5,000 (all uses) | 4,000 (p) (s) (w) | NA | NA | NA | (a) 3,000 per dwelling unit if more than one dwelling on a lot. (b) Where the slope of the ground exceeds 11 percent in any direction over more than 60 percent of the lot, the area of the lot shall be increased as follows: 11 – 15% slope = min. lot area + 20% 16 – 20% slope = min. lot area + 50% 21 – 25% slope = min. lot area + 100% 26 – 30% slope = min. lot area + 200% 31%+ slope = specified by city engineer (p) Except Compact Detached Dwellings. (s) See 17.204.060 for maximum lot area standards for subdivisions in the RR zone. (t) For single family attached dwellings, 5,000 square feet required in total for both lots. |
| Duplex Dwelling (2 units) | NA | 10,000 | 6,000 (a) | | | | 5,000 (t) (w) | 5,000 | 5,000 | NA | |
| Townhouse Dwelling Units, Compact Detached Dwellings, and Live/Work Dwellings | NA | NA | 3,000 per unit | | | | 1,800 per unit (w) | 1,800 per unit | 1,800 per unit | 1,800 per unit | |
| Multifamily Dwellings (3 or more units) | NA | NA | 3,000 per unit | | | | 1,200 per unit (w) | 1,200 per unit | 1,200 per unit | NA | |
| Nonresidential Uses and dwellings above ground floor commercial (where permitted) | Adequate to contain all structures within required yard setbacks | | | | | | None | 5,000 | 5,000 | 5,000 | |

| Uses | Residential | | | Commercial and Employment | | | Riverside District | | | | Exceptions |
|-------------------------------------|-------------|-----|-----|---------------------------|-----|----|--------------------|----|----|----|------------|
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| B. Yard Setback Requirements (Feet) | | | | | | | | | | | |

| Uses | Residential | | | Commercial and Employment | | | Riverside District | | | | Exceptions |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------|---------------------------|----------|----------|-----------------------------------------------------|-----------------|-----------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| Primary Front Yard – Minimum | 20(d) | 20(d) | 15 | 10(j) | 5(j) | 10* | 10 (u) (w) | 0 (q) | 0 (q) | 10 | See also DMC 17.202.040 (d) Minimum front yard for unenclosed, single story porch or deck is 15. (e) Minimum side or rear setback adjoining residential zone is 20 feet. (f) Minimum rear setback is 50 feet for nonresidential uses. (g) Minimum side setback is 30 feet for nonresidential uses. (h) Minimum side or rear setback adjoining residential zone is 10 feet. (i) Limited to six common wall dwellings on individual lots. (j) Minimum front yard setbacks apply only abutting Highway 99W right-of-way. Minimum front setback abutting other public rights-of-way is zero. (k) Compliance with the maximum front yard standards is determined as specified in DMC 17.202.060(A) . <u>(q) Residential buildings without ground floor commercial are subject to the standards of the RR zone.</u> <u>(u) Garage entrances must be set back a minimum of 20 feet from the front lot line.</u> <u>(w) Proposed housing units and lots adjacent to a lower density, Dundee residential zone must meet the development standards of the lower density zone.</u> |
| Secondary Front Yard – Minimum | 20(d) | 15 | 15 | 10(j) | 5(j) | 10* | 10 (w) | 0 (q) | 0 (q) | 10 | |
| Primary Front Yard – Maximum | | | | 20(k) | 15(k) | | - | 20(k) (q) | 15(k) (q) | - | |
| Secondary Front Yard – Maximum | | | | 40(k) | 30(k) | | - | 40(k) (q) | 30(k) (q) | - | |
| Side Yard for a Principal Structure | 10 | 7.5 | 5 | None (e) | None (e) | None (e) | 5 (w) | None (e) (q) | None (e) (q) | None (e) | |
| Rear Yard for a Principal Structure | 20 | 15 | 15 | None (e) | None (e) | None (e) | 10 (w) | None (e) (q) | None (e) (q) | None (e) | |
| Rear Yard or Side Yard for an Accessory Structure | 1/3 of building height, none if 6 feet high or less | | | None (e) | None (e) | None (e) | 1/3 of building height, none if 6 feet high or less | None (e) (q) | None (e) (q) | None (e) | |
| Side Yards for Zero Side Yard Dwelling Units | NA | NA | 10, except zero yard (i) | NA | NA | NA | 10, except zero yard (i) | NA (q) | NA (q) | NA | |
| Setback from Partial Street | New structures or structure additions on lots abutting an existing public street that does not meet the minimum standards of DMC 17.305.030 for right-of-way width shall provide setbacks sufficient to allow for the future widening of the right-of-way, plus the minimum required yard setback. Building permits shall not be issued for new structures or additions that do not meet this standard. | | | | | | | | | | |

| Uses | Residential | | | Commercial and Employment | | | Riverside District | | | | Exceptions |
|------------------------------------|-------------|-----|-----|---------------------------|-------|----|--------------------|----|----|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| C. Maximum Structure Height (Feet) | | | | | | | | | | | |
| Dwellings | 30 | 30 | 30 | 45(l) | 45(l) | 45 | 35(v) (w) | 45 | 45 | 35 | (l) New structures shall be limited to three stories. (m) Telecommunication structures in excess of 45 feet in height allowed with conditional use permit. (v) Additional 10' bonus (total of 45') is available to residential buildings in RR zone which follow additional provisions in 17.202.080.G |
| Non-Dwelling Structures | 30 | 30 | 30 | 45(l) | 45(l) | 45 | 35(v) (w) | 45 | 45 | 45 | |

| Uses | Residential | | | Commercial and Employment | | | Riverside District | | | | Exceptions |
|----------------------------------|-------------|-------|-------|---------------------------|-----|----|--------------------|-------------|-------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| D. Minimum Lot Dimensions (Feet) | | | | | | | | | | | |
| Lot Width and Frontage | 60 | 60 | 50(n) | None | | | 30 (n) (w) | None (q) | None (q) | None (q) | (n) Minimum lot width for lots containing townhouse dwelling units built the full width of the lot is 20 feet. |
| Lot Depth | 90(o) | 90(o) | 80(o) | None | | | 50 (o) (w) | None (q) | None (q) | None (q) | (o) Lot depth shall not be more than three times the lot width, except townhouses (no limit, but must provide 300 sq. ft. of semi-private outdoor living space for each unit), single-family attached (three and one-half times max.) and public utility uses (no limit). |

| Uses | Residential | | | Commercial and Employment | | | Riverside District | | | | Exceptions See also DMC 17.202.040 |
|----------------------------------------|-------------|-----|-----|---------------------------|-----|----|--------------------|-------------|-------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| E. Maximum Lot Coverage (% of Lot) | | | | | | | | | | | |
| Lot Coverage | 35 | 40 | 45 | None | | | 45 (r) (w) | None (q) | None (q) | None | (q) Residential buildings without ground floor commercial are subject to the standards of the RR zone. (r) Townhouse dwellings, Compact Detached dwellings, and multifamily dwellings have a maximum lot coverage of 60% and a maximum combined lot and parking area coverage of 90%. |
| Parking Area Coverage | 30 | 30 | 30 | None | | | 30 (w) | None (q) | None (q) | None | |
| Combined Lot and Parking Area Coverage | 65 | 70 | 75 | None | | | 75 (r) (w) | None (q) | None (q) | None | |

17.202.050 Fence standards.

A. General Standards.

1. Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, electric or any other hazardous or dangerous materials; this includes link fencing with barbed ends at the top or sides; except that fences topped with barbed wire are allowed in agricultural and public zones.
2. Electric fences and barbed wire fences in agricultural zones intended to contain or restrict cattle, sheep, horses or other livestock, and lawfully existing prior to annexation to the city, may remain.
3. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, nonuniform height, and uncontrolled growth of vegetation.
4. Fences shall comply with requirements of the clear vision area for streets and driveways.
5. In no instance shall a fence extend beyond the property line.
6. In the RN, RD, C and CBD zones, chain link fencing may not be used between a public street and a maximum setback line, with the following exceptions:
 - a. In the RN and C zone, black fused and bonded vinyl coated chain link fencing may be used, subject to subsection (B) of this section. In the CBD, RN and RD zones, black fused and bonded vinyl coated chain link fencing may be used if screened from view from the street by a sight-obscuring hedge of equal height, subject to subsection (B) of this section.
7. In the LI and RP zones, fences taller than six feet in height shall not be chain link. Fences over six feet in height shall be screened by a sight obscuring hedge.

B. Fence Heights.

1. Fences in residential zones shall not exceed four feet in height in the required primary front yard setback, and six feet in height within secondary front, side or rear yard setback.
2. Fences and walls in the RN, RD, C and CBD zones shall not exceed four feet in height between a public street and the maximum front yard setback line (per DMC [17.202.030\(B\)](#)) and six feet in height within a side or rear yard setback.
3. Fences in interior yards more than six feet in height shall meet the setback requirements in Table 17.202.030 for an accessory structure.
4. The fence height limits above include the height of soil berms under the fence or acting as a fence.

5. Vertical structural members such as posts or columns that are not wider than two feet and that are spaced not closer than eight feet (other than when located on either side of a gate or portal) and ornamental features on top of the posts or columns shall not be used in determining height.
6. If a variance has been granted to the fence height restriction, a building permit may be required prior to construction.
7. In the LI and RP zones, fences shall not exceed eight feet tall, except where used for outdoor storage areas that are not adjacent to a public right-of-way.
8. In the RN and RD zones, fences shall have a 18 inch buffer of maintained landscaping between the sidewalk and fence if the fence is taller than 42 inches. Landscaping must meet landscaping standards in Section 17.302 and must not exceed a height of 42 inches at maturity.
8. In the RP zone, fences and walls shall not exceed four feet in height within a front yard setback abutting a Parkway Collector, as designated in the TSP. In the RP zone, chain link fencing may not be used in a front yard setback abutting a Parkway collector except for black fused and bonded vinyl coated chain link fencing that is screened from view from the street by a sight-obscuring hedge of equal height.

17.202.060 Site and building design standards in commercial and mixed use zones.

The following standards apply to all development in the RD, RN, C and CBD zones that is subject to land use approval, except that modification or expansion of an existing residential use allowed pursuant to DMC [17.203.190](#) is exempt from this section.

A. Maximum Building Setbacks. The maximum building setbacks are stated in Table 17.202.030.

...

2. Standards. There are two standards, as specified below:

- a. In the RN and C zones, at least 50 percent of the length of the ground level street-facing facade of the building must be within the maximum setback;
- b. In the RD and CBD zones, 80 percent of the length of the ground level street-facing facade of the building must be within the maximum setback.

...

4. Sites with Multiple Frontages.

- a. Sites on corner lots shall meet the applicable standard above for the primary street frontage of their choosing. On the secondary street frontage, the maximum setback is

adjusted to 30 feet for the RD and CBD zones and 40 feet for the RN and C zones. Building frontages used to meet the setback requirements on either the primary or secondary street frontage are considered “street walls” for purposes of this code (see Figure 4).

...

B. Parking Location. In order to encourage pedestrian-friendly commercial and Riverside mixed use development, and to prevent vehicle parking from dominating the streetscape, the location of parking areas and areas for vehicle circulation on a site are limited.

1. Applicability. ...

2. Standards.

...

b. In the RD and CBD zones, in addition to meeting the standard above, sites with 100 feet or more of frontage on any single street shall have parking and vehicle circulation areas abutting no more than 50 percent of the total street frontage along that street.

3. Sites with Multiple Frontages. ...

4. Exceptions.

a. In the C zone, drive-through lanes may be located between the street wall and the street if the applicant can demonstrate that it is not feasible to configure the site in any other way. The standards in DMC [17.203.070](#)(B) shall apply.

...

C. Front Setback Landscaping. In order to enhance pedestrian comfort, development in the RD, RN, C and CBD zones shall be required to provide landscaping and/or pedestrian amenities within front setback areas between the building and the street.

1. Applicability. ...

2. Standards. Front setback areas in the RD, RN, C and CBD zones shall be landscaped to include a mix of plants and pedestrian amenities as follows:

a. In the RD and CBD zones, front setback areas may be used for outdoor seating, pedestrian plazas, benches, walkways, outdoor display of merchandise during business hours (subject to DMC [17.203.140](#)), sculptures, fountains, patios/decks, planter boxes, stormwater management features such as rain gardens and bioswales, tree wells, and/or other plant materials. At least 50 percent of the front setback between the front lot line and a street wall must be hard-surfaced with material other than asphalt and intended for usage by pedestrians and/or customers.

b. In the RD and CBD zones, hedges in excess of four feet in height planted within front setback areas shall be limited to 50 percent of the width of the street frontage on each abutting street (there is no limitation on hedges four feet in height or less).

c. In the RN and C zones, front setback areas shall be landscaped predominately with plant materials. Pedestrian walkways, benches, outdoor seating, and other features listed above for the RD and CBD zones may be incorporated within front setback areas, but are not required. Plant materials within the front setback area shall include one or more varieties of shrubs, bushes, or trees and one or more varieties of perennial flowers. The remaining area shall be planted with grass or living ground cover to assure 80 percent coverage within two years.

3. Sites with Multiple Frontages.

[...]

D. Entrances. In order to provide for safe and convenient pedestrian access to businesses, entrances that face or connect directly to the street are required in the commercial and Riverside mixed use zones.

1. Applicability. ...

2. Standards. There are two standards, as specified below:

a. In the RN and C zones, the primary building entrance for all buildings on the site shall face towards or within 90 degrees of the street and shall be as close as is practical to the street.

b. In the RD and CBD zones, all buildings shall provide an entrance facing the street, and the primary building entrance for all buildings on site shall be either facing the street or be oriented towards an internal pedestrian plaza with a direct walkway to the street. Buildings less than 1,000 square feet in floor area and that were constructed prior to January 1, 2015, shall comply with the standards in the RN and C zones above provided windows are at least 50 percent of the ground level area of the street wall.

3. Sites with Multiple Frontages. ...

4. Exceptions. ...

E. Ground Floor Windows. On the ground level of buildings in the commercial and Riverside mixed use zones, blank walls are limited and windows are required in order to provide an interesting and inviting pedestrian environment that encourages pedestrian activity and to enhance pedestrian safety through greater visibility of the sidewalk from the interior of buildings.

1. Applicability. ...

2. Standards. There are two standards, as specified below. In the RD and CBD zones, all street walls shall meet standard 1, except as specified in subsection (E)(3) of this section. In the RN and C zones, all street walls shall meet standard 2.

a. Standard 1: Windows must be at least 50 percent of the ground-level area of the street wall.

b. Standard 2: Windows must be at least 30 percent of the ground-level area of the street wall.

3. Exceptions. Sites in the CBD zone with more than one frontage shall meet the standards as follows:

a. Sites with 50 feet or more of frontage on Highway 99W shall meet standard 1 on applicable facades facing Highway 99W. On other frontages, standard 2 shall apply.

b. Sites that do not have 50 feet or more of frontage on Highway 99W shall meet standard 1 on the longer street frontage. Where frontages are of equal length, the applicant may choose on which frontage to meet standard 1. On other frontages, standard 2 shall apply.

...

F. Facade Articulation. In order to reduce the scale of large buildings and add visual interest and to encourage architectural design that contributes to the pedestrian environment, street walls shall include articulation features to break up long facades as set forth in this section.

1. Applicability. The standards of this subsection (F) shall apply to all new street walls. Exterior remodels of existing nonconforming buildings shall improve compliance with these standards where possible, and at a minimum shall not increase nonconformance.

2. Standards. There are two standards, as specified below. In the RD and CBD zones, all street walls shall meet standard 1, except as specified in subsection (F)(3) of this section. In the RN and C zones, all street walls shall meet standard 2.

a. Standard 1: All street walls over 40 feet in length shall include at least two of the articulation methods listed in this section every 40 feet.

b. Standard 2: All street walls over 60 feet in length shall include at least two of the articulation methods listed in this section every 60 feet in length.

...

G. Architectural Features Design Matrix. In order to encourage pedestrian-oriented and sustainable design while allowing flexibility on architectural style, development in commercial and Riverside mixed use zones shall provide a combination of design features to meet the standards set forth in this section.

1. Applicability. The standards of subsection (D) of this section shall apply to all new buildings, additions, and exterior renovations within the RN, RD, C and CBD zones. Improvements on lots containing nonconforming development are subject to DMC [17.104.040\(E\)](#).

2. Standards. Compliance with the requirement to provide a suitable combination of building design features in each zone shall be determined based on the standards below and Table 17.202.060. Table 17.202.060 identifies the menu of design criteria and the points earned for varying degrees of compliance with each criterion. The number of points awarded for a given criterion shall be the greatest number of points for which the proposal fully meets the threshold(s) specified; proposals that fall between two thresholds shall be awarded the lower number of points. There are two standards for the minimum total number of points that must be earned, as specified below. In addition, minimum numbers of points must be earned in each of the categories (building design features, site design features, and sustainable design features). The minimum number of points by category for each zone is listed in Table 17.202.060.

- a. In the RD and CBD zones, the minimum total number of points is 14.
- b. In the RN and C zones, the minimum total number of points is eight.

Table 17.202.060 – Architectural Features Design Matrix

| Design Criteria | Possible Points | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| | 0 | 1 | 2 |
| Building Design Features (minimum points: <u>RD and CBD</u> = 6, <u>RN and C</u> = 2; possible points = 10) | | | |
| <u>1.</u> Weather protection (may include awnings, covered porches, building overhangs, or other weather protection; must extend at least 4 feet in horizontal distance from the building wall and be constructed of durable materials in order to qualify; see examples in Figure 13 and Figure 14) | No weather protection at entrances or windows | Weather protection provided over the primary building entrance | Weather protection provided over all building entrances and required ground floor window areas |
| <u>2.</u> Use of natural siding materials (may include natural stone, wood and/or brick; materials designed to imitate natural materials do not qualify) | Little to no use of natural materials (less than 5 percent of street wall area, excluding area | 5 to 50 percent of both total building facade area and street wall area covered with natural siding materials (excluding | Over 50 percent of both total building facade area and street wall area covered with natural siding materials (excluding |

Table 17.202.060 – Architectural Features Design Matrix

| Design Criteria | Possible Points | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| | 0 | 1 | 2 |
| | dedicated to glazing) | area dedicated to glazing) | area dedicated to glazing) |
| <u>3.</u> Detailed window treatments (may include windows recessed at least 4 inches from facade, trim or moldings at least 3 inches in width, or projecting sills extending at least 2 inches from the window pane; see examples in Figure 15) | No use of detailed window treatments | Use of detailed window treatments on all street wall windows | Use of detailed window treatments on all exterior windows |
| <u>4.</u> Windows or doors that open onto a pedestrian area (may include “roll-up” doors or windows as shown in Figure 16 or other styles of doors or windows; must open onto a sidewalk, front setback area, or pedestrian plaza; does not include regular building entrances) | No windows/doors that open onto a pedestrian area | One or more windows/doors not located on the street wall that open onto a pedestrian area (such as a pedestrian plaza) | One or more windows/doors located on the street wall that open onto the sidewalk or front setback area |
| <u>5.</u> Pedestrian-oriented signs (see examples in Figure 17) | Site includes pole signs, roof signs, and/or monument signs that are more than 6 feet tall | Site includes monument signs that are no more than 6 feet tall and/or awning signs, wall signs, or projecting wall signs | Site uses exclusively awning signs, wall signs, and/or projecting wall signs |
| Site Design Features (minimum points: <u>RD</u> and <u>CBD</u> = 5, <u>RN</u> and <u>C</u> = 2; possible points = 12 in <u>RD</u> and <u>CBD</u> zone, 14 in <u>RN</u> and <u>C</u> zone) | | | |
| <u>1.</u> Parking location (see also DMC 17.202.060(B)) | Some parking located between a street-facing building facade and a public street | All parking located to the side of the building | All parking located behind the building |

Table 17.202.060 – Architectural Features Design Matrix

| Design Criteria | Possible Points | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| | 0 | 1 | 2 |
| <u>2.</u> Protected bicycle parking (includes bicycle parking covered by an awning, indoor bicycle storage, and bike lockers; see also DMC 17.304.050) | No protection provided for required bicycle parking | Protection provided for 5% to 25% of required bicycle parking spaces | Protection provided for over 25% of required bicycle parking spaces |
| <u>3.</u> Benches (must be made from wood, metal, or stone; located within a front setback area; and accessible to the public in order to qualify; see examples in Figure 18) | No benches provided | At least one bench provided per 50 linear feet of street frontage | 2 or more benches provided for each 50 linear feet of street frontage |
| <u>4.</u> Trees | No trees provided on site beyond those required under other sections of this code | Additional trees provided on site beyond those required under other sections of this code | All trees in front yard landscaping identified as preferred trees for downtown Dundee by the city council. |
| <u>5.</u> Additional landscaped area in the <u>RN and C</u> zones (subject to DMC 17.302.040 ; not applicable in the <u>RD and CBD</u> zones) | Little or no additional landscaped area provided (less than 5% of gross lot area beyond base requirement) | 5% to 10% additional gross lot area landscaped beyond base requirement in DMC 17.302.050 . | More than 10% additional gross lot area landscaped beyond base requirement in DMC 17.302.050 . |
| <u>6.</u> Plant selection | 2 or fewer distinct plant species included in landscaping | 3 or more distinct plant species included in landscaping | 5 or more distinct plant species included in landscaping |
| <u>7.</u> Installation of public art, including decorative bike racks, in primary front yard (approved by city council or designee) | No public art on site | 1 point may be assigned for public art that makes a minor contribution to the public realm, as determined by the | 2 points may be assigned for public art that makes a significant contribution to the public realm, as |

Table 17.202.060 – Architectural Features Design Matrix

| Design Criteria | Possible Points | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| | 0 | 1 | 2 |
| | | city council or designee | determined by the city council or designee |
| Sustainability Features (minimum points: CBD = 1, C = 1; possible points = 14, <u>18 in RD and RN zones</u>) | | | |
| <u>1.</u> Shared parking with adjacent uses (must meet standards of DMC 17.304.040(B)) | No shared parking | More than one space but less than half of required parking spaces shared with adjacent uses | More than half of required parking spaces shared with adjacent uses |
| <u>2.</u> Use of native plants (native species listed in Metro’s “Native Plants for Willamette Valley Yards” or a similar resource) | Little or no use of native plants (less than 15% of landscaped area) | 5% to 25% of landscaped area covered by native plant species | More than 25% of landscaped area covered by native plant species |
| <u>3.</u> Stormwater management integrated into site and landscaping (can include rain gardens, bioswales, and similar low impact development techniques; does not include detention ponds; see examples in Figure 19) | No low impact development measures used on site | Site includes low impact stormwater management measures | |
| <u>4.</u> Low water irrigation systems | Any permanently installed irrigation systems using potable water do not use drip irrigation or a rain sensor | Any permanently installed irrigation systems using potable water use drip irrigation or a rain sensor | Site uses reclaimed water or rainwater for irrigation |

Table 17.202.060 – Architectural Features Design Matrix

| Design Criteria | Possible Points | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | 0 | 1 | 2 |
| <u>5.</u> Electric vehicle charging station | Site does not include electric vehicle charging station | Site includes at least one electric vehicle charging station | |
| <u>6.</u> Permeable paving (may include porous concrete, permeable pavers, or other pervious materials as approved by the city engineer) | Little or no use of permeable paving (less than 10% of all paved surfaces) | Permeable paving used on 10% to 50% of all paved surfaces | Permeable paving used on over 50% of all paved surfaces |
| <u>7.</u> Green roofs for stormwater management (designed in accordance with best practices and approved by the building official; see examples in Figure 20) | Little or no green roof (less than 25% of total roof area) | Green roof covering 25% to 50% of the total roof area | Green roof covering more than 50% of the total roof area |
| <u>8.</u> LEED certification by the U.S. Green Building Council | Building not LEED certified | | Building LEED certified at any level |
| Additional Sustainability features available for Multifamily Dwellings in RN and RD0 Zones | | | |
| <u>9.</u> Building energy efficiency measures that will reduce energy consumption, including efficient lighting and appliances, efficient hot water systems, solar orientation or solar water heating, solar photovoltaic panels, geothermal, and offsetting energy consumption with alternative energy. | <u>Efficiency measures reduce energy consumption by less than 25 percent based on HERS rating for building.</u> | <u>Efficiency measures reduce energy consumption by 25-50 percent based on HERS rating for building.</u> | <u>Efficiency measures reduce energy consumption by more than 50 percent based on HERS rating for building.</u> |
| <u>10.</u> Forest Stewardship Council certified wood Reclaimed Wood | <u>Less than 25% of wood products are Reclaimed wood</u> | <u>25-50% of wood products are Reclaimed wood</u> | <u>More than 50% of wood products are Reclaimed wood</u> |

Total possible points: 36 in CBD zone, 38 in C zone, 40 in RD zone, 42 in RN zones.

...

17.202.070 Site and building design standards in industrial zones.

The following standards apply to all development in the LI and RP zones that is subject to site design review per Chapter [17.402 DMC](#), except that buildings within 50 feet of a Parkway Collector in the RP zone are subject to DMC 17.202.060 (A) through (F) and (H).

- A. Building Design. The intent of these standards is to create attractive employment areas within Dundee.
1. Architectural variation shall be provided for any wall facing a public street in order to break up the building mass. All walls facing a public street must have at least two of the following features; each feature must comprise at least 10 percent of the wall area.
 - a. Contrasting building colors;
 - b. Contrasting wall textures;
 - c. Changes in building materials;
 - d. Any of the following architectural features: awnings; columns; windows; arches; decorative relief, at least one inch in depth; pitched roof; other, as approved by the planning official.
 2. Walls facing a public street must be constructed of one or more of the following building materials:
 - a. Brick or masonry;
 - b. Concrete or concrete block;
 - c. Wood or wood composite;
 - d. Architectural metal, provided the metal does not comprise more than 70 percent of the building wall facing the public street;
 - e. Stucco;
 - f. Other, as approved by the planning official.
 3. The main building entrance shall face a public street.
- B. Loading Areas, Outdoor Storage, and Trash Enclosures.
1. Areas used for trash collection or compaction, parking of trucks or trailers, and loading areas shall be located to the rear or side of the main building, to minimize the view of these areas from the public street. Where it is not possible to locate these facilities on a non-street building side, these facilities shall be screened from public view by landscaping or an opaque fence.
 - a. The planning official may approve a loading area adjacent to the public right-of-way where loading operations are:

- i. Short in duration (i.e., less than one hour);
 - ii. Infrequent (i.e., less than three per day);
 - iii. Would not obstruct traffic during peak traffic hours (morning and evening);
 - iv. Would not interfere with emergency response services or pedestrian facilities.
2. Areas used for outdoor storage shall not be located between a front building wall and a public street. Front building walls are defined as being where the main entrance to the building is located. Outdoor storage areas must be screened by an opaque fence or wall.
 3. Where a trash enclosure is required, the enclosure shall be composed of an opaque fence or freestanding masonry wall, with a gate. Gates need not be entirely opaque, but must include some elements to help screen the contents of the enclosure from view.
- C. **Setbacks.** Buildings within the industrial zone must be set back a minimum of 10 feet from property lines adjacent to a public street, and 20 feet from property lines adjacent to a residential zone. The area within the required setback adjacent to a public street must be entirely landscaped.
- D. **Landscaping.** Landscaping shall be used to create an attractive streetscape along property frontages. Landscaping within the front setback, between a building and the public street, shall include trees and a mix of shrubs, living groundcover, other appropriate plants, and grass, and may also include benches, sculptures, and stormwater management features such as rain gardens and bioswales. Landscaping used to meet the 10 percent requirement shall be visible from the public right-of-way.
- E. **Walkway.** A walkway shall be provided from the main building entrance to the nearest public sidewalk. The walkway shall be a minimum of five feet wide, and clearly delineated by the use of striping or contrasting paving materials, such as concrete or pavers. The walkway must be ADA compliant.

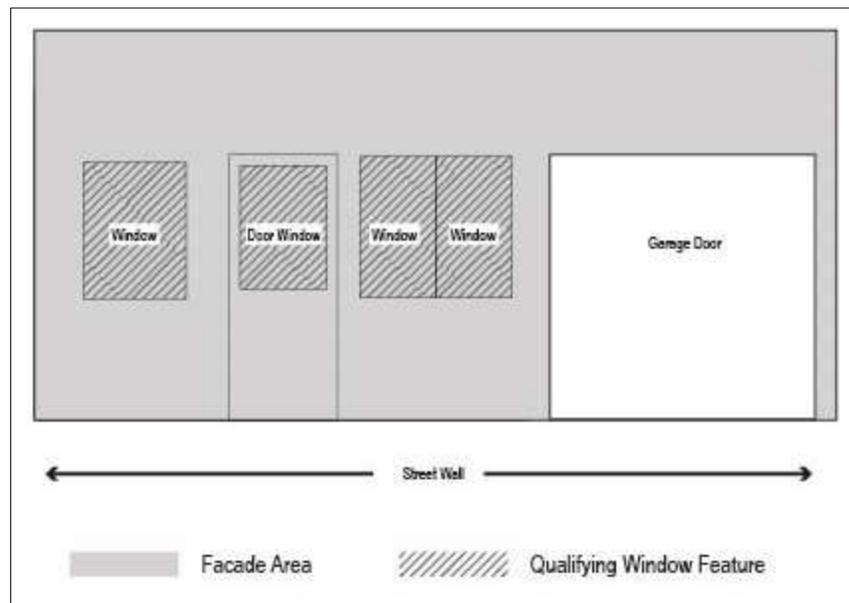
17.202.080 Residential design standards in the Riverside Residential District.

- A. **Applicability.** The following standards apply to all dwelling units and other residential development within the Riverside Residential District (RR) Zone. Nursing home are considered a residential use for the purpose of this section.
- B. **Purpose.** The requirements are intended to create and maintain neighborhoods that are walkable and pedestrian-friendly; provide natural surveillance of public spaces (“eyes on the street”); ensure human-scale design; and prevent monotony in building design.
- C. **Entrances.** The following standards apply to primary entrances on residential buildings.
1. Single family detached and duplexes: the primary entrance to each dwelling must be located on a street facing façade.
 2. Single family attached dwellings, townhouses, compact detached dwellings and multifamily dwellings with individual ground-floor entries: each ground-floor entry must be located on a street-facing façade or face a shared courtyard with an accessway.

3. Multifamily dwellings with no individual ground-floor entries: the primary entrance for each building must be located on a street-facing façade or, if more than one residential building is on the lot, may face a shared courtyard with an accessway.

B. Windows. The following standards apply to all residential building facades which face a street (see Figure 17.202.080.1, below). The standards are not required for facades which only face alleys.

Figure 17.202.080.1. Residential Building Qualifying Window Features



1. Windows must be provided on each street-facing façade such that the area of street-facing windows represents a minimum of 15% of the total area of each street-facing façade.

2. Vehicle entrances to garages are excluded from the street-facing façade requirements and do not count as part of the façade variety.

3. Windows in garage doors are not counted towards the window requirement.

C. Articulation. The following standards apply to all residential building facades which face a street. The standards are not required for facades which only face alleys. All street-facing façades of such buildings must include at least one of the following features:

1. An offset or projection of at least 2 feet that extends horizontally for a minimum of four feet.

2. A covered porch not less than five feet in depth and six feet in width

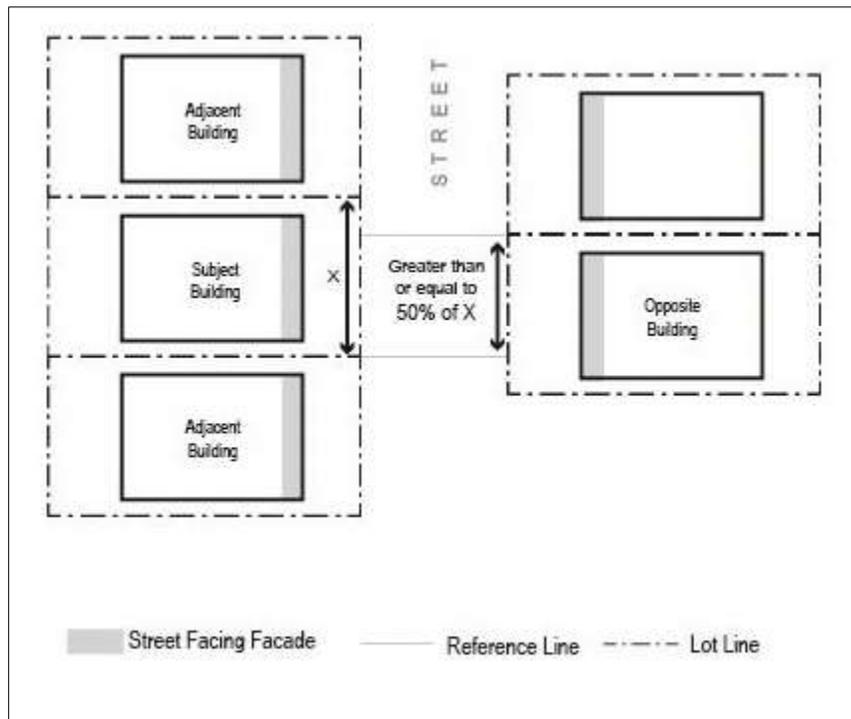
3. A bay window that projects from the street-facing elevation by a minimum of 18 inches

4. A recessed entrance not less than three feet in depth.

D. Façade variety. The following standards apply to all single family detached residences and duplexes.

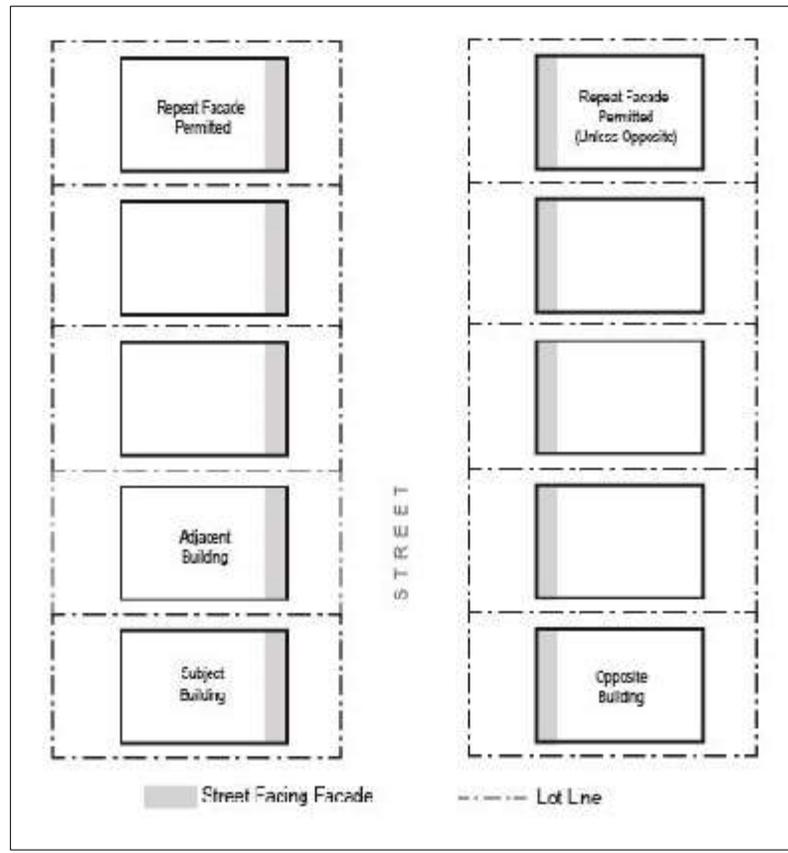
1. All buildings directly adjacent and opposite will be used for comparison in this standard. Opposite is defined as any two dwellings directly across the street from one another whose frontages overlap by 50% or more.

Figure 17.202.080.2. Buildings Which are Considered Adjacent or Opposite to a Subject Building



2. No two directly adjacent or opposite buildings may possess the same street-facing façade. This standard is met when buildings differ from one another based on at least two of the elements listed below. Where facades repeat on the same block face, they must have at least three intervening lots between them that meet the above standard.

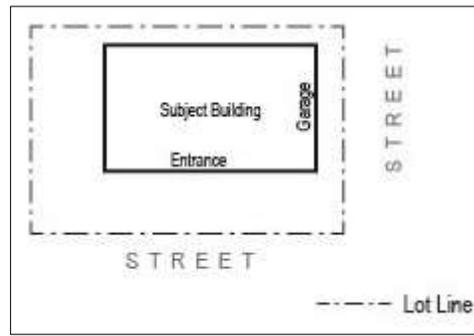
Figure 17.202.080.3. Minimum Building Separation for Repeated Facades



- a. Window and door locations. The street-facing façades have different placement of windows or doors.
 - b. Articulation features. The type of feature(s) used to comply with DMC 17.202.080.C.3 are different (e.g. covered porch vs. bay window).
 - c. Roof type. The buildings use different roof forms (e.g. gable, gambrel, or hip), different orientation (e.g., front-facing versus side-facing gable), or have different roof projections (e.g., with and without dormer or shed).
- E. Parking Location. The following standards apply to individual and shared garages, parking areas, loading areas, drive aisles, driveways, and all other areas devoted to vehicle storage and circulation in residential buildings.
- 1. Entrances. The following entrance standards apply to all parking types, including shared parking areas and structures.
 - a. No garage entrance shall be located closer than 20 feet to a street (other than an alley) except where the City approves a reduced setback and parking in front of garages is restricted (for example, as part of an approval for a hillside development or development adjacent to a natural feature). This shall be approved through a variance process (17.406.040).

- b. A garage entrance facing a street (other than an alley) shall not be located closer to an adjacent street than the primary entrance to the building except on corner lots where the primary entrance and garage are located on different sides of the dwelling (see Figure 17.202.080.4).

Figure 17.202.080.4. Example of Corner Lot Garage and Entrance Exception



- c. Garage entrances which are located within a garage which is attached to the primary residential structure or in a detached structure which is located in front of the rear façade of the primary residential structure and which is facing towards or within 45 degrees of a street other than an alley must be no taller than the height of the primary structure.
- d. Garage entrances which are located within a detached garage which is located behind the rear façade of the primary residential structure may be taller than the height of the primary residential structure.
- e. Garage doors wider than 12 feet must have windows along the length of the entire door.
- f. The total width of all garage doors facing towards or within 45 degrees of a street other than an alley must not exceed 40% of the width of the total width of the street facing façade of the residential structure, including an attached or detached garage.
- g. Where a building abuts an alley the garage entrance(s) shall be oriented to the alley.
2. Shared Parking Areas and Structures. Parking garages, lots, and structures dedicated to the shared use of multiple dwellings shall meet all the following standards:
- a. Placement. Parking lots shall be located to the sides and/or back of buildings so that front yard areas can be used for landscaping and other “pedestrian-friendly” amenities.
- b. Circulation. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.
- c. _____

F. Sustainable design. In order to limit the impact of larger developments on the natural environment, multifamily dwellings shall incorporate sustainable design features in Section 17.202.080, with a minimum combined score of 5 points.

Table 17.202.080.1. Sustainable Features Matrix

| Sustainability Criteria | Possible Points | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| | 0 | 1 | 2 |
| Sustainability Features (minimum points: Multifamily in RR = 5; possible points = 18) | | | |
| <u>1. Shared parking with adjacent uses (must meet standards of DMC 17.304.040(B))</u> | No shared parking | More than one space but less than half of required parking spaces shared with adjacent uses | More than half of required parking spaces shared with adjacent uses |
| <u>2. Use of native plants (native species listed in Metro’s “Native Plants for Willamette Valley Yards” or a similar resource)</u> | Little or no use of native plants (less than 15% of landscaped area) | 5% to 25% of landscaped area covered by native plant species | More than 25% of landscaped area covered by native plant species |
| <u>3. Stormwater management integrated into site and landscaping (can include rain gardens, bioswales, and similar low impact development techniques; does not include detention ponds; see examples in Figure 19)</u> | No low impact development measures used on site | Site includes low impact stormwater management measures | - |
| <u>4 Low water irrigation systems</u> | Any permanently installed irrigation systems using potable water, do not use drip irrigation or a rain sensor | Any permanently installed irrigation systems using potable water, use drip irrigation or a rain sensor | Site uses reclaimed water or rainwater for irrigation |
| <u>5 Electric vehicle charging station</u> | Site does not include electric vehicle charging station | Site includes at least one electric vehicle charging station | - |
| <u>6 Permeable paving (may include porous concrete, permeable pavers, or other pervious materials as approved by the city engineer)</u> | Little or no use of permeable paving (less than 10% of all paved surfaces) | Permeable paving used on 10% to 50% of all paved surfaces | Permeable paving used on over 50% of all paved surfaces |
| <u>7. Green roofs for stormwater management (designed in accordance with best practices and approved by the building official; see examples in Figure 20)</u> | Little or no green roof (less than 25% of total roof area) | Green roof covering 25% to 50% of the total roof area | Green roof covering more than 50% of the total roof area |
| <u>8. LEED certification by the U.S. Green Building Council</u> | Building not LEED certified | - | Building LEED certified at any level |

Table 17.202.080.1. Sustainable Features Matrix

| Sustainability Criteria | Possible Points | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | <u>0</u> | <u>1</u> | <u>2</u> |
| <u>9. Building energy efficiency measures that will reduce energy consumption, including efficient lighting and appliances, efficient hot water systems, solar orientation or solar water heating, solar photovoltaic panels, geothermal, and offsetting energy consumption with alternative energy.</u> | <u>Efficiency measures reduce energy consumption by less than 25 percent based on HERS rating for building.</u> | <u>Efficiency measures reduce energy consumption by 25-50 percent based on HERS rating for building.</u> | <u>Efficiency measures reduce energy consumption by more than 50 percent based on HERS rating for building.</u> |
| <u>10. Forest Stewardship Council certified wood Reclaimed Wood</u> | <u>Less than 25% of wood products are Reclaimed wood</u> | <u>25-50% of wood products are Reclaimed wood</u> | <u>More than 50% of wood products are Reclaimed wood</u> |

G. Height bonus. To encourage improved amenities, affordable housing and green building, the maximum height of a multi-family development in this zone may be increased by 10 feet, provided that one of the following standards is met. In addition to meeting one of the listed standards, the building shall follow the setback standards of R-3.

1. The building is certified as meeting the LEED silver standard or equivalent
2. At least 25% of the total dwelling units within the subject development are affordable to households at 80% median family income for a period of at least 20 years.
3. Recreational Area in Multi-family Residential and Mixed Use Developments.
 - a. The Recreational Area requirement is intended to provide adequate recreational amenities for occupants of multiple family developments and mixed use developments where the majority of the developed square footage is to be in residential use.
 - b. Recreational Area is defined as the common area of all lawns, community gardens, play lots, plazas, court yards, interior and exterior swimming pools, ball courts, tennis courts, exercise rooms, health and exercise facilities, libraries, internet/electronic media rooms, pet play and wash areas, decks and other similar areas for common recreational uses. Recreational Area may include parks required under the Area Master Plan, and any usable park areas not shown in such plan. Private areas under this definition, defined as those areas that are accessible only by a single owner or tenant, or commercial or retail recreation facilities serving the general public, shall not constitute or contribute to the measurement of Recreational Area.
 - c. A variety of age appropriate facilities shall be included in the mix of Recreational Area facilities.
 - d. Recreational Area shall be at least 195 square feet per residential unit.

CHAPTER 17.203 SPECIAL USE STANDARDS

17.203.060 Retail small-scale winery, brewery, or distillery in a commercial zone.

Retail small-scale wineries, breweries, or distilleries are allowed in the RN, RD, RP, C and CBD zones, provided all of the following are met:

17.203.070 Drive-through service and walk-up service windows.

B. Drive-Through Service. Drive-through service shall not be permitted within the RN, RD, RP or CBD zone. In other zones where allowed, a building providing drive-through service shall be subject to all of the following standards:

17.203.080 Two-family (duplex) dwellings.

Duplexes shall comply with all of the following requirements:

A. Applicability. Duplexes within the Riverside District shall follow the residential design standards under code 17.202.080.

A. B. Distribution. In the R-2 zone, not more than three duplexes shall be located on any two contiguous blocks.

B. C. Orientation. Every duplex shall be designed with its primary entrance oriented to an adjacent street, or where it is impractical to orient a primary entrance to a street, the surface area of the building elevation facing the street shall be comprised of not less than 20 percent windows. The planning official may waive this standard where a proposed duplex is not located adjacent to a street but is oriented to an open space or common area; provided, that any elevation facing a street shall meet the foregoing standard for windows.

C. D. Materials. Duplexes shall have exterior materials (siding, roofing, windows and trim) that are the same as or similar to the materials used on adjacent single-family dwellings, except that the planning official may waive this standard where the materials used on adjacent single-family dwellings are of inferior quality to those the applicant proposes. [Ord. 521-2013 § 3 (Exh. A)].

17.203.150 Small-scale manufacturing in the community commercial zone.

17.203.220 Small-scale amusement and recreation facilities in commercial zones.

A. Purpose. The purpose of these standards is to allow small-scale amusement and recreation facilities that enliven the business districts ~~in commercial zones~~ while requiring additional review of large-scale amusement and recreation facilities to ensure their impacts are appropriately managed.

B. Applicability. These standards apply to amusement and recreation facilities ~~in commercial zones~~ that are conducted wholly within an enclosed building and occupy no more than 10,000 square feet of gross floor area. All other amusement and recreation facilities ~~in commercial zones~~ require review of a conditional use permit under Chapter [17.404](#) DMC.

17.203.230 Personal storage in the community commercial zone.

A. Purpose. The purpose of these standards is to limit the scale of personal storage facilities in the C and RN zones in order to maintain a more pedestrian-friendly environment and avoid large-scale uses that generate little activity or employment in the C and RN zones.

B. Applicability. These standards apply to all new personal storage facilities located in the C and RN zones and to expansions of existing personal storage facilities located in the C and RN zones.

C. Standards.

1. Storage facilities shall be fully enclosed within a building.
2. Total ground floor building footprint shall be no greater than 20,000 square feet of gross floor area.
3. Access to individual storage units shall be provided from the interior of the building only.
4. Existing buildings containing exclusively personal storage units that are accessed from the exterior of the building shall not be subject to the standards of DMC [17.202.060](#); however, a site with existing buildings containing exclusively personal storage units that are accessed from the exterior of the building shall also include Pan office or administrative building that meets the standards of DMC [17.202.060](#). [Ord. 534-2014 § 1 (Exh. A)].

17.203.280 Residential Development in Riverside Mixed Use Zones.

A. Purpose. The following standards are intended to ensure that Riverside Mixed Use Zones are developed with a mix of uses, including commercial or other non-residential uses, consistent with the Riverside District Master Plan.

B. Applicability. These standards apply to all residential uses except dwellings above ground floor commercial. Nursing homes are considered a residential use for purposes of this section.

C. Standards.

1. No more than 75 percent of the net area designated as Riverside Mixed Use Zones (RN and RD) in a master plan and designated RD or RN zones, shall be developed with residential-only uses, i.e., no commercial, retail or industrial component.
2. Dwellings above ground floor commercial can count towards the required 25 percent of the building site to be developed with non-residential uses; however, live/work dwellings can only account for half of the required non-residential development.
3. Net area for the purposes of this standard shall be calculated as the area of land after deducting for future streets, parks and protected natural resources.

CHAPTER 17.204 OVERLAY ZONES

17.204.060 Riverside District overlay (RD).

- A. Purpose. The purpose of this section is to ensure coordinated development within the Riverside District. The provisions of this section accommodate the needs of property owners to begin long range planning for their property and ensure that future development will be consistent with the Riverside District Master Plan and other City policies, requirements and needs. These regulations are necessary to:
1. Provide uniform procedures and standards for the future subdivision, partition and development of land,
 2. Provide the proper construction and arrangement of space,
 3. Assure adequate sanitation and water supply,
 4. Assure adequate transportation mobility, connectivity, safety and access for all travel modes,
 5. Provide flexibility in design and development in a manner that does not overwhelm public services,
 6. Provide for orderly development and conservation of land,
 7. Protect the general health, safety and welfare and
 8. Implement the Comprehensive Plan of the City of Dundee.
- B. Applicability. The following Site Development Master Plan (SDMP) provisions apply to all land within the Riverside District Overlay zone. Subdivisions and partitions of land and associated land use applications proposed after approval of a Master Plan Development are subject to subsection G (Consistency) and H (Modifications), provided a Master Plan has been previously approved for the subject site.
- C. Application Procedure. Prior to approval of any application for land division or development within a given subarea of the Riverside District Overlay, a Site Development Master Plan for the subject subarea must have been submitted and approved. Site Development Master Plans in the Riverside District Overlay are reviewed as a Type III (Planning Commission) decision. The City shall approve, approve with conditions, or deny a Site Development Master Plan.

1. Master Plan Subarea Coverage. The Site Development Master Plan must cover, at a minimum, all lots within at least one subarea identified on Riverside District Master Plan Figure 2. Site Development Master Plans may cover multiple subareas.
 2. Owners of 90 percent of total acreage included in the Site Development Master Plan must sign the Site Development Master Plan application and thereby agree to all requirements associated with preparation, approval and implementation of the Site Development Master Plan. The Dundee City Council may approve submittal of a Site Development Master Plan that applies to less than 90%, but no less than 50% of the area within the subject Riverside District sub-area.
 3. A site development master plan may be submitted concurrently with an application for development or land division or with a concurrent quasi-judicial zoning map amendment.
- D. Site Development Master Plans Submittal Requirements. Applications must include the following information in addition to information required by DMC 17.401.040 for Type III applications. The Site Development Master Plan must include all of the following components:
1. General Information, including names, addresses, telephone numbers, and signatures from all owners within the Site Development Master Plan area per subsection C2.
 2. Boundaries of areas within Site Development Master Plan.
 3. General description. An overall description of the plan, including both written and graphic elements, existing, proposed, and possible development and uses, height and massing of development, phasing of development, applicable review procedures for each development or phase, and what standards, guidelines, and approval criteria will be used to evaluate each development or phase.
 4. Preliminary layout and sizing of infrastructure and public facilities (see subsection F). Site plans, showing the location, size, and dimensions of existing and proposed structures, including the pedestrian, bicycle, and vehicle circulation system; rights-of-way proposed for dedication or vacation; water, wastewater and stormwater infrastructure improvements; stormwater management plan; and any proposed temporary uses during construction and phasing of development.
 5. Proposed location, size, boundaries and alignment of trails, open space and park land (if any), and areas subject to natural resource preservation requirements.
 6. Uses and activities. Proposed uses within areas, including all areas proposed to be dedicated as public right-of-way or reserved as open space for the purpose of surface water management, recreation, residential and non-residential use. The description must include information as to the general amount and type of all uses.
 7. Phasing of development. The plan must include the proposed development phases, probable sequence for proposed infrastructure and development, and estimated dates. Phasing must be consistent with subsection D9 of this section.

8. Housing Mix and Capacity Estimates: For all residential areas, the following estimates must be included in the Site Development Master Plan:
 - a. A graphic demonstration showing the different housing types for each residential area. Materials must include a detailed map of each area, including housing types proposed.
 - b. An estimate of gross and net developable acres within each area devoted to a specific mix of housing types, based on proposed local street layout; areas identified for non-residential uses, parks and trails; and areas subject to natural resource protections.
 - c. A calculation estimating the minimum and maximum number of units that are proposed to be built in each area based on allowed density ranges for each housing type and net developable acres identified for each housing type.
 - i. For single family detached housing, the density calculation shall be based on the minimum and maximum allowable density as defined in Section 17.204.060.F.
 - ii. For other housing types, the density calculation shall be based on the proposed number of units divided by the net developable area allocated to those units.
 - iii. For all units, the overall average density calculation will be based on the total number of all units divided by the net developable acres of land proposed for residential development.
9. Proposed phasing of development shall be specified. The phasing must be proposed for at least 5 years and up to 10 years. An approved Site Development Master Plan remains in effect for 10 years, unless the plan is modified or updated. When the plan is modified or updated, the application must include a discussion of when the next update will be required. Modifications and updates must address each of the submittal requirements above.
- E. Riverfront Residential (RR) Zone Housing Mix Requirements. The Site Development Master Plan must identify at least two different housing types in each area devoted to a specific mix of housing types zoned Riverfront Residential (RR).
 1. The following are considered distinct housing types for purposes of meeting this standard:
 - a. Single family detached dwellings (with or without an accessory dwelling units) or residential care home
 - b. Duplexes or single family attached dwellings in which both dwelling units are at least 800 square feet or are of equal size
 - c. Townhouse or Compact Detached dwellings
 - d. Multifamily dwellings or residential care facility
 - e. Manufactured dwelling park
 2. If including townhouse dwellings, compact detached dwellings, multifamily dwellings or residential care facilities in subdivision: a minimum of 6 units of that housing type must be provided.

3. If including duplexes or single family attached dwellings in a subdivision, at least 25 percent of the corner lots within the subdivision that includes these housing types, or an equivalent number of lots, must be designated on the Master Plan for duplexes or single family attached dwellings and shall be recorded on a subdivision plat as such at the time of subdivision plan submittal.
4. The Site Development Master Plan must not identify areas abutting existing single family detached dwellings outside the Riverside District Overlay for housing types other than single family detached dwellings or residential care homes.

F. Density Requirements. Each Site Development Master Plan must demonstrate that the overall average density of proposed housing development within each subarea will be between 8 and 11 units per net acre, with the following exception.

1. A master plan may be submitted with a lower housing density within a subarea if ~~an already approved~~ the applicant simultaneously submits a Site Development Master Plan for another subarea within the Riverside District that exceeds a housing density of 11 units per acre, provided the combined and averaged area density of the two subareas still averages between 8 and 11 units per net acre.

G. All standards of Chapters 17.301 and 17.305 apply, except that:

1. Private streets will be permitted only for alleys with public access. All other streets within the Riverside District Overlay must be public streets.¹
2. In commercial and mixed use areas, except as restricted on collector and arterial streets, a street or driveway intersection providing multi-modal connectivity and circulation for pedestrians, bicyclists, and automobiles shall occur not less than once for every 400 linear feet of street frontage, measured from street right-of-way line to street right-of-way line.

H. Each Site Development Master Plan that includes residential development must provide for land for neighborhood parks which meets the following requirements.

1. The amount of land in acres dedicated for a park shall equal at least the following calculation: (2.9 persons per dwelling units) x (total number of dwelling units proposed in the subarea) x (~~2.02.5~~ acres) / (1,000 persons).
23. Prior to approval of the dedication of land for a neighborhood park, the developer must submit a Phase I Environmental Site Assessment to demonstrate that the land is free of any environmental contamination, ~~or~~.

¹ This supersedes the allowances for private streets in 17.301.020(K).

~~34.~~ The entire acreage must be dedicated to the City of Dundee prior to approval of the final plat or development approval for the first phase of development.

~~4.~~ If a larger area for a neighborhood park is proposed than is required based on the per-unit calculation described in subsection (1), the City must reimburse the applicant for the value of the amount of land that exceeds the required dedication.

~~5.~~ The City may accept a fee in lieu, other monetary contribution, or construction of needed park or recreation facilities as an alternative to this dedication at its discretion or may require a fee in lieu or other monetary contribution if a suitable site meeting the criteria described in subsection (6) of these provisions is not available with the Master Plan Development Area. The calculation of the fee in lieu or other monetary contribution must meet the following standards:

~~a.~~ The amount of the fee in lieu or other monetary contribution is set in dollars per acre of required dedication and is equivalent to the appraised cost of land within the subdivision, as provided by a certified appraiser chosen by the City and with the assumption that zoning and other land use entitlement are in place.

~~b.~~ The fee in lieu or other monetary contribution must be paid prior to approval of the final plat or development approval for each phase of development.

~~64.~~ Neighborhood park sites proposed for dedication must meet the following criteria.

~~a.~~ At least two (2) acres in size with an average depth of not more than two times the average width.

~~b.~~ Adjacent to at least two streets that will have residential or non-residential development on the other side.

~~c.~~ Not within 200 feet of the right-of-way for the Newberg-Dundee Bypass.

~~d.~~ Contain a contiguous area representing at least ~~60~~80% of the required minimum size that is free of slopes in excess of ~~15~~10% and no slopes in excess of 15%. Wetlands, stream corridors, or designated wildlife habitat areas or established buffers located within the proposed park site shall not count toward the required minimum size.

~~e.~~ Located within a one ~~half~~quarter-mile of all planned residential areas within the Site Development Master Plan area.

~~f.~~ Interconnected by a public trail system unless separated by a state highway.

~~l.~~ Trails – placeholder. Recommended language to follow.

~~h.~~ Prior to approval of a Site Development Master Plan for a District Sub-Area, the applicant must enter into a Development Agreement with the City of Dundee that specifies how all needed and required public facility improvements for water, wastewater, stormwater, transportation and parks will be constructed and funded.

J.K. Consistency Requirements. Once a Site Development Master Plan is approved, all future land divisions and development within its boundaries must be consistent with the approved Site Development Master Plan, unless a modification is approved. If the land division or development application is not consistent, a modification must be approved prior to the application being considered. Land division or Development applications may be submitted concurrently with the modification application.

1. Consistency shall be defined as:

a. A change of no more than ten (10) percent of any quantifiable matter, requirement, or performance measure, as specified in subsection E, or F, above, excluding park size, overall density requirements, and housing type and quantity, and

2. The following factors must be consistent with the Master Plan:

a. Housing type and quantity. Changes to planned housing type do not affect more than 20% of the total area designated for a certain housing type (e.g. if 3 acres of land are designated for multifamily housing, then 0.6 acres may be changed to a different housing type).

b. Residential density. Density is within the required range, as defined within section 17.204.060.F of the DMC.

c. Non-residential use. Proposed non-residential uses are located in the area(s) identified in the master plan for non-residential use.

d. Local street layout. The following must apply.

i. Local street alignments are within 150 feet of the alignments shown in the Master Plan.

ii. The number of local street connections is no less than 90% of the number of connections shown in the Master Plan.

e. Trail alignment. Trail alignments must be adjacent to the same lots or roadway shown in the Master Plan.

f. Infrastructure alignment and sizing. Alignments and connections of proposed facilities are adjacent to the same streets as shown in the Master Plan; and sizing of proposed water, sanitary sewer, and storm drainage must provide adequate capacity to serve proposed uses in the area as determined by the City Engineer.

g. Neighborhood park location. Neighborhood Parks must be located within one-quarter mile of the locations shown in the Master Plan and must continue to meet the locational criteria established in subsection (H) of this section of the DMC.

h. Phasing. The sequence of each phase must be the same sequence as that which was listed in the Master Plan for each area; or the applicant can demonstrate that changes in phasing do not affect the timing of infrastructure improvements.

K.L. Modifications of an Approved Site Development Master Plan. Modifications will be reviewed as a Type III Application. Modifications include the following.

1. Any changes which are not consistent with the Master Plan as described in Section (I) of this section of the DMC.
2. Changing an area from a non-residential use to residential use or vice-versa.

LM. Subdivision, land divisions, and development of land within the Riverside District Overlay zone must meet the following minimum density requirements to ensure that detached dwellings within a given subarea achieve the minimum target density of eight (8) units per acre.

- a. Subdivisions in areas identified for single family detached dwellings in an approved Master Plan, including those with lots designated for duplex or single family attached dwellings: the average lot size for all single family detached dwelling lots in the subdivision shall not exceed 6,000 square feet. For example, a subdivision of 30 lots all intended for single family detached dwellings may have lot sizes ranging from 4,000 square feet to 12,000 square feet, provided that the average size across all 30 lots is no more than 6,000 square feet.
- b. Individual lots may be as small as the minimum lot size in the RR zone (4,000 square feet for single family detached dwellings), and there is no maximum size for an individual lot.
- c. Lots and tracts reserved for non-residential uses, parks, trails, protected natural resources, and other housing types are not included in the calculation of average lot size.

CHAPTER 17.501 DEFINITIONS

“Street-facing façade” means all the walls or portions of walls of a building that face towards or within 45 degrees of a given street (excluding alleys) and are not separated from the street by another building wall.

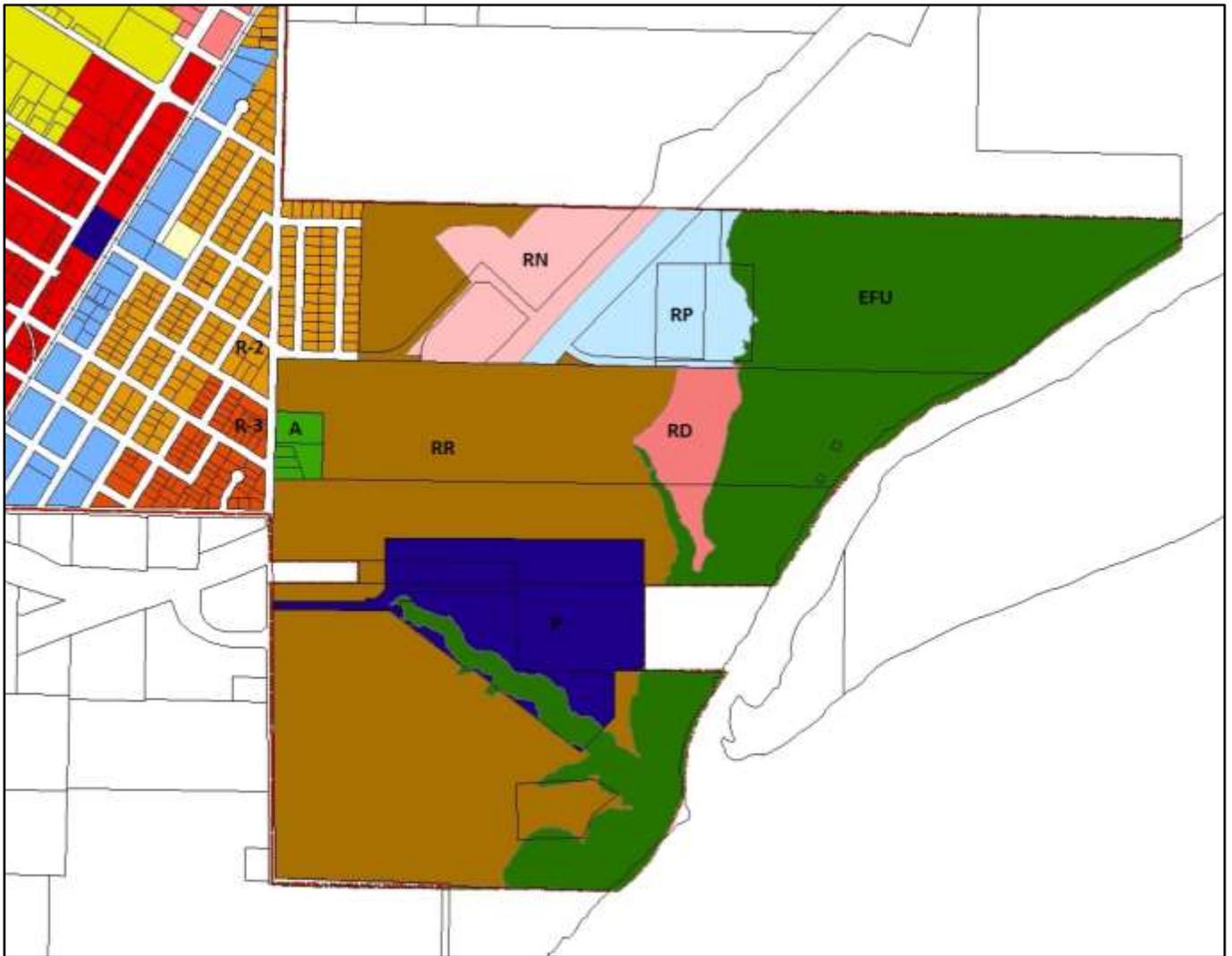
“Dwelling, live/work” means a dwelling unit in which a portion of the unit is designed for a non-residential use. The space designed for non-residential use is internally connected to the dwelling unit without passing through a common area shared by other units or businesses and is generally located on the ground floor. The non-residential use is operated by the same household that occupies the dwelling unit, but need not meet the definition of a home business.

“Dwelling, Compact Detached” means a single family detached dwelling unit on a lot less than 4,000 square feet, subject to special standards in the Riverside Residential zone. Lots meeting this size definition will be allowed in other zones where single family residential dwellings are allowed if they can meet the base standards or criteria for adjustments or variances in those zones.

“Drive Aisles” means a vehicle passageway located within an area used for the parking or storage of 3 or more vehicles.

“Street Frontage” see “Lot Frontage”

Attachment 2: Proposed Zoning Map



Attachment 3: Existing Zoning Map



Attachment 4: Draft Findings LURA 18-01 Riverside District Zoning Code and Map Amendments

Overview

The proposed amendments to provide zoning and development standards to the Riverside District complies with the Dundee development code, Dundee Comprehensive Plan goals & policies, and Oregon Statewide Planning Goals, rules and statutes, as demonstrated by the findings below. The proposed code and map amendments are focused on implementing the policies and goals of the Riverside District Master Plan (RDMP), which was adopted as an amendment to the City of Dundee Comprehensive Plan in 2011.

Section I - Dundee Municipal Code, 17.405.030

17.405.030 Criteria. Approval of an ordinance amending the zoning map, comprehensive plan map, comprehensive plan, or development code shall be based on the following:

A. Zoning Map Amendment. Proposals for a zoning map amendment must comply with the following criteria:

1. The proposal must be consistent with the comprehensive plan map (the comprehensive plan map may be amended concurrently with proposed changes in zoning).

Finding: The proposal is to adopt zoning to implement the adopted Riverside District Master Plan. The proposed zoning is consistent with the RDMP and the existing comprehensive plan designation of Riverfront District.

2. The site(s) must be appropriate for the proposed change, in terms of purpose of the proposed zone, topography, access, and required size and dimensions.

Finding:

- The proposed zoning includes two mixed use zones which allow for a mix of retail, commercial and residential development. These zones are located in the areas identified for retail and commercial development in the RDMP and are consistent with the acreages identified for those uses in that plan. Allowed uses in those zones correspond to the types of uses recommended in the RDMP.
- The proposed zoning code amendments include application of a Riverside Production Zone which will allow a mix of light industrial, retail and other commercial uses, including wine production and other uses specifically identified as desirable in the RDMP. The area designated for this zone is consistent with the acreage identified for these uses in the plan.
- The proposed zoning applies the Riverside Residential zone to the areas identified for residential development in the RDMP. The proposed new residential zone allows for a wide variety of housing types, requires densities consistent with housing targets established in the RDMP and includes design and development standards which will meet other specific goals and policies of the plan.

3. Public facilities are available, or can be readily made available, to adequately serve the permitted and conditional uses of the proposed zone.

Finding: The proposed code amendments build on work conducted early in the Riverside District Master Plan (RDMP), and the proposed uses are consistent with those anticipated by the RDMP. The proposed code will ensure that public facilities will be provided as development occurs to adequately serve it. Each sub-area within the Riverside District will be required to have a Development Master Plan approved prior to any development being approved within that area.

The Master Plan will require public facilities and services to be planned for, including development agreements, phasing, housing and use planning, and water, stormwater and wastewater provisions. Transportation, parks and all other services must be planned for during this phase before development may start.

4. *The amendment must conform to the transportation planning rule provisions under DMC 17.405.040.*

Finding:

17.405.040 Transportation planning rule compliance.

Proposals to amend the comprehensive plan or zoning map shall be reviewed to determine whether they significantly affect a transportation facility pursuant to OAR 660-012-0060 (Transportation Planning Rule – TPR). Where the city council, in consultation with the applicable roadway authority, finds that a proposed amendment would have a significant effect on a transportation facility, the city shall work with the roadway authority and applicant to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

The Oregon Transportation Planning Rule OAR 66-012-0060(1), states:

“Amendments to functional plan, acknowledged comprehensive plans and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified functions, capacity and performance standards (i.e. level of service, volume to capacity ratio, etc) of the facility.”

OAR Section 660-012-0060(2) states that to determine if a proposed use significantly affects a transportation facility the following must be found:

“(a) Changes the functional classification of an existing or planned transportation facility;

(b) Changes standards implementing a functional classification system;

(c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or

(d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.”

No changes to the Comprehensive Plan designations are proposed to be updated; therefore, significant provisions of the Transportation Planning Rules are not applicable.

The City of Dundee underwent a Transportation System Plan update in July 2015. During this time, the Transportation Planning Rules compliance were addressed. The proposed amendments and zoning designations within the new Riverside District are consistent with development assumptions and traffic analysis with the TSP and earlier Master Planning efforts.

In this way, the new development code additions are consistent with Statewide Planning Goal 12. Dundee Comprehensive Plan Chapter 5, Riverside District

The City of Dundee adopted Chapter 5 of its Comprehensive Plan to incorporate the Riverside District Master Plan (RDMP) into the existing planning document. Policy 1 of Chapter 5 states that this chapter will supersede any policies within the Comprehensive Plan that relate to the area within the Riverside District. As such, the Development Code has been created to meet the policies within Chapter 5 specifically of the Comprehensive

Plan. The RDMP provides additional details as to the specifics of some of these policies as a supporting document.

17.405.030.C. Development Code Amendment. Proposals for a development code amendment must comply with applicable comprehensive plan goals and policies, statewide planning goals, and Oregon Administrative Rules.

Finding: The new Riverside zoning code will implement the policies and goals of the Riverside District Master Plan (RDMP), which was a supporting document to the Riverside District Comprehensive Plan chapter. Policy 1 states that this chapter will supersede any policies within the Comprehensive Plan that relate to the area within the Riverside District. Findings in Section II show compliance with the Riverside District chapter’s policies. Given this policy language, other Comprehensive Plan policies are not addressed explicitly in these findings. Consistency with many of the more general policies related to housing, economic development and transportation are addressed by consistency with the Oregon Statewide Planning Goals – Section III.

Section II - Dundee Comprehensive Plan, Chapter 5 Riverside District

Policies

1. The policies in this Riverside District chapter shall replace and supersede any policies in the Dundee Comprehensive Plan that relate to the area within the new Riverside District plan designation.

Finding: As stated above, the new Riverside zoning code will implement the policies and goals of the Riverside District Master Plan (RDMP), which was a supporting document to the mentioned Riverside District chapter. Responses below will show compliance to the Riverside District chapter’s policies. Given this policy language, other Comprehensive Plan policies are not addressed explicitly in these findings although consistency with many of the more general policies related to housing, economic development and transportation are addressed by consistency with the Oregon Statewide Planning Goals.

2. The City will identify the boundaries of the Riverside District plan designation on the Comprehensive Plan Map as shown in Figure 1.

Finding: The Comprehensive Plan Map was updated prior to preparation of the proposed development code amendments. The development code will align with the Comprehensive Plan Map, and future development within the Riverside District will correlate with the boundaries of the Riverside District shown in Figure 1 of the Riverside District Chapter of the Dundee Comprehensive Plan.

3. The City will retain existing zoning that applies within the Riverside District plan designation. Existing zoning shall be considered consistent with the Riverside District plan designation because existing zones allow less intensive, lower density development than anticipated in the Riverside District Master Plan. Uses and development allowed under existing zoning regulations will be allowed, consistent with the provisions of the Dundee Development Code, statewide administrative rules and statutes, all of these policies, and any conditions of prior zoning and development approvals.

Finding: When the RDMP was adopted, existing zoning designations were retained, consistent with the policy and reasoning above. The current proposal is to amend those zoning designations to fully implement the goals and policies of the Riverside District Master Plan (RDMP). Proposed zoning designations are consistent with the land use pattern described in the RDMP. Proposed allowed land uses, densities, design and development standards all are consistent with the character and relative intensity of development described in the RDMP as follows.

- The proposed zoning code amendments include two mixed use zones which allow for a mix of retail, commercial and residential development. These zones are located in the areas identified for retail and commercial development in the RDMP and are consistent with the acreages identified for those uses in that plan. Allowed uses in those zones correspond to the types of uses recommended in the RDMP.
- The proposed zoning code amendments include application of a Riverside Production Zone which will allow a mix of light industrial, retail and other commercial uses, including wine production and other uses specifically identified as desirable in the RDMP. The area designated for this zone is consistent with the acreage identified for these uses in the plan.
- The proposed zoning applies the Riverside Residential zone to the areas identified for residential development in the RDMP. The proposed new residential zone allows for a wide variety of housing types, requires densities consistent with housing targets established in the RDMP and includes design and development standards which will meet other specific goals and policies of the plan.

Additional findings related to consistency of the RDMP with these goals are included in the response to Policy #6.

4. The waterfront uses are integral to and needed to support the overall development and open space vision of the Master Plan. The City will support the concept of expanding the UGB to coincide with the existing city limits and provide more appropriate zoning to accommodate the urban park, open space and recreational uses identified in the Riverside District Master Plan.

Finding: The proposed zoning districts and allowed uses do not apply to the waterfront area, which is outside Dundee’s Urban Growth Boundary (UGB). Each sub-area of the Riverside District will be required to plan for parks, open space and recreational uses prior to any development applications. Expansions of the UGB does not apply to the proposed development code amendments.

5. The City will adopt the Riverside District Master Plan (June 2011) by reference as a supporting document to the Dundee Comprehensive Plan. The Master Plan is intended to identify a coordinated mix of residential, commercial, tourism and open space and recreational uses that are cohesive and connected with Dundee’s larger community vision. The Master Plan includes additional policies that will be applicable to review and approval of future zone changes, detailed master plans and subdivisions within the Riverside District.

Finding: As the Riverside District Master Plan (RDMP) was adopted as a supporting document to the Comprehensive Plan, this policy does not affect the new development code. Policies within the RDMP were used as guidance when creating the proposed development code.

6. Because the Master Plan is considered a concept document, the City will consider refinements to the location and arrangement of land uses and other aspects of the Master Plan prior to or in coordination with implementation of Riverside District zoning. Any changes to the concept Master Plan must include the following limitations and components:

- *A maximum of 20 acres designated for Commercial uses.*
- *A maximum of 13 acres designated for Light Industrial uses.*
- *A mix of housing types and densities, with a target of 970 units in the Riverside District.*
- *In areas where the Riverside District is adjacent to developed, lower density residential areas, the development standards of the lower density zone (maximum heights and setbacks) shall apply to new housing on abutting lots in the Riverside District.*

- *Neighborhood park sites shall be required based on the target of 970 dwelling units according to the standards of the Dundee Parks and Open Space Plan.*
- *A connected trail system shall be required to accommodate the Willamette River Trail, the Chehalem Heritage Trail, and connecting local trails within the Riverside District that link to the larger community trail system.*
- *Cross-sections for trail improvements shall accommodate linear stormwater quality facilities, particularly along the top of the bluff.*
- *A connected local street system with cross-sections specified to encourage sidewalks, planter strips, and street trees. Blocks shall not exceed a maximum length of 400 feet in commercial areas or 600 feet in residential areas.*
- *A parkway collector shall be required to provide a north-south link of development subareas to the east of the Bypass and connections to the two Bypass overcrossings. The cross-section for the parkway collector shall be consistent with the standards in the Dundee TSP.*
- *Riparian corridors shall be protected with a minimum 50-foot setback from the top of bank elevation.*

Finding: The proposed development code promotes the land uses and aspects of the Master Plan as part of the development and use standards for the Riverside District in the following ways.

- Area designated for commercial use. The proposed zoning code amendments include two mixed use zones which allow for a mix of retail, commercial and residential development. These zones are located in the areas identified for retail and commercial development in the Riverside District Master Plan (RDMP) and do not exceed 20 acres. The development code provisions allow for up to 75% of this area to be devoted to residential use to allow for flexibility associated with the development market and to further ensure that the area zoned for commercial use is consistent with relevant Comprehensive Plan policies.
- Area designed for industrial uses. The proposed zoning code amendments include application of a Riverside Production Zone which will allow a mix of light industrial, retail and other commercial uses, including wine production and other uses specifically identified as desirable in the RDMP. The area designated for this zone is approximately 13 acres in size as prescribed in the plan.
- Mix and amount of housing types. The proposed zoning applies the Riverside Residential zone to the areas identified for residential development in the RDMP. The proposed new residential zone allows for a wide variety of housing types and requires that each sub-area within the District include at least two types of housing. The Master Planning requirements incorporated in the proposed Zoning Code amendments require average densities of eight (8) to 11 net units per acre which will result in the number of dwelling units proposed for the Riverside District Plan.
- Development adjacent to developed, lower density areas. The proposed amendments require development within the Riverside District but adjacent to developed, lower density areas of Dundee to be developed according to the standards of the adjacent lower density zones. The purpose is to provide a transition from the existing developed areas to new development in the Riverside District.
- Neighborhood park sites. The Master Planning requirements incorporated in the proposed Zoning Code amendments require development of neighborhood parks. They require dedication of land or other provision as allowed through a development agreement to ensure for parks. The land dedication is calculated to implement the City's standards for parks per 1,000 residents and result in a total acreage of parks consistent with the targeted 970 housing units assumed for the Riverside District.

- Connected trail system. The Master Planning requirements incorporated in the proposed Zoning Code amendments require development of trails identified in the Riverside District Master Plan (RDMP), including the Chehalem Heritage Trail, and connecting local trails. The code provisions require that these trails meet standards of the Chehalem Park and Recreation District (CPRD) and/or the City.

A list of future action items is listed in the RDMP for implantation of the plan. Action items 17 and 18 relate to development of trails in the Riverside District. These items include coordination with Chehalem Park and Recreation District to discuss parks/trail implementation and completion of a more detailed trail plan as parks and trail easements are dedicated/obtained. The estimated time frame is 1 – 2 years on meeting with CPRD and 5 – 20 years for developing detailed plans. The City of Dundee is currently has begun discussions with CPRD on parks and trails in Dundee, which include the Riverside District.

- Stormwater management facilities. The public facility provisions of the proposed Zoning Code amendments require master plans and subsequent development applications to address the City’s stormwater management requirements. These standards include provisions for linear stormwater management facilities.
- Connected local street system, including Parkway Collector. The Master Planning requirements incorporated in the proposed Zoning Code amendments require development of public facilities needed to serve the area, including local streets, as well as the Parkway Collector street identified in the Riverside District Plan. These code provisions require public facilities to adhere to the City’s design standards for street cross-sections, block lengths for residential development, and other street design standards. Additional language was added in the Riverside Overlay zone to set a maximum block length of 400 feet in commercial areas to implement the Riverside policies. The code provisions also require applicants to enter into a development agreement with the City to ensure that all public facility improvements are constructed in advance of or concurrent with associated development.
- Riparian corridors. No new protections are proposed with the code amendments. Existing Dundee code regulations limit the type and scale of development within floodplains and the Willamette River Greenway. State and/or federal permits are required for development in/near wetlands and streams.

No changes to these elements have been made as part of the process of preparing and proposing Zoning Code requirements for the Riverside District Plan area. The Master Planning requirements incorporated in the proposed Zoning Code amendments require that sub-area Master Plans be consistent with the Riverside District Master Plan (RDMP) and that any subsequent inconsistencies proposed in subsequent development applications must be approved by the Dundee City Council.

7. All development within the Riverside District shall be adequately supported by the required facilities and services, including parks, schools, transportation, water, stormwater and wastewater infrastructure. Implementing ordinances shall provide that:

- *Required facilities and services must be available concurrent with development; and*
- *No implementing zoning map amendment may be granted except upon a finding that all required facilities and services are available, or can be made available, concurrent with development.*

Finding: The proposed development code requires a sub-area master plan be approved prior to any development within the Riverside District. The master planning provisions of the proposed code require that each sub-area master plan includes a plan for construction and funding or public facilities, including park, transportation, water, sewer, and stormwater facilities. The master planning provisions further require that the

developer and City enter into a development agreement prior to subsequent development to further ensure construction and financing of needed public facilities.

Section III - Oregon Statewide Planning Goals

Statewide Planning Goal 1: Citizen Involvement (OAR 660-015-0000(1)) – To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City has created proper procedures to ensure citizens the opportunity to have input in any proposed text amendment. Opportunities for public input were available in the hearings process prior to action on this proposal. Notification of this proposal and hearing will be detailed in the staff report prepared for the proposed Zoning Code amendments.

Public outreach efforts included a community meeting held in Dundee for each draft of the code amendments (two meetings), including a virtual public workshop associated with each in-person meeting. The virtual public workshops remained open for approximately two weeks to allow community members an extended period of time to provide input if they were not able to attend the community meeting or had additional comments to make. In addition to these specific virtual public workshops, a webpage with updates on the code process and vision was created to provide ongoing information for the community. A Code Committee, consisting of a variety of representatives of key property owners, private citizens, and decision-makers, reviewed and convened to discuss each draft of the code (three meetings). Code Committee meetings were open to the general public and were conducted in accessible community venues, including the Dundee City Hall and Dundee Fire Station.

In addition to the public outreach held for the proposed code amendments, the proposed code is based on the Dundee Riverside District Master Plan adopted in 2011, which included an open house, advisory committee meetings and outreach, a project website, media announcements, public agency briefings and a four-day design charrette, which included multiple public meetings and opportunities for community members to “drop in”.

The proposed code also requires that any future development obtain approval through a Type III land use application process. This type of process requires a public hearing because the Dundee Planning Commission is the decision maker.

The City has therefore met its obligation of providing for Citizen Involvement under Statewide Planning Goal 1.

Statewide Planning Goal 2: Land Use Planning (OAR660-015-0000(2)) – To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: The City of Dundee has established a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The City of Dundee Comprehensive Plan was adopted by the City and acknowledged by the Land Conservation and Development Commission (LCDC) as being in compliance with the statewide goals, state statutes and state administrative rules, in 1977. The Dundee Riverside District Master Plan was found to be in compliance with the City’s Comprehensive Plan and was adopted in 2011.

The proposed code will add language implementing the concepts for the Riverside District proposed and adopted in the Riverside District Master Plan. It will include four zones: residential, neighborhood mixed-use,

destination mixed-use, and production (light industrial). Each zone will have allowed uses which align with the vision of the Master Plan and have development standards which reflect pedestrian-oriented development.

The proposed code has a specific section for the Master Planning Process, which will require a sub-area approach to the entire Riverside District. This approach will require an entire sub-area to have a master plan in place before any development can occur, which will include a plan for infrastructure, public services, land uses, phasing, and housing density and mix.

The new code will allow for mixed use on the site and efficient use of planned extensions of public facilities and services for the site, including transportation, sewer, and water.

In these ways, the proposed application of the new Riverside District zoning and development code are consistent with existing City plan policies and are consistent with Statewide Planning Goal 2.

Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces (OAR660-015-0000(5)) -- To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: No Historic Areas are included within the Riverside District. The new code will include in all calculations for density and development land set aside for Natural Resources and Open Space. In the master plans required for development in any subarea within the Riverside District, open space and any area subject to natural resource preservations must be identified. In this way, the new development code additions are consistent with Statewide Planning Goal 5.

Statewide Planning Goal 6: Air, Water and Land Resources Quality (OAR660-015-0000(6)) -- To maintain and improve the quality of the air, water and land resources of the state.

Finding: The City's existing standards related to water quality resources will continue to apply. The proposed code amendments do not include any map changes or changes to the regulatory approach for water quality resources regulated by Development Code Chapter 17.204 related to the Flood Plain Overlay and Greenway management overlay (GM). No changes are proposed to the public facility requirements in DMC Division 17.300 related to water, sanitary sewer, and storm drainage improvements.

In this way, the new development code additions are consistent with Statewide Planning Goal 6.

Statewide Planning Goal 7: Areas Subject to Natural Hazards (OAR660-015-0000(7)) -- To protect people and property from natural hazards.

Finding: The proposed changes to the Municipal Code do not affect policies associated with Goal 7 within the Riverside District. Approvals for Master Plans or development within the Riverside District will not eliminate the requirement for future development to meet the conditions related to the DMC Chapter 17.204 related to the Flood Plain Overlay or Chapter 13.24 related to Cross-Connection Control.

In this way, the new development code additions are consistent with Statewide Planning Goal 7.

Statewide Planning Goal 8: Recreational Needs (OAR660-015-0000(8)) -- To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: The proposed code amendments will require a Master Plan for each sub-area of the Riverside District. The Master Plans require land owners to plan for parks and recreation facilities within the area, including a

detailed description of the size, location, land provision, and the provision of a Development Agreement between the applicant and the City of Dundee.

The park requirements for the Riverside District largely align with existing City code and require neighborhood parks to be at least 2 acres in size for each 1,000 persons, adjacent to residential or non-residential development on at least two streets, free of steep slopes, wetlands or habitat areas, and within at least a quarter mile of all planned residential areas within the area.

In this way, the new development code additions are consistent with Statewide Planning Goal 8.

Statewide Planning Goal 9: Economic Development (OAR660-015-0000(9)) -- To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: The proposed development code will provide a variety of opportunities for economic activities for citizens, including a Mixed-Use zoning designation, which shall be divided into two types of mixed-use zones: Neighborhood and Destination. The Neighborhood Mixed Use zone shall provide neighborhood commercial services, such as retail, service and office uses, and allowing residential development throughout the zone. This area will provide employment for the community, as well as potential customers within a close distance.

The Neighborhood Destination zone will provide potential commercial opportunities that take advantage of the riverside location, including restaurants, lodging and recreation, which will draw customers from a wide variety of places.

In addition to these two commercial mixed-use zones, a light industrial Riverside Production Zone will provide additional economic development by providing opportunities for a range of production, sales, and recreation uses that support tourism and take advantage of nearby open space. The allowed uses are focused on industries and production activities which may have retail on-site, although on-site retail is not required explicitly.

In this way, the new development code additions are consistent with Statewide Planning Goal 9.

Statewide Planning Goal 10: Housing (OAR660-015-0000(10)) -- To provide for the housing needs of citizens of the state.

Finding: The proposed code amendments will allow for a full range of housing types in the Riverside District, from single-family large lot housing to dense affordable housing, as well as independent and assisted living for seniors and group homes. Each sub-area Master Plan will require a minimum average housing density of 8 units per net acre, unless another sub-area already approved by the City has a housing density in excess of 11 units per acre, provided the combined average area density is between 8 and 11 units per net acre.

Each residentially zoned area within the Riverside District will be required to include at least two types of housing, assuring that a variety of housing is provided. The proposed code includes minimum thresholds for the number of housing units identified for each of the two types. The combination of density and housing mix requirements has been formulated to ensure that future residential development will include a mix of housing types and sizes that have the potential to meet the needs of residents with a variety of incomes and household sizes and structures.

In addition to the Master Plan requirements for housing density and variety, a housing bonus is allowed within the residentially zoned area if the developer meets additional requirements. The developer will be able to

choose from affordable housing, additional amenities for residents, or meeting a LEED silver standard for sustainable building practices.

In this way, the new development code additions are consistent with Statewide Planning Goal 10.

Statewide Planning Goal 11: Public Facilities and Services (OAR660-015-0000(11)) -- To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Finding: No Comprehensive Plan designations are proposed to be updated. The proposed code amendments build on work conducted early in the Riverside District Master Plan and ensure that public facilities will be provided as development occurs to adequately serve it. Each sub-area within the Riverside District will be required to have a Development Master Plan approved prior to any development being approved within that area.

The Master Plan will require public facilities and services to be planned for, including development agreements, phasing, housing and use planning, and water, stormwater and wastewater provisions. Transportation, parks and all other services must be planned for during this phase before development may start.

In this way, the new development code additions are consistent with Statewide Planning Goal 11.

Statewide Planning Goal 12: Transportation (OAR660-015-0000(12)) -- To provide and encourage a safe, convenient and economic transportation system.

Finding: Oregon Statewide Planning Goal 12 is implemented by OAR 66-012-0060(1), which states:

“Amendments to functional plan, acknowledged comprehensive plans and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified functions, capacity and performance standards (i.e. level of service, volume to capacity ratio, etc) of the facility.”

OAR Section 660-012-0060(2) states that to determine if a proposed use significantly affects a transportation facility the following must be found:

- “(a) Changes the functional classification of an existing or planned transportation facility;*
- (b) Changes standards implementing a functional classification system;*
- (c) Allows types or levels of land uses which would result in levels of travel or access which are inconsistent with the functional classification of a transportation facility; or*
- (d) Would reduce the performance standards of the facility below the minimum acceptable level identified in the TSP.”*

No changes to the Comprehensive Plan designations are proposed to be updated; therefore, significant provisions of the Transportation Planning Rules are not applicable.

The City of Dundee underwent a Transportation System Plan update in July 2015. During this time, the Transportation Planning Rules compliance were addressed. The proposed amendments and zoning designations

within the new Riverside District are consistent with development assumptions and traffic analysis with the TSP and earlier Master Planning efforts.

In this way, the new development code additions are consistent with Statewide Planning Goal 12.

Statewide Planning Goal 13: Energy Conservation (OAR660-015-0000(13)) -- To conserve energy.

Finding: The proposed code amendments and zoning designations within the Riverside District will incentivize conservation of energy in multiple ways. Residential design standards will incentivize renewable energy and energy conservation by giving additional height bonuses to LEED silver building. All multifamily residential or buildings within the mixed use zones will be required to meet a wide variety of sustainability requirements, including energy conservation and renewable energy.

In this way, the new development code additions are consistent with Statewide Planning Goal 13.

Section IV- Consistency with Riverside District Master Plan Policies

Land Use

- 1. The Riverside District Master Plan identifies the approximate location and acres of general land use categories by subarea (See Figure 2 and Table 2). Through the detailed master plan and subdivision process, the applicant shall have the ability to propose minor changes between the boundaries of the use areas, consistent with the overall target housing units and non-residential floor area allocated to the subarea.*
- 2. When a partition or subdivision application is submitted for a subarea, even if it only includes a smaller first phase of development, a detailed master plan shall be submitted for the entire subarea to show the layout of streets and more precise location of the neighborhood park (if a conceptual location is shown on the approved Master Plan for the Subarea). The detailed master plan will provide the tool to track the target housing units and maximum non-residential floor area consistent with the allocations by subarea in Table 2.*
- 3. A mixture of different building types is encouraged within the residential areas (e.g. single family residential, duplex, attached single family residential, multi-family). Outside of the overall target number of housing units specific for each subarea, it is expected that the Riverside District Zone will provide broad flexibility for a mix of housing types and lot sizes. The detailed master plan shall identify lots intended for attached and multifamily housing. To ensure efficient use of land in the Riverside District, an average density of 10 units per acre is established. Lot sizes may be averaged and densities may be shifted between subareas to provide flexibility to meet changing housing and market needs.*
- 4. Development within subareas designated for commercial, mixed use and light industrial uses in Subareas A, B and D shall be consistent with the standards included in the Riverside District Zone (when adopted), including limitations on certain uses, maximum building size and basic design standards.*
- 5. The approved Master Plan assumed certain categories of commercial and light industrial uses would be appropriate in the Riverside District. While the Riverside District Zone will provide some flexibility for the City to allow "similar uses" through a Type I-B review, a major change in the list of permitted and conditional uses will require Type II Planning Commission approval or a Type IV Development Code text amendment.*
- 6. The Master Plan identifies a conceptual location for a potential golf course. While a golf course is*

considered an appropriate use in the Riverside District, conditional use approval is required to review the layout of the golf course relative to public trails and access to the riverfront. Additionally, conditional use approval is required for any portion of the golf course located within Dundee's Exclusive Farm Use (EFU) zone. Through the conditional use review process, the City shall also encourage the use of recycled wastewater or on-site water sources for golf course irrigation to avoid pressure on the City's domestic water supply sources. Based on input from the Department of Land Conservation and Development, development of a golf course on Dundee's designated EFU land may require a goal exception or UGB amendment.

7. The City will support a future UGB amendment application to include Subarea G within Dundee's UGB to accommodate the open space and recreational uses identified in the Riverside Master Plan. The location of this subarea inside of the city limits but outside of the UGB complicates land use jurisdiction.

8. If the School District identifies a need for future school(s) within the Master Plan area, appropriate site(s) shall be identified consistent with the policies of the Dundee Comprehensive Plan and/or School District Facility Plan.

9. The Riverside District Master Plan does not designate potential school sites and the transportation analysis did not assume development of a school in any of the subareas. At a minimum, development of a public school within the Riverside District would require conditional use approval and a full traffic analysis.

Findings:

Changes to the location and acres of general land use categories by subarea. The proposed Zoning Code amendments establish zoning designations that correspond to the general areas and approximate locations of land uses described in the Riverside District Master Plan (District Plan). The proposed Zoning Code provisions provide for flexibility in the boundaries of use areas and amount and density of development in the following ways:

- Section 17.204.060.F(1) of the proposed Riverside Master Plan (RMP) Zoning Code provisions states that *"A master plan may be submitted with a lower housing density within a subarea if the applicant simultaneously submits a Site Development Master Plan for another subarea within the Riverside District that exceeds a housing density of 11 units per acre, provided the combined and averaged area density of the two subareas still averages between 8 and 11 units per net acre."* This provides for flexibility in the density and location of residential development.
- Section 17.202.020 allows for residential uses to be developed in the mixed use zones, allowing for flexibility in the locations of residential and non-residential uses. Section 17.203.260.C(1) states that *"No more than 75 percent of the net area designated as Riverside Mixed Use Zones (RN and RD) in a master plan and designated RD or RN zones, shall be developed with residential-only uses, i.e., no commercial, retail or industrial component."* This ensures that some land in these areas will be reserved for non-residential development, while allowing for changes in the location and total acreage devoted to non-residential uses.
- No changes are proposed to the acreages of general land uses. The proposed zoning adheres to the adopted Riverside District Master Plan in location and acreage. The target average density of 10 units per acre will be met and maximum acreage of commercial within subareas will not be exceeded.

Detailed master planning requirements. Section 17.204.060.C of the proposed Zoning Code provisions requires that *"Prior to approval of any application for land division or development within a given subarea of the Riverside District Overlay, a Site Development Master Plan for the subject subarea must have been submitted and approved. Site Development Master Plans in the Riverside District Overlay are reviewed as a Type III (Planning Commission) decision."* In addition, section subsection (2) of the same section stipulates that *"Owners of 90 percent of total acreage included in the Site Development Master Plan must sign the Site Development Master Plan application and thereby agree to all requirements associated with preparation, approval and implementation of the Site Development Master Plan."* To ensure some flexibility in these

requirements and make sure that one smaller property owner cannot prevent owners of a majority of land within a subarea to move forward with a sub-area master plan, this section also states that *“The Dundee City Council may approve submittal of a Site Development Master Plan that applies to less than 90%, but no less than 50% of the area within the subject Riverside District sub-area.”* Collectively, these standards ensure that when a partition or subdivision application is submitted for a subarea, even if it only includes a smaller first phase of development, a detailed master plan shall be submitted for the entire subarea.

Additional provisions reference in the following findings also address requirements for Master Plan to show the location of future public facilities and the number and type of housing units proposed which can be used as a tool to track the development of housing relative to District Plan targets.

Mix of housing types and densities. The proposed Zoning Code provisions includes a number of provisions that achieve the policy direction in the District Plan associated with the mix and density of housing, including:

Section

- Amendments to Section 17.202.020 of the Zoning Code allow for a wide variety of housing types in the new Riverside Residential zone, including single-family detached homes, duplexes, triplexes, other attached housing, multi-family housing, manufactured home parks, residential care homes and residential care facilities. Compact detached dwellings, multi-family housing and live-work housing also are allowed in the new mixed use zones in the Plan District, as are residential care homes and residential care facilities.
- Section 17.204.060.E requires that each sub-area within the District include at least two types of housing and establishes thresholds for the amount of a second form of housing if it is in addition to single-family detached housing.
- Section 17.204.060.F of the proposed Zoning Code requires average densities of eight (8) to 11 net units per acre which will result in the number of dwelling units proposed for the Riverside District Plan. This density range also will help ensure a mix of housing of different types and densities. This and other proposed Zoning Code provisions allow for lot size averaging within a proposed master planning area. This section also allows for averaging across sub-areas, stating that *“A master plan may be submitted with a lower housing density within a subarea if the applicant simultaneously submits a Site Development Master Plan for another subarea within the Riverside District that exceeds a housing density of 11 units per acre, provided the combined and averaged area density of the two subareas still averages between 8 and 11 units per net acre.”*

Standards for commercial and light industrial uses. The proposed Zoning Code amendments apply existing city design standards to uses within the proposed new mixed use and production zones in the Plan District. The City has determined that these standards are appropriate for the types and scale of uses proposed to be allowed in these areas. Standards include setbacks, height limits, and other basic development standards, as well as architectural design standards. The city has identified a proposed set of allowed uses in these areas through extensive discussion with an advisory Code Committee, the Dundee Planning Commission and other community members. These uses are similar to and consistent with the range of uses identified for these areas in the District Plan and none of the proposed allowed uses represent a major change in the uses identified in that Plan.

Other proposed facilities or uses. The proposed amendments are only applicable to the areas within the City’s existing Urban Growth Boundary. They do not include any specific proposed facilities such as a new elementary school. However, elementary and middle schools are allowed as conditional uses within the proposed new RR, RN and RD zones. As a result, the proposal is consistent with or not applicable to policies 6 through 9 of the Land Use Policy section of the District Plan.

Transportation

- 1. The Riverside District Master Plan accommodates the development of the Bypass in the location shown in the Tier 2 Draft Environmental Impact Statement (Tier 2 DEIS) and the Dundee TSP. ODOT shall acquire all right-of-way needed for the Bypass and the overcrossings and construct the facilities.*
- 2. The City and the affected property owners will continue to coordinate with ODOT on the location and design details for the overcrossings and landscaping of the berms. The City will advocate for a design that maximizes the developable area in the Riverfront District and reduces the visual impact of the Bypass.*
- 3. An interconnected street system shall be provided within and between residential, commercial, and mixed use areas. Because local streets may be extended on an incremental basis in some subareas, it may be necessary to accept temporary dead-ends or “stub streets” that will be extended when future development occurs.*
- 4. All streets shall be built to established standards for street connectivity and block length as set forth in Chapter 2.202 of the Development Code. Street standards in the Riverside District Zone shall supersede TSP or Development Code standards where they conflict.*
- 5. The collector to the east side of the Bypass shall be developed to a “parkway” standard to integrate the subareas and help establish the overall design character of the Riverside District. In addition to providing internal connections east of the Bypass, construction of this road will ensure that all subareas east of the Bypass would have two ways to cross the Bypass, which is important for safety and emergency service reasons.*
- 6. Street trees shall be required in all subareas of the Riverside District. Street trees shall be installed and maintained to the standards specified in the Development Code.*
- 7. No private streets shall be allowed in the Riverside District.*
- 8. Developers will be allowed and encouraged to construct green street features on local and collector streets to reduce the amount of stormwater entering local rivers and streams, reduce demand on the city’s infrastructure and improve water quality. Modifications to street standards will be allowed without a variance at the subdivision phase if a developer proposes green street features that are approved by the City Engineer and Planning Commission.*
- 9. Where cul-de-sacs are constructed, they shall comply with the maximum length standards in Section 2.202 of the City of Dundee Development Code. A pedestrian and bicycle connection may be required between the end of the cul-de-sac and the nearest local street to provide connectivity.*
- 10. Sidewalks shall be provided along both sides of all streets. Where a wider multi-use path is provided (for example, on the side of the Parkway Collector adjacent to the Bypass or on the urban side of the Fulquartz Landing Road frontage), the multi-use path shall replace the required sidewalk.*
- 11. A pedestrian/bicycle pathway shall be accommodated under the Bypass structure located near 10th Street to provide an ADA accessible connection between Dundee and the Riverside District. The City of Dundee may pursue grants to fund construction of this undercrossing. ODOT has committed that the Bypass design will accommodate the pedestrian/bicycle pathway.*

Findings:

Newberg Dundee Bypass. The proposed Zoning Code amendments do not directly address the location, design, construction, or coordination associated with the Newberg Dundee Bypass. Therefore, Transportation policies 1 and 2 are not applicable to the proposed Zoning Code amendments.

Street standards. Section 17.204.060.D(4) of the proposed Riverside Master Plan (RMP) Zoning Code provisions require that sub-area master plans include a preliminary layout and sizing of infrastructure and public facilities, including transportation facilities. Section 17.204.060.G states that all standards of Chapters 17.301 and 17.305 apply, except that private streets will be permitted only for alleys with public access. All other streets within the Riverside District Overlay must be public streets. These and other city standards applicable to future development in the Plan District govern street system design, including street cross-sections, block lengths, cul-de-sacs and other local street design issues and are consistent with Transportation policies 3-9 and 10 of the District Plan.

The City's Transportation System Plan has been updated to identify the Parkway Collector road within the Plan District as a needed transportation facility and includes a cross-section design standard for that road. Section 17.204.060. Section also requires that *"prior to approval of a Site Development Master Plan for a District Sub-Area, the applicant must enter into a Development Agreement with the City of Dundee that specifies how all needed and required public facility improvements for water, wastewater, stormwater, transportation and parks will be constructed and funded."*

Green Street Stormwater Management. Section 17.204.060.D(9) note that sub-area Master Plans will include information about the location of *"rights-of-way proposed for dedication or vacation; water, wastewater and stormwater infrastructure improvements; and stormwater management plan."* Development applications for future development within the Plan District will be subject to the City's existing stormwater management requirements and standards which allow for and encourage use of green street stormwater management facilities. In addition, the Sustainability Design matrix in Section 17.202.080 of the Zoning Code identifies use of as one option for meeting sustainable design requirements.

Pathway under Newberg Dundee Bypass. The proposed Zoning Code amendments are not directly relevant to or the subject of Transportation policy 11.

Water, Wastewater and Stormwater

- 1. Public facilities for the Riverside District shall be planned, designed and constructed in accordance with adopted Public Facility Master Plans for water, wastewater and stormwater.*
- 2. Each subdivision or development application shall show that its water, wastewater and stormwater requirements can be met adequately by infrastructure that is in place or will be in place at the time of occupancy. The City Engineer shall review and confirm the adequacy of infrastructure plans prior to City approval of the land use application. As a general policy, the City requires that developers bear the cost of infrastructure improvements required to support their project.*
- 3. As authorized by ORS 94.504, the City may require City Council approval of Development Agreements as a condition of subdivision or development application approval to allow the city and an applicant to coordinate in the provision of facilities to serve the development. The Development Agreement may require specific performance conditions for development of the property. These performance conditions may include, but are not limited to, construction of public facilities, dedication or reservation of land for right-of-ways, easements, or parks, or other conditions proper for the development.*
- 4. Planning for water use should incorporate techniques and systems for water reuse and conservation to the greatest degree practical, including potential reuse of wastewater for irrigation or other purposes.*

5. *The City will encourage natural stormwater drainage systems designed to manage and filter as much stormwater on site as reasonably possible and to incorporate natural drainage and management techniques. Examples and illustrations of low impact development approaches that may be appropriate in the Riverside District are included in the Background Conditions Report, Charrette Report, and Land Use Alternatives Report in Appendix B.*

Findings:

Public Facilities. Section 17.205.060.D.4 of the proposed RMP Zoning Code requires that a Master Plan be prepared and approved for a given sub-area prior to approval of any development within that sub-area. Included in the list of required elements of each sub-area master plan is the preliminary layout and sizing of infrastructure and public facilities. Site plans must show the location, size, and dimensions of existing and proposed structures, water, wastewater and stormwater infrastructure improvements; stormwater management plan; and any proposed temporary uses during construction and phasing of development. Section 17.205.060.J.2(f) of the proposed code requires that any subsequent subdivision or development applications submitted must be consistent with the master plan in terms of the location of alignments and connections of proposed facilities; and that proposed water, sanitary sewer, and storm drainage facilities be sized to provide adequate capacity to serve proposed uses in the area as determined by the City Engineer.

Development Agreements. Section 17.204.060.I of the proposed Riverside Master Plan (RMP) Zoning Code requires that the applicant must enter into a Development Agreement with the City of Dundee that specifies how all needed and required public facility improvements for water, wastewater, stormwater, transportation and parks will be constructed and funded. These requirements are consistent with Public Facility Policy 3.

Water Conservation. Section 17.202.060.C and G require that within both the Neighborhood Commercial and Neighborhood Residential zones, the proposed code requires sustainability standards. These standards are replicated for multifamily housing in the Riverside Residential area, shown in Section 17.202.080.F. The applicant can choose from a list of sustainability features, so long as they meet a certain number of points. Among this list are the separate options of: using native plants, stormwater management integration with the site, green roofs, low-water irrigation systems, permeable paving, or LEED Certification. In addition to this, multifamily homes may apply for a fourth floor, provided they meet additional standards. LEED Silver Certification is one of the options that can be used to obtain a height bonus. These requirements will serve to encourage use of natural stormwater drainage systems designed to manage and filter as much stormwater on site as reasonably possible and to incorporate natural drainage and management techniques.

Parks, Open Space and Trails

1. *A minimum of three neighborhood parks shall be established within Subareas C, D, and F as shown in Figures 1 and 2 of the Riverside District Master Plan and based on the housing target of 970 dwelling units. The specific location and size of each neighborhood park shall be refined through the detailed master plan and subdivision process. However, each neighborhood park site shall be consistent with the location and size criteria in the adopted Dundee Parks and Open Space Master Plan and the Neighborhood park sites shall be developed in accordance with the provisions of the Parks and Open Space Zone (Chapter 2.111) of the Development Code. The City shall collaborate with Chehalem Parks and Recreation District (e.g. IGA) on Riverside District park and trail issues such as dedication, improvements, standards, maintenance, etc.*

2. *A regional riverside park is planned in Subarea G as shown on Figure 1. The existing sloped, wooded area within the riverside regional park area shall generally be protected in a natural state as part of future park*

development. This wooded area may contain trails or other passive recreational facilities (e.g., interpretive features).

3. Planning for the regional riverside park shall be coordinated between the City of Dundee and the Chehalem Park and Recreation District. Additionally, planning shall include coordination with the Oregon Department of Parks and Recreation to ensure opportunities to connect to a potential future state park on Ash Island, should such a park be developed.

4. Figure 1 of the Riverside Master Plan shows development of a “nature park” on city-owned property to the north of the wastewater treatment plant facilities. Development of this park should be consistent with the conceptual park plan approved by the City Council.

5. The Riverside District Master Plan establishes a buffer around the Canyon Lake Natural area, extending to approximately the 150-foot elevation line to the south and west of this area (see Figure 6). Within this area, human access and activity will be restricted to help protect habitat for two turtle species – the Western Painted and Western Pond Turtles. In addition, a secondary, additional riparian buffer of approximately 50 feet is established beyond the 150-foot elevation line, within which uses will be limited to natural resource protection, open space and passive recreation, such as walking and bicycling. A pedestrian and bicycle pathway may be constructed within this riparian buffer area.

6. The Riverside District Zone will protect riparian areas by using a regulatory approach consistent the State of Oregon’s Goal 5 safe harbor approach (50 foot setback from top of bank), and by allowing developers (if they want an alternative to the safe harbor approach) to inventory riparian and other natural resources and identify alternative measures to protect them, consistent with the goals and requirements of the this Master Plan, as well as the city’s Comprehensive Plan and Development Code.

7. A linked trail system shall be developed within the Riverside District and integrated with plans for the Willamette Greenway Trail and Chehalem Heritage Trail as shown on Figures 1 and 3. Through the subdivision and development permit process, the City of Dundee may require dedication or easements to accommodate the development of the trail system. In general, 30-foot wide easements will be adequate to accommodate 10-foot wide multipurpose trails. As noted above, a wider 50-foot easement will be required along the designated riparian corridors.

8. Locations of trail connections and associated riverfront recreational opportunity areas are conceptual and will be further detailed as future Action Items.

9. The City will support “green” development approaches, including co-location of stormwater swales in parks and along linear trail corridors to reduce land needs and costs and create opportunities for education, amenities, and recreational activities.

Findings:

Neighborhood Parks. All parks, trails and open space must meet the same development standards in Section 17.203.130 of the existing code. As stated in the proposed zoning code in Section 17.204.060.H, each site development master plan that includes residential development must provide land for neighborhood parks, at a dedication of at least 2 acres per 1,000 persons. Parks must be adjacent to at least two streets which will have development on the other side; must not be within 200 feet of the Right-of-way of the Newberg-Dundee Bypass; must be free of excess slopes, wetlands, or wildlife habitat areas; and must be located within one half-mile of all planned residential areas within the development’s master planned area.

Park Agency Coordination. Section 17.204.060.I of the proposed new development code for the Riverside District requires each sub-area Master Plan to include the applicant entering into a Development Agreement with the City of Dundee regarding public facility improvements, including parks. This will require coordination between the City of Dundee and the Chehalem Park and Recreation District to provide planning for development and ongoing maintenance of said park. As stated above, the parks will be subject to Section 17.203.130, which states in section F(13), “Such other conditions as will make possible the development of the city in an orderly and efficient manner in conformity with the Dundee comprehensive plan, Dundee parks and open space plan, the Dundee development code, and the 2005 Edition of Park, Recreation, and Leisure Facilities Site Planning.”

Riparian Area Protection. Section 17.204.060.H.6 of the proposed code requires all parks to not include more than 80% of the area to be free of wetlands, stream corridors, or designated wildlife areas of established buffers. Section 17.204.060.D.8(b) requires that all estimates of gross and net developable acres within each subarea will include identification of areas subject to natural resource protection, parks, and trails. Furthermore, approval of sub-area master plans requires consistency with the Riverside District Plan which identifies buffers for stream corridors and the Canyon Lake area.

Trails. Per Section 17.204.060.D.5, all sub-area master plan submissions for development must include proposed locations, sizes, boundaries, and alignment of trails, open spaces and park lands, as well as area subject to natural resource protection requirements.

Dedications and Easements. Per Section 17.040.060.D.4, all rights-of-way proposed for dedication are determined during the sub-area master plan process, which will require approval by the Dundee Planning Commission. The plan will also must include a preliminary layout and sizing of public facilities, including the pedestrian, bicycle and vehicle circulation systems. The Planning Commission is the reviewing body, who will consider other consistency with planning documents within the City, including the *Dundee Comprehensive Plan*, the *Dundee Parks and Open Space Plan*, the *Dundee Development Code*, and the *2005 Edition of Park, Recreation, and Leisure Facilities Site Planning*.

All development of trails, parks, and open space are subject to existing code section 17.203.130, which includes requirements for the provision of pedestrian access through a right-of-way dedication of a public access easement.

Sustainable Development. Section 17.202.060.C and G require that within both the Neighborhood Commercial and Neighborhood Residential zones, the proposed code requires sustainability standards. These standards are replicated in multifamily housing in the Riverside Residential area, shown in Section 17.202.080.F. The applicant is able to choose from a list, so long as they meet a certain number of points. Among this list are the separate options of: using native plants, stormwater management integration with the site, green roofs, low-water irrigation systems, permeable paving, or LEED Certification. In addition to this, multifamily homes may apply for a fourth floor, provided they meet additional standards. Of this, LEED Silver Certification is an option.

Attachment 5: Written Public Comments

Cheryl Caines

From: LARRY ANDERSON <andeng1@comcast.net>
Sent: Tuesday, January 15, 2019 1:27 PM
To: Cheryl Caines
Cc: Tom Edwards
Subject: Riverside District meeting

Cheryl,

I didn't plan to travel from Pacific City to attend the PC meeting on the 16th if it wasn't necessary. Would you please have the commission discuss these questions:

1. Will the EFU zoning of the lowland and riverfront area allow development for recreational use?
2. The allowed home types in the RN zone is confusing. Duplex and Single-Family and Single-Family Attached not allowed, but Zero Side Yard Single-Family Detached (ZSYSFD) Dwellings are allowed. It seems to me that a row of eight ZSYSFD homes would look exactly like a row of eight SF Detached homes, except that the ZSYSFD home would need to meet fire code for zero setback, which means a fire rated wall and no openings on the zero setback side of the house, that, and the homeowner would not own the yard on one side of their house. If I understand this right, all the ZSYSFD limitation does is force us to build unusual and less desirable type of homes for no apparent reason.
3. Can you give examples of homes and neighborhoods with ZSYSFD homes and explain the reasons why they are allowed but Detached Single-Family, Attached Single-Family and Duplex dwellings are not?
4. **"Residential Development in Riverside Mixed Use Zones allows 75% of the net designated area in RN & RD zones to be developed with residential only uses. This allowance could result in a greater number of residential units and less commercial development in the Riverside District. Is this consistent with the Riverside District Master Plan (RDMP)? Should there be standards to give decision makers some discretion over the location of the land designated for commercial?"**

Keep in mind that recent changes in the Transportation System Plan eliminated any reasonable and appropriate vehicular access to the the Riverside District commercial center and industrial zones. Our going along with the TSP changes is only because the newly proposed uses in the RN and RP zones mean we will not be required to develop a large, off-highway and poorly accessed commercial center, and instead, an appropriately sized neighborhood commercial to serve the needs of surrounding neighborhoods and the future riverfront recreation area users.

17.202.020 Allowed uses.

Legend for Table 17.202.020:

P: Permitted use

CU: Conditional use

S: Special use requirements apply

N: Use is not permitted

[Note: Selected zones in the following tables are not shown for readability purposes. Those zones will re changes.]

| Table 17.202.020 : Zoning Use Table | | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | |
|------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------|-----|-------------------------|----------|----------|--------------------------|----------|----------|----------|-------------------------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Sp |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| A. Residential Uses | | | | | | | | | | | |
| Single-Family Dwelling, including manufactured homes subject to DMC 17.203.100 | P | P | P | S | S | N | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | DM |
| Two-Family (Duplex) Dwelling, Single-Family Attached Dwelling | N | S | S | S | S | N | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | DM sir DM <u>DM</u> <u>ZO</u> |
| Zero Side Yard Dwellings (Townhouse or Single-Family Detached) | N | N | S | N | N | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DM <u>DM</u> <u>ZO</u> |
| Compact Detached Dwelling | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DM <u>ZO</u> |
| Manufactured Dwelling Park or Mobile Home Park | N | N | S | N | N | N | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | DM |

If you have any questions for me, please call or email me. Thanks in advanced.

Larry

Larry Anderson, PE

LAEi

PO BOX 262

35495 RIVER VIEW DRIVE

PACIFIC CITY, OREGON 97135

Cell: 503-816-2732

Email: andeng1@comcast.net

January 18, 2019

City of Dundee Planning Commission
City of Dundee
620 SW 5th
Dundee, Oregon 97115

RECEIVED
JAN. 22 2019
CITY OF DUNDEE

Commission Members,

I had planned to attend your January 16th meeting, but was unable to be there. I would like to share written comments regarding one part of the Riverside District Code Amendments.

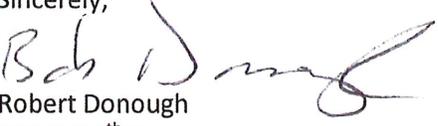
The Overlay Zones Chapter 17.204.060, Section H.6.c. (page 43 on Draft 3) provides that parks may not be "within 200 feet of the right of way for the Newberg-Dundee Bypass." I support this provision for two reasons. A park next to the bypass is less likely to be used by residents because of the traffic noise and air quality. Further, studies* of noise pollution near residential areas (e.g., freeways, airports) suggest that exposure to repetitive loud noise has negative effects on the brain development of young children.

I could not find any provisions in the draft code amendments that placed restrictions regarding the placement of residential lots next to the bypass. If parks should not be next to the bypass, it seems that it would be even more important that homes not be built there. Homes next to the bypass will be the least desirable and least expensive; the kind that will be in the price range of new families with young children. Children living in these homes will spend the largest part of their young lives next to a significant source of repetitive noise pollution. I would like to recommend that residential lots also be prohibited within 200 feet of the bypass right of way.

As an alternative, I suggest that this 200 foot buffer zone be planted as densely as possible with different varieties of evergreens. Over time, these trees will grow to become a visual barrier between the new housing developments and the road, and even make a small reduction in the traffic noise for those closest to the bypass. This small forest will become a much more appreciated view compared to the raucous semi-truck exhaust pipes that pass under the 8th Street overpass.

It appears that ODOT may have set a precedent here. Where the bypass is closest to the Parks and Edwards corner, some new trees have been planted between the right of way fence and the road (you can see them from the Fulquartz overpass). Perhaps the City can persuade ODOT to also plant trees on their side of the right of way fence on both sides of the bypass next to residential zones in the Riverside District.

Sincerely,


Robert Donough
920 SW 7th Street
575-770-0434

*I can provide summaries of several studies of the impact of noise pollution on young children.

Cheryl Caines

From: Rodney Grinberg <rodneymg@gmail.com>
Sent: Tuesday, February 05, 2019 4:18 PM
To: Cheryl Caines; Rob Daykin
Subject: Re: RMP

Besides the density issue in the mixed use zone, the Lindquist family also has issue with some of the park codes language, mainly the prohibition of being within 200' of the by-pass right away. Their opinion as well as CPRD board member I spoke with recently agree that parks are a way better buffer than homes. Please let me know when we can meet to try to hash these issues out.

On Fri, Feb 1, 2019 at 1:36 PM Rodney Grinberg <rodneymg@gmail.com> wrote:

I had hoped to hear a time and date to meet by now. Have you all had a chance to have your internal meeting you wanted prior to us meeting? Please advise.

Thank You,

Rodney Grinberg
503.227.3055

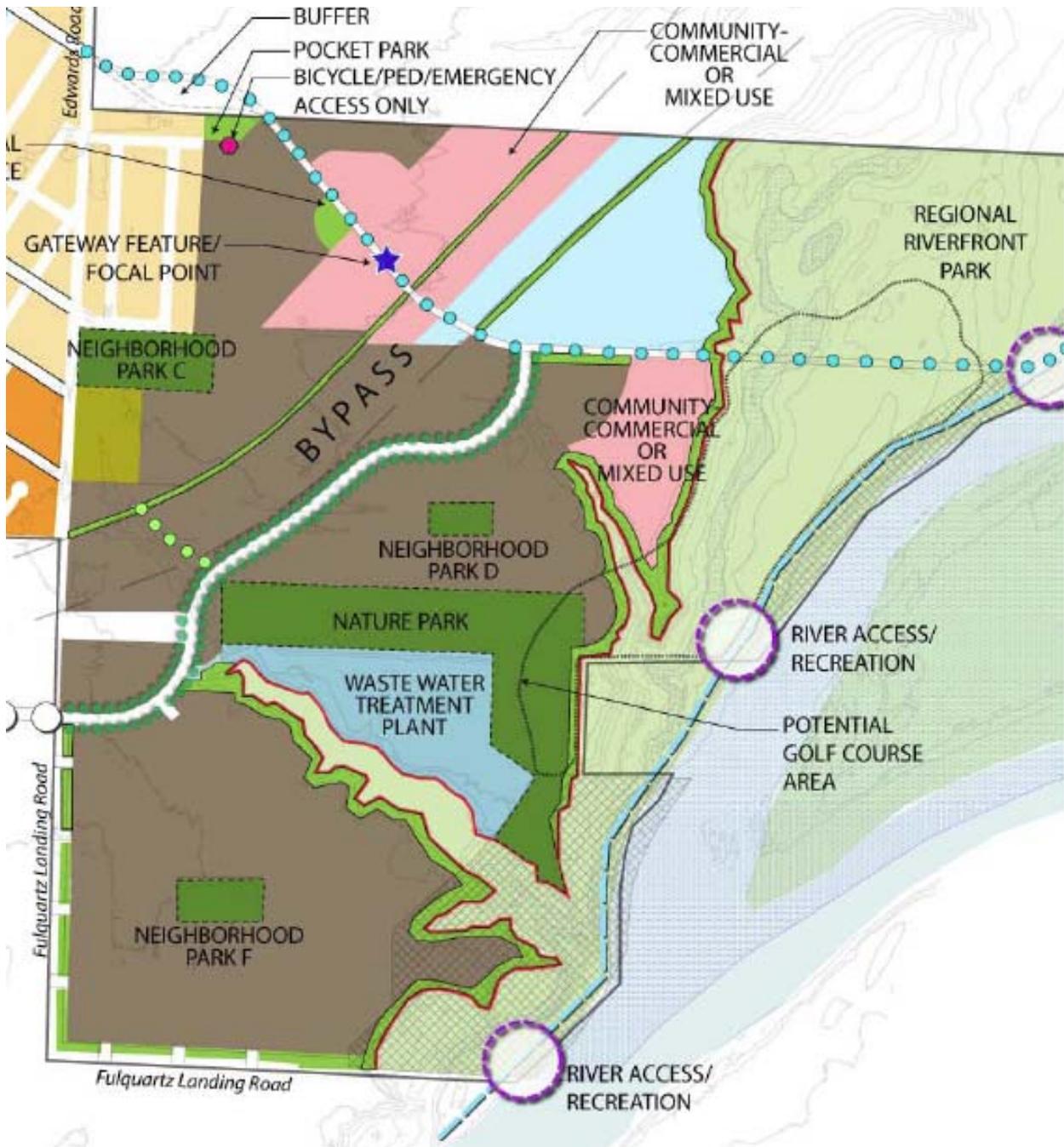
--

Thank you,

Rodney Grinberg
RMG Real Estate Consulting LLC
rodneymg@gmail.com
503.227.3055

Attachment 6: Riverside District Master Plan

Riverside District Master Plan



Prepared for the City of Dundee

June 2011

Riverside District Master Plan

Prepared for the City of Dundee

By Angelo Planning Group

In Association with

Cogan Owens Cogan, LLC

GreenWorks

Johnson Reid, LLC

Kittelson & Associates, Inc.

June 2011

This project is partially funded by a grant from the Transportation and Growth Management Program (“TGM”), a joint program of the Oregon Department of Land Conservation and Development (DLCD) and the Oregon Department of Transportation (ODOT). This is financed in part by federal Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETY-LU), local government and State of Oregon funds.

The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

Acknowledgements

City of Dundee City Council

Ted Crawford, Mayor
Doug Pugsley, President
Jeannette Adlong
Ivon Miller
Jennifer Munson
Storr Nelson
J. Randy Reddell

City of Dundee Planning Commission

Jerry Fiedler, Chairman
David Hinson, Vice-Chairman
Ron Mock
Nick Wymore
Gary Manning
Larry Lietz

Technical Advisory Committee (TAC)

Rob Daykin, City of Dundee
Luke Pelz, City of Dundee
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Cliff Houck, Oregon Parks and Recreation Dept
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Executive Summary

The Riverside District Master Plan area is comprised of about 360 acres in the City of Dundee, Oregon. The planning area fronts the Willamette River for over 6,000 linear feet across from Ash Island in the Chehalem Valley area of Yamhill County. The planning area is primarily undeveloped with the exception of a few single family dwellings and the wastewater treatment plant. The planning area encompasses the majority of the city's buildable land inventory. The City of Dundee initiated the master planning process in 2010 to provide a more detailed land use and transportation plan to guide coordinated development of this special area. The project was funded by a grant from the Oregon Transportation and Growth Management (TGM) Program consistent with Statewide Planning Goals that require cities to plan for future growth, including providing adequate land and facilities to meet long term (20-year) growth projections.

The Riverside District planning area features a number of unique assets and opportunities:

- A relatively small number of property owners and large parcels of undeveloped land, making master planning easier;
- A prime location along the Willamette River, with outstanding views of the river and surrounding areas in addition to access to water-based recreation;
- Natural resources that provide intrinsic natural values as well as amenities to future residents and visitors; and
- Community support for a creative, sustainable master plan and planning process.

The adopted Riverside District Master Plan reflects substantial input from the public involvement process, including opportunities for input from the major property owners. The Master Plan will guide future development of the planning area with a coordinated mix of residential, commercial, tourism and open space and recreational uses that are cohesive and connected with Dundee's larger community vision. The adopted Master Plan provides more detail regarding future development than can typically be provided through basic comprehensive plan designations and zoning. The Dundee Comprehensive Plan includes a new Riverside District plan designation and policies to provide a framework to implement the Riverside District Master Plan. Text of the Riverside District Comprehensive Plan Chapter is included in Appendix A of this Master Plan.

Adoption of the Master Plan concludes the following steps in a multi-step process required prior to development in the Riverside District:

1. Amendment of the Dundee Comprehensive Plan text to include a new chapter and policies relating to the Riverside District.
2. Amendment of the Comprehensive Plan Map to change existing designations for the Master Plan area from Agricultural, Residential, Commercial, Light Industrial and Public to the Riverside Plan District.
3. Adoption of the Riverside District Master Plan by reference as a support document to the Dundee Comprehensive Plan.

The City had initially hoped to amend the Development Code and the Zoning Map to apply the new Riverside District Zone (with seven subareas) to implement the master plan. However, following consideration of a March 2011 memo from the City's consulting engineer (Murray, Smith & Associates, Inc.) that documented the severity of the constraints on the existing water supply, the City decided to defer adoption of the Riverside District Zone and rezoning land in the Riverside District until more detailed infrastructure and financial plans are prepared to support the master plan, with a specific emphasis on water supply improvements.

The City will retain existing zoning that applies within the new Riverside District Plan designation for an interim period. Existing zoning is considered consistent with the Riverside District plan designation because existing zones allow less intensive, lower density development than anticipated in the Riverside District Master Plan. Uses and development allowed under existing zoning regulations will be allowed in this interim period, consistent with the provisions of the Dundee Development Code, statewide administrative rules and statutes, policies in the Riverside District Comprehensive Plan chapter, and any conditions of prior zone change approvals.

Additional land use approvals will be required prior to development to the scale and density envisioned in this master plan, including but not limited to:

- Development Code text amendment to adopt new Riverside District Zone;
- Zone change(s) to apply the new Riverside District Zone;
- Detailed master plans (by subarea) to establish local street network, identify specific park sites and trail connections, lay out blocks, refine mix of land uses and set mix of housing types and lot sizes, establish phasing schedule, etc.
- Subdivision(s) to divide land in accordance with detailed master plans; dedicate local streets parks and trail and utility easements; install public and private improvements, etc.
- Potential site design review for multi-family and non-residential buildings, unless clear and objective design standards are adopted as part of the detailed master plan for a particular subarea.
- Traffic analysis will be required as part of a zone change or site design review to document that the proposed phase of development is consistent with the overall trip thresholds outlined in the Master Plan.

This Master Plan document is divided into four sections:

- I. **Background** – This section summarizes background information for the planning area, including project goals, public involvement and land use alternatives.
- II. **Plan** – This section includes the key maps, figures and tables, including the Comprehensive Plan Map designation, the Master Plan (with land uses), the Street and Trail Plan, the Riparian Corridors, and typical street and trail cross-sections.

Section II also includes the additional Master Plan policies that will be used by staff and the Planning Commission to review future development proposals (refinement plans and subdivisions) after the Riverside District Zone is implemented.

- III. **Future Actions** – This section includes an Action Chart that identifies the issues that are left undecided, tasks left to do, or analysis that is still needed and recommended to be pursued after the plan is adopted. The Action Chart identifies action items, responsible party, and tentative time frame.

IV. **Appendices**

- Appendix A – Adopted Riverside District Comprehensive Plan Chapter
- Appendix B1 through B9 – Supporting Documents, including meeting summaries, land use alternatives report, charrette report, transportation analysis, and other background documents.

I. Background

The Master Plan area was annexed to the City of Dundee in 1969. When the Dundee Comprehensive Plan was adopted in 1977, the planning area was designated for Agricultural use and placed in an Agricultural holding zone with policies stating that the land would be rezoned incrementally for residential use when need for the land was shown. In 2008, Dundee City Council approved a plan amendment and zone change affecting about 54 acres in the northerly portion of the planning area. However, the Council wanted to avoid incremental zoning of the larger area as called for in the Comprehensive Plan. As a condition of the plan amendment/zone change approval, the City Council required submittal and approval of a master plan prior to development of the subject property. During the public hearing process on the zone change, the City Council expressed interest in using the master planning process to ensure integrated planning and development of the Riverside Farms, LLC property and adjacent developable properties.

As described in the Executive Summary, the City initiated the master planning process in 2010 after receiving a grant from Oregon's Transportation and Growth Management Program. The master planning project was informed by an extensive community involvement process that included guidance from citizens and technical advisory committees, participation from property owners, public meetings, use of a project Web site (www.dundeeiverfront.net) and other means to inform community members about the process and public hearings associated with adoption of the plan. A key step in the planning process was a design charrette to identify land use and transportation plan alternatives for the Riverside District. The charrette, held October 10-14, 2010, resulted in the identification of a preferred land use and transportation concept for the planning area. A market study and a transportation analysis of the alternatives informed the selection of the preferred alternative. A report describing the charrette process and results is available on the project Web site and in Appendix B6.

A set of Master Plan goals and objectives was developed by the project management team and project advisory committees. These goals and objectives served as the criteria used to evaluate land use and transportation alternatives that were developed during the design charrette. The plan goals are presented below.

1. Conduct a fair and transparent master planning process.
2. Build on, enhance and communicate the unique characteristics of the planning area for the citizens of Dundee.
3. Allow for a mix of future land uses that meets the City's economic, housing and other needs.
4. Create an integrated land use and transportation system that is well-connected internally and to other parts of the city, incorporates a full range of ways to travel and is safe, efficient and sustainable.
5. Incorporate natural features and resources into the Master Plan in a way that protects key resources and enhances the value of the area for future residents.
6. Develop strategies for successful, efficient and cost-effective implementation of the Master Plan.
7. Address current and future public facility needs.

The Preferred Land Use and Transportation Alternative developed through this process forms the basis for the content of this Master Plan. The Master Plan elements are described in more detail in Section II. Existing conditions in the planning area have been presented in earlier reports and can best be summarized in terms of the general context of the planning area, existing zoning and land use, and natural resources and environmental conditions.

- **Planning area context.** The planning area is approximately 360 acres in size, located southeast of the developed portions of Dundee. It is almost as large as the rest of the city. It is approximately one-quarter mile east of OR 99W and bisected by the corridor for the planned Newberg Dundee Bypass. Overcrossings of the Bypass in the vicinity of 8th Street and Fulquartz Landing/Parks Street will provide connections between the developed area of Dundee and the riverfront area. However, the Bypass divides the planning area into several subareas and provides a barrier to greater connectivity.
- **Existing land use and zoning.** Most land in the planning area currently is in residential or agricultural use or is vacant. There are a total of 24 separate parcels in the area, ranging from 0.6 to 91 acres in size, with a total of nine dwellings. The city's municipal wastewater treatment facility is located roughly in the center of the planning area and includes a series of settling ponds and lagoons. A majority of the land in the planning area is currently zoned for agricultural use. In 2008, the city rezoned about 54 acres in the northern portion of the planning area for a combination of residential, commercial and light industrial uses.
- **Urban growth boundary and city limits.** Virtually the entire study area is included within the Dundee city limits. However, the Urban Growth Boundary (UGB) generally parallels the 150-foot elevation and about 97 acres abutting the Willamette River are located within the city limits but outside of the UGB. The area outside of the UGB is currently zoned for Exclusive Farm Use (EFU) on the Dundee zoning map, and some of the area is also within Greenway and Floodplain Overlays. Under Oregon's planning system, it is unusual to have land within the city limits but outside of the UGB.
- **Natural resources and environmental conditions.** The planning area features a variety of natural resources that provide value for Dundee residents and natural systems, while also representing restrictions to future use and development of some portions of the planning area. These include areas affected by flooding or the risk of floods, waterways such as streams and wetlands, steep slopes and unstable soil conditions.
 - Water Resources and Riparian Areas. The Willamette River is the dominant water feature adjacent to the planning area. Two main drainage swales extend from the Willamette River to the northwest into the Master Plan area. These two riparian areas are adjacent to current agricultural land uses and the wastewater treatment plant and have intermittent tree canopy.
 - Floodplains. The 100-year floodplain adjacent to the Willamette River is the principal water hazard related to flooding for the City of Dundee. The City's Development Ordinance regulates development within the floodplain and floodway.
 - Steep Slopes. Steep slopes often represent constraints to development, given the cost of addressing the hazards related to erosion and other soil movement and the resulting impacts on properties or resources below them. Much of the area is very flat, with slopes of less than 5%. However, there are sloped areas to the east of a ridge that is located at an elevation of about 150 feet. There also are sloped areas directly adjacent to the river and in the two drainage areas that extend northwest from the river.

A significant amount of information related to conditions within and related to the planning area is found in a separate Background Conditions report prepared for this project (Appendix B5) and available on the project Web site.

II. The Plan

This section of the Master Plan provides the maps and policies to implement the conceptual land use and transportation framework.

Rather than apply and modify existing zoning regulations for the Master Plan, a new Riverside District Zone has been proposed to tailor specific land uses, densities, and development and design standards to the unique characteristics of this area. The maps and policies in this section and the provisions of the new Riverside District Zone, when adopted, will be used by staff and the Planning Commission to evaluate future land use proposals such as detailed master plans, subdivisions and site development review applications within the Riverside District boundary. The zoning regulations will be tailored to seven distinct subareas (A through G). As described in Section I, existing zoning will be retained in the interim period before the Riverside District Zone is refined and adopted, and zone changes approved based on the criteria in Chapter 3.102 of the Dundee Code.

The following figures are adopted as part of the Riverside Master Plan:

Figure 1 – Riverside District Land Use Plan

Figure 2 – Riverside District Subareas

Figure 3 – Riverside District Transportation Framework Plan

Figure 4 – Standard Cross Sections for Local Streets

Figure 5 – Standard Cross Sections for Parkway Collector and Collector Streets

Figure 6 – Riverside District Natural Resources and Riparian Areas.

Through the Riverside District planning process, a conflict was identified between the cross-sections for Local Street I in the Dundee TSP and the Dundee Development Code. The TSP allows a 26-foot paved section while the Development Code requires a 28-foot paved section.

ODOT has made a commitment to the City of Dundee to fund an update of the city's TSP starting in 2011. Through that process, the City expects to consider options for local street cross-sections and will assure that TSP and Code provisions are consistent. After the TSP and Code are updated, future development in the Riverside District may be able to take advantage of a wider variety of local street cross-sections. At a minimum, street trees will be a required feature for all streets in the Riverside District. Residential streets will typically have landscape strips for street trees. Commercial areas may have wider streets with trees planted in tree wells.

The established cross-section for the Parkway Collector in the TSP and Development Code will be maintained to help establish the special character for the collector road east of the Bypass that provides an important link between the two Bypass overcrossings and connectivity of several Riverside District Subareas. The "parkway" design features will help to reinforce the special character of the Riverside District. If the Parkway Collector parallels the Bypass, the wider multi-purpose path would only be required on one side adjacent to the development area.

Figure 1 - Riverside District Land Uses

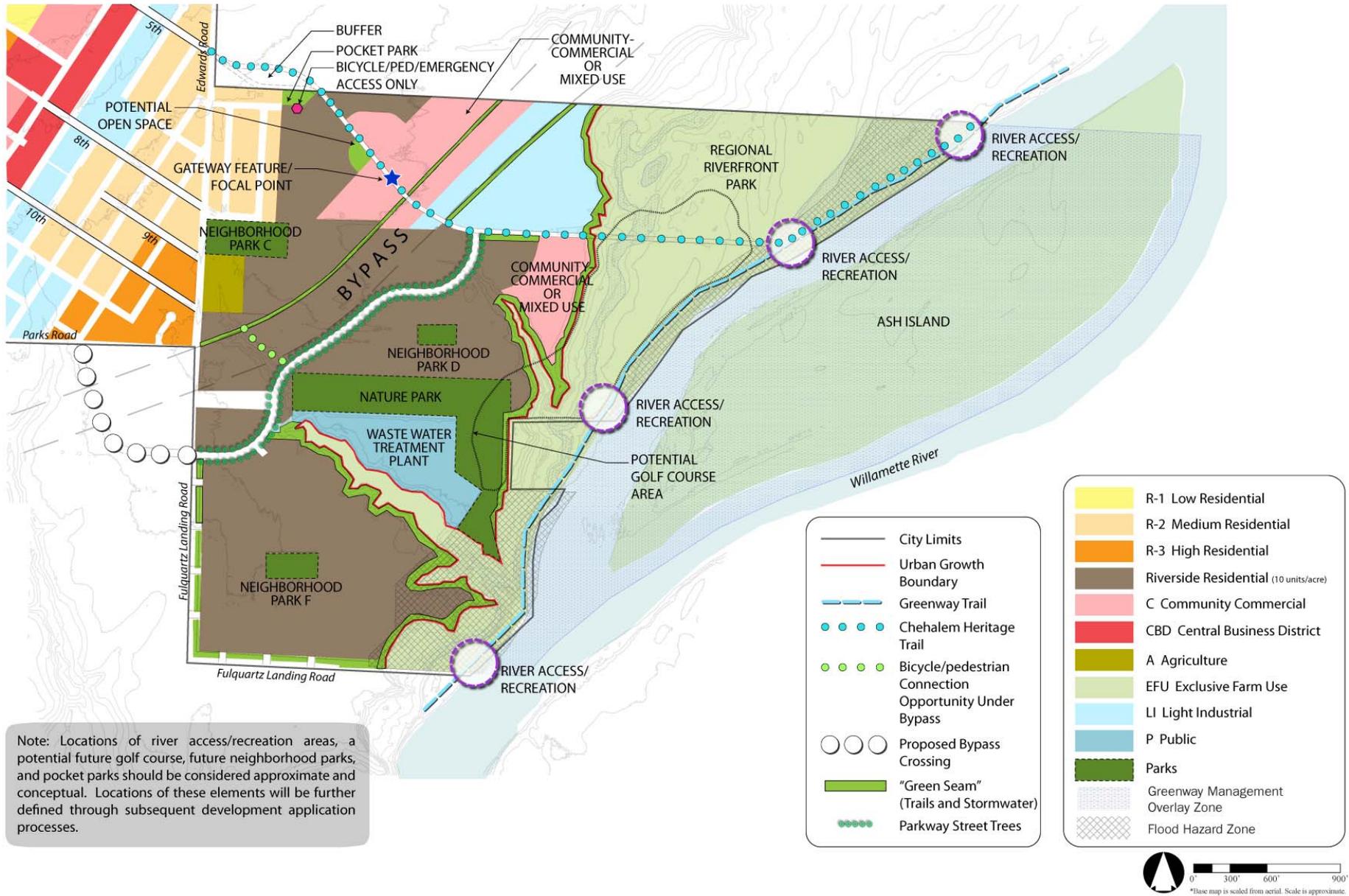
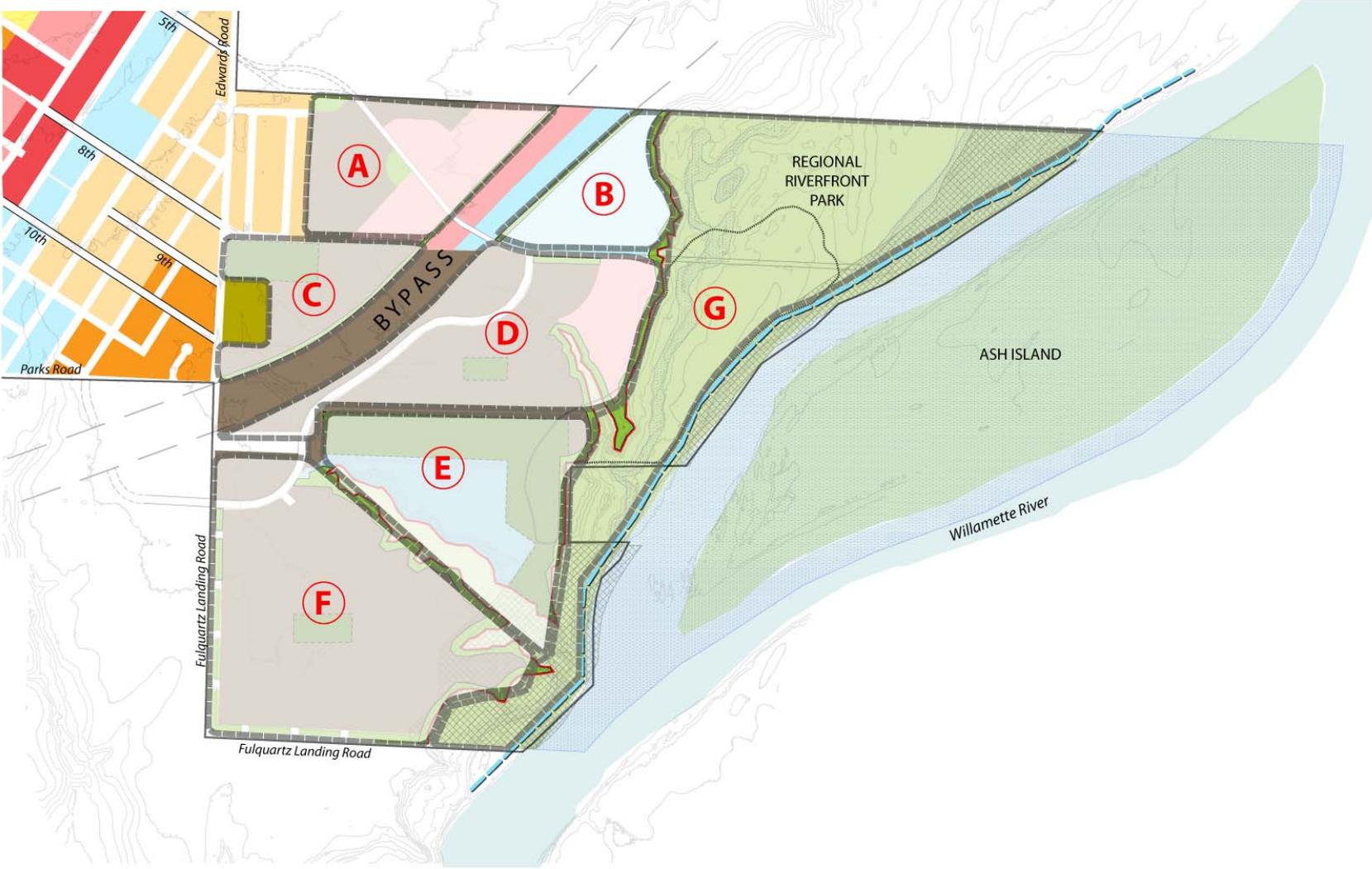


Figure 2 - Riverside District Subareas



Master Plan Subareas

RIVERSIDE DISTRICT AND SUBAREAS MASTER PLAN - CITY OF DUNDEE

June 10, 2011



Figure 3 - Riverside District Transportation Framework Plan

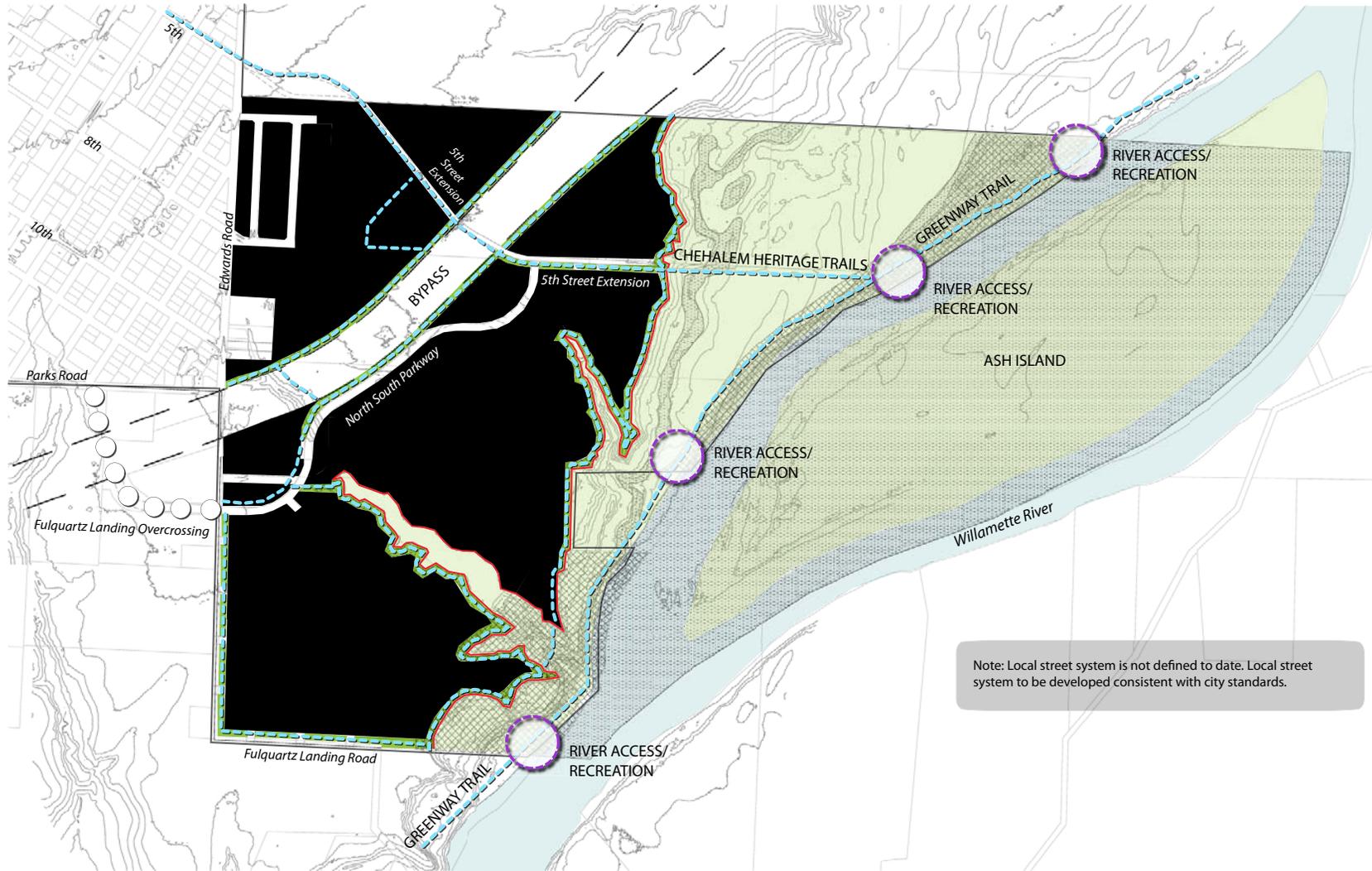
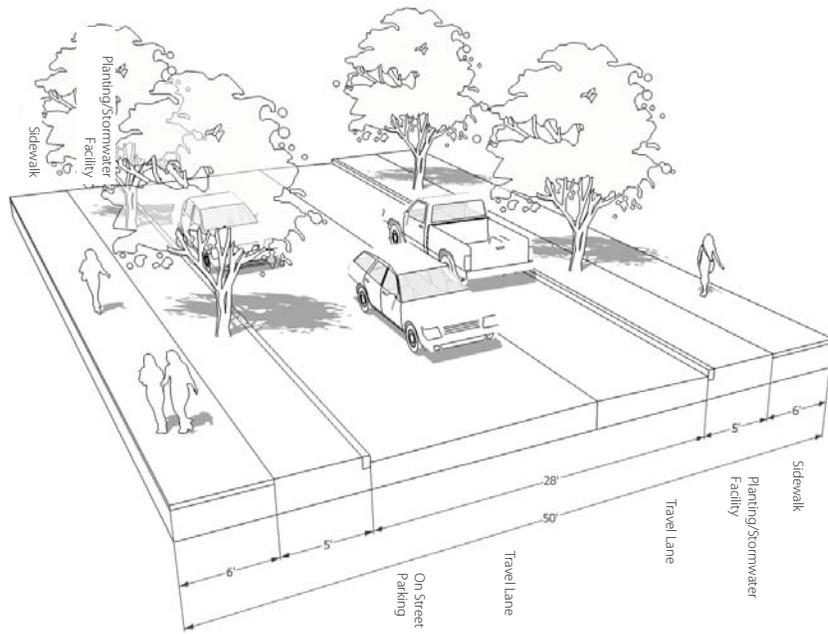
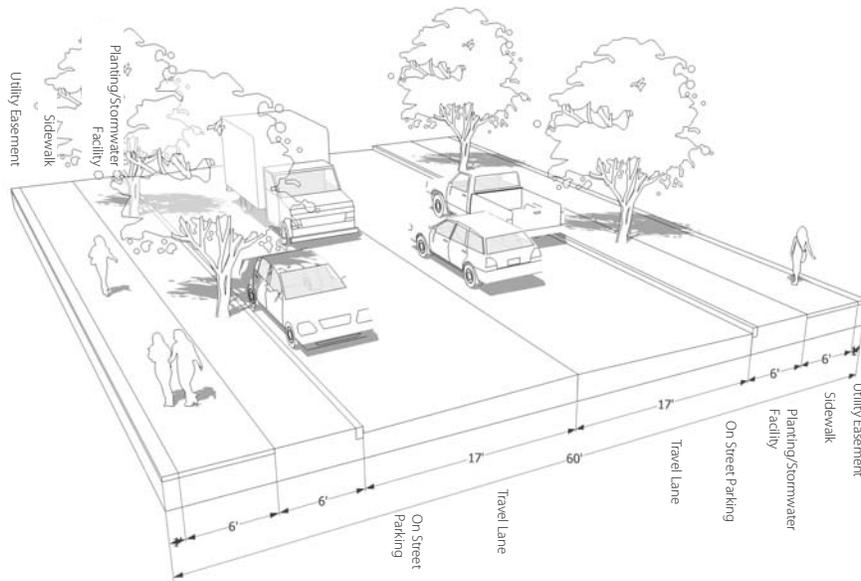


Figure 4 - Standard Cross Sections for Local Streets

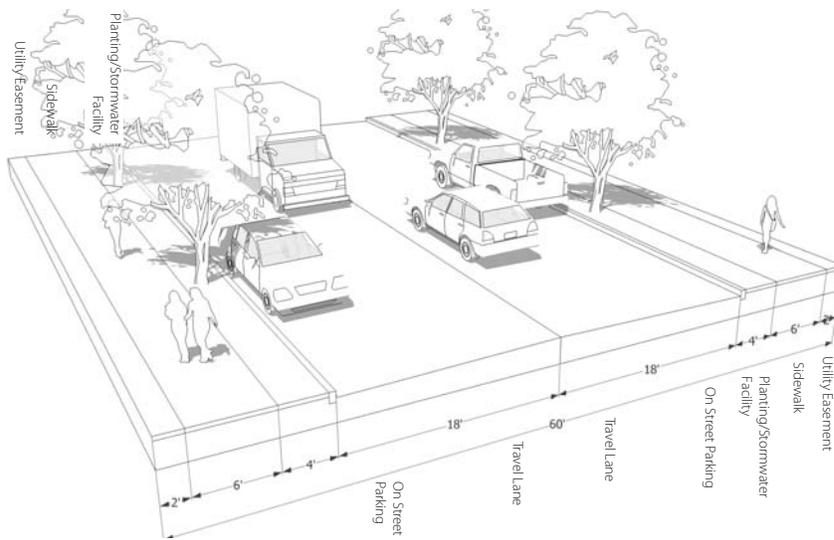


LOCAL STREET I - Two Travel Lanes with On-Street Parking on One side only

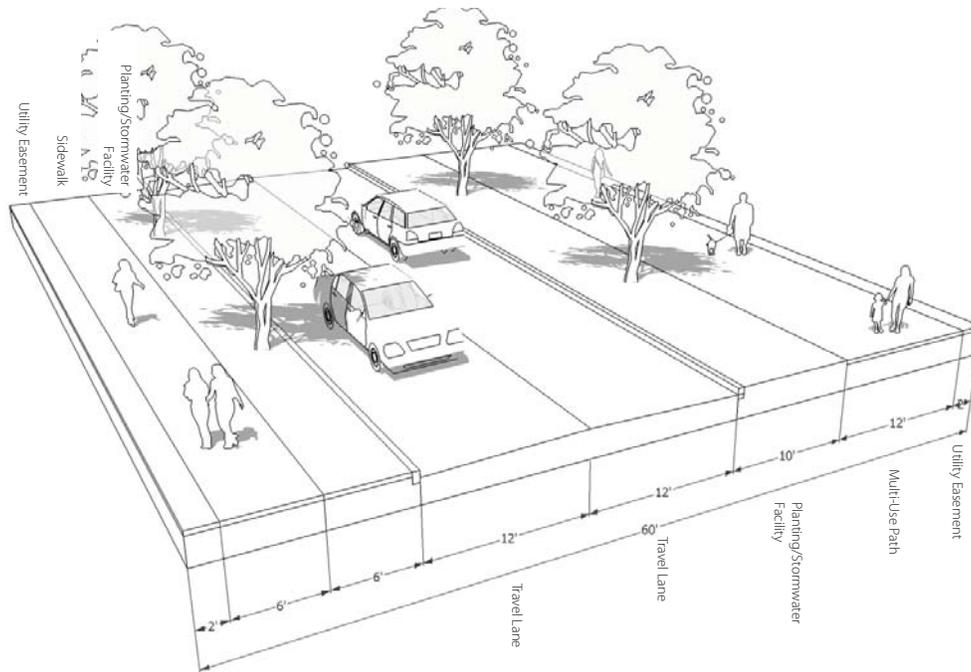


LOCAL STREET II - Two Travel Lanes with On-Street Parking on Both sides

Figure 5 - Standard Cross Sections for Parkway Collector and Collector Streets

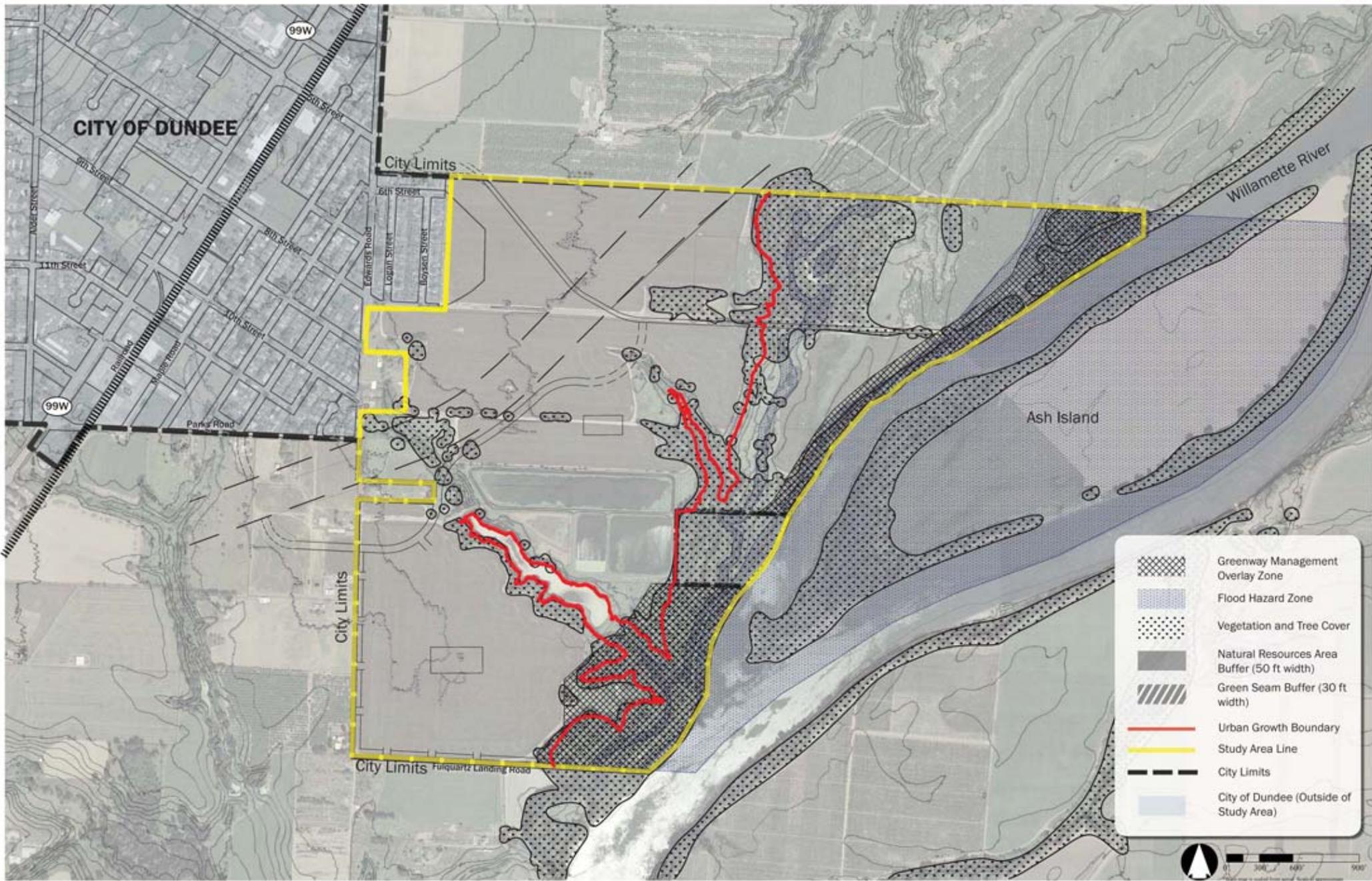


COLLECTOR - Two Travel Lanes with On-Street Parking Both Sides



PARKWAY COLLECTOR - Two Travel Lanes with no On-Street Parking

Figure 6 - Riverside District Natural Resources and Riparian Areas



Natural Resources and Riparian Areas - Vegetated Buffers

SOUTHEAST DUNDEE RIVERFRONT MASTER PLAN - CITY OF DUNDEE

June 6, 2011



A. Plan and Zoning Designations

Figures 1 and 2 illustrate the boundaries of the new Riverside District and identify the boundaries of the seven subareas. The boundaries between the subareas were defined as follows:

- Used existing parcel boundaries between major property owners (Edwards, Lindquist and City of Dundee);
- Used the bypass corridor to identify boundaries of subareas to the west and east of the bypass; and
- Generally followed the 150-foot elevation line to define Subarea G (outside of the UGB). The only exception is provided for the two riparian corridors which are currently outside of the UGB, but will instead be protected under the Riverside District plan policies and future zoning.

Figure 1 provides the basis for the Comprehensive Plan Map amendments.

Primary land uses have been planned by subarea within the Riverside District Master Plan area. The allocation of land uses by subarea (including target number of housing units and maximum non-residential floor area) is shown in Tables 1 and 2 and provided the basis for the Master Plan transportation analysis shown in Table 5.

The allocation of housing units and non-residential floor area to Riverside District Subareas was based on the following assumptions:

- The number of housing units is consistent with population and housing projections assumed for the Riverside District in other reports and plans, including the 1999 Buildable Lands Inventory and Housing Needs Analysis, Wastewater Master Plan and Transportation System Plan.
- Higher densities and levels of development in the Riverfront District will help the city implement needed water, wastewater and transportation improvements and spread those costs over a larger number of households, thereby reducing the cost burden on existing city residents. Allowing for more density and development in this area is also important to provide and pay for trails, parks and other amenities within the planning area.
- The Master Plan assumes an average residential density of about 10 units per acre, with the flexibility to average lot sizes within a single development or over a larger subarea or several subareas. By providing broad flexibility to meet changing housing needs and market demands, the Master Plan provides opportunities for a mix of housing types to meet the City's overall housing needs and support required infrastructure and amenities.
- As summarized in the 1999 Buildable Lands Inventory and Housing Needs Analysis, the actual average housing density in Dundee was 4.7 dwelling units per net acre from 1985-1998. As stated in that report, it is clear that Dundee needs to zone additional land to meet the need for more affordable housing types at increased densities – especially as Dundee takes steps to provide more local employment opportunities. To provide for more affordable housing opportunities, the Housing Needs Analysis recommended that additional land be zoned for smaller single family lot sizes, row houses, manufactured dwelling parks and multi-family housing. Therefore, the Riverside District Master Plan is consistent with the recommendations from the 1999 Housing Needs Analysis because the plan establishes a higher average density for the Riverside District and provides broad flexibility for a mix of housing types and lot sizes.
- For the non-residential areas, typical floor area ratios were assigned to the acres designated commercial, mixed use and light industrial to arrive at the maximum non-residential floor area. The maximum non-residential floor area is possible based on standard zoning assumptions relating to parking and landscape requirements. However, the actual non-residential development in the Riverside District could be at a much smaller scale and will largely depend on market demand.

- The acreage designated for Commercial (14 acres) and Light Industrial (13 acres) uses in the Master Plan is generally consistent with the zone change approved for the Edwards property in 2008. The Master Plan identifies one additional area for Commercial or Mixed Use (8 acres) in Subarea D that is currently in the Agriculture holding zone.

General land uses for each subarea are described below and illustrated on Figures 1 and 2 on the following pages. The allocation of housing units and non-residential floor area by subarea is shown in Table 2.

Subarea A, located west of the Bypass corridor and north of 8th Street, includes a mix of planned commercial and residential uses along with pocket parks. The land uses in Subarea A are generally consistent with the uses approved as part of the 2008 zone change for River Farms, LLC, with some refinements in the location of certain uses. General land use categories for Subarea A are summarized below.

- Permitted residential uses include a mix of single-family detached units on relatively small lots, single-family attached units (e.g., townhouses or rowhouses) and some multi-family uses. Lower density residential uses are planned at the west edge of Subarea A for compatibility with adjacent development. A broader mix of housing types and higher densities are accommodated in the central portion of the Subarea. The Master Plan targets development of up to 110 residential units in Subarea A.
- Commercial and Mixed uses are located in the easterly portion of Subarea A, abutting the Bypass and higher density residential uses. The commercial use category accommodates a variety of retail, service and office uses. Drive-through facilities will be prohibited to foster a village scale. The Riverside District Zone may limit the footprint of individual buildings, require conditional use approval for buildings over a certain size (such as 10,000 or 20,000 square feet) and impose design standards. The Commercial and Mixed Use areas will provide flexibility for vertical and horizontal mixed use, including upper story residential or office over ground floor commercial and live/work units. The Master Plan allows development of up to approximately 147,000 square feet of non-residential floor area in Subarea A, assuming typical floor area ratios for commercial development. The actual amount and scale of commercial development may be lower, based largely on market demand.

Subarea B, located east of the Bypass corridor and north of 8th Street, is designated for light industrial use. Permitted uses in this area include food and beverage production and sales activities, which could include a “Vintner’s Village” of independent wine production and tasting facilities and indoor and outdoor event space. Other permitted uses include eating and drinking facilities. The Master Plan envisions that uses in Subarea B will have a synergy with tourist, open space and recreational uses that take advantage of the riverside location east of the Bypass. The Master Plan allows development of up to 204,000 square feet of non-residential floor area in Subarea B, assuming typical floor area ratios for this type of development. The actual amount and scale of development in Subarea B may be lower, based largely on market demand.

Subarea C, located west of the Bypass corridor and south of 8th Street, is designated for residential uses and a neighborhood park. Permitted residential uses include a mix of single-family detached units on standard and small lots, single-family attached units (e.g., townhouses or rowhouses) and some multi-family uses. Lower density residential uses are planned at the west edge of Subarea C for compatibility with adjacent development. Residential densities are higher closer to the Bypass. The Master Plan targets development of up to 64 residential units in Subarea C.

The Master Plan identifies the location of a neighborhood park in Subarea C that will be dedicated with development. The park location reflects the amenity value of specimen Oak trees and is based on neighborhood park size and location criteria from the Dundee Parks and Open Space Plan. The size and location of the neighborhood park is conceptual and the precise location and size will be determined as part of a future development application process.

Subarea D includes a mix of residential, commercial and mixed use designations, as well as a possible golf course that may be located in the eastern portion of this subarea and extend into Subarea G. A neighborhood park is also required with development of this Subarea. Master Plan designations in this subarea include the following:

- A mixture of residential housing types and lot sizes, including single-family detached units on small to medium sized lots, single-family attached units (e.g., townhouses or rowhouses), duplex or tri-plex units and multifamily units. The Master Plan targets development of up to 277 residential units in Subarea D.

An area is identified for commercial or mixed use development in the northeast portion of Subarea D. Permitted uses include lodging, restaurants and recreation related uses, including a golf club house. The Master Plan envisions that uses in this commercial/mixed use area of Subarea D will have a synergy with tourist, open space and recreational uses that take advantage of the riverside location east of the Bypass. The Master Plan allows development of up to about 91,500 square feet of non-residential floor area in Subarea D. The actual amount and scale of commercial/mixed use development in Subarea D may be lower, based largely on market demand.

- The Master Plan also allows development of a golf course in a portion of Subarea D. A golf course is considered an appropriate use, but conditional use review is required to identify public access around and through a golf course to the riverfront. Because a specific location has not been defined, the acreage associated with a potential 9-hole golf course has not been deducted from the overall land inventory.
- The Master Plan identifies the conceptual location of a neighborhood park in Subarea D that will be dedicated with development, based on neighborhood park size and location criteria from the Dundee Parks and Open Space Plan. The precise location and size of the neighborhood park will be determined as part of a future development application process.

Subarea E includes the city's wastewater treatment plant (WWTP), approved treatment plant facilities, and a new nature park. All uses that are permitted outright or with conditional use approval in the Public (P) zone will be permitted in Subarea E. The Public zone permits the public facilities and park uses. Private golf and related facilities (such as a driving range) are identified as conditional uses in the Public zone.

Subarea F is designated for residential uses and a neighborhood park. Permitted residential uses include a mix of single-family detached units on small to medium sized lots, single-family attached units (e.g., townhouses or rowhouses), duplex and tri-plex units and multi-family units. The Master Plan targets development of up to 519 residential units in Subarea F. The Master Plan identifies the conceptual location of a neighborhood park in Subarea F that will be dedicated with development, based on neighborhood park size and location criteria from the Dundee Parks and Open Space Plan. The precise location and size of the neighborhood park will be determined as part of a future development application process.

Subarea G is currently located within the city limits but outside of the UGB. The Master Plan designates Subarea G for mixture of agriculture, parks, open space and recreational uses, including a regional riverfront park and trails, a possible 9-hole golf course and other open space areas. This area will remain zoned for Exclusive Farm Use by the City of Dundee until such time as it is brought into the city's UGB. All of the planned uses in this area are allowed in Dundee's EFU zone as outright or conditional uses, including a golf course. The Master Plan does not identify any housing, commercial or employment uses in Subarea G.

In April 2011, the Department of Land Conservation and Development (DLCD) indicated that golf courses are not allowed on high value farmland under state statutes and rules, even if the use is allowed under the City's EFU zone. This comment was brought up late in the process, and a golf course has been considered an appropriate use throughout the master planning process and was expressly discussed at the October design charrette for the Riverfront District. No changes to Dundee's acknowledged EFU zone are proposed as part of this process. The City of Dundee will support efforts to expand the UGB to coincide with the existing city limits and provide more appropriate zoning to accommodate the urban park, open space and recreational uses identified in the Riverside District Master Plan. The waterfront open space and recreational uses are integral to and needed to support the

overall development and open space vision of the Master Plan. Additionally, Yamhill County has recommended a UGB amendment that would accommodate the uses shown in the master plan and remove the on-going confusion regarding land use jurisdiction.

The following table summarizes projected acres of development by land use type, as well as target dwelling units, and square footage of retail, commercial, and industrial development for the Riverside District.

Table 1 – Riverside District Land Uses

| Locations/Designations | Acres | Percent ¹ | Target Dwelling Units ³ | Maximum Floor Area of Development ⁴ |
|-----------------------------------------|------------|----------------------|------------------------------------|------------------------------------------------|
| Inside urban growth boundary (UGB) | | | | |
| Residential | 100 | 38% | 970 | |
| Commercial | 22 | 8% | | 239,000 |
| Light Industrial | 13 | 5% | | 204,000 |
| <i>Subtotal</i> | <i>135</i> | <i>51%</i> | <i>970</i> | <i>443,000</i> |
| Neighborhood Park | 8 | 3% | | |
| Nature Park | 24 | 10% | | |
| Roads (excluding Bypass) | 29 | 11% | | |
| Trails/green seams | 23 | 9% | | |
| Newberg Dundee Bypass corridor | 27 | 10% | | |
| Wastewater treatment plant ² | 17 | 7% | | |
| <i>Subtotal (Inside UGB)</i> | <i>263</i> | <i>73%</i> | | |
| Outside UGB (open space or recreation) | 97 | 27% | | |
| Total Planning Area | 360 | 100% | 970 | 443,000 |

Notes

1. Percentages are as a total of land within the UGB except the Subtotal and land outside the UGB.
2. A small portion of the treatment plant acreage reflected in this number is outside the UGB; acreage does not include potential turtle habitat areas south of Lagoon #4 (Canyon Lake)
3. Assumes a mix of housing types and an overall average density of about 10 units/acre.
4. Assumes floor area ratios of 0.25 for commercial and mixed use and 0.35 light industrial and hotel uses.

Table 2 – Target Dwelling Units and Non-Residential Floor Area by Subarea and Land Use

| Subarea | Land Use Designation | Acres | Target Dwelling Units | Max. Non-Residential Floor Area |
|--------------|-----------------------------------------|------------------------|-----------------------|---------------------------------|
| A | Commercial | 14 | 14 | 147,500 |
| A | Residential | 13 | 96 | NA |
| B | Light Industrial | 13 | NA | 204,000 |
| C | Residential | 11 | 64 | NA |
| D | Commercial/Mixed Use | 8 | NA | 91,500 |
| D | Residential | 23 | 277 | NA |
| E | Public | 41 ¹ | NA | NA |
| F | Residential | 53 | 519 | NA |
| G | Agricultural, Open Space and Recreation | 97 | NA | NA |
| TOTAL | | 273² | 970 | 443,000 |

Notes

1. Acreage includes approximate area of WWTP and planned Nature Park
2. This total does not include the area estimated for neighborhood parks, trails, roads and the Bypass corridor, shown in Table 1.

Riverside District Policies

After the adoption and implementation of a new Riverside District Zone, the following policies will apply to Planning Commission review and approval of detailed master plan(s) and subdivision(s) of individual or consolidated subareas within the Riverside Master Plan District. The detailed master plan and subdivision reviews will be key steps in setting the stage for specific development of each subarea because they will:

- Establish and dedicate the local street system;
- Identify the specific location and size of neighborhood park(s) identified in the Master Plan and dedicate the planned park(s) in conjunction with the subdivision;
- Confirm that the number of residential lots is consistent with the overall target residential units;
- Layout infrastructure (particularly water and sewer) to accommodate the proposed subdivision and identify improvements needed to assure adequate public facilities; and
- Include a simple traffic analysis to assess the trips and required transportation improvements based on the overall transportation analysis completed for the Master Plan.

The policies will also apply to discretionary review of conditional uses, site design review and amendments of the Riverside District Master Plan. However, the policies will not apply to the review of individual building permits for development on platted lots that is consistent with the use tables and design standards of the Riverside District Zone once it is adopted.

Land Use

As shown in Figure 1, the Riverside District Master Plan envisions the long-term development of a cohesive district that includes a mix of land uses and housing types served by an interconnected of “complete” streets

with planter strips, street trees and sidewalks. A substantial portion of the Riverside District will be devoted to park, open space and a trail network that will serve both the Riverside District and the larger community and provide a unique amenity for development. Non-residential development is targeted to the northerly 1/3 of the Riverside District. It is envisioned that commercial uses to the west of the Bypass will be smaller-scale neighborhood commercial uses. Non-residential uses to the east of the Bypass are envisioned to be larger-scale “destination” uses such as wineries, event facilities, hotel, restaurants and related uses.

1. The Riverside District Master Plan identifies the approximate location and acres of general land use categories by subarea (See Figure 2 and Table 2). Through the detailed master plan and subdivision process, the applicant shall have the ability to propose minor changes between the boundaries of the use areas, consistent with the overall target housing units and non-residential floor area allocated to the subarea.
2. When a partition or subdivision application is submitted for a subarea, even if it only includes a smaller first phase of development, a detailed master plan shall be submitted for the entire subarea to show the layout of streets and more precise location of the neighborhood park (if a conceptual location is shown on the approved Master Plan for the Subarea). The detailed master plan will provide the tool to track the target housing units and maximum non-residential floor area consistent with the allocations by subarea in Table 2.
3. A mixture of different building types is encouraged within the residential areas (e.g. single family residential, duplex, attached single family residential, multi-family). Outside of the overall target number of housing units specific for each subarea, it is expected that the Riverside District Zone will provide broad flexibility for a mix of housing types and lot sizes. The detailed master plan shall identify lots intended for attached and multifamily housing. To ensure efficient use of land in the Riverside District, an average density of 10 units per acre is established. Lot sizes may be averaged and densities may be shifted between subareas to provide flexibility to meet changing housing and market needs.
4. Development within subareas designated for commercial, mixed use and light industrial uses in Subareas A, B and D shall be consistent with the standards included in the Riverside District Zone (when adopted), including limitations on certain uses, maximum building size and basic design standards.
5. The approved Master Plan assumed certain categories of commercial and light industrial uses would be appropriate in the Riverside District. While the Riverside District Zone will provide some flexibility for the City to allow “similar uses” through a Type I-B review, a major change in the list of permitted and conditional uses will require Type II Planning Commission approval or a Type IV Development Code text amendment.
6. The Master Plan identifies a conceptual location for a potential golf course. While a golf course is considered an appropriate use in the Riverside District, conditional use approval is required to review the layout of the golf course relative to public trails and access to the riverfront. Additionally, conditional use approval is required for any portion of the golf course located within Dundee’s Exclusive Farm Use (EFU) zone. Through the conditional use review process, the City shall also encourage the use of recycled wastewater or on-site water sources for golf course irrigation to avoid pressure on the City’s domestic water supply sources. Based on input from the Department of Land Conservation and Development, development of a golf course on Dundee’s designated EFU land may require a goal exception or UGB amendment.
7. The City will support a future UGB amendment application to include Subarea G within Dundee’s UGB to accommodate the open space and recreational uses identified in the Riverside Master Plan. The location of this subarea inside of the city limits but outside of the UGB complicates land use jurisdiction.
8. If the School District identifies a need for future school(s) within the Master Plan area, appropriate site(s) shall be identified consistent with the policies of the Dundee Comprehensive Plan and/or School District Facility Plan.

9. The Riverside District Master Plan does not designate potential school sites and the transportation analysis did not assume development of a school in any of the subareas. At a minimum, development of a public school within the Riverside District would require conditional use approval and a full traffic analysis.

Transportation

The main elements of the Riverside District transportation system are shown in Figure 3. This figure shows the approximate location of the two overcrossings of the Bypass that will be built by ODOT. The approximate location of the “Parkway Collector” is also shown to the east side of the Bypass. The local street system for the Riverside District will be defined as part of subsequent land use applications, based on established code standards for street connectivity and maximum block length.

1. The Riverside District Master Plan accommodates the development of the Bypass in the location shown in the Tier 2 Draft Environmental Impact Statement (Tier 2 DEIS) and the Dundee TSP. ODOT shall acquire all right-of-way needed for the Bypass and the overcrossings and construct the facilities.
2. The City and the affected property owners will continue to coordinate with ODOT on the location and design details for the overcrossings and landscaping of the berms. The City will advocate for a design that maximizes the developable area in the Riverfront District and reduces the visual impact of the Bypass.
3. An interconnected street system shall be provided within and between residential, commercial, and mixed use areas. Because local streets may be extended on an incremental basis in some subareas, it may be necessary to accept temporary dead-ends or “stub streets” that will be extended when future development occurs.
4. All streets shall be built to established standards for street connectivity and block length as set forth in Chapter 2.202 of the Development Code. Street standards in the Riverside District Zone shall supersede TSP or Development Code standards where they conflict.
5. The collector to the east side of the Bypass shall be developed to a “parkway” standard to integrate the subareas and help establish the overall design character of the Riverside District. In addition to providing internal connections east of the Bypass, construction of this road will ensure that all subareas east of the Bypass would have two ways to cross the Bypass, which is important for safety and emergency service reasons.
6. Street trees shall be required in all subareas of the Riverside District. Street trees shall be installed and maintained to the standards specified in the Development Code.
7. No private streets shall be allowed in the Riverside District.
8. Developers will be allowed and encouraged to construct green street features on local and collector streets to reduce the amount of stormwater entering local rivers and streams, reduce demand on the city’s infrastructure and improve water quality. Modifications to street standards will be allowed without a variance at the subdivision phase if a developer proposes green street features that are approved by the City Engineer and Planning Commission.
9. Where cul-de-sacs are constructed, they shall comply with the maximum length standards in Section 2.202 of the City of Dundee Development Code. A pedestrian and bicycle connection may be required between the end of the cul-de-sac and the nearest local street to provide connectivity.
10. Sidewalks shall be provided along both sides of all streets. Where a wider multi-use path is provided (for example, on the side of the Parkway Collector adjacent to the Bypass or on the urban side of the Fulquartz Landing Road frontage), the multi-use path shall replace the required sidewalk.
11. A pedestrian/bicycle pathway shall be accommodated under the Bypass structure located near 10th Street to provide an ADA accessible connection between Dundee and the Riverside District. The City of Dundee may

pursue grants to fund construction of this undercrossing. ODOT has committed that the Bypass design will accommodate the pedestrian/bicycle pathway.

Water, Wastewater and Stormwater

Water, wastewater and stormwater facilities that are needed to support proposed development in the Riverside District will require further planning of needed improvements, updates of city system development charges (SDCs) and other fees, and coordination between the city and property owners regarding the timing and funding of infrastructure improvements. The types of improvements required to serve the Riverside District are described in more detail in the Land Use Alternatives Report in Appendix B7 and the Cost Estimates, Funding Strategies and Responsibilities document Appendix B9 (adopted by reference).

1. Public facilities for the Riverside District shall be planned, designed and constructed in accordance with adopted Public Facility Master Plans for water, wastewater and stormwater.
2. Each subdivision or development application shall show that its water, wastewater and stormwater requirements can be met adequately by infrastructure that is in place or will be in place at the time of occupancy. The City Engineer shall review and confirm the adequacy of infrastructure plans prior to City approval of the land use application. As a general policy, the City requires that developers bear the cost of infrastructure improvements required to support their project.
3. As authorized by ORS 94.504, the City may require City Council approval of Development Agreements as a condition of subdivision or development application approval to allow the city and an applicant to coordinate in the provision of facilities to serve the development. The Development Agreement may require specific performance conditions for development of the property. These performance conditions may include, but are not limited to, construction of public facilities, dedication or reservation of land for right-of-ways, easements, or parks, or other conditions proper for the development.
4. Planning for water use should incorporate techniques and systems for water reuse and conservation to the greatest degree practical, including potential reuse of wastewater for irrigation or other purposes.
5. The City will encourage natural stormwater drainage systems designed to manage and filter as much stormwater on site as reasonably possible and to incorporate natural drainage and management techniques. Examples and illustrations of low impact development approaches that may be appropriate in the Riverside District are included in the Background Conditions Report, Charrette Report, and Land Use Alternatives Report in Appendix B.

Parks, Open Space and Trails

Figure 1 illustrates the park and open space framework for the Riverside District, including planned neighborhood parks, a regional riverside park, a nature park, and a connected trail system to access the river and connect the various subareas. Figure 6 highlights natural resource and riparian areas and identifies the general location of the riparian buffer (50 foot width) and green seam buffer (30 foot width).

1. A minimum of three neighborhood parks shall be established within Subareas C, D, and F as shown in Figures 1 and 2 of the Riverside District Master Plan and based on the housing target of 970 dwelling units. The specific location and size of each neighborhood park shall be refined through the detailed master plan and subdivision process. However, each neighborhood park site shall be consistent with the location and size criteria in the adopted Dundee Parks and Open Space Master Plan and the Neighborhood park sites shall be developed in accordance with the provisions of the Parks and Open Space Zone (Chapter 2.111) of the Development Code. The City shall collaborate with Chehalem Parks and Recreation District (e.g. IGA) on Riverside District park and trail issues such as dedication, improvements, standards, maintenance, etc.

2. A regional riverside park is planned in Subarea G as shown on Figure 1. The existing sloped, wooded area within the riverside regional park area shall generally be protected in a natural state as part of future park development. This wooded area may contain trails or other passive recreational facilities (e.g., interpretive features).
3. Planning for the regional riverside park shall be coordinated between the City of Dundee and the Chehalem Park and Recreation District. Additionally, planning shall include coordination with the Oregon Department of Parks and Recreation to ensure opportunities to connect to a potential future state park on Ash Island, should such a park be developed.
4. Figure 1 of the Riverside Master Plan shows development of a “nature park” on city-owned property to the north of the wastewater treatment plant facilities. Development of this park should be consistent with the conceptual park plan approved by the City Council.
5. The Riverside District Master Plan establishes a buffer around the Canyon Lake Natural area, extending to approximately the 150-foot elevation line to the south and west of this area (see Figure 6). Within this area, human access and activity will be restricted to help protect habitat for two turtle species – the Western Painted and Western Pond Turtles. In addition, a secondary, additional riparian buffer of approximately 50 feet is established beyond the 150-foot elevation line, within which uses will be limited to natural resource protection, open space and passive recreation, such as walking and bicycling. A pedestrian and bicycle pathway may be constructed within this riparian buffer area.
6. The Riverside District Zone will protect riparian areas by using a regulatory approach consistent the State of Oregon’s Goal 5 safe harbor approach (50 foot setback from top of bank), and by allowing developers (if they want an alternative to the safe harbor approach) to inventory riparian and other natural resources and identify alternative measures to protect them, consistent with the goals and requirements of the this Master Plan, as well as the city’s Comprehensive Plan and Development Code.
7. A linked trail system shall be developed within the Riverside District and integrated with plans for the Willamette Greenway Trail and Chehalem Heritage Trail as shown on Figures 1 and 3. Through the subdivision and development permit process, the City of Dundee may require dedication or easements to accommodate the development of the trail system. In general, 30-foot wide easements will be adequate to accommodate 10-foot wide multipurpose trails. As noted above, a wider 50-foot easement will be required along the designated riparian corridors.
8. Locations of trail connections and associated riverfront recreational opportunity areas are conceptual and will be further detailed as future Action Items.
9. The City will support “green” development approaches, including co-location of stormwater swales in parks and along linear trail corridors to reduce land needs and costs and create opportunities for education, amenities, and recreational activities.

C. Implementation

Land Use and Development

Development of the Riverside District Master Plan is expected to occur over an extended period of time, given that land in the planning area represents a 20-year supply of buildable land based on future population projections for Dundee. Development of subareas A and C west of the Bypass is likely to occur first, given proximity to existing city transportation facilities and other municipal services. Development of a golf course in the eastern section of the planning area (portion of subareas D and G) could also occur earlier given that it would require limited public facilities in comparison to other land uses designated east of the Bypass corridor.

Development within the Master Plan area will be dependent on the ability to provide needed public infrastructure and services, including water, wastewater, stormwater and transportation facilities. General phasing objectives include the following, some of which are described in more detail in Section III Action Charts.

- A new Riverside District zone will be adopted to implement the Master Plan.
- When the Riverside District Zone is adopted, the City Council may condition approval of zone changes to the Riverside District Zone based on availability of adequate public facilities. A similar condition was attached to the 2008 approval of the plan amendment/zone change for Riverside Farms, LLC.
- Water, wastewater and stormwater facilities should be sized to accommodate projected total future levels of development. Reimbursement agreements, a Riverside District System Development Charge, development agreements or other mechanisms may be needed to ensure equitable arrangements for funding these facilities.
- Roads should be sized and constructed per the classifications and standards identified in this Plan and the City's TSP. Where development is proposed on only one side of a road, a half-street or three-quarter street improvement may be allowed if it provides adequate capacity and connectivity for automobile, bicycle and pedestrian travel.

Transportation Facilities and Improvements

Phasing of transportation facilities and improvements will be related to a number of factors, including coordination with construction of the Bypass; implementation of needed improvements to facilities outside the planning area, including OR 99W, Fulquartz Landing, Edwards and Parks Drives and 5th and 8th Streets; and construction of a new parkway collector road east of the Bypass corridor. The Phasing Analysis documented below provides the City and ODOT with traffic volume thresholds that will trigger transportation improvements. This phasing analysis is intended to facilitate the timely construction of transportation facilities as their need arises, thereby relieving the need to perform individual traffic studies for each component of development. The City may choose to monitor traffic on the major transportation facilities serving to access the Southeast Dundee area, so as to better understand the imminence of approaching transportation needs. Phasing requirements and issues include the following:

- To the extent that development in the Riverside District occurs prior to construction of the Bypass, it must not preclude or interfere with eventual construction of the Bypass.
- The 8th Street right-of-way may continue to be used as a means of connecting the portions of the Master Plan area on either side of the Bypass corridor, prior to construction of the Bypass.
- Implementation of the 5th Street Extension will require approval of a statewide exception to Goal 3 (Agricultural Lands) or a minor UGB amendment. Prior to or in lieu of the 5th Street Extension, a combination of 8th Street (east of Edwards Road), Edwards Road (north and south of 8th Street) and 5th Street are likely to be used as the primary routes from the northern portion of the planning area to OR 99W. Use of these roads will necessitate the following interim transportation improvements (or improvements to be made in lieu):
 - Improvements to Edwards Road to meet Collector Street standards, including the provision of sidewalks, will be needed when development in Subareas A-D results in approximately 250 net new trips along Edwards Road (north and south of 8th Street) during the weekday p.m. peak hour. (See Table 3-6 for more information). These improvements should be constructed as new development along Edwards Road occurs, consistent with section 2.206 of the Dundee Development Code.
 - Improvements to 5th Street to meet Collector Street standards between OR 99W and Edwards Road will be needed when development in Subareas A-D results in approximately 200 net new trips along 5th Street during the weekday p.m. peak hour (see Table 3-6 for more information).

- Addition of a westbound right turn lane at the intersection of OR 99W/5th Street (\$100,000) will be needed if development in Subareas A-D results in approximately 24 net new trips at the intersection during the weekday p.m. peak hour prior to construction of the Newberg Dundee Bypass. If this threshold of 24 additional trips is not met prior to construction of the Bypass, this improvement will not be needed.
- Construction of the planned Bypass overcrossing connecting to the 5th Street Extension will require that local infrastructure be in place first. This could include implementation of the 5th Street Extension or the interim improvements described above, as well as the extension of 8th Street to the east of the Bypass.
- The 5th Street Extension or a connecting link to the Bypass overcrossing should be fully constructed when the Bypass is constructed.
- As development occurs within the Master Plan area, construction of the planned North/South Parkway Collector east of the bypass corridor must be phased in such a way as to provide adequate connectivity both within the Master Plan area and between areas east and west of the future Bypass facility. Phasing should be as follows:
 1. If this road is constructed before construction of the Bypass:
 - a. The road shall be partially constructed as frontage development of the collector is complete; or
 - b. The road shall be fully constructed when 100% of development in Subarea D is complete, or
 2. If the road is constructed after or during construction of the Bypass and the Bypass construction severs connections between Subarea D and access to either 5th Street, 8th Street or Parks Drive, then ODOT must have a temporary detour plan in place to provide access between Subarea D and these facilities (5th, 8th or Parks).
- If Subareas D or F are developed before the Bypass is constructed, traffic from those developments would utilize Fulquartz Landing and Parks Drives to access OR 99W.
- Improvement of Parks Drive to a collector street standard, including the provision of sidewalks, will be needed when developments in Subareas A-G result in approximately 275 net new trips along Parks Drive during the weekday p.m. peak hour (see Table 3-6 for more information).
- Construction of a new traffic signal at Parks Drive and OR 99W will be needed when full build-out of Subareas A-G occurs with or without development of the Bypass, or when warranted (all new traffic signals must be approved by the state traffic engineer).
- Railroad crossings:
 - Railroad crossing improvements along 5th Street will be needed when development in Subareas A-D result in approximately 200 net new trips along 5th Street during the weekday p.m. peak hour (see Table 3-6 for more information).
 - Railroad crossing improvements at Parks Drive will be needed when development in Subareas A-G result in approximately 275 net new trips on Parks Drive during the weekday p.m. peak hour (see Table 3-6 for more information).

The threshold used to determine the phasing of these improvements relates to the point in time that traffic exceeds the volume guideline for a collector street, 3,000 vehicles per day (vpd), as defined in the Dundee TSP. (Note: A "Diagnostic Investigation", conducted in coordination with ODOT Rail, ODOT Highway, City, and rail providers, should be conducted in which these entities will establish the threshold for construction of rail improvements).

The following tables summarize the assumptions and analysis used to estimate thresholds for needed transportation improvements within and outside the study area. Proposed land uses have been translated into total numbers of trips by subarea or a combination of subareas. These trips have in turn been distributed and assigned to the study area roadways.

Table 3 – Riverside District Land Uses by Subarea

| Land Use | Subarea A | Subarea B | Subarea C | Subarea D | Subarea E | Subarea F | Subarea G | Total |
|---------------------------------------|----------------------|-----------|-----------|---------------------|-----------|-----------|-----------|---------|
| Single family residential (units) | 96 | 0 | 24 | 222 | 0 | 415 | 0 | 757 |
| Multifamily residential (units) | 14 | 0 | 40 | 55 | 0 | 104 | 0 | 213 |
| Commercial and retail (sq ft) | 131,500 ⁵ | 0 | 0 | 91,500 ³ | 0 | 0 | 0 | 223,000 |
| Golf course ⁴ (holes) | 0 | 0 | 0 | 9 | 0 | 0 | 0 | N/A |
| Light industrial ² (sq ft) | 0 | 204,000 | 0 | 0 | 0 | 0 | 0 | 204,000 |
| Neighborhood park (acres) | 4 | 0 | 0 | 2 | 0 | 2 | 0 | 8 |
| Regional & nature park (acres) | 0 | 0 | 0 | 0 | 25 | 0 | 30 | 55 |

¹ Golf course includes 9-holes and a club house/pro shop.

² Light Industrial includes wine tasting and production.

³ Overall square-footage includes 50 hotel rooms.

⁴ The clubhouse is located in Subarea D.

⁵ The 14 multifamily residential units represent the remaining 16,000 square-feet of commercial and retail space shown in Table 2 above.

Table 4 – Trip Generation Rates

| Land Use | ITE Code | Trip Rate (PM Peak Hour) | Percent In | Percent Out |
|---------------------------------------|----------|-----------------------------------|------------|-------------|
| Single family residential (units) | 210 | 1.1 | 63% | 37% |
| Multifamily residential (units) | 230 | 0.78 | 67% | 33% |
| Hotel use (rooms) | 310 | .59 | 53% | 47% |
| Commercial and retail (sq ft) | 820 | 3.73 (1,000 sq ft) | 49% | 51% |
| - Internal | | 40% of trips | 50% | 50% |
| - Pass by | | 10% of trips | 50% | 50% |
| Golf course ¹ | 430 | 2.78 | 45% | 55% |
| Light industrial ² (sq ft) | 110 | 0.97/2 ³ (1,000 sq ft) | 12% | 88% |
| Neighborhood park (acre) | 412 | 0.59 | 35% | 65% |
| Regional & nature park (acre) | 417 | 0.26 | 44% | 56% |

¹ Golf course is assumed to include 9-holes and a club house/pro shop.

² Light Industrial is assumed to include wine tasting and production.

³ It is assumed that this use will generate approximately half as many trips as traditional light industrial uses.

Table 5 shows the estimated weekday p.m. peak hour trips generated by each land use within subareas.

Table 5 – Estimated Riverside District Trip Generation – Weekday PM Peak Hour

| Land Use | Subareas A | | | Subarea B | | | Subarea C | | | Subarea D | | | Subarea F | | | Total | | |
|--------------------------------------|------------|------------|------------|-----------|-----------|------------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| Single family residential | 67 | 39 | 106 | 0 | 0 | 0 | 16 | 10 | 26 | 154 | 90 | 244 | 288 | 169 | 457 | 525 | 308 | 833 |
| Multifamily residential | 7 | 4 | 11 | 0 | 0 | 0 | 21 | 10 | 31 | 29 | 14 | 43 | 54 | 27 | 81 | 111 | 55 | 166 |
| Hotel use | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 14 | 30 | 0 | 0 | 0 | 16 | 14 | 30 |
| Commercial and retail | 269 | 280 | 549 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 29 | 57 | 0 | 0 | 0 | 297 | 309 | 606 |
| - Internal | (110) | (110) | (220) | 0 | 0 | 0 | 0 | 0 | 0 | (11) | (11) | (22) | 0 | 0 | 0 | (121) | (121) | (242) |
| - Pass by | (16) | (16) | (32) | 0 | 0 | 0 | 0 | 0 | 0 | (2) | (2) | (4) | 0 | 0 | 0 | (18) | (18) | (36) |
| Golf course ¹ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 14 | 25 | 0 | 0 | 0 | 11 | 14 | 25 |
| Light industrial ² | 0 | 0 | 0 | 12 | 87 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 87 | 99 |
| Neighborhood parks | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 1 | 4 | 5 |
| Regional & nature parks ³ | 0 | 0 | 0 | 3 | 4 | 7 | 0 | 0 | 0 | 3 | 4 | 7 | 0 | 0 | 0 | 6 | 8 | 14 |
| Total | 218 | 199 | 417 | 15 | 91 | 106 | 37 | 20 | 57 | 228 | 153 | 381 | 342 | 197 | 539 | 840 | 660 | 1500 |

¹ Golf course is assumed to include 9-holes and a club house/pro shop.

² Light Industrial is assumed to include wine tasting and production.

³ The trip generation estimates for Subareas G and E are included in Subareas B and D, respectively. These parks generate a combined estimated 23 trips during the weekday p.m. peak hour.

Table 6 shows the estimated trip distribution of the weekday p.m. peak hour trips generated by each subarea shown in Table 5 onto the major roadways in the study area. The percent distribution (Dist.) represents the proportion of overall trips from each subarea expected to use the specified roadway with and without the 5th Street extension.

Table 6 – Estimated Trip Distribution by Subarea

| Roadway | Subarea A | | Subarea B ¹ | | Subarea C | | Subarea D ¹ | | Subarea F | | Total ADT |
|-----------------------------------|-------------|------------|------------------------|------------|-------------|-----------|------------------------|------------|-------------|------------|-------------|
| | Dist. | Trips | Dist. | Trips | Dist. | Trips | Dist. | Trips | Dist. | Trips | |
| 5th Street via Edwards Road | 50% | 209 | 50% | 53 | 50% | 29 | 50% | 191 | 0% | 0 | 482 |
| 10th Street via Edwards Road | 25% | 104 | 0% | 0 | 25% | 14 | 0% | 0 | 0% | 0 | 118 |
| Parks Drive via Fulquartz Landing | 25% | 104 | 50% | 53 | 25% | 14 | 50% | 190 | 100% | 539 | 900 |
| Total | 100% | 417 | 100% | 106 | 100% | 57 | 100% | 381 | 100% | 539 | 1500 |

¹ The estimated trip distribution pattern for Subareas G and E were assumed to be consistent with Subareas B and D, respectively.

In addition to the trips shown in Table 6, approximately 25 percent of the trips from subareas A and C and 100 percent of the trips from subareas C and D are expected to use 8th Street to access Edwards Road. The remaining trips from subareas A and C are expected to access Edwards Road via the local street network.

III. Future Actions

Other Implementation and Phasing Issues and Actions

Additional implementation issues will need to be addressed by the city, property owners, and/or other local and state agencies and stakeholders to support development of the Riverside District. The following Action Chart highlights key actions, estimated time frame and lead and supporting parties. The Action Chart does not reflect City budget commitments but is intended to highlight the scope of some of the Action Items.

Table 7 – Riverside District Action Chart

| Action # | Action Item Descriptions | Time Frame | Lead/Support |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------|
| WATER SUPPLY AND WATER MASTER PLAN | | | |
| 1 | Obtain memo from Murray Smith & Associates regarding existing water supply capacity. | Include in hearing record prior to adoption of Master Plan – COMPLETE | City |
| 2 | Coordinate with City Attorney to define Riverside District Zone strategy relating to adequate public facilities (particularly water supply). | Define initial strategy prior to public hearing(s) for adoption of Plan – COMPLETE | City/City Attorney |
| 3 | Pursue interim measures to expand water supply to allow limited development. | 1-2 years | City |
| 4 | Establish schedule, budget and scope to update Water System Master Plan. | 1-2 years | City |
| 5 | Based on updated Water Master Plan, proceed with more detailed planning/design of water supply improvements (could include using water right to the Willamette River and construction of water treatment plant). | 2-5 years | City |
| REFINE AND ADOPT NEW RIVERSIDE DISTRICT ZONE | | | |
| 5 | Complete additional work to refine 3 rd Draft of Riverside District Zone and address PC/CC issues (particularly related to scale of commercial/light industrial uses and design standards). | 6 months/1 year | City/Property Owners |
| 6 | Proceed with quasi-judicial or legislative zone changes when new Riverside District Zone is in place and adequate public facilities assured. | 1-3 years | Property Owners/City |
| RIVERSIDE DISTRICT AREA SYSTEMS DEVELOPMENT CHARGE (SDC) | | | |
| 7 | Consider special study to evaluate an area-wide SDC for the Riverside District to assure equitable funding of required infrastructure (including water, wastewater, transportation and neighborhood parks and trails). | 1-5 years | City/Property Owners/Consultant |

| Action # | Action Item Descriptions | Time Frame | Lead/Support |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------|
| BYPASS | | | |
| 8 | Refine design of bridges over the Bypass in the Riverside District (cross-section, grade, etc.). | On-going | ODOT/City/Property Owners |
| 9 | Coordinate with ODOT on landscaping of berms adjacent to the Bypass (including maintenance). | 1-3 years | ODOT/City/Property Owners |
| 10 | Acquire right-of-way for Bypass and related improvements. | 1-5 years | ODOT/Property Owners |
| 11 | Construct Phase 1 of Bypass through Dundee. | 3-7 years | ODOT |
| 5th STREET EXTENSION | | | |
| 12 | Meet with DLCD Field Representative and Yamhill County planning staff to discuss options for a goal exception or minor UGB amendment to accommodate 5 th Street Extension. | Within next year | City/County/DLCD |
| 13 | Meet with Columbia Empire Farms to explore willingness to allow or support the 5 th Street Extension. If there is no support, refine alternative for primary access into the Riverside District within the existing UGB. | 1-2 years | Affected Property Owners/City |
| 14 | If there is support, prepare land use application for a statewide goal exception or minor UGB amendment. If feasible, combine a UGB amendment to expand the UGB to the city limits boundary and also to accommodate the 5 th Street Extension. | 2-3 years | Property Owner |
| 15 | Include the 5 th Street Extension (if approved) and the Riverside District Parkway and other Collectors in the update of the Dundee TSP. | 2-5 years | City/ODOT |
| UGB EXPANSION (Without 5th Street Extension) | | | |
| 16 | Prepare application and/or consider UGB expansion to match the existing city limits boundary. Because this area (Subarea G) is identified for public open space and recreational uses, it might be a relatively simple application. | Following adoption of Master Plan | Property Owner(s)/City |
| PARKS & TRAILS | | | |
| 17 | Coordinate meeting and possible IGA to discuss Riverside District park & trail issues (dedication, improvement, standards, maintenance, etc.) | 1-2 years | City/CPRD |
| 18 | Complete more detailed park and trail planning as neighborhood parks are dedicated and trail easements obtained. | 5-20 years | City/CPRD/Developers |
| 19 | Evaluate funding options and pursue Nature Park improvements on the WWTP property. | 1-10 years | City |
| 20 | Coordinate with other agencies and advocacy groups on park and trail development in the | On-going | City/CPRD/Oregon Parks/Park Advocacy |

| Action # | Action Item Descriptions | Time Frame | Lead/Support |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------|
| | Riverside District. | | Groups |
| STREET TREES & STREET SIGNS/LIGHTING | | | |
| 21 | Form an ad hoc committee to evaluate and propose appropriate street trees to require in the Riverside District; amend the Riverside District Zone to specify certain species if needed. | 2-3 years | City/Property Owners |
| 22 | Based on <i>Framework Plan to Establish a Unique Visual Identity</i> , identify appropriate street lighting and street signs to tie in with past work and help establish a cohesive design character for the Riverside District. Amend the Riverside District Zone or Public Works Standards as needed. | 2-3 years | City/Property Owners |
| SUSTAINABILITY | | | |
| 23 | Partner with public agencies, non-profit organizations, and Dundee residents and business owners to develop a city-wide sustainability plan to: <ul style="list-style-type: none"> • Require and/or promote water conservation and efficiency • Remove barriers and explore incentives to promote “low impact development” • Support green design standards for public and private development projects (through Development Code and/or Public Works Standards). | 1-10 years | Citizens/Non-Profits/Advocacy Groups/City |

Appendices

To be provided with final version

Appendix A – Comprehensive Plan Amendments – New Riverside District Chapter

Appendix B – Supporting Documents (Adopted by Reference)

Appendix B1 – Project Goals, Objectives and Evaluation Criteria

Appendix B2 – Meeting Summaries

Appendix B3 – Public Involvement Summary

Appendix B4 – Dundee Identity Framework Plan

Appendix B5 – Background Conditions Report

Appendix B6 – Charrette Report

Appendix B7 – Land Use Alternatives Report

Appendix B8 – Transportation Analysis

Appendix B9 – Cost Estimates, Funding Strategies and Responsibilities

Appendi A

Comprehensive Plan Amendments – New Riverside District Chapter

RIVERSIDE DISTRICT

GOAL: Adopt a new Riverside District comprehensive plan designation and master plan to provide a land use and transportation framework to guide long-term development of the Riverside District.

OBJECTIVES

1. Apply a new Riverside District comprehensive plan designation to the approximately 360 acre planning area within the city limits shown in Figure 1.
2. Adopt the Riverside District Master Plan (June 2011) by reference as a support document to the Dundee Comprehensive Plan.
3. Adopt comprehensive plan policies specific to the Riverside District.
4. Recognize that adoption of the comprehensive plan framework (text and map amendments) represents the first steps in a multi-step process required prior to development. Future actions will include, but not be limited to:
 - Preparation of more detailed infrastructure and financial plans to assure adequate public facilities and services to support the master plan;
 - Development Code text amendment to adopt new Riverside District Zone;
 - Zone Change(s) to apply the new Riverside District Zone;
 - Detailed master plans (by subarea) to establish local street network, identify specific park sites and trail connections, lay out blocks, refine mix of land uses and set range of densities, mix of housing types and lot sizes, establish phasing schedule, etc.
 - Subdivision(s) to divide land in accordance with detailed master plans; dedicate local streets, parks and trail and utility easements; install public and private improvements, etc.
 - Potential site design review for non-residential buildings, unless clear and objective design standards are adopted as part of the detailed master plan for a particular subarea.

EXISTING CONDITIONS

The Riverside District was annexed to the City of Dundee in 1969, prior to adoption of Senate Bill 100 and Oregon's statewide planning program. When the Dundee Comprehensive Plan was adopted in 1977, the majority of the Master Plan area was included in Dundee's Urban Growth Boundary (UGB). The city applied an Agriculture (A) holding zone to approximately 235 acres within the UGB and plan policies called for incremental rezoning of the agricultural land for residential use based on need.

Agricultural and undeveloped lands on the lower terrace near the Willamette River were not included in the 1977 UGB. The city applied an Exclusive Farm Use (EFU) zone to preserve approximately 125 acres within the city limits for farm uses.

The Riverside District is still largely undeveloped, with the exception of the wastewater treatment plant and a few single family dwellings. In 2008, Dundee City Council re-zoned about 54 acres in the northerly portion of the Riverside District from the Agriculture holding zone to a mix of residential (R-2 and R-3), commercial (CC) and light industrial (LI) zones. Conditions were attached to the zone change approval to limit certain uses, require submittal and approval of a master plan and assure adequate public facilities prior to development of the subject property. During the zone change process, the City Council expressed interest in using the master planning process to ensure integrated planning and development of the entire Riverside District instead of piecemeal rezoning.

Plans for the Newberg-Dundee Bypass also have significant implications for development in the Riverside District. After a lengthy federal environmental review process, Yamhill County and the cities of Newberg, Dundee and Dayton all approved the Bypass alignment and adopted comprehensive plan policies to support the Bypass. The Bypass alignment fragments the Riverside District. The Bypass will have full access control and ODOT will build two overcrossings in the vicinity of 8th Street and Fulquartz Landing Road/Parks Drive to provide connectivity across the Bypass and maintain access to the Willamette River.

The master plan document summarizes background information and existing conditions for the Riverside District planning area. A Background Conditions Report (August 2010) provides more detailed information on existing conditions.

FINDINGS OF FACT

The Riverside District encompasses the majority of the city's buildable land inventory. The City of Dundee initiated the master planning process in 2010 to provide a more detailed land use and transportation plan to guide coordinated development of this special area. The project was

funded by a grant from the Oregon Department of Transportation and Growth Management (TGM) Program.

The Riverside District features a number of unique assets and opportunities:

- A relatively small number of property owners and large parcels of undeveloped land, making master planning easier;
- A prime location along the Willamette River, with outstanding views of the river and surrounding areas in addition to access to water-based recreation;
- Natural resources that provide intrinsic natural values as well as amenities to future residents and visitors; and
- Community support for the master planning process.

The Riverside District master plan reflects substantial input from the public involvement process, including opportunities for on-going coordination with the major property owners. A key step in the planning process was a design charrette, held October 10-14, 2010, to identify land use and transportation plan alternatives for the Riverside District. A market study and a transportation analysis informed the selection of the preferred alternative.

A preliminary, planning-level analysis of public facilities and services needed to implement the preferred alternative was prepared and included in the Land Use Alternatives Report. However, that report was very clear that more analysis of costs and financing mechanisms and responsibilities will need to be conducted to implement the master plan.

On March 31, 2011, Murray, Smith & Associates, Inc. (MSA) presented a memorandum to the City Administrator to provide an estimate of the available capacity of the City of Dundee's existing water supply sources to serve additional development within the City's Urban Growth Boundary (UGB). The memorandum clearly documented the severity of the constraints on the existing water supply.

Following consideration of the water supply issue, the City decided to proceed with the first steps in the planning process (adoption of the Riverside District plan designation and this Comprehensive Plan chapter) and defer adoption of the Riverside District Zone and rezoning land in the Riverside District until adequate public facilities and services can be assured.

POLICIES

1. The policies in this Riverside District chapter shall replace and supersede any policies in the Dundee Comprehensive Plan that relate to the area within the new Riverside District plan designation.
2. The City will identify the boundaries of the Riverside District plan designation on the Comprehensive Plan Map as shown in Figure 1.
3. The City will retain existing zoning that applies within the Riverside District plan designation. Existing zoning shall be considered consistent with the Riverside District plan designation because existing zones allow less intensive, lower density development than anticipated in the Riverside District Master Plan. Uses and development allowed under existing zoning regulations will be allowed, consistent with the provisions of the Dundee Development Code, statewide administrative rules and statutes, all of these policies, and any conditions of prior zoning and development approvals.
4. The waterfront uses are integral to and needed to support the overall development and open space vision of the Master Plan. The City will support the concept of expanding the UGB to coincide with the existing city limits and provide more appropriate zoning to accommodate the urban park, open space and recreational uses identified in the Riverside District Master Plan.
5. The City will adopt the Riverside District Master Plan (June 2011) by reference as a supporting document to the Dundee Comprehensive Plan. The Master Plan is intended to identify a coordinated mix of residential, commercial, tourism and open space and recreational uses that are cohesive and connected with Dundee's larger community vision. The Master Plan includes additional policies that will be applicable to review and approval of future zone changes, detailed master plans and subdivisions within the Riverside District.
6. Because the Master Plan is considered a concept document, the City will consider refinements to the location and arrangement of land uses and other aspects of the Master Plan prior to or in coordination with implementation of Riverside District zoning. Any changes to the concept Master Plan must include the following limitations and components:
 - A maximum of 22 acres designated for Commercial uses.
 - A maximum of 13 acres designated for Light Industrial uses.

- A mix of housing types and densities, with a target of 970 units in the Riverside District.
 - In areas where the Riverside District is adjacent to developed, lower density residential areas, the development standards of the lower density zone (maximum heights and setbacks) shall apply to new housing on abutting lots in the Riverside District.
 - Neighborhood park sites shall be required based on the target of 970 dwelling units according to the standards of the Dundee Parks and Open Space Plan.
 - A connected trail system shall be required to accommodate the Willamette River Trail, the Chehalem Heritage Trail, and connecting local trails within the Riverside District that link to the larger community trail system.
 - Cross-sections for trail improvements shall accommodate linear stormwater quality facilities, particularly along the top of the bluff.
 - A connected local street system with cross-sections specified to encourage sidewalks, planter strips, and street trees. Blocks shall not exceed a maximum length of 400 feet in commercial areas or 600 feet in residential areas.
 - A parkway collector shall be required to provide a north-south link of development subareas to the east of the Bypass and connections to the two Bypass overcrossings. The cross-section for the parkway collector shall be consistent with the standards in the Dundee TSP.
 - Riparian corridors shall be protected with a minimum 50-foot setback from the top of bank elevation.
7. Planning for water use should incorporate techniques and systems (e.g. “purple pipe”) for water reuse and conservation to the greatest degree practical, including potential reuse of wastewater for irrigation or other purposes.
8. All development within the Riverside District shall be adequately supported by the required facilities and services, including parks, schools, transportation, water, stormwater and wastewater infrastructure. Implementing ordinances shall provide that:
- Required facilities and services must be available concurrent with development; and

- No implementing zoning map amendment may be granted except upon a finding that all required facilities and services are available, or can be made available, concurrent with development.

IMPLEMENTATION

The Riverside District Master Plan includes an Action Chart that identifies implementation action issues that will need to be addressed by the city, property owners, and/or other local and state agencies and stakeholder to support development of the Riverside District. The Action Chart does not reflect City budget commitments but is intended to highlight the scope of some of the action items.

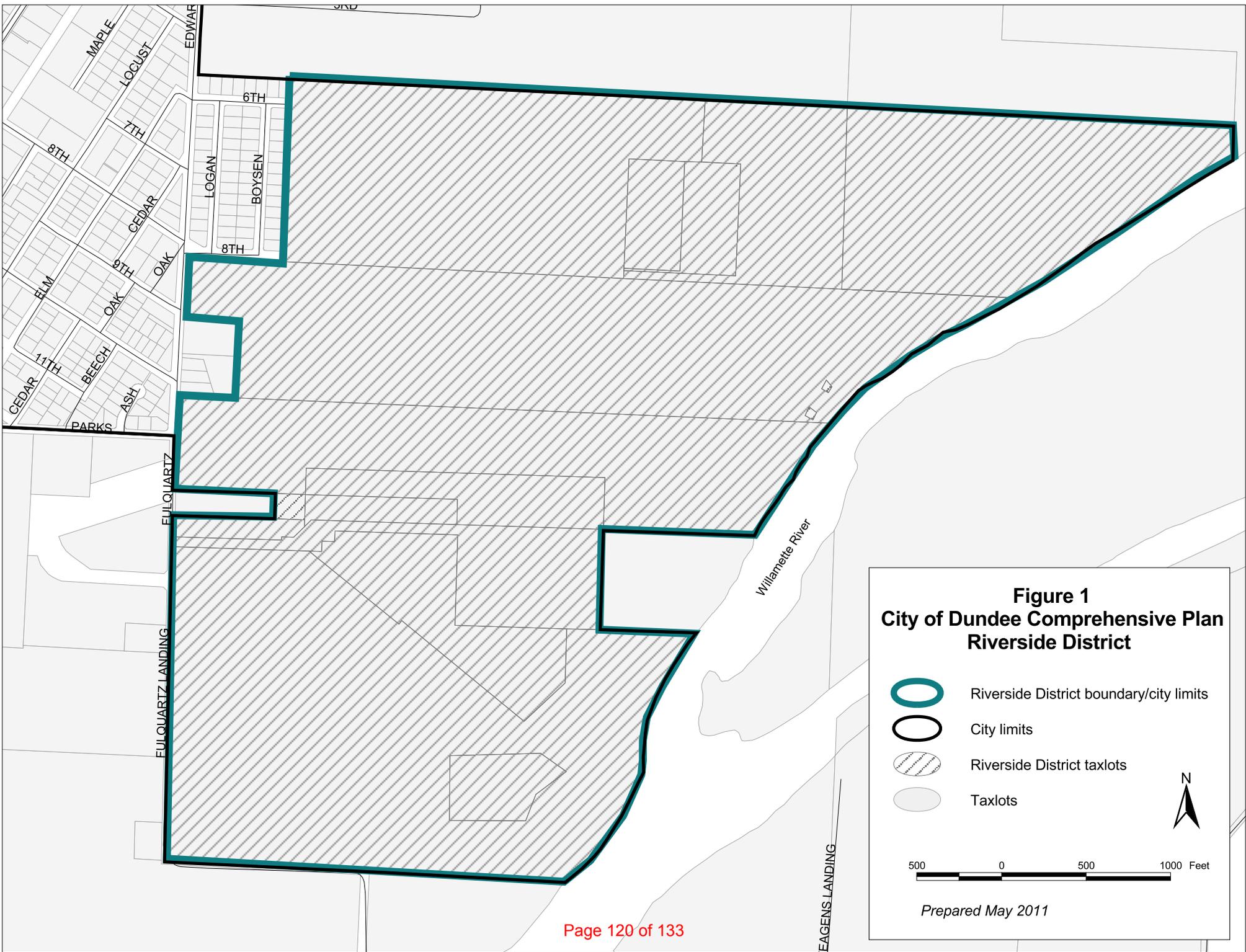


Figure 1
City of Dundee Comprehensive Plan
Riverside District

-  Riverside District boundary/city limits
-  City limits
-  Riverside District taxlots
-  Taxlots



500 0 500 1000 Feet

Prepared May 2011

Attachment 7: Consultant E-mail - Residential Only Allowance in Mixed Use Zones

Cheryl Caines

From: Matt Hastie <mhastie@angeloplanning.com>
Sent: Friday, January 25, 2019 3:16 PM
To: Cheryl Caines
Cc: Rob Daykin; Cody Meyer
Subject: Dundee RMP Neighborhood Commercial Land

Hi Cheryl,

I've done some quick research on the amount of land typically needed for neighborhood-oriented commercial and retail use.

- **Market Analysis.** Brendan Buckley from Johnson Economics who worked on the market analysis for the Riverside Master Plan indicates that their analysis showed that 1,000 households (the approximate number projected in the RMP area) would support about 2.5 to 3.0 acres of the types of uses typically found in neighborhood retail: food and beverage stores, health and personal services, misc. retailers, and dining/bars.
- **Typical distribution of commercial/residential land in other communities.** I took a quick look at several other communities to see how much land is zoned or used for commercial or retail purposes in comparison to residential land and found the following:
 - Southeast Portland, Division corridor. I estimate that roughly 4-5% of the land in this neighborhood (compared to land used for housing) is used for retail and commercial businesses. All of these businesses serve local residents but some also serve a larger market area, with a number of destination restaurants in the area. This would equate to designating about 4-5 acres of land in the planning area.
 - Milwaukie. Approximately 5% of the City's net land area is designated for commercial purposes. This includes the downtown area, likely overstating the amount of land needed for locally serving retail and commercial businesses.
 - Canby. The amount of land designated for commercial purposes in this community is very similar to that in Milwaukie (about 4-5%).
- **Context.** The RN area is one of three areas within the RMP where retail and commercial uses will be allowed. The RD and the RP area also will allow for a wide range of commercial and retail uses that also can serve future local residents. If 75% of the RN area is ultimately used for housing, approximately 3.5 acres would still be reserved for commercial and retail use in that area, more than the amount identified by Johnson Economics as needed. Some portion of the RD and RP land would add a substantial buffer to the supply of land available for retail and commercial uses. Finally, the City's downtown area will continue to provide additional retail and commercial services for future residents of the RMP area that will supplement the RN, RD and RP areas within the planning area.

As we indicated previously, the amount of land we included in the RMP for commercial, retail and other non-residential uses was driven largely by the stated plans and objectives of the two major property owners during the planning process. The consultant team indicated at the time that it was likely more than would be needed to support local retail and commercial land needs. The Edwards have since expressed concerns about the amount of land designated for non-residential uses. In response, the code allowance of using up to 75% of the RN area for residential purposes addresses their desire for more flexibility. I think our previous discussions and the information provided in this email continue to support the proposed 75% code provision and do not represent a departure from the RMP Plan or its policies.

I hope this is helpful.

Thanks.

Matt



Matt Hastie, AICP / Project Manager

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Attachment 8: Consultant E-mail – Single-family and Duplexes in Mixed Use Zones

Cheryl Caines

From: Matt Hastie <mhastie@angeloplanning.com>
Sent: Wednesday, January 16, 2019 5:57 PM
To: Cheryl Caines
Subject: RE: Riverside District meeting

Cheryl,

When initially drafting the requirements for the RN zone, yes the intent was not to allow single-family detached homes or duplexes. Typically those uses are not particularly compatible with commercial or more intensive mixed use development of the type allowed for and intended in the RN zone.

That said, given the ability to develop a portion of that zone for purely residential use, it would make sense to allow those types of uses in parts of the RN zone that are intended for residential-only development. We could probably make those uses permitted with special use requirements ("S" instead of "N"), and craft some language that would represent a limitation or standard to reflect that.

I think we've already addressed Larry's item #4.

Matt



Matt Hastie, AICP / Project Manager

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From: Cheryl Caines <Cheryl.Caines@newbergoregon.gov>
Sent: Wednesday, January 16, 2019 4:36 PM
To: Matt Hastie <mhastie@angeloplanning.com>
Subject: FW: Riverside District meeting

Hi Matt,

I'm sorry to keep bothering you with these questions. Based on Larry's questions below, was your intent to not allow SF detached and duplexes in mixed use zones?

Cheryl

From: LARRY ANDERSON [<mailto:andeng1@comcast.net>]
Sent: Tuesday, January 15, 2019 1:27 PM
To: Cheryl Caines <Cheryl.Caines@newbergoregon.gov>
Cc: Tom Edwards <DUNDEEVINEYARDS@aol.com>
Subject: Riverside District meeting

Cheryl,

I didn't plan to travel from Pacific City to attend the PC meeting on the 16th if it wasn't necessary. Would you please have the commission discuss these questions:

1. Will the EFU zoning of the lowland and riverfront area allow development for recreational use?
2. The allowed home types in the RN zone is confusing. Duplex and Single-Family and Single-Family Attached not allowed, but Zero Side Yard Single-Family Detached (ZSYSFD) Dwellings are allowed. It seems to me that a row of eight ZSYSFD homes would look exactly like a row of eight SF Detached homes, except that the ZSYSFD home would need to meet fire code for zero setback, which means a fire rated wall and no openings on the zero setback side of the house, that, and the homeowner would not own the yard on one side of their house. If I understand this right, all the ZSYSFD limitation does is force us to build unusual and less desirable type of homes for no apparent reason.
3. Can you give examples of homes and neighborhoods with ZSYSFD homes and explain the reasons why they are allowed but Detached Single-Family, Attached Single-Family and Duplex dwellings are not?
4. **"Residential Development in Riverside Mixed Use Zones allows 75% of the net designated area in RN & RD zones to be developed with residential only uses. This allowance could result in a greater number of residential units and less commercial development in the Riverside District. Is this consistent with the Riverside District Master Plan (RDMP)? Should there be standards to give decision makers some discretion over the location of the land designated for commercial?"**

Keep in mind that recent changes in the Transportation System Plan eliminated any reasonable and appropriate vehicular access to the the Riverside District commercial center and industrial zones. Our going along with the TSP changes is only because the newly proposed uses in the RN and RP zones mean we will not be required to develop a large, off-highway and poorly accessed commercial center, and instead, an appropriately sized neighborhood commercial to serve the needs of surrounding neighborhoods and the future riverfront recreation area users.

17.202.020 Allowed uses.

Legend for Table 17.202.020:

P: Permitted use

CU: Conditional use

S: Special use requirements apply

N: Use is not permitted

[Note: Selected zones in the following tables are not shown for readability purposes. Those zones will re changes.]

| Table 17.202.020 : Zoning Use Table | | P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted | | | | | | | | | |
|------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------|-----|-------------------------|----------|----------|--------------------------|----------|----------|----------|-----------------------------|
| Uses | Residential | | | Commercial & Employment | | | Riverside District Zones | | | | Sp |
| | R-1 | R-2 | R-3 | C | CBD | LI | RR | RN | RD | RP | |
| A. Residential Uses | | | | | | | | | | | |
| Single-Family Dwelling, including manufactured homes subject to DMC 17.203.100 | P | P | P | S | S | N | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | DM |
| Two-Family (Duplex) Dwelling, Single-Family Attached Dwelling | N | S | S | S | S | N | <u>P</u> | <u>N</u> | <u>N</u> | <u>N</u> | DM sir DM DM ZO |
| Zero Side Yard Dwellings (Townhouse or Single-Family Detached) | N | N | S | N | N | N | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DM DM ZO |
| <u>Compact Detached Dwelling</u> | N | N | N | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>S</u> | <u>S</u> | <u>N</u> | DM ZO |
| Manufactured Dwelling Park or Mobile Home Park | N | N | S | N | N | N | <u>S</u> | <u>N</u> | <u>N</u> | <u>N</u> | DM |

If you have any questions for me, please call or email me. Thanks in advanced.

Larry

Larry Anderson, PE

LAEi

PO BOX 262

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PACIFIC CITY, OREGON 97135

Cell: 503-816-2732

Email: andeng1@comcast.net

Attachment 9: Consultant E-mail – Sustainability Features Applied to Multi-family Only

Cheryl Caines

From: Matt Hastie <mhastie@angeloplanning.com>
Sent: Thursday, January 10, 2019 5:30 PM
To: Rob Daykin; Cheryl Caines
Cc: Cody Meyer
Subject: RE: Riverside Code PMT Follow-up

Cheryl, Rob and Cody,

We didn't require sustainability measures of single-family detached housing or other types of housing other than multi-family development for a couple of reasons:

- It is relatively rare for jurisdictions to apply those types of requirements to SFD housing. Even the architectural design standards we applied to SFD housing are somewhat unusual.
- As we understand it, SFD subdivisions will have to meet certain sustainable design requirements, including water re-use and natural stormwater drainage requirements.
- It is more cost-effective to apply some of the types of sustainable design features in the menu to multi-family housing in terms of the average cost per unit and as a result somewhat easier for both developers and tenants to absorb.

That said, the City could choose to apply some of the same requirements to SFD or other non-MF developments but it would be somewhat unusual from our perspective. Hope that's helpful.

Thanks.

Matt



Matt Hastie, AICP / Project Manager

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From: Rob Daykin <Rob.Daykin@dundeecity.org>
Sent: Thursday, January 10, 2019 10:49 AM
To: cheryl.caines <cheryl.caines@newbergoregon.gov>; Matt Hastie <mhastie@angeloplanning.com>
Cc: Cody Meyer <cody.meyer@state.or.us>
Subject: RE: Riverside Code PMT Follow-up

I'm okay for not requiring the sustainable factors on the non-multifamily residential dwelling types to avoid more complexity and costs – keep housing affordable. I can be persuaded otherwise if someone can show how another community with these policies in place that are working effectively – I do not want Dundee to be the pioneer (arrows in the back) on this matter.

Rob Daykin, City Administrator
City of Dundee
P O Box 220
620 SW 5th Street

Dundee, OR 97115
Ph: (503) 538-3922 Ext: 103
Fax: (503) 538-1958

From: Cheryl Caines [<mailto:Cheryl.Caines@newbergoregon.gov>]
Sent: Thursday, January 10, 2019 10:17 AM
To: 'Matt Hastie'
Cc: Cody Meyer; Rob Daykin
Subject: RE: Riverside Code PMT Follow-up

Matt – one last question that came up at the last PC hearing.

Bob Donough stated that he felt the way the plan was developed around the “walkable neighborhoods” and increased density was important, and he liked the way the design drove the decisions that were made. He felt that they were the right decisions as it would reduce the impact of humans on the environment and help build a greater sense of community and connectedness among the riverside residents. He asked a question about the phrasing about limiting impact of larger developments on the environment and wondered what type of impacts were the concerns. Planner Caines responded that the language was drafted by the consultants, but she felt that the language had to do with the sustainability portion of the code. Mr. Donough asked why the multi-family development needed to respond to the sustainability requirements but the rest of the housing types would not. Planner Caines stated that it likely had to do with the reduced amount of open space. She asked if the concern was that he felt multi-family was being disincentivized. Mr. Donough responded that he felt there was a misrepresentation about multi-family having a greater impact on the environment and believed that it had less impact because they used less energy for heating and cooling; they take up less space than single family homes (per density?), and use less building materials. He believed they had less impact and, while he still wanted them to respond to the sustainability criteria, he believed that all housing types should respond.

Is there a reason why single family/duplexes should not be subject to the sustainability criteria?

Cheryl

From: Matt Hastie [<mailto:mhastie@angeloplanning.com>]
Sent: Wednesday, January 09, 2019 10:45 AM
To: Cheryl Caines <Cheryl.Caines@newbergoregon.gov>
Cc: Cody Meyer <cody.meyer@state.or.us>; Rob Daykin - City of Dundee (Rob.Daykin@dundeecity.org) <Rob.Daykin@dundeecity.org>
Subject: RE: Riverside Code PMT Follow-up

Thanks Cheryl and no worries.

Also, here is some proposed language related to the location of commercial development. I would included this as a new section (M) at the end of the Overlay Zone section.

M. Location of commercial and retail uses in Sub-Area A. Commercial and retail uses in Sub-Area A shall be located to serve the Riverside District as a whole. Ideally, they should be located generally within the southeastern portion of the sub-area. Consistent with sub-section (D) of this section, the Master Plan will indicate the location and phasing of these uses.

Please feel free to tweak that language if needed.

Thanks again.

Matt



Matt Hastie, AICP / Project Manager

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From: Cheryl Caines <Cheryl.Caines@newbergoregon.gov>
Sent: Wednesday, January 09, 2019 10:22 AM
To: Matt Hastie <mhastie@angeloplanning.com>
Cc: Cody Meyer <cody.meyer@state.or.us>; Rob Daykin - City of Dundee (Rob.Daykin@dundeecity.org) <Rob.Daykin@dundeecity.org>
Subject: RE: Riverside Code PMT Follow-up

Thanks for clarifying Matt. I don't think I need a followup call. Sorry I was not in this morning. I was at a dr. appt and didn't get in until 10.

Cheryl

From: Matt Hastie [<mailto:mhastie@angeloplanning.com>]
Sent: Wednesday, January 09, 2019 9:34 AM
To: Cheryl Caines <Cheryl.Caines@newbergoregon.gov>
Cc: Cody Meyer <cody.meyer@state.or.us>; Rob Daykin - City of Dundee (Rob.Daykin@dundeecity.org) <Rob.Daykin@dundeecity.org>
Subject: RE: Riverside Code PMT Follow-up

Cheryl,

I've tried to answer your questions below in red but let me know if you'd like to follow up with a phone call.

Matt



Matt Hastie, AICP / Project Manager

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From: Cheryl Caines <Cheryl.Caines@newbergoregon.gov>
Sent: Tuesday, January 08, 2019 3:07 PM
To: Matt Hastie <mhastie@angeloplanning.com>
Cc: Cody Meyer <cody.meyer@state.or.us>; Rob Daykin - City of Dundee (Rob.Daykin@dundeecity.org) <Rob.Daykin@dundeecity.org>
Subject: Riverside Code PMT Follow-up

Hi Matt,

I have a few additional questions based on a follow-up conversation with Rob yesterday.

1 – 17.204.060 – Riverside Overlay

E. Riverfront Residential (RR) Zone Housing Mix Requirements. The Site Development Master Plan must identify at least two different housing types in each area devoted to a specific mix of housing types zoned Riverfront Residential (RR

3. If including duplexes or single family attached dwellings in a subdivision, at least 25 percent of the corner lots within the subdivision that includes these housing types, or an equivalent number of lots, must be designated on the Master Plan for duplexes or single family attached dwellings and shall be recorded on a subdivision plat as such at the time of subdivision plan submittal.

- What is the purpose of requiring 25% of the corner lots for the purpose of requiring corner lots? **MH: The purpose is to ensure that a reasonable number of lots are actually developed as something other than single family detached housing if duplexes or single family attached units are helping meet the requirements for at least 2 different housing types. Corner lots are the type most often allowed or designated for duplexes in a predominantly single-family neighborhood because they provide more flexibility for locating off-street and on-street parking for that type of use.**
- Does it have to be recorded on the plat? **MH: Per the proposed code language, yes. The requirement is intended to provide a mechanism for the City to confirm that the required/indicated number of lots will be developed as duplexes or single-family attached housing. But you could come up with a different mechanism and associated language if desired.**

2 - 17.203.280 – Residential Development in Riverside Mixed Use Zones

C. 2. Dwellings above ground floor commercial can count towards the required 25 percent of the building site to be developed with non-residential uses; however, live/work dwellings can only account for half of the required non-residential development.

- I think you were just trying to make it clear that commercial below with residential above is considered commercial but that only half of the 25% could be developed with live/work dwellings. Is that correct or am I missing something? **MH: Correct.**

3 – Will you please update the language regarding locational requirements for commercial land in the mixed use zones to give PC discretion for the master plan? **MH: Yes, I'll send you something later this morning.**

A phone call may be quicker. Let me know.

Thank you,

[Cheryl Caines | Senior Planner](#)

City of Newberg

(503) 554-7744

cheryl.caines@newbergoregon.gov