

AMENDMENTS

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

Last Revised 8/16/2022

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
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
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

Ordinance No.	Date	Article No.	Description
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
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

Ordinance No.	Date	Article No.	Description
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

Ordinance No.	Date	Article No.	Description
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

Ordinance No.	Date	Article No.	Description
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

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