

AMENDMENTS

The City of Grants Pass Development Code has been amended as follows:

Last Revised 8/17/2023

| Ordinance No. | Date | Article No. | Description |
|---------------|----------|--|--|
| 4490 | 8/21/83 | | Adopted Development Code |
| 4497 | 11/02/83 | | Minor revisions |
| 4508 | 3/21/84 | 12, 30 | Transient Quarters |
| 4518 | 8/1/84 | 3, 7, 8, 12, 13, 14, 22, 24, 27, 28, 30 | Revisions to Development Permit Procedures; Hearing Bodies and Review Authority; Quasi-Judicial Hearing Rules; Zoning Districts; Special Purpose Districts; Certain Uses; Residential Development Standards; Environmental Standards; Access; Utilities; Definitions |
| 4528 | 12/19/84 | 12, 30 | Outdoor Storage in Business Park |
| 4531 | 1/16/85 | 5, 19 | Housing not excluded by site plan conditions; Annexation procedures |
| 4538 | 3/6/85 | 22, 30 | Establishes solar access provisions |
| 4550 | 8/07/85 | 14, 30 | Bed and Breakfast Inns |
| 4560 | 2/19/86 | 12 | Allows mobile home parks in R-3 |
| 4616 | 4/6/88 | 13, 30 | Amends flood hazard regulations |
| 4623 | 8/17/88 | 25, 30 | Voluntary parking standards |
| 4623 | 9/21/88 | 5 | Adopts triple majority method of annexation |
| 4629 | 10/19/88 | 12, 30 | Retail trade includes handcrafted manufacturing |
| 4631 | 11/16/88 | 12 | Permits retail trade in business park zone |
| 4659 | 4/4/90 | 24 | Adds air conditioning units to heat pumps for noise standards |
| 4660 | 4/4/90 | 12, 30 | Allows Athletic Clubs in industrial zones |
| 4663 | 6/6/90 | 17 | Land Divisions |
| 4669 | 7/18/90 | 2 | Procedure Types |
| 4670 | 7/18/90 | 17 | Allows use of City Surveyor |
| 4675 | 8/15/90 | 3 | Development Permit Procedures |
| 4681 | 10/12/90 | 12 | Adds a Riverfront Tourist Commercial Zone |
| 4683 | 10/12/90 | 21 | Add Riverfront Tourist Commercial Development Standards |
| 4688 | 12/10/90 | 27 | Changes requirements for when sidewalk installation is required |
| 4689 | 12/10/90 | 24 | Amends air quality standards |

| Ordinance No. | Date | Article No. | Description |
|---------------|----------|-----------------------------|---|
| 4691 | 12/19/90 | 14, 30 | Changes pertaining to Day Care, Group Care, and Residential Care |
| 4699 | 4/3/91 | 12, 22, 30 | Changes pertaining to manufactured housing |
| 4700 | 4/3/91 | 1, 25 | Changes pertaining to Development Permit fees, development approval criteria, disabled person parking spaces, parking for senior housing, and forestry. |
| 4702 | 5/15/91 | 28 | Revisions regarding domestic water supplies and the extension of municipal water services |
| 4709 | 8/7/91 | 12 | Revises regulations pertaining to residential development in commercial zones |
| 4710 | 8/7/91 | 24 | Revisions regarding water resource quality |
| 4711 | 8/7/91 | 24 | Revisions regarding noise standards |
| 4718 | 1/8/92 | 24, 30 | Revises wetlands rules |
| 4720 | 1/8/92 | 24 | Revisions regarding land quality standards |
| 4723 | 1/15/92 | 13 | Amends Historic District rules |
| 4724 | 1/15/92 | 28, 30 | Allows extension of services outside the UGB to resorts |
| 4744 | 9/2/92 | 14, 30 | Amends the home occupation sections |
| 4747 | 10/7/92 | 2, 3, 6, 14, 17, 27, 28, 30 | Revises sections pertaining to procedure types, forestry, land division, and manufactured housing definitions |
| 4755 | 1/6/93 | 30 | Revises the definition of veterinary clinics |
| 4768 | 5/19/93 | 19, 25, 27, 30 | Revises sections pertaining to bicycle parking, pedestrian ways, sidewalks, pedestrian connector routes, and bikeways |
| 4782 | 10/20/93 | 23, 27 | Allows placement of landscaping in the planter strip between the sidewalk and curb to fulfill landscaping requirements |
| 4787 | 2/16/94 | 4, 6, 8, 10, 13, 17, 25, 30 | Amending the Comprehensive Plan and Development Code regarding planning commission quorums, appeals, flood hazard standards, disabled person parking and land divisions |
| 4788 | 3/2/94 | 14, 30 | Restricts the location of adult businesses |
| 4789 | 3/16/94 | 13, 22, 30 | Sets standards for manufactured housing and architectural features for single and duplex residences |
| 4810 | 10/19/94 | 12, 23, 24, 30 | Amends sections relating to setbacks, heat pumps, residential noise standards, and fences |

| Ordinance No. | Date | Article No. | Description |
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| 4816 | 12/7/94 | 1 | Creates a procedure and penalty structure for violations of permits and the Development Code |
| 4843 | 11/15/95 | 1, 2, 3, 4, 8, 10, 12, 17, 30 | Changes related to 1995 legislatures |
| 4848 | 1/3/96 | 12, 18, 19, 22, 23, 25, 30 | Amends residential development and solar standards |
| 4849 | 2/7/96 | 12, 30 | Adds "personal services," amends allowed uses in the neighborhood commercial district |
| 4853 | 3/6/96 | 4, 7, 8, 9, 12, 13, 14, 19, 21, 23, 24, 25, 27, 30 | Corrects errors and discrepancies |
| 4868 | 9/18/96 | 27 | Amends alley paving requirements |
| 4874 | 12/4/96 | 4, 13, 30 | Adopts medical overlay district |
| 4883 | 3/20/97 | 12 | Amends height measurements in the General Commercial Zoning District |
| 4889 | 5/21/97 | 13, 17, 18, 23, 27, 29 | Amends Special Purpose Districts, Lots and Creation of Lots, PUDs, Landscaping and Buffering Standards, Access, and adopts Article 29 |
| 4890 | 5/21/97 | 28 | Amends Utilities |
| 4893 | 6/11/97 | 24, 30 | Amends definition of a Minor Public to include Municipal Water or Sewage treatment plants |
| 4902 | 8/6/97 | 28 | Allows City participation in water main over sizing outside of City limits |
| 4903 | 8/6/98 | 17 | Allows extensions of subdivisions submitted prior to adoptions of Ord. #4890 |
| 4917 | 12/3/97 | | Adopts the Grants Pass Urban Area Master Transportation Plan (does not amend the Development Code) |
| 4919 | 1/7/98 | 24 | Adopts Wetland Resource Plan and amends the Development Code |
| 4929 | 2/18/98 | 26 | Repeals language of Section 26.023(3) |
| 4930 | 3/6/98 | 30 | Amends the definition of Retail Trade |
| 4950 | 11/9/98 | 12 | Allows hospitals in the General Commercial Zone District |
| 4952 | 12/2/98 | 26 | Repeals Article 26, adopts new sign standards within the Municipal Code |

| Ordinance No. | Date | Article No. | Description |
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| 4956 | 1/6/99 | 4 | Amends Fee Schedule |
| 5061 | 5/31/01 | 19, 23 | Amends landscaping standards and irrigation requirements |
| 5062 | 5/31/01 | 7, 13 | Amends membership of the Historical Building and Sites Commission |
| 5063 | 5/31/01 | 19, 28 | Defines requirements for extension of public sewer |
| 5081 | 11/7/01 | 5, 28 | Eliminates requirement for a legislative hearing prior to signing an annexation agreement and authorizes the City Manager to execute annexation agreements. Provides for terms for service extension in the annexation agreement form |
| 5104 | 2/20/02 | 27, 29 | Establishes the Deferred Development Agreement Process and requirement for a cash deposit with Deferred Development Agreements |
| 5117 | 5/1/02 | 12 | Adds professional offices as a permitted use in the Industrial Park zone, only when the subject property is located within the Medical Overlay District |
| 5152 | 9/4/02 | 2, 3, 4, 6, 12, 15, 17, 18, 19, 21, 27, 28, 30 | Implements the Oregon Transportation Planning Rule; revises requirements for subdivision development and street design standards |
| 5186 | 8/6/03 | 12, 30 | Adds Public Parks as a permitted use in all zones excepting "I," "IP" and "NC;" specifies associated procedure types; adds a definition for "Public Parks" |
| 5194 | 10/01/03 | 22 | Amends requirement for an excavated, backfilled foundation for a manufactured home on an individual lot |
| 5205 | 12/17/03 | 6, 12, 15, 19 | Amends variances and nonconforming uses and development |
| 5209 | 1/21/04 | 25 | Amends parking standards for mortuaries |
| 5213 | 2/4/04 | 12, 30 | Defines building height and revises building height requirements |
| 5240 | 6/21/04 | 17 | Amends Property Line Vacations and Deed Requirements |
| 5257 | 10/06/04 | 27 | Amends requirements for provision of street improvements |

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| 5285 | 4/20/05 | 2, 3, 4, 6, 10, 12, 13, 14, 15, 17, 18, 19, 21, 22, 24, 25 | Amends procedures and appeals |
| 5286 | 4/20/05 | 12, 23 | Amends Schedule 12-17, Schedule 23-3, and Schedule 23-4 pertaining to setbacks for the "I" Outdoor Industrial Zone and zone buffers |
| 5330 | 1/18/06 | 2, 17, 19, 20, 23 | Amends commercial design standards and related standards for landscaping & screening, lot configuration and division; adds Article 20 |
| 5359 | 6/7/06 | 2, 3 | Allows an optional review process for applications that do not require a written land use decision |
| 5378 | 10/18/06 | 13 | Adopts provisions that ensure the City's standards for the Flood Hazard District continue to meet the requirements of the National Flood Insurance Program |
| 5404 | 6/6/07 | 7 | Revises terms of service and membership, and modifies the frequency of meetings of the Historical Buildings and Sites Commission |
| 5442 | 4/16/08 | 2, 12, 16 | Adds new Article 16 ("Conditional Uses") to provide a review process, standards and criteria for telecommunication facilities |
| 5447 | 5/21/08 | 27 | Clarifies Level of Service (LOS) standards for streets and construction standards for driveway approaches |
| 5486 | 4/15/09 | 23 | Amends fencing standards |
| 5487 | 5/6/09 | 12, 25, 30 | Ensures that City's land use laws are consistent with the equal protection clause of the Federal Religious Land Use and Institutionalized Persons Act (RLUIPA) |
| 5489 | 5/20/09 | 2, 12, 25 | Adopts additional standards for parking area surfacing and residential parking, and miscellaneous housekeeping amendments |
| 5496 | 10/21/09 | 6 | Requires verification of property line location with certain variance applications |
| 5498 | 11/4/09 | 13 | Amends Flood Hazard District |
| 5499 | 11/4/09 | 1, 7 | Revises timeframe for issuance of a Director's interpretation; revises provisions governing the Urban Area Planning Commission |

| Ordinance No. | Date | Article No. | Description |
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| 5510 | 3/3/10 | 13, 23 | Amends measurement and height allowances for fences constructed on top of retaining walls and provides for flexibility of height for decorative arbors and gates |
| 5534 | 2/16/11 | 4, 13 | Revises criteria for creating or amending medical overlay districts, establishes a new Three Rivers Medical Overlay District, and amends standards for medical overlay districts |
| 5551 | 3/7/12 | 12 | Revises allowable uses in the Riverfront Tourist Commercial (RTC) III zoning district to include single-family residential uses |
| 5564 | 10/17/12 | 12, 14, 30 | Deletes itinerant uses from Schedule 12-2; deletes Section 14.100 provisions for Itinerant Uses; deletes definition of itinerant use. Note: Uses formerly defined as itinerant uses are now regulated together with other uses under Chapter 4.08 of Municipal Code as adopted by Ordinances 5563 and 5565 |
| 5567 | 01/16/13 | 11, 12, 13, 17, 18, 23, 30 | Revises Steep Slope Hazard area section, garage setbacks in steep slope hazard area, submittal requirements and criteria for tree retention/re-establishment with subdividing land, updates the street tree list and revises definitions. Adds Article 11 related to retention and re-establishment of trees |
| 5572 | 03/20/13 | 12 | Permits eating and drinking establishments in the Neighborhood Commercial zoning district |
| 5590 | 12/18/13 | 13 | Special Purpose Districts; creates Municipal Code Chapter IV, Section 9.60 Historic Landmarks |
| 5598 | 03/05/14 | 2, 18 | Provides for revision of PUDs and termination of commercial and industrial use PUDs |
| 5604 | 04/02/14 | 14, 30 | Amends definition regarding adult business and adult use |
| 5615 | 08/06/14 | 4, 12 | Repeals provisions related to Urban Reserve Zone |
| 5619 | 9/17/14 | 12, 14, 30 | Amends Residential Care Facilities |
| 5621 | 9/17/14 | 12, 21 | Repeals provisions related to the Riverfront Review Board |
| 5622 | 9/17/14 | 28 | Allows phasing utility installation and frontage improvements during development |
| 5626 | 11/5/14 | 23 | Amends landscaping and buffer requirements |
| 5627 | 11/5/14 | 27 | Amends block length and perimeter block length requirements |

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| 5630 | 11/12/14 | 12, 13, 14, 18, 19, 20, 22, 25, 30 | Amends the Comprehensive Plan, Development Code, the Comprehensive Plan Map and Zoning Map, the Urban Growth Boundary, and establishes Urban Reserves Areas |
| 5632 | 12/3/14 | 2, 3, 4, 10, 12, 13, 19, 30 | Amends Section 13 of the Policies Element of the Comprehensive Plan establishing the Regionally Significant Industrial Area Overlay Zoning District and revises the list of permitted uses and procedures in the industrial zones |
| 5666 | 12/16/15 | 12, 30 | Amends Transient Quarters definition; amends eating/drinking establishments to be commercial eating/drinking establishments; adds social services facility to Schedule 12-2 |
| 5672 | 2/14/16 | 13 | Amending Special Purpose Districts to provide design guidelines for exterior improvements to local historic landmarks and structures within the Historic District |
| 5673 | 2/17/16 | 2,3,17,18 | Amends review and approval for subdivision final plats and PUD final plans |
| 5674 | 3/16/16 | 13 | Amending Ord No 5672 correcting and changing the design guidelines for exterior improvements to local historic landmarks and structures within the historic district |
| 5675 | 4/6/16 | 13,18 | Amending steep slope hazard district |
| 5676 | 4/6/16 | 13 | Amended Section 13.422 expanding the Historic Special Purpose District |
| 5679 | 4/20/16 | 12, 14, 30 | Amending to add Self-Storage and Warehouse standards/definitions; adding same to Schedule 12-2 |
| 5697 | 9/21/16 | 2, 10, 19 | Amendments to Procedure Types and their Procedures, Appeals and small reference number change within Section 19.030 end note |
| 5714 | 6/7/17 | 12, 14, 25, 30 | Amendments to add Vacation Rental Dwellings to Art 12, Schedule 12-2 Table, Art 14 for Certain Uses, Art 25 for parking, and Article 30 for definitions |
| 5727 | 10/18/17 | 14, 30 | Amendments to Art 14.600 ~ Adult Businesses and Marijuana language; Art 30 ~ Definitions for Marijuana language |
| 5732 | 5/2/18 | 25 | Amends Article 25 adding two sections to provide standards for Outdoor Displays and Storage and the residential storage of RVs on gravel |

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| 5735 | 6/6/18 | 1, 2, 3, 6, 7, 10, 12, 14, 16, 17, 18, 20, 21, 22, 23, 30 | Housekeeping |
| 5737 | 6/20/18 | 14, 30 | Amends Article 14 adding new Section 14.900 – Keeping of Animals and amends Article 30 ~ Agriculture definition |
| 5739 | 8/1/18 | 27, 28, 29, 30 | Replaces Deferred Development Agreement with Fee in Lieu Agreement, new definition for Fee in Lieu |
| 5747 | 12/5/18 | 4, 7, 13 | Updating Historic District Map and List of Landmarks, Amending Special Purpose District Map, adding language for Certified Local Government (CLG) |
| 5753 | 2/6/19 | 6 | Revision to Variances |
| 5757 | 4/17/19 | 1, 2, 3, 10, 12, 22, 23, 29, 30 | SB 1051 revisions for 100 day time period for multi-family residential building; revisions to ADU language; new definition for Makerspace/Innovation Hub; and housekeeping |
| 5759 | 5/15/19 | 25, 30 | Revisions to parking standards; revising ADA language |
| 5766 | 9/4/19 | Schedule 12-2 | Revised Schedule 12-2 (11)(B) Manufactured Dwelling Park allowing them as a permitted use in the General Commercial (GC) Zone |
| 5774 | 12/18/19 | 23 | Revised Fencing to Include Electric Fences |
| 5795 | 12/18/20 | 13 | Updates to Flood Overlay |
| 5802 | 4/21/21 | 4, 7, 13 | Updates amendment process for Historic District, Conservation District, Historic Landmarks, Refusal to Consent, updates procedures for historic designation, HBSC appointment and service, duties and functions, and Historic Resources: Districts and Landmarks for CLG designation |
| 5806 | 6/16/21 | 30 | Updates definition for Adult Businesses |
| 5814 | 8/18/21 | 12, 19, 22 | Revises ADU and residential accessory buildings and uses in GC and GC-2 zones; revises Site Plan Reviews; revises residential development standards most particularly for multi-dwellings |
| 5817 | 9/1/21 | 12, 14, 30 | Adds Special Use Permit for Social Services |
| 5819/5820 | 10/6/21 | 13 | Updated Landmark Table adding Caveman Bridge and Riverside Park as designated historical landmarks |

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| 5827 | 3/2/22 | 22, 23, 25, 30 | Update of Landscaping and Buffering standards; addition of new landscaping definitions |
| 5831 | 4/20/22 | 12 | Revisions to Minimum Residential Density |
| 5835 | 6/20/22 | 13 | Historic Local Landmark Designation for Cornell House |
| 5836 | 6/20/22 | 13 | Historic Local Landmark Designation for Wonder Bur Lounge & Café |
| 5837 | 6/20/22 | 13 | Historic Local Landmark Designation for Clark-McConnell House |
| 5856 | 5/3/23 | 11 | Repeals Tree Deposit Requirements in Sections 11.060 and 11.070. |
| 5865 | 7/19/23 | 22, 30 | Revised Solar standards |

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