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MEMORANDUM

## Code Evaluation – Deliverable 2.1 Dundee Riverside Zoning Code

DATE December 29, 2017  
TO Dundee Riverside Master Plan Code Committee  
FROM Becky Hewitt, Matt Hastie, and Cathy Corliss, Angelo Planning Group  
CC Project Management Team

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### BACKGROUND

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The Dundee Riverside Zoning Code project is intended to develop zoning regulations to implement the Riverside District Master Plan (RDMP), which was adopted by the City of Dundee in 2011 to guide future development of the Riverside District. The RDMP:

- calls for a coordinated mix of residential, commercial, tourism, and open space / recreational uses that are cohesive with the City's larger community vision;
- identifies an assumed mix and intensity of residential and non-residential development in each of seven subareas;
- identifies needs for parks, road and trail connections;
- establishes guiding policies; and
- recommends cross-section designs for future streets.

Infrastructure limitations (particularly water supply) precluded immediate implementation of the RDMP; however, these issues have mostly been mitigated as of 2017. Thus, the City is now ready to move forward with implementation through the adoption of RDMP zoning. The RDMP zoning is anticipated to be established as a new zoning district with specific standards tailored to the needs of the area and the guidance of the RDMP. A draft implementing zone for the Riverside District prepared during the Concept Plan process, but was not finalized or adopted at that time. There have been changes and a reorganization of the Dundee Development Code since that time, so a new version of implementing code is needed. Once adopted, the RDMP zoning district will be used to evaluate future land use proposals such as detailed master plans, subdivisions and site development review applications within the Riverside District.

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## OVERVIEW

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The purpose of this memo is to identify key policy questions that will inform how the RDMP is implemented in the development code and preliminary recommendations for how to address them. This memo does not identify specific proposed zoning code language; rather, it provides a roadmap for crafting such language, which will occur later in the process (Task 3). For each issue, this memo summarizes the RDMP's key recommendations or policies and how the topic is currently addressed in the City's existing development code (Title 17 of the Dundee Municipal Code (DMC)). It also identifies the key policy question(s) to be resolved, and provides preliminary recommendations that are intended to be the basis for discussion with the Code Committee, Planning Commission, and others as appropriate. The focus of this memorandum is the development code. Where these items would require implementation through other means, they will be addressed separately or additionally through preparation of a separate memo.

This memo addresses the topics listed below. The first 7 topics are intended to be the focus of the Code Committee meeting.

### Part 1: Policy Questions and Preliminary Recommendations

- 1) Housing Targets and Residential Density
- 2) Housing Variety and Mix
- 3) Housing in Commercial / Mixed Use Areas
- 4) Housing in Light Industrial Areas
- 5) Allowed Non-Residential Uses in Commercial and Light Industrial Areas
- 6) Residential Design Standards
- 7) Commercial and Industrial Design Standards
- 8) Sustainable Design
- 9) Transitions Between Residential and Non-Residential Uses
- 10) Transition to Existing Neighborhoods
- 11) Private Streets
- 12) Arranging Land Uses
- 13) Neighborhood Parks
- 14) Master Plan Review, Approval, and Modifications

### Part 2: Regulatory Approach and Code Structure

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## PART 1: POLICY QUESTIONS AND PRELIMINARY RECOMMENDATIONS

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While the RDMP sets policy for the Riverside District, there is a range of options for how some of the policies could be implemented in the development code. This section identifies key questions that will need to be resolved in order to direct code-writing to implement the RDMP. The previous draft Riverside District zone reflects one option to address most of the questions raised below;

however, there have been changes to the development code since that zone was drafted, and perspectives may have changed in the interim.

## 1) Housing Targets and Residential Density

**Context:** The RDMP provides target numbers of housing units overall and by subarea, which it says are based on an overall density of about 10 units per acre. These targets are intended to ensure efficient use of the land for housing, provide enough development to help pay for needed infrastructure (e.g. water, sewer and roads), and generate enough new households to support existing and new local businesses, while also ensuring that the amount of development stays within the estimates used to evaluate infrastructure needs. It does not clearly state whether the targets are intended as minimums or maximums, and how much deviation from those targets is acceptable; however, the text descriptions for the subareas state the targets as “up to” a certain number of units, and the prior draft Riverside District zone expressed them as maximums. However, the plan also notes that the plan implements the Housing Needs Analysis by establishing a higher average density than the existing housing in the City at that time, which implies that there is some need to ensure that development delivers on those density expectations.

**Policy Question:** How much flexibility should developers have to deviate from the housing targets?

- Option A: Little flexibility – allow only a small range (e.g. 0% above to 10% below the target)
- Option B: Moderate flexibility – allow a moderate range (e.g. 5% above to 25% below the target)
- Option C: Most flexibility – allow a large range (e.g. 10% above to 50% or more below the target)

**Preliminary Recommendation:**

- Option B - allow development within a given subarea to go slightly above the target density / unit count (e.g. 5-10% above) or roughly 20-30% below the target (e.g. 7 to 8 units per acre).

## 2) Housing Variety and Mix

**Context:** The RDMP encourages a mixture of building types within residential areas (e.g. single family residential, duplex, attached single family residential, multi-family) and states that the Riverside District zone will provide broad flexibility for a mix of housing types and lot sizes. This is intended to provide options for many different types of households (e.g. single people, young couples, families, older adults) and different income levels to live in the Riverside District. The language suggests that opportunity for a mix and flexibility are the main goals, and does not state any requirements for mix of housing types.

**Policy Question:** How much flexibility should developers have to choose whether to build a mix of housing options?

- Option A: Little flexibility – each neighborhood where a mix of housing is envisioned should be required to provide a certain amount of housing (e.g. 5-10% of the total) as duplexes, townhomes, apartments, etc.
- Option B: Moderate flexibility – each neighborhood where a mix of housing is envisioned should be required to provide at least one type of housing other than single family homes (e.g. duplexes, townhomes, apartments, “granny flats”, etc.), but without a minimum amount
- Option C: Most flexibility – a range of housing options should be allowed, but there should not be a requirement for what the developer has to build

#### **Preliminary Recommendations:**

- Option B - Require that each master plan that includes single family detached housing also demonstrate that at least one other type of housing (e.g. duplexes, townhomes, multifamily) will be provided within the master plan area. This would ensure some degree of housing mix, while still providing flexibility for how many units of each type and which other housing type(s) should be provided.
- Also consider making the designation of land for the other housing type binding on future development unless a major modification of the master plan is approved, and set phasing requirements that ensure the other housing type(s) is built before the single family detached housing is fully built out. This would provide an incentive for the developer to ensure that the other housing type(s) get built, but could create challenges for the developer if the market for single family homes is strong but the market for the other housing type is weak.

### **3) Housing in Commercial / Mixed Use Areas**

**Context:** The RDMP sets a maximum acreage of commercial/mixed use areas and maximum amounts of non-residential development (in square feet of floor area) for the Riverside District as a whole and for individual subareas. However, the plan clearly states that the non-residential square footage numbers given are maximums, and that the actual amount of non-residential development could be much lower, depending on market conditions. Commercial areas are identified as commercial / mixed use, and the plan states that they will provide flexibility for vertical and horizontal mixed use (meaning that residential development may be located above commercial development or next to it). No minimums are provided in the plan, although it clearly does not envision the mixed use areas to develop as entirely residential. The existing development code limits ground floor residential development in commercial zones to less than 50% of the floor area and street frontage of the site, and requires that it be a component of a mixed use development including commercial, public or institutional uses. (Those standards were not in place when the RDMP was adopted.) The prior draft Riverside District zone allowed residential uses outright in the commercial and mixed use areas, and set no upper limit on the amount of residential development in those areas; however, it did require that residential uses in commercial and mixed use areas be integrated with commercial uses as part of a mixed use development.

**Policy Question:** How much flexibility should developers have to build housing in commercial / mixed use areas?

- Option A: Apply the existing limitations for ground-floor residential in commercial zones to commercial/mixed use areas in the Riverside District.
- Option B: Set a higher percentage of the commercial/mixed use areas that may be developed as residential for the Riverside District.
- Option C: Set no limitations on square footage for residential vs. non-residential uses in Riverside District commercial/mixed use areas, but require that residential uses be developed as part of a mixed use development including commercial or other allowed non-residential uses.

**Preliminary Recommendation:** Option B – allow a greater percentage of ground-floor residential development in the Riverside District commercial / mixed use areas, but continue to require that residential development in those areas be part of an integrated development that includes some non-residential development (e.g. a minimum of 15-25% of ground floor area).

#### 4) Housing in Light Industrial Areas

**Context:** Subarea B in the RDMP is entirely designated for light industrial. The RDMP describes the intended uses as including food and beverage production and sales, possibly wine production and tasting facilities, indoor and outdoor event space, and eating and drinking facilities. While it states that the amount and scale of development may be less than the non-residential floor area limit, the RDMP does not identify other alternative uses, such as residential, that may substitute for the non-residential uses, and no housing units are assumed in that area. Housing has traditionally been thought to be incompatible with industrial uses, but some communities have recently begun allowing some housing within certain light industrial areas where there may be fewer conflicts and where other uses that draw the general public (e.g. brewpubs, restaurants, etc.) are already present or allowed.

Given that the vision for this area includes other uses that would draw in the general public (tasting rooms, event spaces, etc.), housing would not be the only use bringing in people other than industrial business employees to the area. However, allowing too much residential development might interfere with the area's overall industrial character and exceed the infrastructure needs that were estimated for the area based on industrial development.

**Policy Question:** Should housing be allowed in Riverside District light industrial areas?

- Option A: Do not allow housing.
- Option B: Allow limited types of housing (e.g. live/work spaces and employee housing for businesses in the area).
- Option C: Allow housing up to a certain percentage of the total development area when proposed as part of an integrated master plan that addresses compatibility issues.

**Preliminary Recommendation:** Hybrid of options B and C - allow limited residential development (e.g. live/work spaces and/or employee housing, up to a maximum percent of the total floor area within the master plan) when integrated with allowed non-residential uses. Consider applying special standards or approval criteria for a master plan that includes residential uses within the light industrial area in Subarea B that address compatibility between the uses (see also topic #10).

## 5) Allowed Non-Residential Uses in Commercial and Light Industrial Areas

**Context:** The RDMP identifies certain categories of commercial and light industrial uses that are desirable in certain subareas:

- The commercial/mixed use area in Subarea A is described as accommodating “a variety of retail, service and office uses”, but says that drive-through facilities will be prohibited “to foster a village scale”, and suggests that large buildings may not be appropriate. The plan envisions this area to have “smaller-scale neighborhood commercial uses”.
- The other commercial/mixed use area, located in Subarea D, is described as allowing “lodging, restaurants and recreation related uses, including a golf club house”. It is described as having “synergy with tourist, open space and recreational uses” due to its riverside location.
- The light industrial area in Subarea B is intended for food and beverage production and sales (including wine production and tasting facilities), indoor and outdoor event space, and eating and drinking facilities. Like the commercial/mixed use area in Subarea D, it is described as having “synergy with tourist, open space and recreational uses” due to its riverside location.

The plan says that non-residential uses east of the Bypass (subareas D and B) are envisioned to be “larger-scale ‘destination’ uses such as wineries, event facilities, hotel, restaurants and related uses.”

However, these uses do not translate directly to the defined uses in the development code. Further, many uses are not specifically addressed in the RDMP, including institutional uses, daycare/childcare, and nursing homes. The RDMP says that there should be some flexibility for the City to allow “similar uses” to those identified, but that a major change in the list of permitted and conditional uses will require Planning Commission approval or a Development Code text amendment. The previous draft Riverside District zone included certain institutional uses (schools, religious institutions, community services, etc.) in most of the zones; however, the way uses are defined has changed since that draft was prepared.

In the existing commercial and industrial zones, there are many more uses allowed than those described in the RDMP. Uses such as churches, community buildings, and day care are generally allowed in existing commercial zones. The existing light industrial zone allows a wide range of manufacturing and production uses. Conditional use review is required for certain uses to evaluate whether a specific use is appropriate/compatible, and to establish any necessary conditions of approval to ensure compatibility with the intended uses.

**Policy Question:** How should uses not specifically addressed by the RDMP be regulated?

- Option A: Take a narrow approach, with few additional uses beyond those identified in the plan.
- Option B: Take a broad approach, and allow a wider range of uses, with more emphasis on size limits and design standards to create the desired environment.

**Preliminary Recommendation:** Option B – err on the side of allowing additional uses that could be compatible with the vision for each area, using conditional use review for uses that may have impacts on adjacent development, and using size thresholds or limits to address scale issues. Apply existing or new special standards for uses that need to meet specific requirements in order to be compatible.

## 6) Residential Design Standards

**Context:** The RDMP does not address residential design; however, the previous draft Riverside District zone included residential design standards, and there seemed to be general interest from participants in the Concept Plan process in clear and objective design standards, with the option of a more flexible discretionary review process if a developer chose not to use the design standards. Basic residential design standards often address entrance locations, windows, garages, etc. to encourage pedestrian-friendly neighborhoods and “eyes on the street” – the ability for people inside the home to see out to the street, which has been shown to discourage crime. They typically do not regulate architectural style (i.e. any architectural style should be able to meet the standards). The previous draft of the Riverside District zone included clear and objective design standards for single family and duplex dwellings, addressing entrances, windows, design features, and garages; and standards for multifamily (the same as those for non-residential development described above). While single-family attached housing (i.e. townhomes) was addressed with separate design standards in an earlier draft, the final draft from the Concept Plan process did not include separate standards for townhomes. The final draft also allowed for a detailed master plan to include additional design standards through the use of CC&Rs (Contracts, Covenants, and Restrictions – privately imposed and enforced limitations on development) or other provisions.

**Policy Questions:**

- Does the City want to regulate residential design in the Riverside District?
- If so, should design be regulated for all types of housing, including single family detached and duplex dwellings, townhomes, and multifamily?
- What design issues does the City want to regulate for housing (entrances, windows, design features, garages, architectural variety, etc.)?

**Preliminary Recommendation:** Establish basic residential design standards for the Riverside District, including for single family detached and duplex dwellings, townhomes, and multifamily. Focus design standards on regulations that support “eyes on the street” (e.g. windows, entrances, garages) and architectural variety, but do not set specific architectural styles.

## 7) Commercial and Industrial Design Standards

**Context:** The RDMP indicates an expectation that the Riverside District Zone will impose design standards for commercial, mixed use, and light industrial development, but does not describe the desired character or design issues that should be regulated, other than potentially limiting building size in commercial areas. The City has existing design standards for commercial and light industrial zones. The existing commercial design standards address maximum building setbacks, parking location, ground floor windows, façade articulation, and building design features. Standards are stronger in the Central Business District (CBD) zone than in the Community Commercial (C) zone. (The RDMP identified the commercial areas within the District as “Community Commercial or Mixed Use”.) The existing light industrial zone design standards address architectural variation, building materials, building entrance orientation, location and screening of service and storage areas, setbacks and landscaping, and walkways. The previous draft Riverside District zone included design standards for non-residential buildings that addressed building orientation, windows, and detailed building design; however, these were drafted before the design standards that are now in place in the code were adopted.

### Policy Questions:

- Should design standards for commercial development in the Riverside District go beyond the pedestrian-friendly design requirements in the existing commercial design standards? If so, what other issues should be addressed?
- Are building size limits or special design requirements for large buildings needed to create the desired environment for the commercial/mixed use areas?
- Should design standards for light industrial development emphasize pedestrian-friendly design (similar to commercial zones), or allow greater flexibility with limited design requirements (similar to existing industrial design standards)?

### Preliminary Recommendations:

- Rely primarily on the existing commercial design standards to address pedestrian-friendly design in the commercial/mixed use areas.
  - ↳ Use higher standards for pedestrian-oriented design in the commercial/mixed use area east of the Bypass (subarea D), similar to the current standards for the CBD zone, to help it become a vibrant tourist destination.
  - ↳ Use more flexible standards for the commercial/mixed use area west of the Bypass (subarea A), similar to the current standards for the Community Commercial zone, to make it easier to develop neighborhood-serving commercial uses in this area.
- Establish building size limits and/or special design requirements for large buildings in the subarea A commercial/mixed use zone to ensure they support a pedestrian-friendly environment and maintain a neighborhood scale.
- Rely on existing industrial design standards for most of the Riverside light industrial area, which allow flexibility for industrial uses, while providing some basic design requirements. Establish higher standards for pedestrian-friendly design for buildings / sites in the light

industrial area fronting on the new collector road that connects across the Bypass, in order to maintain an attractive environment that is compatible with the residential and commercial uses planned south of this collector road.

## 8) Sustainable Design

**Context:** The RDMP states that the City will encourage natural stormwater drainage systems and development that incorporates natural drainage and management techniques. It also states a requirement to use techniques that conserve and/or re-use water to the greatest degree practical. The City has stormwater management requirements in its public works standards that address stormwater quantity and quality. Existing commercial design standards include a requirement to include at least one sustainability feature for new commercial construction, such as low water irrigation systems, use of native plants, permeable paving, green roofs, integrated stormwater management, or LEED certification.

### Policy Questions:

- Should the existing sustainable design requirements be extended to residential and/or industrial development in the Riverside District?
- Should a higher number of points for sustainability features be required for commercial and/or other development in the Riverside District?

### Preliminary Recommendations:

- Include a requirement to provide at least one sustainable design feature for multifamily and industrial development in the Riverside District, but not for single family homes, townhomes, and duplexes, where enforcement may be difficult over time. (Since a significant majority of future land use and development in the area will likely be single-family residential, townhomes and duplexes, exempting these from sustainable design standards would limit how broadly the sustainable design features would apply.)
- Provide flexibility to meet the sustainable design standard by requiring just one sustainability feature for commercial, industrial and multifamily development in the Riverside District.

## 9) Transitions Between Residential and Non-Residential Uses

**Context:** Staff has raised concerns about transitions between residential and non-residential uses, but that issue is not specifically addressed in the RDMP. The existing code requires additional side and rear setbacks in commercial and industrial zones where adjoining a residential zone.

**Policy Question:** Are the existing buffering / screening and setbacks required between non-residential and residential development appropriate within the Riverside District? Are reduced screening / buffers appropriate?

**Preliminary Recommendation:** Use the same buffering/screening requirements between non-residential and residential zones or subdistricts within the Riverside District as applied between

residential and non-residential zones elsewhere in the City, but allow developers to propose an alternative approach to addressing transitions or demonstrate that buffers and screening are not needed as part of master plan approval.

## 10) Transition to Existing Neighborhoods

**Context:** The RDMP states that for residential development in the Riverside District abutting existing lower density neighborhoods, lower density height limits and minimum setbacks apply. The existing neighborhoods that abut the Riverside District are zoned R-2 and R-3, but are developed largely (perhaps even exclusively) with single family homes. The existing neighborhood zoned R-3 is separated from the Riverside District by a local street, as are parts of the neighborhood zoned R-2.

### Policy Questions:

- Are special standards appropriate next to existing neighborhoods that are developed with single family homes, but are zoned R-3 (which allows multifamily housing, smaller setbacks, and greater heights)?
- Are special standards needed where new development will be located across the street from existing neighborhoods, or only where the new development will share a lot line with existing homes?

**Preliminary Recommendation:** Apply the height and setback standards from the existing R-2 zone for residential development that shares a lot line with an existing home. Where new development is separated from existing homes by a public street, do not apply special height and setback standards.

## 11) Private Streets

**Context:** The RDMP states that no private streets shall be allowed in the Riverside District. The existing development code limits use of private streets to internal streets in townhouse, multifamily, commercial, and industrial developments; and other residential development where public street access is infeasible and not necessary to serve future development of adjacent parcels. However, in a PUD (which are typically developed with mostly single family homes), all streets are required to be public streets. Existing local street standards in the TSP include two options – a 60' right-of-way and a 50' right-of-way. There are no provisions in the TSP for alleys. Private street standards in the development code require a minimum pavement width of 20' and a minimum easement width of 25'.

**Policy Question:** How strictly should private streets be regulated in the Riverside District?

- Option A: Eliminate existing allowances for private streets entirely for the Riverside District, so that all streets must be public streets (similar to existing rules for PUDs).
- Option B: Allow private streets for streets internal to townhouse, multifamily, commercial and industrial developments (as in the rest of the City when not a PUD).

- Option C: Allow private streets for alleys, but not for other situations. (This would require defining alleys.)

**Preliminary Recommendation:** Hybrid – allow private streets for streets internal to townhouse, multifamily, commercial and industrial developments and for alleys. (Add a definition for alleys and minimum standards for alleys as needed to support allowing alleys.)

## 12) Arranging Land Uses

**Context:** The RDMP includes a land use map (Figure 1) as well as a map of subareas (Figure 2) – see Appendix A. Development targets and limits are expressed at a subarea level. The plan and policies state that refinements to the location and arrangement of land uses are permitted where consistent with the policies and targets for each area. A draft implementing zone for the Riverside District prepared during the Concept Plan process identified land uses by subarea, but within the subareas, different sets of uses were permitted within different land use designations.

**Policy Question:** Should the arrangement of land uses be mapped in advance?

- Option A: Zones are applied based on Figure 1. A simplified zone map amendment process could be created to allow changing the locations of the zones as part of a master plan without impact total acreage of each zone.
- Option B: A single zone is applied with subareas that correspond to Figure 2. The layout of allowed land uses is deferred to the master plan, with the requirement to be consistent with target acreage and/or housing and non-residential square footage numbers.

**Preliminary Recommendation:** Option A – map the zones in advance based on Figure 1 of the RDMP, which makes it easier to provide a clear and objective path to master plan approval, even though this means a zone map amendment would be required to change boundaries.

## 13) Neighborhood Parks

**Context:** The RDMP states that a minimum of three neighborhood parks shall be established within Subareas C, D, and F; that each neighborhood park site shall be consistent with the location and size criteria in the adopted Dundee Parks and Open Space Master Plan; and that neighborhood park sites shall be developed in accordance with the provisions of the Parks and Open Space Zone. Under the existing code, PUDs require a minimum of 20% of the gross acreage be devoted to common open space or outdoor recreation areas, and the city may request dedication of public open space in lieu of park system development charges (SDCs). The land must be reasonably suited for use as a public park or for recreation purposes, consistent with the Dundee parks and open space plan. The prior draft of the Riverside District Zone set a requirement that neighborhood parks in subareas D and F be dedicated as part of the subdivision process, and that the developer of subarea C dedicate a proportionate share of the acreage for a neighborhood park there, while the developer for subarea A would pay an in-lieu fee for the portion of the park demand coming from that area.

**Policy Question:** Should developers have a choice between private open space and providing neighborhood parks?

- **Option A:** Require park dedication where the amount of land required would be roughly proportional to the scale of the development, provide Parks SDC credits for park dedication, and establish a fee-in-lieu, reimbursement districts or other tools as needed to ensure fair contributions to park costs.
- **Option B:** Set an open space requirement that can be met with private open space and/or dedication of a neighborhood park, where a neighborhood park counts for double or triple towards meeting open space requirements.

**Preliminary Recommendation:** Option A – require neighborhood park dedication, subject to proportionate share limitations and reimbursement / in lieu fee arrangements (similar to the prior draft Riverside District zone). A more complete assessment of this issue and how that strategy could be implemented may be done in a separate memorandum.

## 14) Master Plan Review, Approval, and Modifications

**Context:** RDMP policies apply to Planning Commission (PC) review and approval of detailed master plans and subdivisions. The plan stated that master plan and subdivision reviews will: establish the local street system; identify specific location and size of neighborhood parks; confirm consistency with target residential units and maximum non-residential floor area; lay out infrastructure and assure adequate public facilities; and include simple traffic analysis. The RDMP also stated that a detailed master plan for a full subarea is required with the first partition or subdivision application, even if only for a first phase. The most similar existing application type is a PUD, which are processed as a Type III procedure (subdivisions are also a Type III for the preliminary plat). All PUDs must address PUD requirements and submittal requirements. PUD modifications that increase or decrease the number of dwelling units or increase or decrease the open space require a new public hearing before the Planning Commission. There is also a separate provision for a phased subdivision in the existing code, which establishes criteria for the City to approve a phased subdivision (including that public facilities shall be constructed in conjunction with or prior to each phase, and that the proposed time schedule for phased development approval shall be reviewed concurrently with the preliminary subdivision plat application). State law requires that the City provide a clear and objective path for development of needed housing. This means that the master plan process should be no more discretionary than the subdivision process, unless the applicant chooses an option that provides more flexibility.

**Policy Question:** Is it appropriate to have the master plan requirements be fairly straightforward, provided that the applicant does not want to vary from the applicable standards, and use a PUD, concurrent (streamlined) zone change, or other mechanism to provide flexibility where desired?

**Recommendation:** Keep the master plan standards as clear and objective as possible for those not trying to deviate from standards, and provide options to re-arrange land uses or establish different design standards through a more discretionary decision.

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## PART 2: REGULATORY APPROACH AND CODE STRUCTURE

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Part 1 of this memo focused on the substance of the regulations for the Riverside District. Part 2 focuses on where the various topics would be addressed within the structure of the Dundee Development Code.

### Overview

The recommended approach is to create a set of new base zones for the Riverside District that are based on existing zones but modified where needed to reflect RDMP policy direction (e.g. Riverside Mixed Use, Riverside Light Industrial, and Riverside Residential). (Two mixed use zones may be needed to differentiate the different characters of the commercial/mixed use areas.) Zones would be applied based on the land use map in Figure 1 of the RDMP. Other special requirements for the Riverside District (e.g. master plan processes) would go in the most appropriate location in the existing code. Note that once a master plan was adopted, review of development within the master plan would generally use existing processes (e.g. site plan review, conditional use review) as long as it was consistent with the adopted master plan.

### Organization

- Three to four new zones would be added to various sections of Chapter 17.202. Use regulations and development and design standards for the new zones would be integrated with those for existing zones.
  - The new zones would be added to Table 17.202.020, or a second table using the same list of uses would be added following (e.g. Table 17.202.025) that would summarize the treatment of uses for the Riverside District zones.
  - The same would apply to lot and development standards in Table 17.202.030 (add Riverside District zones to that table, or add a second, similar table for the Riverside District zones).
  - Design standards for the new commercial and light industrial zones would be addressed in 17.202.060 and 17.202.070, making distinctions from the existing standards where needed, but generally relying on the existing standards.
  - One or more new sections for residential design standards would be added (e.g. 17.202.080) that would contain design standards for various housing types in the Riverside Residential zone.
- Special standards related to streets and connectivity would become exceptions embedded in with existing standards in 17.301 and 17.305 (e.g. “except in the Riverside Mixed Use zone, where [a specified special standard] is required”).
- Riparian protection standards would either become Master Plan requirements or would need to be mapped as an overlay, similar to the Floodplain and Greenway overlays.

- Requirements for master plans (process, submittal requirements, approval criteria, etc.) would become a new chapter (e.g. 17.409), similar to the Planned Unit Development chapter. This could include an allowance to re-arrange land uses within the Master Plan extent through a simplified concurrent zone change.

## **Advantages and Disadvantages**

The advantages of this approach include:

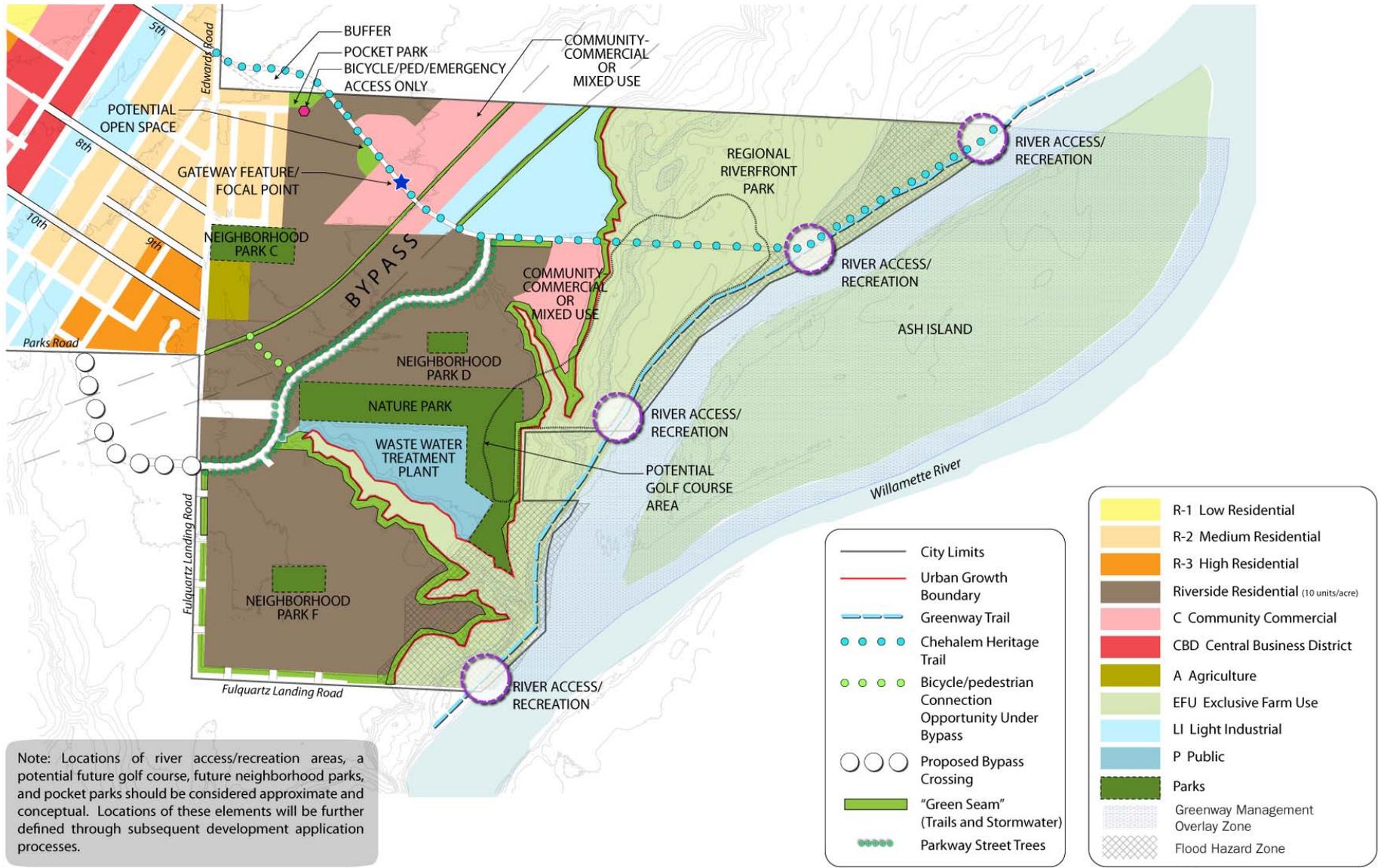
- Builds on existing code structure – should be familiar to staff
- Easier to ensure that city-wide code updates that should apply within the Riverside District are captured

Potential disadvantages include:

- Requirements and standards applicable to the Riverside District are housed in multiple places within the code
- More difficult to re-arrange land uses within a master plan area.

On balance, the project management team recommends this approach.

Figure 1 - Riverside District Land Uses



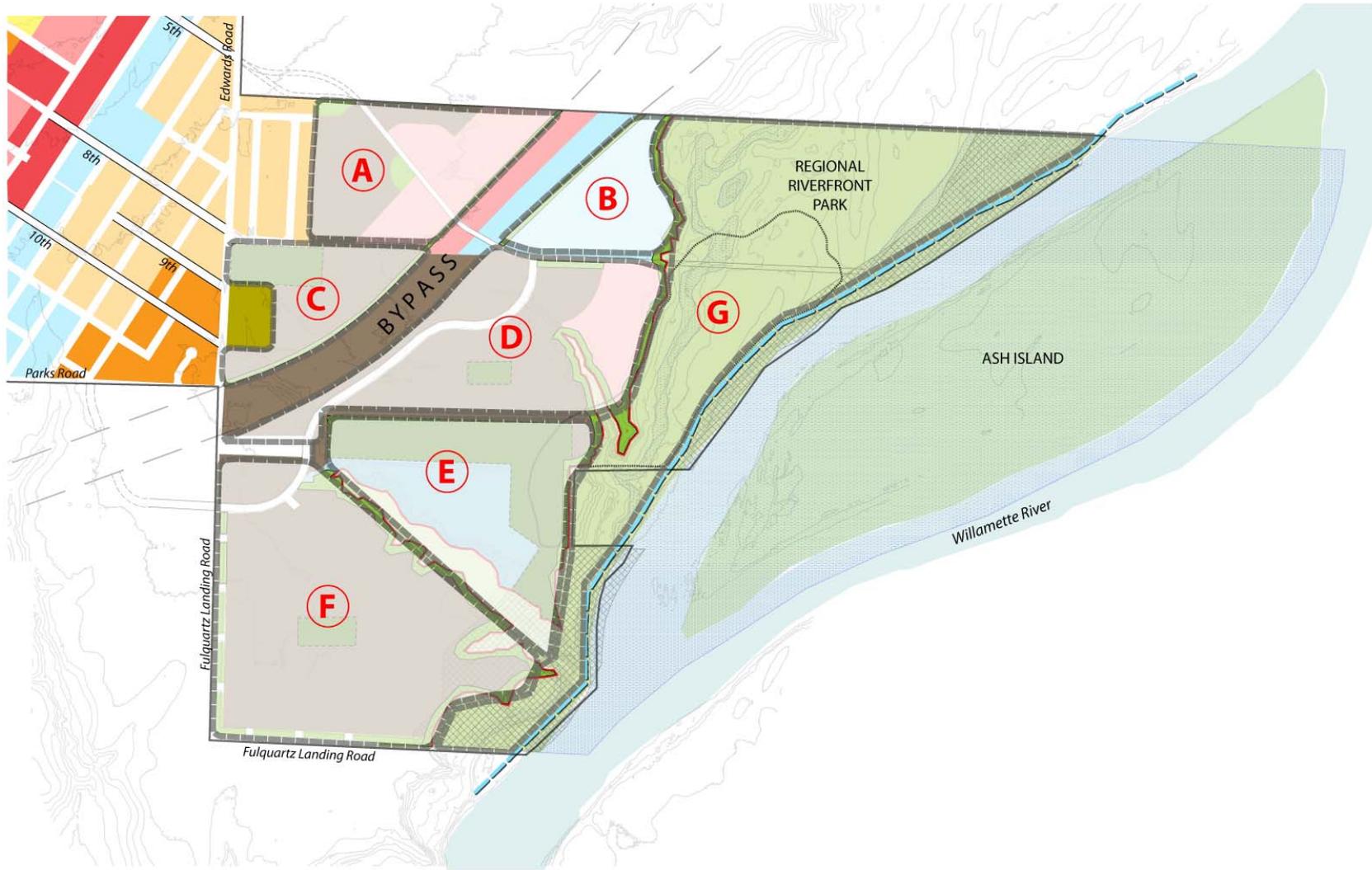
Note: Locations of river access/recreation areas, a potential future golf course, future neighborhood parks, and pocket parks should be considered approximate and conceptual. Locations of these elements will be further defined through subsequent development application processes.

- City Limits
- Urban Growth Boundary
- Greenway Trail
- Chehalem Heritage Trail
- Bicycle/pedestrian Connection Opportunity Under Bypass
- Proposed Bypass Crossing
- "Green Seam" (Trails and Stormwater)
- Parkway Street Trees

- R-1 Low Residential
- R-2 Medium Residential
- R-3 High Residential
- Riverside Residential (10 units/acre)
- C Community Commercial
- CBD Central Business District
- A Agriculture
- EFU Exclusive Farm Use
- LI Light Industrial
- P Public
- Parks
- Greenway Management Overlay Zone
- Flood Hazard Zone



Figure 2 - Riverside District Subareas



**Master Plan Subareas**