



DUNDEE RIVERSIDE ZONING CODE

Riverside District Code Amendments: Draft #2

August 29, 2018

INTRODUCTION

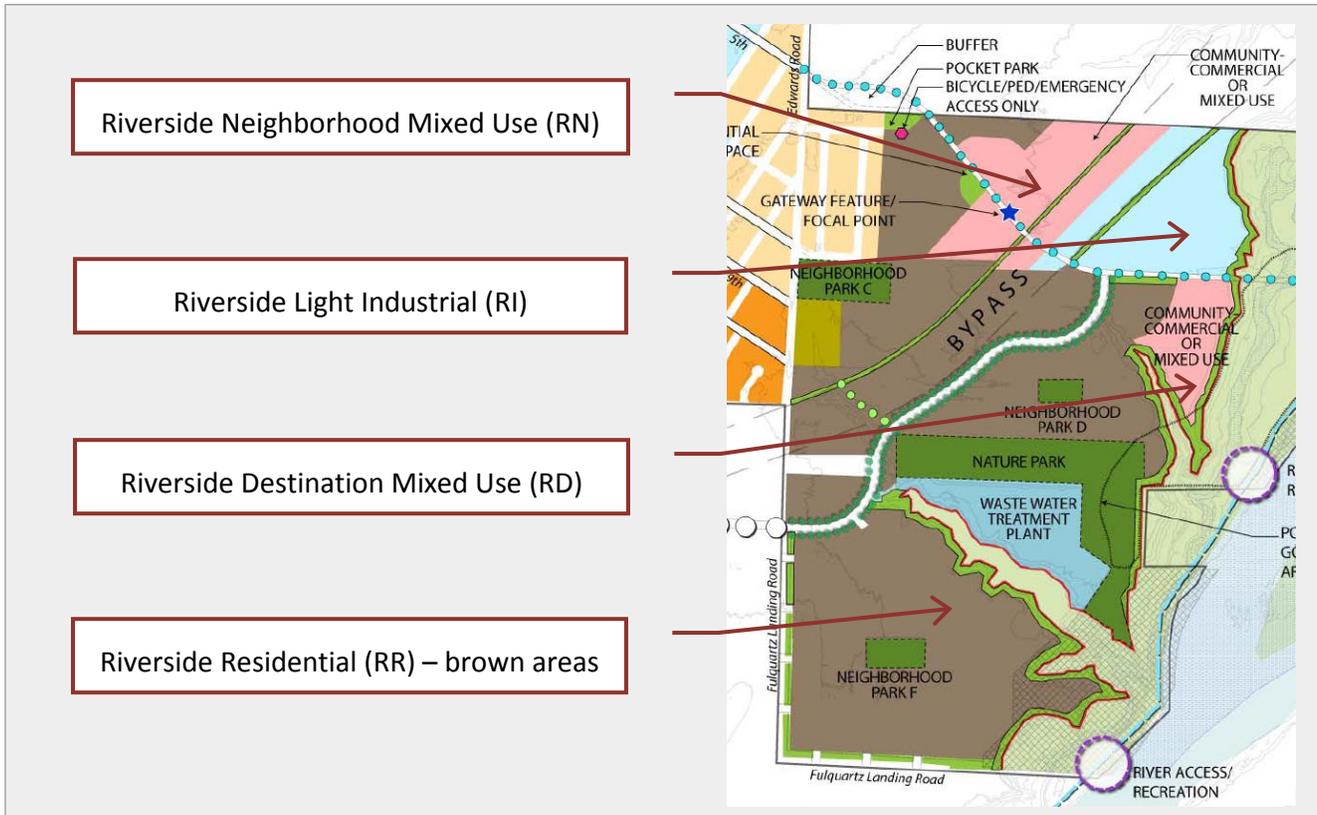
This document describes draft development code amendments to implement the Riverside District Master Plan (RDMP) and a set of proposed draft code provisions. It builds on an earlier draft Code Amendments Memo which identified specific ideas and recommendations in lay terms, rather than formal code language. 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.

CHAPTER 17.202 ZONING REGULATIONS

17.202.010 Purpose.

Commentary – Summary of New Zones:

Four new zones are proposed: Riverside Residential (RR), Riverside Neighborhood Mixed Use (RN), Riverside Destination Mixed Use (RD), and Riverside Light Industrial (RI). These are envisioned to be applied consistent with Figure 1 of the RDMP, an excerpt of which is shown at the top of the following page, with notes about the proposed zoning designations. In addition, the code would establish an overlay zone over the entire Riverside District. The overlay zone would contain master plan requirements and other special standards for the District. The new Riverside zones will need names and purpose statements, which will be added to 17.202.010. Purpose statements draw from the RDMP.



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 Light Industrial Zone (RI). The RI 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.

Commentary – Overview and Use Table Structure:

The Riverside District Zones will be either added to the existing zoning use table, or it may be split into two tables or otherwise modified for sake of readability (e.g. moving the Special Use Requirements out of the table). For now, the existing table is shown with the Riverside District zones added; the existing Public and Agriculture zones are not shown for sake of readability, but the existing residential, commercial and employment zones are shown for comparison. Relevant new and updated use limitations are in Chapter 17.203, starting on page 45. For purposes of this draft, the table has been broken up into sections (e.g. Residential Uses, Public and Institutional Uses, etc.) so that commentary can be inserted following each category of uses. The adoption draft of the code amendments will include a complete, updated version of the table(s). Discussion questions for this section are below.

Legend for Table 17.202.020:

P: Permitted use

CU: Conditional use

S: Special use requirements apply

N: Use is not permitted

Commentary – Summary of Residential Uses:

- **RR zone:** Allows single family homes, duplexes, townhomes, multifamily, and residential care homes & facilities; manufactured dwelling parks allowed subject to existing special standards (similar to the City's existing R-3 zone). This is consistent with the RDMP, which envisions a mix of housing types. New design standards for residential development will apply in these zones.
- **RN & RD zones:** Allows dwellings above ground floor commercial without limitation; allows multifamily dwellings, residential care homes & facilities, Compact Detached Dwellings, and townhomes subject to limitations found in a new section at 17.203.260 on page 47 on the percent of developable area in the master plan that can be developed with residential uses. This is consistent with the RDMP's guidance that these areas have flexibility for vertical and horizontal

mixed use (meaning that residential development may be located above commercial development or next to it) and input from the Code Committee to keep some requirement for commercial uses in these areas (versus allowing them to be developed with only residential uses). Standards that apply to all development in commercial zones will also apply to residential, mixed use and other development in these zones as indicated in the use table and in subsequent sections of the amended code. New special use standards for residential-only uses also will apply in these zones as indicated in the use table, replacing existing special use standards for specific housing types.

- **RI zone:** Only live/work dwellings are permitted (caretaker dwellings are also allowed, but these are listed under industrial uses in the existing code – see page 13.) Farm use is not permitted, except as an existing (but non-conforming) use.

Note that adding new housing types to the use table – Compact Detached Dwellings and Live/Work Dwellings – means that the code must state how they are regulated in the City’s existing zones as well as the new Riverside District zones. For now, Compact Detached Dwellings are not proposed to be allowed in the existing zones, but Live/Work Dwellings are proposed to be allowed in the C and CBD zones, subject to the same limitations as other residential development in those 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	RI		
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	
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 17.203.260 in Riverside mixed use zones	

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Uses	Residential			Commercial & Employment			Riverside District Zones				Special Use Requirements
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
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 17.203.260 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 17.203.260 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
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 17.203.260 in Riverside mixed use zones
<u>Live/Work Dwellings</u>	<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 17.203.260 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>	
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 17.203.260 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 17.203.260 in Riverside mixed use zones

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Uses	Residential			Commercial & Employment			Riverside District Zones				Special Use Requirements	
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI		
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 17.203.260 in Riverside mixed use zones	

Commentary – Summary of Public and Institutional Uses:

- **RR zone:** Generally similar to existing residential zones – many public and institutional uses (e.g. churches, day care facilities, schools, community buildings) are conditionally allowed; some facilities with greater potential impacts (e.g. emergency service facility, hospital, mortuary, colleges) are prohibited. Small parks are allowed outright.
- **RN & RD zones:** Generally similar to existing commercial zones – most public and institutional uses are allowed outright; some are allowed conditionally (e.g. cemetery, colleges, and larger utility facilities). A few uses are prohibited (e.g. hospital, mortuary). The only difference between the zones is on emergency service facilities, which are allowed outright in the RN zone but conditionally in RD.
- **RI zone:** Some public and institutional uses allowed conditionally (e.g. cemetery, church, community building, emergency service facility, and commercial schools). Most others prohibited. Small parks are allowed outright.

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	RI		
B. Public and Institutional Uses												
Cemetery	CU	CU	CU	N	N	N	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>		

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	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI		
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 17.203.260 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>		
School, Elementary or Secondary	CU	CU	CU	N	N	N	<u>CU</u>	<u>P</u>	<u>P</u>	<u>N</u>		

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	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
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>	

Commentary – Summary of Commercial Uses:

- RR zone:** Similar to existing residential zones, vacation rentals and Bed and Breakfast Inns are proposed to be allowed (with conditional use review for more four or more bedrooms); other commercial uses prohibited. This is consistent with the intent in the RDMP for these to be residential neighborhoods, with commercial uses accommodated in the commercial/mixed use areas.
- RN and RD zones:** Both are similar to the existing CBD zone, most commercial uses are proposed to be allowed; though there are a few differences / exceptions, such as marijuana uses (prohibited) and bed and breakfast and vacation rentals (subject to limitations on residential uses). Differences between the zones include auto parts and accessory sales and garden supply / greenhouses, which are prohibited in RD but allowed (outright or conditionally) in RN, and golf courses, which are prohibited in RN but allowed (conditionally) in RD. Note that most commercial uses are subject to restrictions on drive-through facilities (found in 17.203.070 – see page 45) that currently apply to the CBD zone. This is consistent with the RDMP guidance that the area covered by the RN zone accommodate “a variety of retail, service and office uses”, with drive-through facilities prohibited; and that the area covered by the RD zone allow “lodging, restaurants and recreation related uses, including a golf club house”. Many commercial / retail uses are supportive of

lodging, restaurants and recreation uses, so a range of retail and services are proposed to be allowed in the RD zone, even though they are not specifically called out in the RDMP.

- RI zone:** Many, but not all, commercial uses are proposed to be allowed outright or conditionally, similar to the existing C zone, with a few exceptions, such as marijuana uses; automobile service stations (e.g. gas stations), vehicle repair, and vehicle sales/rental; banks, barber/beauty shop; bed and breakfast and vacation rentals; and tractor & farm equipment sales. Lumber yards are allowed (they are not allowed in the C zone). This is consistent with the RDMP guidance that the light industrial area provide for food and beverage production and sales (including wine production and tasting facilities), indoor and outdoor event space, and eating and drinking facilities, and that the non-residential development east of the Bypass is envisioned as larger-scale ‘destination’ uses such as wineries, event facilities, hotel, restaurants and related uses. Public outreach also revealed support for a range of commercial uses in the light industrial area.

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	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
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>	
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

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	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI		
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 17.203.260 in Riverside mixed use zones	
Bed and Breakfast Inn, with four or more guest sleeping rooms	<u>CU</u>	<u>CU</u>	<u>CU</u>	<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>		
Garden Supply, including Commercial Greenhouses	N	N	N	<u>P/S</u>	<u>CU+S</u>	<u>CU+S</u>	<u>N</u>	<u>CU+S</u>	<u>N</u>	<u>P/S</u>	DMC 17.203.140 if outdoors/unenclosed, DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU	

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	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
Golf Course	CU	CU	CU	N	N	N	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	DMC 17.203.180 , see limits in OAR 660-33 in EFU
Golf Driving Range, Miniature Golf	N	N	N	CU	N	N	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	See DMC 17.203.140
Golf Pro Shop	N	N	N	P	P	N	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Hotels and Motels	N	N	N	P	P	N	<u>N</u>	<u>P</u>	<u>P</u>	<u>CU</u>	
Kennel	N	N	N	CU	N	CU	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	See DMC 17.203.140
Lumber Yard and Similar Outdoor Sales of Building or Contracting Supplies	N	N	N	N	N	S	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	DMC 17.203.140
Marijuana Uses											
Marijuana Dispensary or Retail Facility	N	N	N	P/S	P/S	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.250
Marijuana Producer or Grow Site	N	N	N	CU + S	N	P/S	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.250
Marijuana Processor	N	N	N	CU + S	N	P/S	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.250
Marijuana Wholesaler	N	N	N	CU + S	N	P/S	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.250
Marijuana Testing Laboratory or Research Certificate	N	N	N	P/S	N	P/S	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.250
Marina, with no boat repair	N	N	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.140
Medical/Dental Clinic	N	N	N	P	P	N	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Paint and Painting Supplies Sales or Rental	N	N	N	P	P	P	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	
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

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Uses	Residential			Commercial & Employment			Riverside District Zones				Special Use Requirements
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
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 <u>DMC 17.203.260 in Riverside mixed use zones</u>
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 <u>DMC 17.203.260 in Riverside mixed use zones</u>

Commentary – Summary of Industrial and Mixed Employment Uses:

- **RR zone:** Like existing residential zones, no industrial uses allowed.
- **RN and RD zones:** No industrial uses allowed except small-scale manufacturing in the RN zone (not RD).
- **RI zone:** Selected industrial uses allowed – less than in the existing Light Industrial zone, but more than in the commercial zones. Most are conditional uses, but a few are permitted outright. Public outreach revealed little interest in a broader range of industrial uses in the light industrial area. Only those uses that had broad support and are most clearly consistent with the vision for the area are listed as permitted. Others that could potentially be compatible, but could also potentially be incompatible, are proposed to be allowed through conditional use review. Many of the uses allowed in the RI zone are focused on uses which might allow some sort of retail element, but on-site retail is not

required. Dwellings for on-site caretakers are permitted through a conditional use review, and must be accessory to an already permitted industrial use.

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	RI		
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>		
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>	

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	RI	
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
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>	<u>N</u>	<u>N</u>	<u>N</u>	DMC 17.203.140 if outdoors/unenclosed; DMC 17.203.230 in the community commercial zone
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

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	RI	
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
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

Commentary – Summary of Agricultural and Natural Resource Uses:
 All zones will allow gardening and will allow farm use to continue until development occurs on a given property.

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	RI	
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>	

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	RI	
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
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>	

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	RI	
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
F. Accessory Uses	P/C U	P/C U	P/C U	P/C U	P/CU	P/C U	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	P or CU per primary use, DMC 17.203.180 in EFU
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

Commentary - Overview and Standards Table Structure:

The Riverside District Zones either will be added to the existing standards table, or the table may be split into two tables or otherwise modified for sake of readability (e.g. moving the exceptions out of the table). For now, additional columns are included in Table 17.202.030 to capture standards for the Riverside District Zones. For sake of readability, the existing table is shown without the Public and Agriculture zones, but the existing residential, commercial and employment zones are shown for comparison. For purposes of this draft, the table has been broken up into sections so that commentary can be inserted following each section. These tables will be reformatted as needed for a subsequent adoption draft of the code amendments.

Commentary – Minimum Lot Area and Maximum Residential Density:

Minimum lot area per unit (which regulates the maximum density) for the RR zone is proposed to be less (allowing for a higher maximum density) than for the R-3 zone. The proposed minimum lot area standards in the table below translate to the following maximum net densities: about 10.9 units per net acre for single family detached (except for compact detached dwellings¹); about 17.4 units per net acre for duplexes and two attached units on separate lots; about 24.2 units per net acre for townhouses and compact detached dwellings, and about 36.3 units per net acre for multifamily dwellings. The maximum density for the housing types other than single family detached would significantly exceed the target of 10 units per acre, because higher densities are needed to make those housing types work. The assumption is that they will not represent such a large proportion of the residential development that the density will end up significantly above 10 units per acre overall.

Also, the existing code does not seem to address lot sizes for townhouses or “single family attached”. A new row in the table is proposed for these housing types, with the assumption that they are currently regulated like Multifamily Dwellings.

¹ A definition for compact detached dwellings will need to be added to the code. In essence, these are units that are narrow and closely spaced like townhomes, but without shared walls.

Table 17.202.030 – Lot and Development Standards by Zoning District											
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	RI	
A. Minimum Lot Area (Square Feet) – (b) applies to all zones											
Single-Family Dwelling (1 unit)	9,000	7,000	5,000 (a)				<u>4,000 (p) (s)</u>	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)				<u>5,000 (t)</u>	<u>5,000</u>	<u>5,000</u>	NA	
<u>Townhouse Dwelling Units, Compact Detached Dwellings, and Live/Work Dwellings</u>	NA	NA	<u>3,000 per unit</u>				<u>1,800 per unit</u>	<u>1,800 per unit</u>	<u>1,800 per unit</u>	<u>1,800 per unit</u>	
Multifamily Dwellings (3 or more units)	NA	NA	3,000 per unit	5,000 (all uses)	5,000 (all uses)	5,000 (all uses)	<u>1,200 per unit</u>	<u>1,200 per unit</u>	<u>1,200 per unit</u>	NA	
<u>Nonresidential Uses and dwellings above ground floor commercial (where permitted)</u>	Adequate to contain all structures within required yard setbacks						None	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	

Commentary – Setbacks:

- Front and rear setbacks for residential are proposed to be less than the R-3 zone, but a 20-foot garage entrance setback is also proposed, in order to allow a full car-length driveway in front of the garage.
- Maximum front setbacks are proposed for the RN and RD zones so that buildings must be located close to the street, supporting pedestrian-oriented development. For the RN zone, the somewhat more flexible standards from the C zone are proposed; for the RD zone, the stricter standards from the CBD zone are proposed.
- Residential development in the RN, RD, and RI zones must meet the setback standards of the RR zone.

Uses	Residential			Commercial and Employment			Riverside District				Exceptions
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
B. Yard Setback Requirements (Feet)											
Primary Front Yard – Minimum	20(d)	20(d)	15	10(j)	5(j)	10*	10 (u)	0 (q)	0 (q)	10	(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) <u>Garage entrances must be set back a minimum of 20 feet from the front lot line.</u>
Secondary Front Yard – Minimum	20(d)	15	15	10(j)	5(j)	10*	10	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	None (e) (q)	None (e) (q)	None (e)	
Rear Yard for a Principal Structure	20	15	15	None (e)	None (e)	None (e)	10	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.										

Commentary – Maximum Height:

- Maximum heights are proposed to be set at 35 feet (slightly higher than other residential zones) for the RR zone and for live/work dwellings in the RI zone, in order to allow three-story buildings with pitched roofs. A height bonus also is proposed for this zone to allow taller multi-family buildings in exchange for community or resident benefits or amenities.
- Maximum heights for the RN and RD zones and for non-residential development in the RI zone are proposed to be set at 45 feet in order to allow four story buildings if they are viable in the market.

Uses	Residential			Commercial and Employment			Riverside District				Exceptions
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
C. Maximum Structure Height (Feet)											
Dwellings	30	30	30	45(l)	45(l)	45	35(v)	45	45	35	(l) New structures shall be limited to three stories.
Non-Dwelling Structures	30	30	30	45(l)	45(l)	45	35(v)	45	45	45	(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

Commentary – Lot Dimensions:

- The minimum lot dimensions for the RR zone are proposed to be more flexible than those in the R-3 zone in order to allow for compact detached housing. Townhouses are proposed to have the same lot width and depth standards as in the R-3 zone.
- Minimum lot dimensions for non-residential development in other zones are not specified, but residential development in other zones must meet the standards of the RR zone.

Uses	Residential			Commercial and Employment			Riverside District				Exceptions
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
D. Minimum Lot Dimensions (Feet)											
Lot Width and Frontage	60	60	50(n)	None			30 (n)	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. (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).
Lot Depth	90(o)	90(o)	80(o)	None			50 (o)	None (q)	None (q)	None (q)	

Commentary – Maximum Lot Coverage:

- Maximum lot coverage is proposed to be the same as the R-3 zone for lower density housing types, but higher for townhouses, compact detached dwellings, and multifamily, in order to enable these higher density housing types to be developed efficiently.
- Maximum lot coverage for non-residential development in other zones is not specified, but residential development in other zones must meet the standards of the RR zone.

Uses	Residential			Commercial and Employment			Riverside District				Exceptions
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
E. Maximum Lot Coverage (% of Lot)											
Lot Coverage	35	40	45	None			45 (r)	None (q)	None (q)	None	(r) Townhouse dwellings, Compact Detached dwellings, and multifamily dwellings have a maximum lot coverage of 60% and a
Parking Area Coverage	30	30	30	None			30	None (q)	None (q)	None	

Uses	Residential			Commercial and Employment			Riverside District				Exceptions
	R-1	R-2	R-3	C	CBD	LI	RR	RN	RD	RI	
Combined Lot and Parking Area Coverage	65	70	75	None			75 (r)	None (q)	None (q)	None	See also DMC 17.202.040 maximum combined lot and parking area coverage of 90%. - -

17.202.050 Fence standards.

Commentary – Fence Standards:

This section will be amended to make the RN and RD zones subject to the same fencing standards as the CBD zone and make the RI zone subject to fencing standards that are a blend of those used for the C zone and the RI zone.

The RR zone is proposed to have the same fencing standards as existing residential zones. The existing standard allows a 4-foot fence in the primary front yard and a 6-foot fence in the “secondary front yard” (the second yard abutting the street for a corner or through lot, which is generally treated like a side or rear yard from the homeowner’s perspective) in residential zones. Fence/wall materials are not limited in residential zones other than not being hazardous.

Discussion

Should the “secondary front yard” standard be removed, as it allows street facing fences 6-foot fencing, which may affect the pedestrian experience?

For commercial frontages along streets, should the maximum fence height be lowered to 3’6”?

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 RI 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 RI 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 RI 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 RI 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.

Commentary – Commercial and Mixed Use Design Standards:

This section will be amended to make the RN zone subject to the same standards as the C zone and the RD zone subject to the same standards as the CBD zone. However, drive-through facilities will not be allowed in the RN zone. Both sets of standards promote pedestrian-oriented development, but those in the CBD zone, which are proposed for the RD zone, are stricter, with more of the building required to be close to the street and more windows required on the ground floor facing the street.

Since no changes to the standards are proposed except for making them applicable to the RD and RN zones, and since they are fairly long, they are not shown below. They can be viewed online at

<http://www.codepublishing.com/OR/Dundee/html/Dundee17/Dundee17202.html#17.202.060>.

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 RD and CBD zones 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 dedicated to glazing)	5 to 50 percent of both total building facade area and street wall area covered with natural siding materials (excluding area dedicated to glazing)	Over 50 percent of both total building facade area and street wall area covered with natural siding materials (excluding area dedicated to glazing)

Table 17.202.060 – Architectural Features Design Matrix

Design Criteria	Possible Points		
	0	1	2
<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
<u>2.</u> Protected bicycle parking (includes bicycle parking	No protection provided for	Protection provided for 5% to 25% of	Protection provided for over 25% of

Table 17.202.060 – Architectural Features Design Matrix

Design Criteria	Possible Points		
	0	1	2
covered by an awning, indoor bicycle storage, and bike lockers; see also DMC 17.304.050)	required bicycle parking	required bicycle parking spaces	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 zones</u> (subject to DMC 17.302.040 ; not applicable in the <u>RD and CBD zones</u>)	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 city council or designee	2 points may be assigned for public art that makes a significant contribution to the public realm, as determined by the designee

Table 17.202.060 – Architectural Features Design Matrix

Design Criteria	Possible Points		
	0	1	2
			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
5. Electric vehicle charging station	Site does not include electric vehicle charging station	Site includes at least one electric vehicle charging station	
6. 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
7. 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
8. 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 RC Zones			
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, 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>
10. 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.

Commentary – Industrial Design Standards:

This section will be amended to make the RI zone subject to the same standards as the LI zone. However, instead of meeting the Building design standards for light industrial, buildings within 50 feet of a Parkway Collector will be subject to the same standards as the C zone for maximum building setback, parking location, front landscaping, entrances, ground floor windows, and façade articulation (they will not be subject to the architectural features design matrix). This is intended to ensure attractive and pedestrian-friendly design for frontages that will be most visible to people passing through or visiting the area, and will have more impact on the overall appearance / design of the area.

The following standards apply to all development in the LI and RI 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 RI 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.

Commentary – Overview of Residential Design Standards:

The standards for all housing types are intended to promote pedestrian-friendly, walkable neighborhoods; and encourage “eyes on the street”. Those for single family detached, duplexes, and single family attached (two attached units on separate lots) are also intended to provide for some variety in housing design within a given block.

The standards address the following standards for all housing:

- Entrances to ground floor dwellings must face the street or a shared courtyard
- Windows – at least 15% of the wall area facing the street must be windows
- Articulation – any street facing wall must have articulation to prevent a “flat” look
- Façade variety – the front façade for single family detached, duplexes, and single family attached (two attached units on separate lots) must differ from that of the other dwellings abutting on either side and the three closest dwellings on the other side of the street
- Garage entrances– garage entrances must be no closer to the street than the primary entrance to the dwelling.
- Parking – when shared for multiple dwellings, parking must be located to the side and/or back of buildings, so the front yard areas can be used for landscaping and other “pedestrian friendly” amenities. Shared parking entrances have a maximum of one entrance per 200 feet of frontage for buildings with over 300 feet of frontage.
- Sustainability- Multifamily housing must include a sustainable design practice.
- Amenities bonuses – An additional floor may be considered in the instance of additional amenities for multifamily

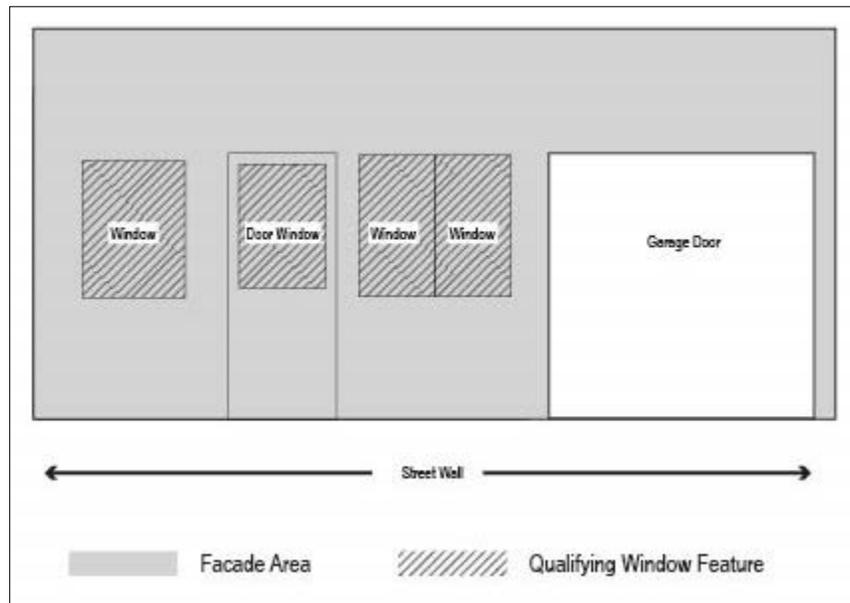
Discussion Questions

- Should garage entrances facing towards streets be limited to 12 feet to reduce the visual impact of a garage on the street, or be limited in terms of the total width of street-facing façade? (For example, the City of Milwaukie’s code includes this language: “*The width of a street-facing garage door(s), as measured between the inside of the garage door frame, may not exceed 40% of the total width of the street-facing façades on the same street frontage as the garage door. Notwithstanding this limit, a dwelling is allowed 1 12-ft-wide garage door, regardless of the total width of street-facing façades.*”)
- Should additional requirements be added for driveway entrances (sight distance location, size, etc)?
- What level of LEED accreditation should be required to allow for a fourth floor in the RR zone?

Note: This is a new section although text is not shown as underlined for purposes of this draft.

- 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 XX, below). The standards are not required for facades which only face alleys.

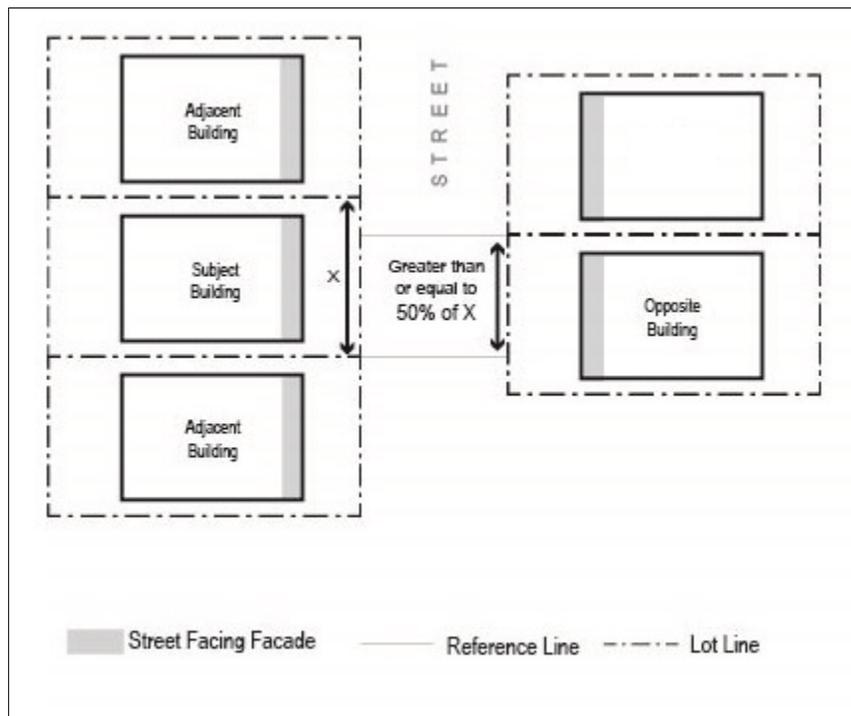
Figure XX: Residential Building Qualifying Window Features



- 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.

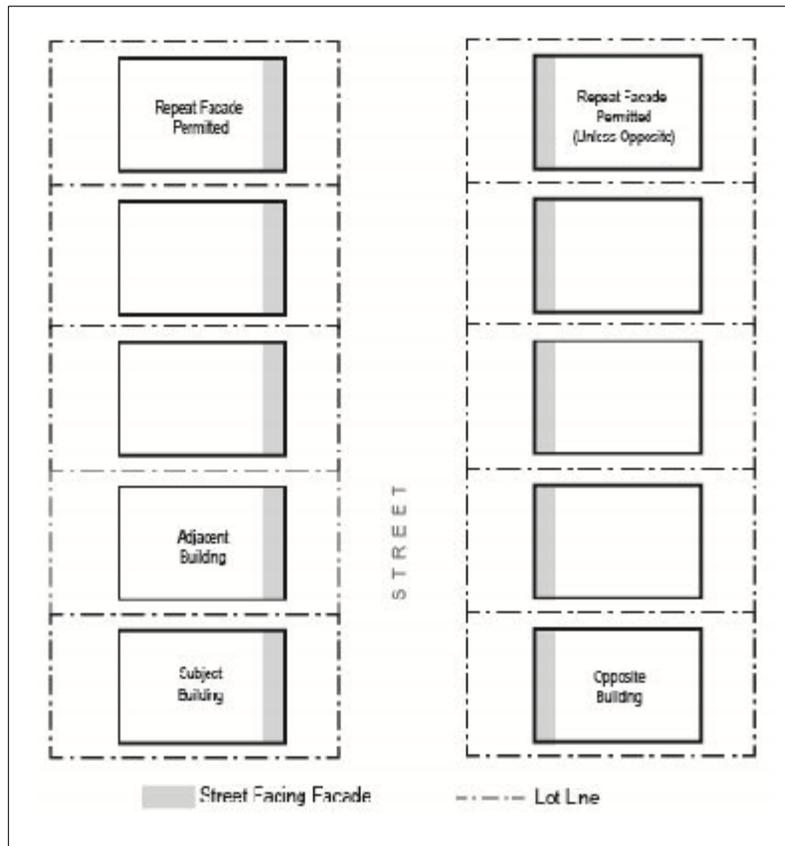
2. Vehicle entrances to garages are excluded from the street-facing façade requirements and do not count as part of the façade variety.
 3. Windows in garage doors are not counted towards the window requirement.
- C. Articulation. The following standards apply to all residential building facades which 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 XX: 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 one 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.

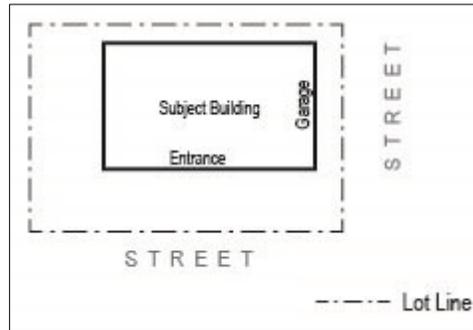
Figure XX: Minimum Building Separation for Repeated Facades



- 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 XX).

Figure XX: Example of Corner Lot Garage and Entrance Exception



- c. Garage entrances facing towards or within 45 degrees of a street other than an alley must be no more than 12 feet in width and are limited to a single garage entrance per dwelling.
 - d. 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. Maximum driveway for shared parking areas or structures shall be based on the street frontage per site (see Table XX).

Table XX: Maximum Driveways

Development Site	Maximum Number of Driveways
For each street frontage less than or equal to 300 feet in length	1 per frontage
For each street frontage more than 300 feet in length	1 per every 200 feet of frontage

- 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 – Sustainable Features Matrix

Sustainability Criteria	Possible Points		
	0	1	2
Sustainability Features (minimum points: Multifamily in_RR = 5; possible points = 18)			
1. 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
2. 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
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)	No low impact development measures used on site	Site includes low impact stormwater management measures	
4 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
5 Electric vehicle charging station	Site does not include electric vehicle charging station	Site includes at least one electric vehicle charging station	
6 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
7. 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
8. LEED certification by the U.S. Green Building Council	Building not LEED certified		Building LEED certified at any level
10. Building energy efficiency measures that will reduce energy consumption, including efficient lighting and appliances, efficient hot water systems, solar orientation or solar water heating,	Efficiency measures reduce energy consumption by less than 25 percent based on HERS rating for building.	Efficiency measures reduce energy consumption by 25-50 percent based on HERS rating for building.	Efficiency measures reduce energy consumption by more than 50 percent based on HERS rating for building.

Table 17.202.080 – Sustainable Features Matrix

Sustainability Criteria	Possible Points		
	0	1	2
geothermal, and offsetting energy consumption with alternative energy.			
11. Forest Stewardship Council certified wood Reclaimed Wood	Less than 25% of wood products are Reclaimed wood	25-50% of wood products are Reclaimed wood	More than 50% of wood products are Reclaimed wood

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.

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.

Commentary:

This section will be modified to reference the use table for where a retail small-scale winery, brewery, or distillery is allowed, which will include the RN, RD and RI zones. The section title will be modified to remove “in a commercial zone”. The standards will remain the same – a 5,000 square foot limit on production space, and a requirement for on-site retail sales that occupy at least 20% of the space. See <http://www.codepublishing.com/OR/Dundee/html/dundee17/Dundee17203.html#17.203.060> for details of existing code (shown below).

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

...

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

Commentary:

This section will be modified to prohibit drive-through service in the RN, RD, and RI zones. No other changes are proposed. See <http://www.codepublishing.com/OR/Dundee/html/dundee17/Dundee17203.html#17.203.070> for details of existing code.

...

B. Drive-Through Service. Drive-through service shall not be permitted within the RN, RD, RI 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.

Commentary:

This section includes special design standards for duplexes. They are not entirely clear and objective (where highlighted in yellow), and will be superseded by the residential design standards for the Riverside District. This section will be modified to make clear that it does not apply within the Riverside District. No other changes to this section are proposed as part of this project. See

<http://www.codepublishing.com/OR/Dundee/html/dundee17/Dundee17203.html#17.203.080> for details of existing code.

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**.

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

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.

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.

Commentary:

This section will be modified to reference the use table for where small-scale manufacturing is allowed, which will include the RN, RD and RI zones. The section title will be modified to remove “in the community commercial zone”. The standards will remain the same – 5,000 square foot limit, buffering / screening requirements, and conditional use review required where there are concerns about noise or other impacts on adjacent properties. See

<http://www.codepublishing.com/OR/Dundee/html/dundee17/Dundee17203.html#17.203.150> for details of existing code.

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

Commentary:

This section will be modified to reference the use table for the zones in which it applies, which will include the RN, RD, and RI zones. The section title will be modified to remove “in commercial zones”. The standards will remain the same – 10,000 square foot limit, and must be fully enclosed; conditional use permit is required if noise may be an issue. See <http://www.codepublishing.com/OR/Dundee/html/dundee17/Dundee17203.html#17.203.220> for details of existing code.

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.

...

17.203.260 Residential Development in Riverside Mixed Use Zones.

Commentary:

This will be a new section that sets limitations on residential development within the Riverside mixed use zones that is not located above ground-floor commercial. An outline and key features of the proposed limitations are provided below. This is not intended to reflect draft code language.

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).

Commentary:

The purpose of this section is to apply master plan requirements to the Riverside District and ensure consistency with approved master plans for subsequent development. This overlay zone would be mapped to include the whole Riverside District.

General Provisions

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.

Site Development Master Plan Approval

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 all lots 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.
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; and any proposed temporary uses during construction and phasing of development.

- ==. 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 XX.
 - 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.

Commentary:

The purpose of the estimated housing capacity at the master plan stage is two-fold: to appropriately size water and sewer lines, and to ensure that the mix of housing types proposed will deliver an overall density consistent with the RDMP.

Note that Transportation Impact Analysis is not proposed to be required at the time of Master Plan approval, but rather at time of the subsequent development or subdivision application, since more will be known about the proposed development and the condition of nearby transportation facilities at that point.

Special requirements for the Riverfront Residential (RR) Zone**Housing Mix****Commentary:**

The committee's recommendation was to require some mix of housing types but not to require a specific number or percent of housing units. However, we recommend including a minimum threshold that is fairly easy to meet, just to ensure the standard is clear. The minimum threshold is recommended to be a bit higher for duplexes and single family attached dwellings for several reasons: (1) it may be more difficult to enforce construction of these housing types after the subdivision is approved; and (2) including a duplex within a 100-unit subdivision does not seem to meet the spirit of the rule or the intent of the plan.

Single family detached dwellings with ADUs are not recommended to be considered a separate housing type for purposes of meeting this standard, because there is a greater chance of the duplex or ADU being converted into a larger single family home. Size requirements for duplexes and single family attached dwellings are intended to ensure that a detached dwelling with ADU is not described as a duplex; ADUs must be less than 900 square feet and smaller than the primary dwelling.

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.

Minimum density for detached dwellings

Commentary:

In order to make it so that even detached dwellings on their own will achieve the minimum target density of 8 units per acre, the average lot size would need to be no more than about 5,500 square feet. However, that does not offer much flexibility on lot size (since the minimum lot size is proposed to be 4,000 square feet), so we recommend using 6,000 square feet, which would translate to a minimum net density of 7.26 units per acre, and relying on other housing types and the master plan requirements to bring up the overall average.

The minimum density standard would be applied at the subdivision level, allowing lot size averaging within a subdivision.

- 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 Site Development Master Plan within the Riverside District 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.

Special Public Facilities Standards

G. All standards of Chapters 17.301 and 17.305 apply, except that Private streets will be permitted only for alleys. All other streets within the Riverside District Overlay must be public streets.²

Neighborhood park requirements

Commentary:

The neighborhood park recommendations below are preliminary and require further discussion and input from CPRD. The recommended dedication / fee-in-lieu system described below is modeled on a similar system in the City of Sandy that staff report has been successful and relatively easy to administer.

Discussion

Funding for reimbursement and fees should be set up prior to code going into effect.

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: $(2.9 \text{ persons per dwelling units}) \times (\text{total number of dwelling units proposed in the subarea}) \times (2.0 \text{ acres}) / (1,000 \text{ persons})$.
2. 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
3. The entire acreage must be dedicated 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 of this dedication at its discretion or may require a fee-in-lieu if a suitable site meeting the criteria described in subsection (6) of these provisions is not available with the Master Plan Development Area. The fee-in-lieu calculation must meet the following standards.

² This supersedes the allowances for private streets in 17.301.020(K).

- a. The fee in lieu 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 must be paid prior to approval of the final plat or development approval for each phase of development.
6. Neighborhood park sites proposed for dedication must meet the following criteria.
- a. At least two (2) acres in size.
 - 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% of the required minimum size that is free of slopes in excess of 15%, wetlands, stream corridors, or designated wildlife habitat areas or established buffers.
 - e. Located within a one half-mile of all planned residential areas within the Site Development Master Plan area.
- I. Prior to approval of a Site Development Master Plan, 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.

Site Development Master Plan Consistency

- J. 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, 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 XX 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. *(Note: May need to more clearly define this in next draft.)*
- 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.

Commentary:

Note that consistency with the housing capacity estimates is not listed, because the zoning itself will ensure that each housing type is developed at a density consistent with that estimated in the Site Development Master Plan, and consistency with the housing types identified in the plan would be required.

Site Development Master Plan modifications

- K. 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.

Density Requirements

- L. 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

Commentary:

Several definitions will need to be added to the code. They are listed below with preliminary definitions (language will be refined in the next draft).

“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.