

**TABLE 14.60.3
SUMMARY OF LAND USE EFFICIENCY MEASURES**

A. EFFICIENCY MEASURES		Gross Acres Over 20 Years
I. More Efficient Use of Vacant and Partially Vacant Land		
1a.	10% small lot allowance in LR subdivisions	30 acres (LR)
1b.	Marginal reduction in LR min. lot sizes, or new zones with these min. lot sizes	43 acres (1,000 sf reduction) (LR)
1c.	New R-1-5 zone in MR with <5,000 min. lot size in conjunction w/open space	13 acres (MR)
1d.	Increase max allowed density in R-3/HR and R-4/HRR	11 acres (7 acres HR / 4 acres HRR)
1e.	Commercial - reduce off-street parking requirement/provide on-street parking credit	20 acres (Commercial)
1f.	Increase ratio of higher:lower density plan designation lands, and zones within each plan designation, when planning/zoning new lands to be included in the UGB.	78 acres (LR)
1g.	Rezone areas with substantial buildable acres to higher density plan designations.	83 acres (LR, MR)
1h.	Limit use of lowest density zones predominantly to areas where there are natural features and constraints, such as floodplain/floodway, riparian areas, steep slopes over 25% (R-1-12) and moderate slopes between 15-25% (R-1-10)	Dependent on total buildable acres affected.
II. Reduce Demand for Vacant and Partially Land / More Efficient Use of Other Land		
2a.	Employment Land Infill	100 acres (50 ac. Comm., 50 ac. Ind.)
2b.	Residential Land Infill (LR)	12 acres (LR)
2c.	Residential Land Infill (MR, HR, HRR)	16 acres (MR, HR, HRR)
2d.	Employment Land Redevelopment	125 acres (100 ac. Comm., 25 ac. Ind.)
2e.	Residential Land Redevelopment	16 acres (13 ac. HR, 3 ac. HRR)
2f.	Accessory Dwelling Unit (ADU) Ordinance	8 acres (Residential) (4 HR, 4HRR) (For new development, this measure also achieves the strategy of more efficient use of vacant and partially vacant land. This efficiency reflects ADUs for both situations).
2g.	Allow employment in areas that are not designated for commercial development	100 acres (75 ac. Comm., 25 ac. Ind.)
III. Mixed Use / Share Land for Residential and Employment Uses		
3a.	Mixed-Use Development - Central Area	12 acres (6 HRR, 6 Comm.)
3b.	Mixed-Use Neighborhood Centers and Nodes	20 acres (10 HR, 10 HRR)
3c.	Home-Based Businesses & Live/Work	See 2g which includes this efficiency
3d.	Establish standards that permit a mix of uses and live/work within a Planned Unit Development.	See 2g which includes this efficiency
3e.	In commercial zones that don't currently permit residential use, revise standards to permit residential use when part of a mixed use development.	10 acres (5 HR, 5 HRR)

B. TOOLS TO PROVIDE REASONABLE LIKELIHOOD THAT MEASURES WILL BE ACHIEVED	
IV. Targeted Market and Other Incentives to Use Land and Infrastructure More Efficiently	
4a.	Expand eligibility for state upper-story housing tax credit program to any zone that allows residential and employment use.
4b.	The City <i>may</i> revise SDC credits for multi-story employment or mixed-use development (building footprint sf vs. total sf), proximity of residential to services, ADU's, etc. This is not a land use regulation.
4c.	In addition to PUDs, allow cluster development and average density rather than a strict minimum lot size.
4d.	As part of PUD or cluster development, allow density bonuses in exchange for open space or amenities.
4f.	Permit more housing types to be reviewed through the Type 1 building permit process.
4g.	Simplify the review process and fees associated with Major Home Occupations.
V. Mandates to Preserve Multi-Family & Higher-Density Zoned Property for Its Intended Use	
5a.	Create one or two zones with a minimum density for multi-family or other mix of housing that achieves the average minimum density, especially where needed near services.
5b.	In areas where both office and higher density residential use are needed, provide zoning that ensures all lands aren't consumed by one or the other of these uses.
5c.	In areas where both commercial and residential uses are needed, provide zoning that ensures lands designated and zoned for commercial use have standards that ensure they aren't consumed by exclusively residential uses.
C. TOOLS TO ACHIEVE EFFICIENCIES IN A MANNER THAT INCREASES OPPORTUNITIES FOR OWNERSHIP	
VI. Measures that Provide Greater Opportunity for Homeownership	
6a.	Allow "zero-lot line duplexes" at same density as standard duplexes in zones where duplexes are permitted
6b.	Allow other attached housing at same density as multi-dwellings in zones where multi-dwellings are permitted

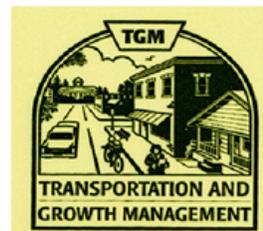
City of Grants Pass Code Assistance Project

Urbanization Code Update

Prepared for the City of Grants Pass
Prepared by Angelo Planning Group
December 2012



Funded by a grant from:
Oregon Transportation & Growth Management
Smart Development Code Assistance



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Urbanization Code Update

Project Overview

The City of Grants Pass (City) is a community of approximately 34,533 people located in Josephine County, Oregon. The City is in the process of reviewing and expanding its urban growth boundary (UGB) and has recently adopted a new Urbanization Element in its comprehensive plan. The Urbanization Element identifies efficiency measures for residential and other land uses in the current UGB and potential expansion areas; promotes policies for a more livable community; and provides greater housing choices and opportunities supportive of alternative transportation modes.

Recognizing a need to update the current land use regulations to support the new Urbanization Element policies, the City requested and received assistance from the Oregon Transportation and Growth Management (TGM) Program. The TGM Program provided funding for a land use consultant (Angelo Planning Group) to work with the City to evaluate and draft new code provisions intended to implement the Urbanization Element policies.

Specific provisions targeted in an update of the development code included:

- Small lot allowance percentage in lower density zones
- Clear and objective single-family attached development standards
- Simplified cluster development/average density standards separate from the PUD process.
- Measures that consider actual density (units/acre) and other intensity, open space, and affordability considerations to provide additional density for developments
- Co-housing
- Parking reductions
- Simplified home occupation standards and procedures
- Greater opportunities for owner-occupied zero-lot line structures at same densities in zones where duplexes and other multi-family are already authorized.
- Additional density allowances associated with affordable units.
- Accessory dwelling unit standards

The project consisted of three primary tasks. Task 1 involved preparation of a Discussion Memorandum that identified the key questions resulting from a review of the Grants Pass development code and discussions with City staff. A Summary Memorandum was also prepared to memorialize decisions that were made in response to the Discussion Memorandum. The Summary Memorandum served as the foundation for the rest of the project. The Summary Memorandum is provided in Appendix A of this report.

Task 2 provided an evaluation of alternative code concepts for each of the key issues identified in Task 1. This task included examples from the TGM Model Code and other jurisdictions to help the City visualize potential code approaches. The Task 2 Evaluation Memorandum is provided in Appendix B of this report.

Task 3 involved several rounds of draft code amendments intended to implement the code concepts agreed upon in Task 2. The fourth round of draft code amendments is considered the final deliverable for this project and is provided in this report.

Acknowledgements

This project was made possible through the work of planning staff of the City of Grants Pass and a Project Advisory Team that helped guide decision-making throughout the entire process. Those involved are recognized here.

- Tom Schauer, Senior Planner, City of Grants Pass
- Carla Angeli Paladino, Principal Planner, City of Grants Pass
- Gary Fish, Agency Project Manager, Department of Land Conservation & Development
- Ian Horlacher, Planner, Oregon Department of Transportation Region 3
- Josh Lebombard, Regional Representative, Department of Land Conservation & Development

Consultant Team

- Catherine Corliss, Principal, Angelo Planning Group
- Serah Breakstone, Planner, Angelo Planning Group
- Michelle Marx, Urban Designer, SERA Architects
- Ben Weber, Urban Designer, SERA Architects

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

Memorandum

Date: December 28, 2012
To: Tom Schauer, Senior Planner City of Grants Pass
Carla Angeli, Principal Planner, City of Grants Pass
Gary Fish, Transportation Planner, ODOT
From: Serah Breakstone and Cathy Corliss
Re: City of Grants Pass Urbanization Update Code Assistance Project -
Task 6.2 Final Recommended Code Amendments

INTRODUCTION

The purpose of this memo is to provide the City of Grants Pass with a set of recommended code amendments intended to improve land use efficiency within the Urban Growth Boundary and expansion areas as described in the Urbanization Element (Element 14)¹ of the city's Comprehensive Plan. The recommended amendments in this memo are guided by code concepts and tools that were identified during Tasks 1 and 2 of this project. The final reports from Tasks 1 and 2 are provided in Appendices A and B respectively. During those tasks, the Project Management Team and Project Advisory Team identified a list of potential efficiency measures and discussed alternative approaches to implementing those measures. Where several options were available for implementation, the city chose the option that appeared most suitable for Grants Pass.

The portions of the Grants Pass Development Code (last amended March 7, 2012) that are impacted by the recommended amendments include:

Article 12: Zoning Districts	Article 22: Residential Development Standards
Article 14: Certain Uses	Article 25: Parking And Loading Standards
Article 18: Planned Unit Development (PUD)	Article 30: Definitions
Article 19: Site Plan Review	

The Task 2 Final Evaluation Report dated August 31, 2012 provides a detailed discussion of the alternatives that were considered and the city's preferred approach for each efficiency measure. For consistency, this memo indicates which measures are being implemented, both in the summary table on the following page and at the beginning of each section. The title and number of each measure corresponds with the discussion in the Task 2 Report. Because this memo is organized by code chapters (articles), there is some overlap. For example, Measure #2, Single-Family Attached Housing is implemented through amendments to both Articles 12 and 22.

¹ Grants Pass & Urbanizing Area Comprehensive Plan, Element 14, adopted 11/4/2009 (Urbanization Element).

Summary Table: Efficiency Measures by Code Section

Task 2 Efficiency Measures	Code Sections Proposed for Amendment						
	Article 12: Zoning Districts	Article 14: Certain Uses	Article 18: Planned Unit Development (PUD)	Article 19: Site Plan Review	Article 22: Residential Development Standards	Article 25: Parking And Loading Standards	Article 30: Definitions
1. Small lot allowances	X						
2. Single-family attached development standards	X				X		X
3. Cluster development and lot size averaging standards	X						
4. Additional measures to increase density	X			X	X		
5. Co-housing development (group quarters vs. family)	X	X					X
6. Cottage housing development	X		X				X
7. Parking reductions						X	
8. Simplified home occupation standards		X					
9. Additional density allowances for affordable housing [Not included*]							
10. Accessory dwelling unit standards	X				X		X
11. Flexible planned unit development (PUD) standards	X		X				
12. Mixed-use development	X						
13. Terminology							X

(Note that one measure - density bonuses for affordable housing - is not addressed in this memo because the team concluded that there was little to no demand for additional density)*

The recommended text amendments in this memo are shown in text boxes in underline and ~~strikeout~~ format. Underlined text indicates new language; strikeout text indicates language that will be deleted. Where an entirely new section of code language is recommended, a new section number will be chosen as appropriate within the context of the code. In some cases, new graphics are also included to help clarify and illustrate the standards.

This memo provides the fourth and final version of recommended code amendments.

DRAFT CODE AMENDMENTS - ARTICLE 12: ZONING DISTRICTS

These amendments to Article 12: Zoning Districts are recommended to implement the following measures:

1. **Small lot allowance in lower density zones:** Permit small lot allowance outright.
2. **Single-family Attached Housing :** Add single attached to list of permitted uses (Schedule 12-2), apply standards through Article 22.
3. **Lot size averaging and cluster development standards separate from the PUD process.** Add provisions to allow lot size averaging and clustering.
4. **Additional Measures to Increase Density:** Reduce the open space standard for small multi-dwelling projects in commercial zones to promote efficient use of land.
5. **Co-housing (group quarters):** Allow group quarters in more residential zones, apply standards through Article 14.
6. **Cottage Development:** Allow cottage development in residential zones, apply standards through Article 18.
10. **Accessory dwelling unit (ADU) standards:** Allow ADUs in residential zones, apply standards through Article 22.
11. **Planned Unit Development (PUD) standards:** Allow a broader mix of trade and service uses in residential PUDs, apply limitations through Article 18.
12. **Mixed Use Developments:** Allow multi-dwelling residential in the RTC-II and RTC-III zones when on the upper floor of a mixed-use development.

Article 12: Zoning Districts						
Schedule 12-2 Permitted Uses and Site Plan Review Procedures						
Land Use Types	UR	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3	R-4
(2) Residential Dwelling Units						
(b) New						
<u>6. Single Attached, Two Units, per 22.700</u>	<u>PUD</u>	<u>PUD</u>	<u>P-II</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>
<u>7. Single Attached, Three or More Units, per 22.700</u>	<u>PUD</u>	<u>PUD</u>	<u>PUD</u>	<u>P-II</u>	<u>P-I-C</u>	<u>P-I-C</u>
<u>8. Accessory Dwelling Unit, per 22.720</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>
<u>9. Cottage Development, Four Units, per 18.100</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>	<u>P-II</u>
<u>10. Cottage Development, Five to Twelve Units, per 18.100</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>	<u>P-III</u>
(c) Group quarters, per 14.700	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-I-A</u>	<u>P-II</u>
(3) Trade						
a) Retail Indoor	-	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>	<u>PUD (i)</u>

(4) Services						
a) Professional Office	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-II
b) Business Office	-	<u>PUD (j)</u>				
f) Eating and Drinking Establishment	-	<u>PUD (j)</u>				
k) Group Care	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-III	P-III
q) Personal Service	-	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	<u>PUD (j)</u>	P-II

Table Notes:

(j) Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures			
Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
1. Residential			
a. Multi-dwelling residential	P-III-r	<u>P-III-r⁽¹⁾</u>	<u>P-III-r⁽¹⁾</u>
b. Condominiums	P-III-r	<u>P-III-r⁽¹⁾</u>	<u>P-III-r⁽¹⁾</u>

Table notes:

(1) Residential uses are permitted in the RTC-II and RTC-III zones only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.

12.140 Determining Residential Density

(3) The maximum density for any given zone is not subject to increase using the variance process, ~~the PUD process~~, or the subdivision option process. The maximum density for any given zone may be increased only by using the PUD process, small lot allowance, or density incentives as provided in this Code.

12.150 Residential Base Development Standards

12.250 Commercial Base Development Standards...

12.251 Purpose...

12.152 Lot Requirements

(1) Minimum lot requirements shall be as given in Schedule 12-5, except as specified in subsection (3):

(3) Exceptions to minimum lot size and width. The following exceptions to minimum lot size and width are allowed outright:

(a) Small lot allowance. The small lot allowance applies to new subdivisions with five (5) lots or more in the R-1-6, R-1-8, R-1-10 and R-1-12 zones. The small lot allowance is intended to promote efficient use of land and flexibility in subdivision design.

(i) Up to 20 percent (20%) of new residential lots within a subdivision may be below the minimum lot size, but not smaller than 5,000 square feet.

(ii) Small lots created in accordance with this provision shall not be included in the calculation of maximum density set forth in Schedule 12-4.

(b) Lot size averaging. In order to promote efficient use of land and allow flexibility in

subdivision design to address site constraints such as cul-de-sacs or irregularly shaped lots, the lot area standards may be modified through the use of lot size averaging as follows:

- (i) This option is allowed only within the R-1-12, R-1-10 and R-1-8 zones.
 - (ii) Up to 50 percent (50%) of the lots within the subdivision may be smaller than the minimum lot size required by the zone provided that the smallest lots created are not less than 80 percent (80%) of the minimum lot size.
 - (iii) For each lot below the minimum lot size, there shall be one lot that is above the minimum lot size. For example, if five lots below the minimum lot size are created using lot size averaging, five lots above the minimum lot size shall also be created. Combining the "leftover" square footage from small lots into one very large lot is not allowed.
 - (iv) The minimum lot width may also be reduced only on the smaller lots created through lot size averaging. On those lots, the lot width shall not be less than 80 percent of the minimum lot width established by the base zone.
 - (v) The overall density of the subdivision shall not exceed the maximum density standard for the zone unless the small lot allowance in (a) above is also used.
 - (vi) A deed restriction shall be placed on any lots that could be further divided if such a subsequent land division would exceed the maximum density of the zone.
 - (vii) This option may be used in conjunction with the small lot allowance provisions in (a) above.
- (c) Cluster lots. These standards are intended to provide an option to allow for greater flexibility in preserving natural features and providing open space while achieving zoned density. These provisions are allowed in any residential zone.
- (i) Lot Size Reductions. If a subdivision creates one or more public or private open space lots meeting the requirements of Subsection (ii), any developable lot with at least 50 feet abutting the open space lot on one or more interior side or rear lot lines may have a reduced minimum lot size, as follows:
 - (1) Those lots shall not be less than 50% of the minimum lot size of the zone, and not less than 4,000 square feet, whichever is larger.
 - (2) The lot width for a lot may be reduced below the minimum lot width requirement by the same percentage that the lot size is reduced below the minimum lot size, but not less than 50 feet. (For example, in the R-1-12 zone, if a lot is reduced to 80% of the minimum, from the 12,000 square feet minimum to 9,600 square feet, lot width for that lot may be reduced to 80% from 80 feet to 67 feet).
 - (3) These provisions do not allow for an overall increase above maximum density for the parent parcel that would exceed the maximum allowed density of the zone. However, these provisions may be used together with the small lot allowance provisions in Subsection (a).
 - (ii) Common Open Space Area. The common open space lot required to allow smaller cluster lots described in Subsection (i) shall meet the following requirements:
 - (1) The common open space lot or lots shall be created as part of the subdivision. It may be public or private. If public, the applicant must have prior approval from the affected public agency to accept the dedication. If private, it shall be a common area.
 - (2) A common open space lot shall contain an area no less than the sum of the difference between the actual lot size and minimum lot size for each reduced size lot abutting the common open space. However, in no case shall any open space lot shall be less than 5,000 square feet. (For example, if 10 lots abutting the open space each have lot sizes 2,000 square feet below the minimum lot size of the zone, the open space lot shall contain at least 20,000 square feet).
 - (3) The common open space lot shall have a minimum width or depth dimension of no less than 20 feet at any point.

- (4) The common open space lot shall have at least 50 feet of frontage on a public right-of-way.
- (5) The common open space lot shall be for preservation of special natural features or and/or provision of natural or recreational open space.
- (6) The open space lot shall be predominantly vegetated, but may contain hardscape elements such as pedestrian and bicycle trails, play structures, etc., that may be counted toward the minimum area requirements for the open space lot. Sidewalks and bike lanes located within an adjacent public right-of-way shall not be counted toward the open space area.
- (7) Any area provided for vehicular parking adjacent to an open space lot will not count toward the minimum lot area requirement.
- (8) If the common open area lot contains a delineated resource (wetland, wetland buffer, riparian area, etc.), the open space lot lines shall be set back at least 20 feet from the edge of the delineated resource.
- (9) The applicant shall record a covenant for any lot abutting the open space lot that precludes sight-obscuring fencing taller than 4 feet within 20 feet of a pedestrian path in a common area lot. Taller fencing may be permitted within the specified distance, provided it isn't sight-obscuring.

(d) Lot requirements for Single Attached development. The following lot requirements apply to Single Attached residential development.

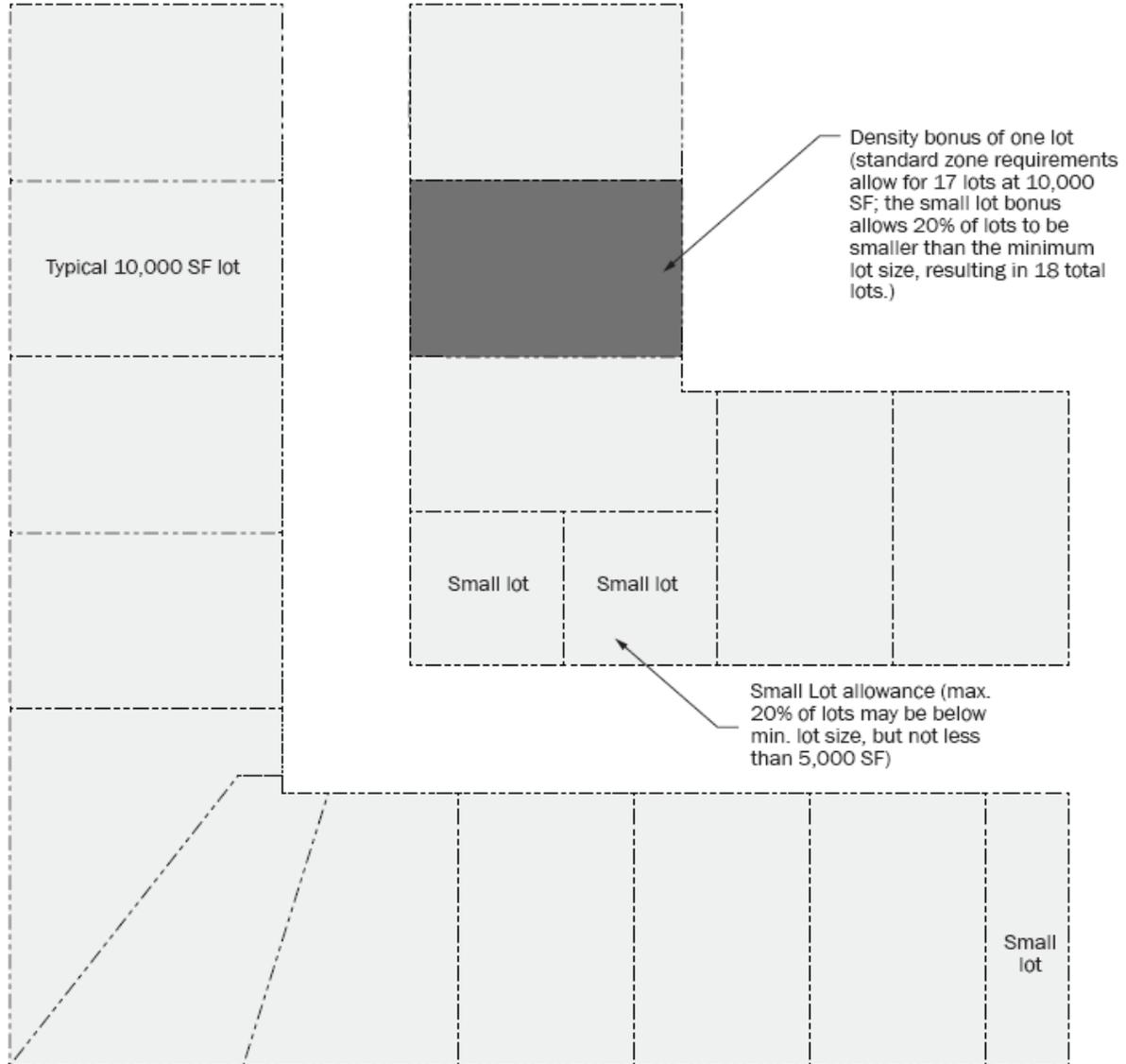
- i. The minimum lot size for a Single Attached lot shall be 2,000 square feet. The maximum density requirements per the base zone apply.
- ii. No side yard setback is required for an interior property line (lots that have a Single Attached dwelling on both sides).
- iii. The minimum lot width shall be 20 feet for interior Single Attached lots (lots that have a Single Attached dwelling on both sides).
- iv. The minimum lot width shall be 30 feet for exterior Single Attached lots (lots with a Single Attached dwelling on only one side).

[Note: Renumber rest of this section]

12.156 Alternate Development Options. Residential Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development & Alternative Development Options, Article 18.
- (2) Modified Setback Option, Residential Development Standards, Article 22.
- (3) Variance, Article 6.

Figure X: Illustration of small lot allowance



Zone: R-1-10
Parent Parcel: 5 acres
Minimum Lot Size: 10,000 SF
Maximum Density: 4.4 du/acre

80 ft

Figure X: Illustration of lot size averaging

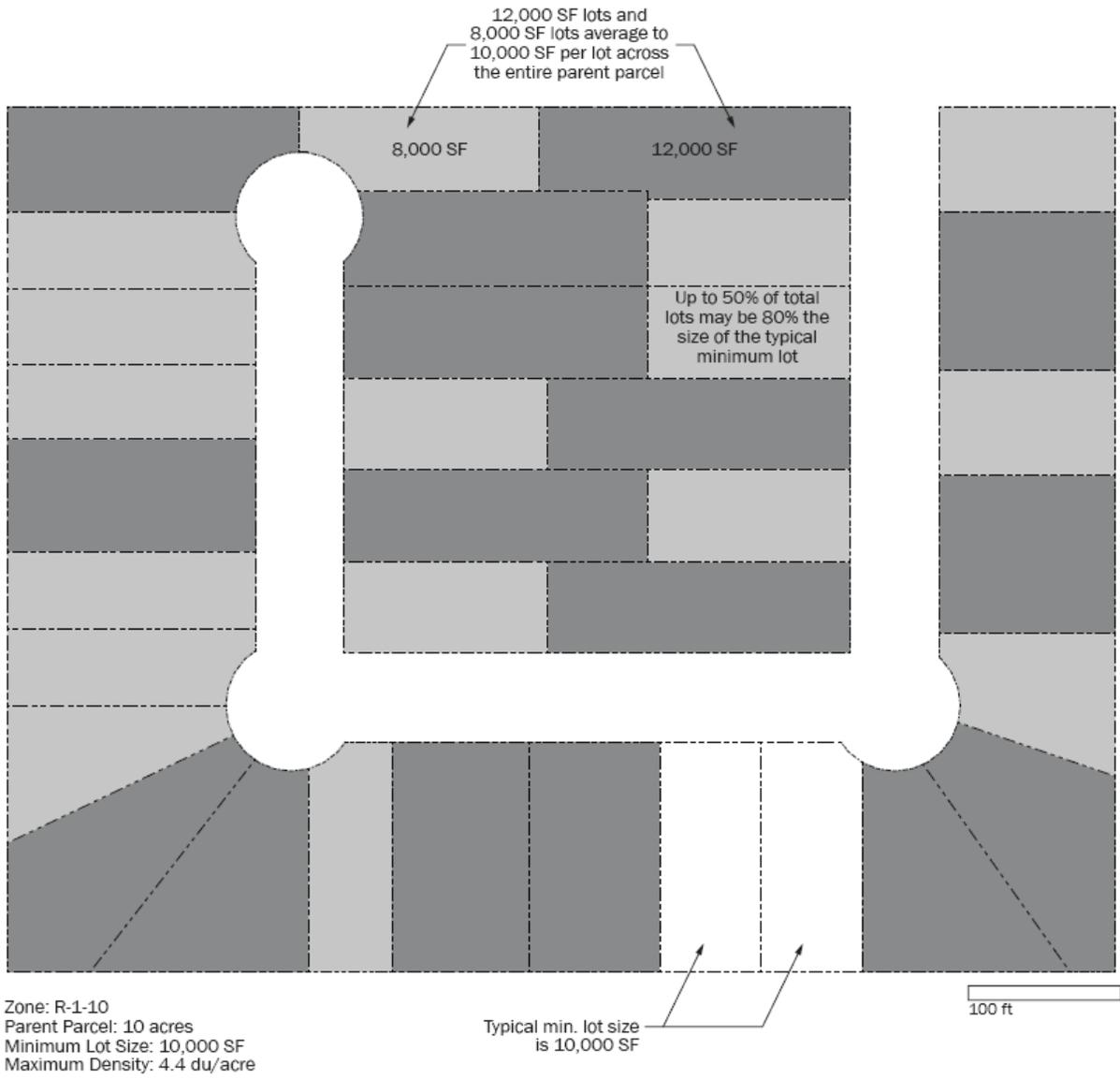
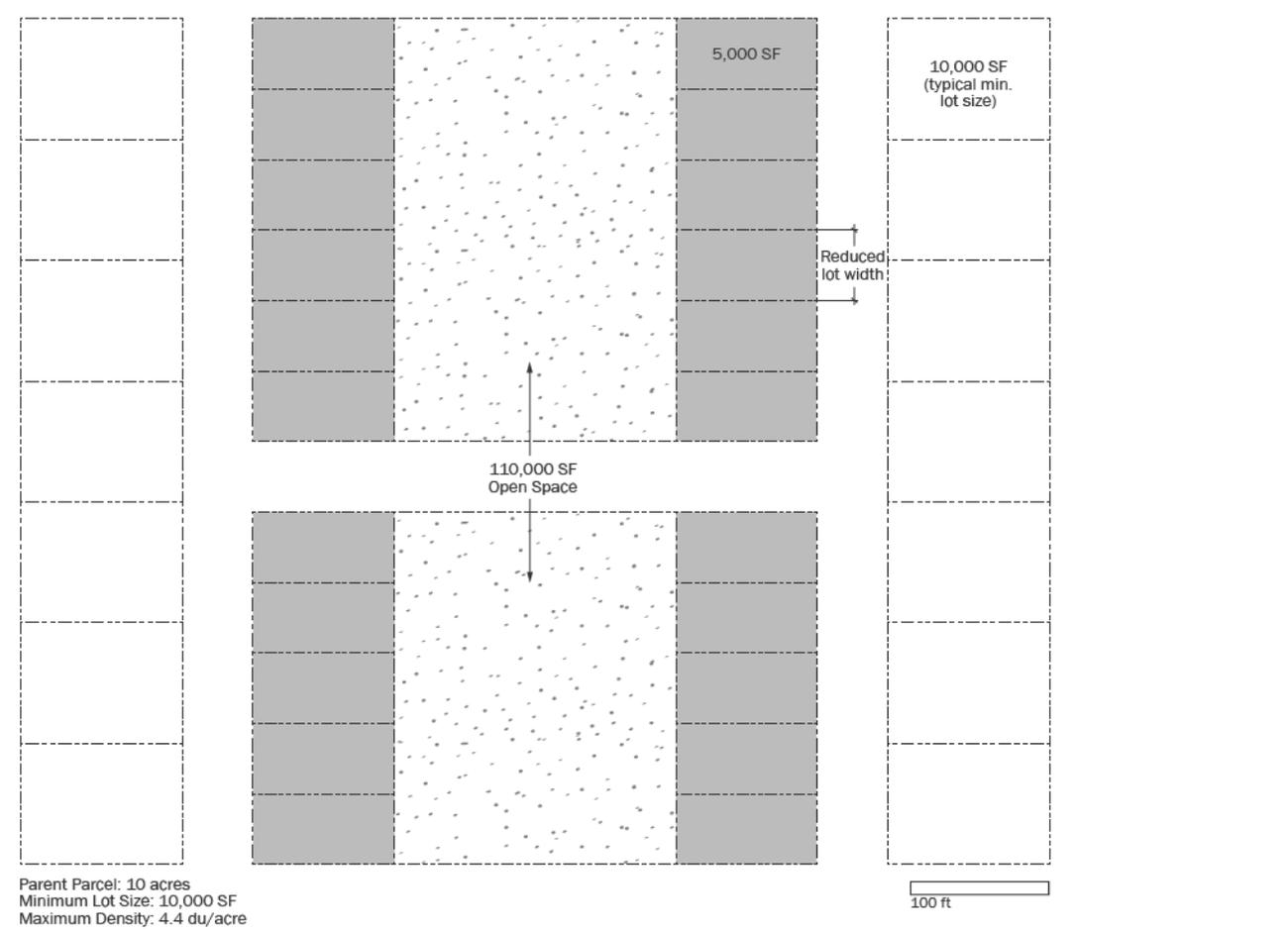


Figure X: Illustration of lot clustering



12.200 Commercial Zoning Districts

12.224 Riverfront Tourist Commercial District (RTC).

- (2) Riverfront Tourist Commercial District-II (RTC-II). The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this subdistrict is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication. Mixed-use developments with residential units located above ground floor commercial are encouraged.
- (3) Riverfront Tourist Commercial District-III (RTC-III). The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor- serving activities and commercial recreation development are desired. These activities should occur in a park-like setting. Mixed-use developments with residential units located above ground floor commercial are encouraged.

12.240 Residential Densities in Commercial Zones

- 12.241 New Residential Dwelling Units. New residential dwelling units may be permitted in General Commercial and Central Business Districts. No minimum or maximum density standard applies in these districts. Residential Development in the GC zone must meet the applicable open space standards in Article 22, Schedule 22-1 and additional applicable Residential Development

Standards of Article 22 for the R-3 zone. Residential development in the RTC zones is permitted as noted below.

12.243 Residential Density Within the RTC zones ~~RTC-I District~~.

- (1) The RTC-I District allows for residential development up to R-3 densities or 17.4 dwelling units/acre.
- (2) The RTC-II District has no minimum or maximum density standards for allowed upper floor residential development.
- (3) The RTC-III District allows for upper floor residential development up to R-4 densities, or 34.6 dwellings units/acre.

DRAFT CODE AMENDMENTS - ARTICLE 14: CERTAIN USES

The recommended amendments in this section are intended to implement the following measures:

5. Co-housing (group quarters): Apply standards and limitations to group quarters (which are permitted in more zones per the amendments to Article 12 in this memo).

8. Simplified home occupation standards and procedures: Encourage home occupations by providing more exemptions and allowing more flexibility for minor home occupations.

Article 14: Certain Uses

214.200 Home Occupation

14.211 Exemptions. The following occupational uses are not required to apply for home occupation permits. The uses are required to comply with the standards for minor home occupations.

- (1) Building contractors, home builders, building tradespeople, landscaping services, and janitorial services, and truck drivers, where the work is conducted entirely off-site, and
- (2) Other businesses where the office in the home serves only as a secondary office and there are no customers visiting the site and no outside employees working from the site.
- (3) Primary home offices that have no customers visiting the site and no outside employees working from the site.
- (4) Exempt home occupations are limited to one business-related vehicle parked on the site at any given time.

14.220 Permit Required. A permit for a Minor Home Occupation and a Development Permit for a Major Home Occupation shall be obtained from the Director of the Community Development Department prior to any said use. Before any appropriate permit can be issued for a Home Occupation, the appropriate criteria shall be met.

14.225 Home Occupations in Multifamily and Cottage Developments. The following types of home occupations are allowed in multifamily and cottage developments:

- (1) Multifamily development. Only exempt home occupations are allowed in multifamily developments, and must be consistent with the applicable standards in this section.
- (2) Cottage development. Only exempt and minor home occupations are allowed in cottage developments, and must be consistent with the applicable standards in this section.

14.230 Criteria.

- (1) General Criteria for all Home Occupations and occupational uses exempted from home occupation permits. Home occupations and those exempted from permits shall comply with the following requirements:
 - (c) Only members of the family residing in the dwelling shall be employees working at that site. For non-exempt home occupations, only members of the family residing in the dwelling plus one outside employee (a person not residing in the home) shall be allowed to work at the home occupation site.
 - (i) One business sign no larger than four (4) square feet in area is permitted. The sign shall be attached to the dwelling of the home occupation and shall not be internally illuminated.

(2) Additional Criteria for Minor Home Occupations. Minor Home Occupations and occupational uses exempted from home occupation permits shall comply with the following additional requirements:

- (a) ~~There shall be no clients or customers on site.~~ Only one client or customer shall be on site at any given point in time, and there shall be no more than eight (8) total client or customer visits to the site per day. There shall be no client/customer visits between the hours of 9:00 pm and 7:00 am.
- (b) ~~No signs advertising the occupational use shall be permitted.~~
- (c) ~~There shall be no regular (weekly) deliveries.~~ There shall be no more than three (3) business-related deliveries per day, and no deliveries between the hours of 9:00 pm and 7:00 am.
- (d) There shall be no outside storage related to the home occupation on the site.

14.240 Mitigation.

- (1) The issuance of a home occupation permit may require the mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
- (2) Methods of mitigation may include, but are not limited to: limiting the hours of operation, limiting the hours of deliveries, buffering, controlling the number of clients on-site at any one given time and the total number of customers per day, controlling the number of on-site parking spaces, and restricting the type of equipment, supplies, chemicals which may be stored onsite and limiting the type and amount of signage.

14.260 Prohibited Home Occupations. [NEW SECTION] The following types of home occupations are prohibited:

- (1) Ambulance service
- (2) Auto and other vehicle repair, including auto painting
- (3) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on site

14.700 Group Quarters [NEW SECTION]

14.710 Standards for group quarters in all zones. Group quarters in all zones must meet the following development standards:

- (1) The review body may require landscaping or site obscuring fencing when necessary to mitigate conflicts with adjacent properties.

[Note: The city may want to include additional standards here based on previous discussions.]

DRAFT CODE AMENDMENTS - ARTICLE 18: PLANNED UNIT DEVELOPMENT
(PUD)

The recommended amendments in this section are intended to implement the following measures:

6. **Cottage Development:** Apply design and development standards for cottage development.
11. **Planned Unit Development (PUD) Standards:** Provide a density bonus for PUDs that provide open space, remove private street requirement for existing density bonus, apply limitations to trade and service uses in residential PUDs (to correspond with amendments to Article 12 allowing more commercial uses in residential PUDs).

Article 18: Planned Unit Development (PUD) & Alternative Development Options

18.090 PUD Development Standards

18.091 Density Determination.

- (1) Potential Units. ~~Unlike conventional development, which must use public streets for access, a~~ A Planned Unit Development may use public or private streets, and thereby not have to deduct these private but in either case, rights of way do not have to be deducted from the total site area prior to determining maximum dwelling units. Increases in actual density of 10% to 20% are often accomplished. The degree to which the applicant benefits from this potential increase in actual density shall depend on the effectiveness of the PUD design in meeting the purpose and approval criteria for the PUD as provided in Sections 18.012 and 18.043.
- (2) Density bonus for open space. Within a residential PUD, applicants may earn a density bonus of one dwelling unit per acre for each acre of open space that is provided in excess of the minimum required. The open space shall be set aside and permanently protected from future development through a deed restriction or other instrument acceptable to the City.
- ~~(2)~~ (3) Density Range. The applicant, therefore, has a range to work with in terms of maximum dwelling unit yield. At the low end of the range, applicant deducts actual area utilized for streets (public or private) and then determines potential units.

Example: 6 acres (total site area) minus 1.2 acres (streets) equals 4.8 acres (usable site area used to calculate number of units). Multiply 4.8 x 5.5 (density factor for Low Density Comp Plan) = 26.4 units = 26 units. If actual street area is unknown, deduct a normal standard of 20%.

At the high end of the range, applicant does not deduct any area used for public or private streets and takes advantage of the density bonus for open space in accordance with (2) above. deducts only the area dedicated for public right of way.

Example: 6 acres (total site area) ~~minus 5 acres (public streets)~~ x 5.5 (density factor for Low Density Comp Plan) equals ~~30.25~~ 33 units plus 2 additional units for setting aside 2 acres of open space = 35 units. = 30 units.

The review body may require density at the low end of the range, or at any intermediate point up to the high end of the range, depending on how well the applicant meets the criteria and purpose of the PUD. Therefore, the applicant has an incentive to pull together the best possible design to achieve his maximum potential units.

18.097 Limitations on Commercial Uses in Residential PUD [NEW SECTION]. The following limitations apply in PUDs in a residential zone.

- (1) The total amount of land dedicated to trade or service uses (including required parking) within the residential PUD shall not exceed 10 percent (10%) of the total PUD site area.
- (2) Individual buildings containing trade and service uses shall not have a footprint larger than 20,000 square feet.
- (3) Trade or service uses may be located along an abutting arterial, within the interior of the PUD, or in other locations that will not impact adjacent residential uses outside the PUD.
- (4) The proposed street plan shall be designed to ensure safe and efficient access to the proposed trade or service use(s).
- (5) Mitigation. Trade or service uses within a residential PUD may require mitigation of potential land use conflicts. Issues needing mitigation may include, but are not limited to: dust, odors, noise, interference with TV/radio transmissions, electrical interference, vibrations, heat, smoke, visual interference including glare and excess lighting, storage of flammable and hazardous materials, traffic, parking and interference with residential character of a neighborhood.
Methods of mitigation may include, but are not limited to: limiting the hours of operation; limiting the hours of deliveries; buffering; controlling the number of clients on-site at any given time and the total number of customers per day; controlling the number of on-site parking spaces; restricting the type of equipment, supplies, chemicals that may be stored onsite; and limiting the type and amount of signage.

18.300 Alternative Development Option: Cottage Developments [NEW SECTION]

18.310. Purpose and Guiding Principles

18.311. Purpose. This section establishes standards for cottage housing development as an alternative housing choice in order to encourage creation of usable common open space in residential communities; promote neighborhood interaction and safety through design; ensure compatibility with surrounding neighborhoods; and provide opportunities for creative infill development.

18.312. Concept.

1. The standards of this chapter provide a voluntary option to allow compatible infill development with an automatic density bonus together with standards designed to limit the intensity of development and provide for high-quality construction. Density standards address the number of dwellings per acre. Intensity standards address how spacious a development feels. Intensity standards address elements such as amount and arrangement of dwellings, lot coverage, and open space.
2. By reviewing cottage development (and the associated land division together, if applicable) with a set of cohesive standards, it is possible to ensure higher density development occurs in a way that is compatible with the surrounding area.

18.313. Guiding Principles. The following elements are intended to guide cottage developments to foster community and ensure a balance between privacy, security and neighborhood interactions. The guiding elements are encouraged. The city may require proposed cottage development to be consistent with the guiding elements.

1. Shared Open Space. The shared common space binds the cottage development together and gives it vitality. Residents surrounding this space share in its management, care and oversight,

thereby enhancing a sense of security and identity.

2. Active Commons. Development can be arranged to encourage community interaction in the commons. This can be achieved by arrangement of mailboxes, parking areas and common buildings, and by orienting front doors toward the commons. Rather than having homes turn their backs to their neighbors, active interior rooms can be oriented so they look onto the active commons.
3. Common Buildings. An advantage of living in a cottage development is being able to have shared buildings. These can be simple and inexpensive shared amenities such a tool shed, outdoor barbeque, or picnic shelter. A multipurpose room with a kitchenette, bathroom and storage room can be used to host community events such as potlucks, meetings, exercise groups, and movie nights.

Example X Common buildings

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



4. Adequate Parking that does not Dominate. Parking areas should be located so they are shielded or screened from the surrounding neighborhood, adjoining public street, and the central commons. Parking areas can also be located and arranged to encourage interaction of residents and guests. Locating parking areas away from the homes can allow more flexible use of a site, limit the dominance of garages and driveways, decrease the amount of hard surface, and allow more light into homes.
5. Connection and Contribution to the Neighborhood. A cottage development should make the neighborhood a better place. The site should be designed to connect and contribute to the fabric of the surrounding houses and streetscape. The development should be designed to make improvements that serve both personal needs and the larger community at the same time.

Example X Connection and Contribution to Neighborhood

Project: Danielson Grove in Kirkland, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



6. Eyes on the Commons. When the active spaces of the houses look onto the shared common areas, safety for all residents is enhanced.
7. Layers of Personal Space. When living closer together, the design and relationship of public and private space is important. It is desirable to help define and provide for transitions from public to semi-private to private space. Creating multiple 'layers of personal space' will help achieve the right balance between privacy and community.

This can be achieved between the cottage development and its surrounding neighborhood, as well as between the commons and homes within the cottage development. At the transition between the public street and the semi-public commons, this can be achieved by creating a passage of some sort: a gateway, arbor, or narrowed enclosure of plantings, for example.

Between the commons and the front door of the homes, this can be achieved by creating a series of layers such as a private yard with a low fence and/or border of shrubs and flowers at the edge of the sidewalk, a covered porch with a low railing and flowerboxes, and then the front door. With this layering, residents will feel comfortable being on the porch with enough enclosure to be private, with enough openness to acknowledge passersby.

Example X Layers of Personal Space

Project: Greenwood Avenue Cottages in Shoreline, WA. Architect: Ross Chapin Architects. Developer: The Cottage Company.



8. Private Space and a Place for Planting. Include private ground space for each dwelling, such as a small yard or a planting bed. Locating at least some of the private garden in view of the shared common area provides a personal touch that contributes to the character of the commons, as well as a way of fostering connections with neighbors, and transitioning between public and private space.
9. Front Porches. The front porch is a key element in fostering neighborly connections. Its placement, size, relation to the interior and the public space, and height of railings are important to creating strong community connections.
10. Nested Houses. Residences should be designed with open and closed sides so that neighboring homes 'nest' together. This means the open side has large windows facing its side yard, while the closed side has high windows and skylights to bring in ample light while preserving privacy. The result is that neighbors do not peer into one another's living space.
11. Smaller, High-Quality, Well-Designed Dwellings. Slightly smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the surrounding neighborhood. Together, the common areas and individual home elements, such as the porch, gardens and shared common buildings serve as additional living area. There are opportunities for privacy while fostering connection among neighbors with a spacious feeling and without a sense of overcrowding.

Figure XX. Additional Illustrations of Key Guiding Principles and Cottage Development Elements

	<p><u>Shared open space</u></p> <p><u>Project: Danielson Grove in Kirkland, WA.</u></p> <p><u>Architect: Ross Chapin Architects.</u></p> <p><u>Developer: The Cottage Company.</u></p>	
	<p><u>Connection to the neighborhood</u></p> <p><u>Photo provided by SERA Architects</u></p>	
	<p><u>Eyes on the common</u></p> <p><u>Photo provided by SERA Architects</u></p>	
 <p><small>Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA</small></p>	<p><u>Porches</u></p> <p><u>Project: Greenwood Avenue Cottages in Shoreline, WA.</u></p> <p><u>Architect: Ross Chapin Architects.</u></p> <p><u>Developer: The Cottage Company.</u></p>	



Project: Conover Commons in Redmond, WA.

Architect: Ross Chapin Architects.

Developer: The Cottage Company.

18.320. Applicability and Review.

1. Review Procedure. Cottage development is permitted in all residential zones and shall be processed in accordance with the procedure specified in Schedule 12-2. (4 units, Type II. 5-12 units, Type III).
2. If a cottage development includes creation of individual lots, subsequent development of those individual lots shall be in accordance with the approved cottage development plan and the provisions of this Chapter, rather than the standards of the applicable zoning district. Special use and development standards apply to lots within a cottage development that don't apply to other lots. Those use and development provisions are specified in this Section.
3. Cottage development is not considered "needed housing" per the definition in Oregon Revised Statutes, and as such is not limited to clear and objective review standards. Cottage development provides a voluntary alternative to standard land division and development methods to provide creative housing solutions. However, the standards of this Section are intended to provide a "template" that clearly identifies the necessary elements to successfully obtain approval of a cottage development.
4. Whether or not lots are created as part of the cottage development, all provisions of the Development Code pertaining to frontage improvements along any public street frontage shall apply to the parent parcel. Improvements within the cottage development shall be as specified in this Section.

18.321. Definitions. See Article 30.

18.322. Submittal Requirements and Review Procedures

1. The applicant shall submit all items required for Major Site Plan review specified in Section 19.051 of the Development Code. The application shall include site plans and elevations for the structures.
2. If the application includes creation of individual lots, the applicant shall also submit all items required for a Preliminary Subdivision Plat specified in Section 17.411 of the Development Code.
3. If the application includes creation of individual lots, the applicant shall submit a final plat for approval upon completion of the XX.

18.325. Approval Criteria.

1. The application complies with all criteria for Major Site Plan review specified in Section 19.050.

2. If the application includes creation of individual lots, the application complies with all of the criteria for tentative plan approval in Section 17.410. However, the base lot standards in Articles 12 and 17 may be modified as specified in this Section.
3. The application complies with all provisions for public street frontage improvements.
4. The application complies with the standards of this Section for all development and lots.
5. The application is consistent with the purpose and guiding principles of this Section.

18.330. Permitted Uses and Structures within a cottage development.

1. Cottage. Permitted in all zones where cottage development is permitted.
2. Community Building. Permitted on common area lots in all zones where cottage development is permitted. Not for commercial use. May include guest quarters.
3. Shared Accessory Structures. Permitted in all zones where cottage development is permitted. May include parking, storage buildings. Shall not be permitted within central common area and must be screened from view from central common areas.
4. Individual Accessory Structures. Individual attached garages may be permitted for a cottage. Garages shall not face a central common area.
5. Two Cottage Unit (Attached). Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to XX % of units.
6. Carriage House (1 unit above a common parking structure). Permitted as part of cottage development only in R-1-6, R-2, R-3, and R-4 zones. Limited to XX % of units.

18.332. Limitations on Use and Accessory Uses

1. Accessory Dwelling Units are not permitted as part of cottage development.
2. Home Occupation Limits. Home occupations are limited to exempt home occupations that don't have outside employees or on-site clients and which are only be conducted within the dwelling unit or attached garage. If the home occupation is located within an attached garage, it shall not preclude parking in the garage.

18.340. Density.

1. An automatic density bonus is allowed with cottage developments that meet the requirements in this section. Cottage developments may reach a density of up to 125% of the maximum density established by the base zone.
2. In any zone that has a minimum density requirement, cottage development shall only be permitted if it meets those requirements, independently, or together with other development included in the overall proposal.

18.350. General site requirements.

1. Ownership options. Ownership may be a common lot, fee simple lots with a homeowner's association holding common areas, or condominium ownership of the whole development. NOTE: Any development meeting the definition of a "Planned Development" or "Condominium" per state statute shall comply with all applicable provisions of state law. If condominium ownership, common areas shall be designated as 'general common elements' and private yard spaces shall be designated as 'limited common elements' for purposes of ORS Chapter 100 Condominium Law.
2. Overall site requirements.
 - (a) The parent parcel shall be at least 8,000 square feet. The lot may be further subdivided to facilitate individual lot ownership combined with shared ownership of common spaces.
 - (b) Cottage developments shall contain a minimum of four cottages, and no more than a total

of 12 cottage units (single or attached).

- (c) Lot Coverage. Principal and accessory structures in the cottage development shall account for no more than 35 percent of the gross lot area in the overall development.
- (d) If individual lots are created, the lots shall not be subject to the minimum lot size provisions of the zone. They may be smaller subject to compliance with the density requirements for the overall cottage development, and in accordance with the provisions of this Section, including requirements for provision of common areas and private open space. There is no minimum lot size for the individual cottage lots, provided they include the footprint and private yards areas for the individual cottages.

3. Lot/cottage arrangement

- (a) Cottages shall be arranged around a common open space, and each cottage shall have frontage on the common open space.
- (b) Units along the public right-of-way should have an inviting facade such as a primary or secondary entrance facing the right-of-way.
- (c) All other units shall be arranged around the common open space and have their primary entry and porch facing that common open space.
- (d) Lots fronting common area and public right-of-way should generally be arranged at a corner to avoid a need for "two fronts" that would preclude full-height fencing, if desired, of both the front and back sides of the unit.
- (e) A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development, consistent with the standards in subsection (17) below.

4. Setbacks.

- (a) Front yards (yards facing a public right-of-way) shall meet the front yard setback of the zoning district.
- (b) Exterior side and rear yards (facing public right-of-way) shall be a minimum of 10 feet.
- (c) Interior units on a common lot or separate lots shall be spaced at least 10 feet apart.
- (d) If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy. [May need language requiring an easement]
- (e) Setbacks from central common area – private area between sidewalk and unit. Minimum of 5 feet to porch.

5. Private and common open space.

- (a) Central Common Open Space.
 - (i) Common open space is a defining characteristic of a cottage housing development. A minimum of 400 square feet of central common open space per unit shall be provided.
 - (ii) Up to 50 percent of the central common open space requirement may be provided in an area constrained from development such as a wetlands, steep slope, or forested area.
 - (iii) Cottages shall be present on at least two sides of common open space to provide a sense of enclosure.
 - (iv) Common space should be in one contiguous area, or no more than three separate areas. Each contiguous common area shall have a minimum of four cottages arranged around at least 2 sides of the common area.
 - (v) Each common open space area should have minimum width and depth

dimensions of 20 feet.

(vi) The central common shall include a sidewalk (width) around the open space, connecting to each cottage front entrance facing the common area.

(vii) No vehicular areas shall be located between dwellings and central common areas. Vehicular areas shall be screened as specified in Subsection [City will provide correct reference here].

(b) Private Open Space.

(i) A minimum of 250 square feet of usable private open space shall be provided adjacent to each unit.

(ii) Required exterior side yards shall not apply to the calculation of required private open space.

6. Frontage, access, parking, and vehicular circulation.

(a) Frontage. The parent parcel shall have frontage on a public street.

(b) If individual lots are created within the cottage development, each lot shall abut a common area, but is not required to have public street frontage.

(c) Access. Access, parking and circulation will be provided through a shared private lane. A lane is similar to a private driveway and parking area serving multiple units. There shall be pedestrian connectivity to the common area, but a lane is not a public street and is not subject to street standards. A lane will not fulfill block length and connectivity standards and is not intended for through-connectivity to other properties, although shared access may be required or desirable in some cases. If a public street connection is required to meet connectivity requirements or other street connectivity standards or plans, a public street connection shall be required where applicable.

(d) Parking. A minimum of one parking space per unit shall be provided, plus one additional parking space for every four cottages to provide for visitors and extra vehicles.

(e) Parking and/or garage structures shall be located behind or to the side of the residential area and open space. They shall be accessed from the back of the cottages.

(f) Parking areas, shared parking structures, and garages shall be screened from common space and public streets by landscaping or architectural screening, not chain link.

(g) Shared covered or uncovered parking is permitted. Parking should be limited to groups not to exceed 4 spaces, with each group separated by at least 20 feet.

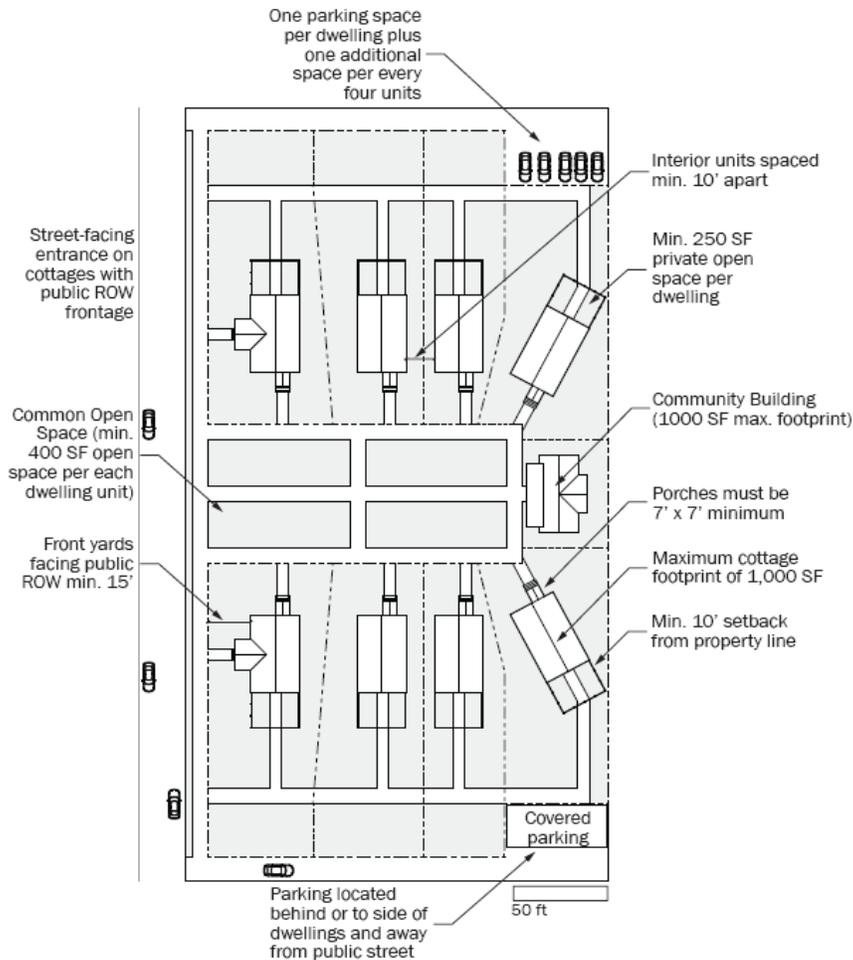
(h) If the property has frontage on a public alley, access and parking may be provided from the alley.

(i) If individual lots are created, parking and access shall be provided in a common area with access easement.

(j) Fire Access. [City is awaiting a response from the fire department regarding fire access]

(k) On-Street parking may be counted toward meeting the guest parking requirements for the development.

Figure X: Cottage Development Layout



7. Landscaping and vegetation.

- (a) Where feasible, cottage developments should be designed to retain existing mature trees (at least 6 inches in diameter) that do not pose a safety hazard.
- (b) Landscaping located in common open spaces shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs.

8. Fences.

- (a) No fence taller than 36 inches in height shall be located between the front wall of a cottage or community building and the common open space.
- (b) Fences around dwelling units or on the street frontage shall not exceed 36 inches in height.
- (c) If private yards between buildings are fenced, they shall not exceed 6 feet in height.

9. Utilities.

- (a) Cottage development is subject to any applicable code provisions regarding public street frontages.
- (b) Water. Water meters shall be installed within the public right-of-way. If the property is retained as a single lot, a master meter or individual meters may be used. If individual lots are created, each lot shall have a separate meter and service. Service lines may cross common areas to the individual lots, but shall not cross individual lots. If on-site fire hydrants are required, they shall be served by a public fire line located in a drivable easement within the parking and circulation areas.
- (c) Sewer. Service laterals may be extended from a sewer main in the public right-of-way. Sewer mains may be extended in the driving and circulation areas in a public utility easement, with service laterals to individual units. Private sewer laterals may be extended across common areas, but shall not cross individual building lots.
- (d) Gas/Electric/Phone/Cable/Utility Pedestals. These utility services may be extended from the public right-of-way across common areas to individual lots, or they may be extended in circulation areas in a public utility easement, and extended across common areas to individual lots. [City is considering language to limit the location and number of utility pedestals]
- (e) Trash Storage. Any areas where communal trash and recycling are stored shall be screened by a sight-obscuring fence and/or vegetation.
- (f) Mailboxes. Mailboxes may be individual or grouped and are encouraged to be placed within or near a common area. Mailboxes are subject to all post office requirements.

10. Addressing. Cottages should be addressed from a public street, not a private lane.

18.360. Building Requirements

1. Cottages.

- (a) Building footprint. Cottages shall have a maximum building footprint of 1,000 square feet. The footprint of an attached one-car garage is not included in this maximum, but shall not exceed 200 square feet per unit.
- (b) Cottages may have a second partial or full story, provided that the floor area of the second story is no more than 0.6 of the square footage of the main floor (e.g., a cottage with an 800-square-foot building footprint (main floor) could have a second floor of 480 square feet, for a total floor area of 1,280 square feet).
- (c) The maximum total floor area of cottages shall be 1,600 square feet (e.g., a cottage with a 1,000-square-foot building footprint (main floor) could have a second floor of 600 square feet, for a total floor area of 1,600 square feet).. An additional 200 square feet is permitted for an attached garage.
- (d) A below-grade partial story may be allowed, but habitable space on that story shall count toward the total floor area of the cottage.
- (e) Building Height. The maximum building height shall be 24 feet.
- (f) Porches. Attached, covered porches are required and shall have minimum width and depth dimensions of seven feet. (for cottages, two-unit cottages). Carriage units are not required to have porches, but are encouraged to have an outdoor patio or deck).
- (g) Other design requirements. Cottages shall contain a variety of designs that include articulation of facades; changes in materials, texture, color, and window treatments; and other architectural features so all units do not appear identical. (Some repetition is acceptable.)

2. Two-Unit Structures.

- (a) Where permitted, two-unit attached cottages shall not exceed a building footprint of 2,000 square feet for one-story units (average 1000 square feet footprint per unit) or 1,800 square feet for either one-and-a-half or two-story units (average 900 square feet footprint per unit).
- (b) The number of attached units in a cottage development may not exceed one-third of the total number of units.
- (c) Attached two-unit structures are allowed and must be similar in appearance to detached cottages.
- (d) Attached two-unit structures shall have one primary shared entry facing the common open space.

3. Carriage Units.

- (a) [Placeholder - city is considering building standards for carriage units]

4. Community Buildings.

- (a) Community buildings are intended as an amenity for the use of the cottage development residents and to help promote the sense of community. They may include a multi-purpose entertainment space, a small kitchen, library, or similar amenities. Guest quarters, storage space, or a carriage unit could be included as part of a community building.
- (b) A community building shall be of similar scale, design, and height as the cottages, with a maximum footprint of 1,000 square feet and with the second floor not to exceed 0.6 square footage of the first floor.
- (c) Commercial uses are prohibited in the community building.

5. Accessory Structures.

- (a) Accessory structures such as garages, carports, storage or tool sheds shall not exceed 200 square feet per unit, or 1,000 square feet per accessory structure that is shared by five or more dwelling units. Storage space may be included in a garage structure, but vehicle space may not be used for storage or uses other than parking.
- (b) The design of garages, carports, and other accessory structures must be similar or compatible with that of the cottages in the development.

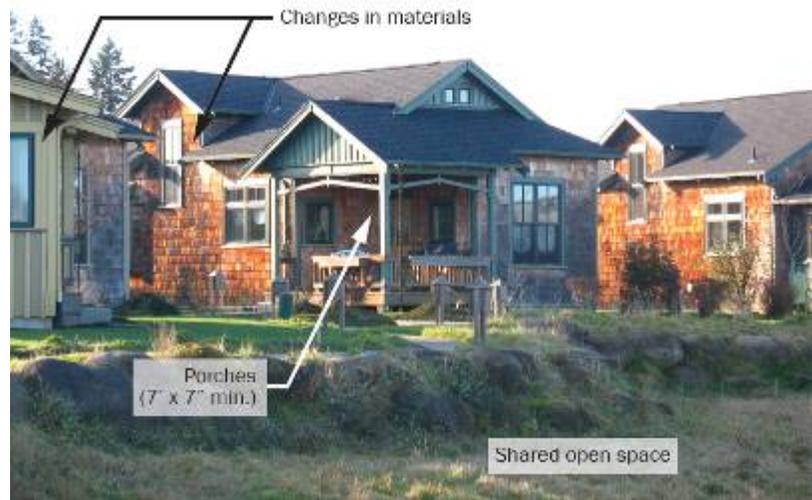
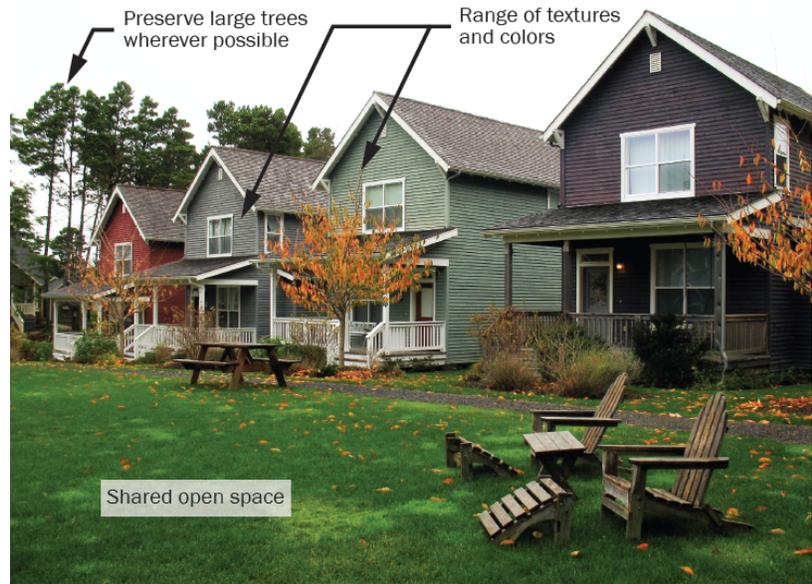
6. Existing Dwellings on the Site. Existing dwellings may be incorporated into the development as a residence or community building, and may be nonconforming to standards. Noncompliance may not be increased.

7. Renovation and Expansion.

- (a) Renovations shall be in keeping with the size and architectural character of the new development.
- (b) A covenant restricting any increases in unit size after initial construction beyond the maximum allowed by this section shall be recorded against the property.

18.370. Transportation SDCs. Cottages shall be classified as [City will determine appropriate classification here] for purposes of calculating transportation SDCs.

Figure X: Cottage development design standards



DRAFT CODE AMENDMENTS – ARTICLE 19: SITE PLAN REVIEW

The recommended amendments in this section are intended to help implement the following measures:

4. **Additional Measures to Increase Density:** Remove compatibility criterion to provide more flexibility for in-fill residential development.

Article 19: Site Plan Review

19.050 Major Site Plan Review

19.052 Criteria for Approval. The Review Body shall approve, conditionally approve, or deny the request based upon the following criteria:

- (8) The characteristics of existing adjacent development have been determined and considered in the development of the site plan. At a minimum, special design consideration shall be given to:
 - (a) Areas of land use conflicts, such as more restrictive use adjacent or across street from proposal. Mitigate by orienting business operations away from use, additional setbacks, screening/buffering, landscaping, direct traffic away from use.
 - (b) Setbacks. Where existing buildings are setback deeper than required by Code, new setbacks to be compatible.
 - ~~(c) Building Size and Design. Existing surrounding architecture and building size to be considered to insure compatible scale and balance to the area.~~
 - (c) Transitions between existing development and new development. New development should be consistent with the purpose statement of the base zone but also recognize compatibility with existing, adjacent development.
 - (d) Signs. New signs shall not block primary view to existing signs, and shall be sized consistent with Code or existing signs, whichever is less.
 - (e) Lighting. Exterior lighting shall not impact adjacent development or traveling motorist.

DRAFT CODE AMENDMENTS - ARTICLE 22: RESIDENTIAL DEVELOPMENT STANDARDS

These amendments to Article 22 Residential Development Standards are recommended to implement the following measures:

- 2. Single-family Attached Housing:** Apply design and development standards for single attached housing.
- 4. Additional Measures to Increase Density:** Clarify and reduce the open space requirements for small (one acre or less) multi-family development and multi-family in commercial zones.
- 10. Accessory dwelling unit (ADU) standards:** Apply design and development standards for ADUs.

Article 22: Residential Development Standards

22.030 Applicability

A development permit shall not be issued for any parcel or lot where compliance with the provisions of this Article has not been met.

The standards specifically apply to:

- (5) Single detached, single attached, and duplex residences
- (7) Accessory dwelling units

22.100 Multi-Dwellings

22.102 Open Space

- (3) Minimum Requirements. All multi-dwelling projects shall provide open space as shown in Schedule 22-1, unless the special open space requirements in subsection (4) below apply. Where only a total is provided in Schedule 22-1, the open space may be recreational, pervious or any combination of the two types.

Multi-Dwelling Open Space Requirements Schedule 22-1			
Zone	Minimum Percent of Lot Required to be Open Space		
	Recreational	Pervious	Total
<u>GC</u>	-	-	<u>10%</u>
<u>RTC-I</u>	-	-	<u>10%</u>
<u>RTC-II</u>	-	-	<u>10%</u>
<u>RTC-III</u>	-	-	<u>10%</u>
<u>CBD</u>	-	-	<u>0%</u>

- (4) Special open space requirements for smaller lots. For lots that are one-half (0.5) acre or less in size in the R-2, R-3 and R-4 zones, the following open space requirements apply. The requirements in this section supersede those requirements in Schedule 22-1.
 - (a) A minimum of 20 percent of the lot must be dedicated to open space. The open space may be recreational, pervious, or any combination of the two types.
 - (b) Open space areas not otherwise developed with recreational facilities shall be landscaped.
- (5) Exceptions. In the GC, CBD and RTC zones, the open space requirement may be reduced to

zero percent (0%) if the development is located within a one-quarter mile radius of an existing public park or open space.

~~22.103 Separation Between Buildings. To provide privacy, light, air and access to the dwellings within the development, the following minimum standards shall apply:~~

- ~~(1) Between the walls of principal buildings, at least one-half (1/2) the sum of the height of both buildings.~~
- ~~(2) Separations between the walls of principal buildings may be less than required by 22.103(1) if one of the following design standards exist:
 - ~~(a) Buildings with windowed walls facing blank building walls – 15 feet minimum.~~
 - ~~(b) Buildings with blank walls facing buildings with blank walls, or with windows oriented so as not to face another building – 10 feet minimum.~~~~
- ~~(3) Where buildings exceed a horizontal distance of 60 feet, the minimum wall separation shall be increased. For each 15 feet of horizontal distance exceeding 60 feet, the building separation shall be increased by one foot.~~

22.400 Architectural Features for Single and Duplex Residences.

22.402 Applicability. All single detached, single attached and duplex residences shall have architectural features along any face of the building that is visible from a street.

22.700 Additional Standards for Single Attached Development [NEW SECTION]

22.701 Purpose. These additional developments standards for single attached are intended to promote compatibility with single-family neighborhoods, attention to detail, human-scale design and street visibility, while affording flexibility to use a variety of building styles.

22.702 Standards. All new single attached developments shall meet the following standards.

- (1) Number of consecutive units. Single attached developments with street-facing driveways and/or garages are limited to six consecutive attached units. Single attached developments that have no street-facing driveways or garages (rear access only) have no limitation on number of attached units, but shall not exceed [city is considering either 300 or 600] feet in length.
- (2) All units shall include at least three of the following features on any building elevation that faces the street (if on a corner lot, this standard applies on the street-facing elevation where the dwelling takes access).
 - (a) Covered porch at least 5 feet deep
 - (b) Entry area recessed at least 2 feet from the exterior wall to the door
 - (c) Bay or bow window that projects at least 1 foot from exterior wall
 - (d) Offset on the building face of at least 16 inch from one exterior wall surface to the other
 - (e) Dormer
 - (f) Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls
 - (g) Roof line offsets of at least 16 inches from the top surface of one roof to the top surface of the other
 - (h) Attached garage
 - (i) Cupola
 - (j) Tile or wood shingle roofs

(k) Horizontal lap siding

(l) Brick covering at least 40% of the building elevation that is visible from the street

(3) The design of front building elevations may not be repeated on more than four consecutive units.

(4) Driveway and garage standards. Single attached developments with street-facing garages shall meet the following criteria:

(a) Where two abutting units have street-facing garages, they shall share one driveway access that does not exceed 16 feet in width where it crosses the sidewalk and intersects the street;

(b) All primary building entrances shall be connected to a driveway (and sidewalk) via a pedestrian walkway that is not less than three (3) feet wide;

(c) The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing primary dwelling façade.

(d) Where the street-facing façade of a primary dwelling unit is less than 22 feet long, an attached garage is not allowed as part of that façade.

(e) A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

(5) Common areas. Any common areas shall be owned and maintained by a homeowners association or other legal entity, unless a public dedication is approved by the City. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city prior to building permit approval.

22.703 Alternative design. As an alternative to Section 22.702, single attached dwellings of three or more units may be designed to de-emphasize individual units and create the impression of a larger, single-family dwelling. Elements that could be used to achieve such an impression include shared porches and upper floor extensions, unified exterior colors/treatments, continuous overhangs above the ground floor and continuous rooflines extending across units. Architectural features similar to those required for single family detached dwellings (Article 22.400) should also be used. Single attached development using this alternative design approach shall be reviewed as a Major Site Plan in the R-2, R-3 and R-4 zones and through a PUD in all other zones where single attached is allowed per Schedule 12-2.

Figure X: Single attached development site standards

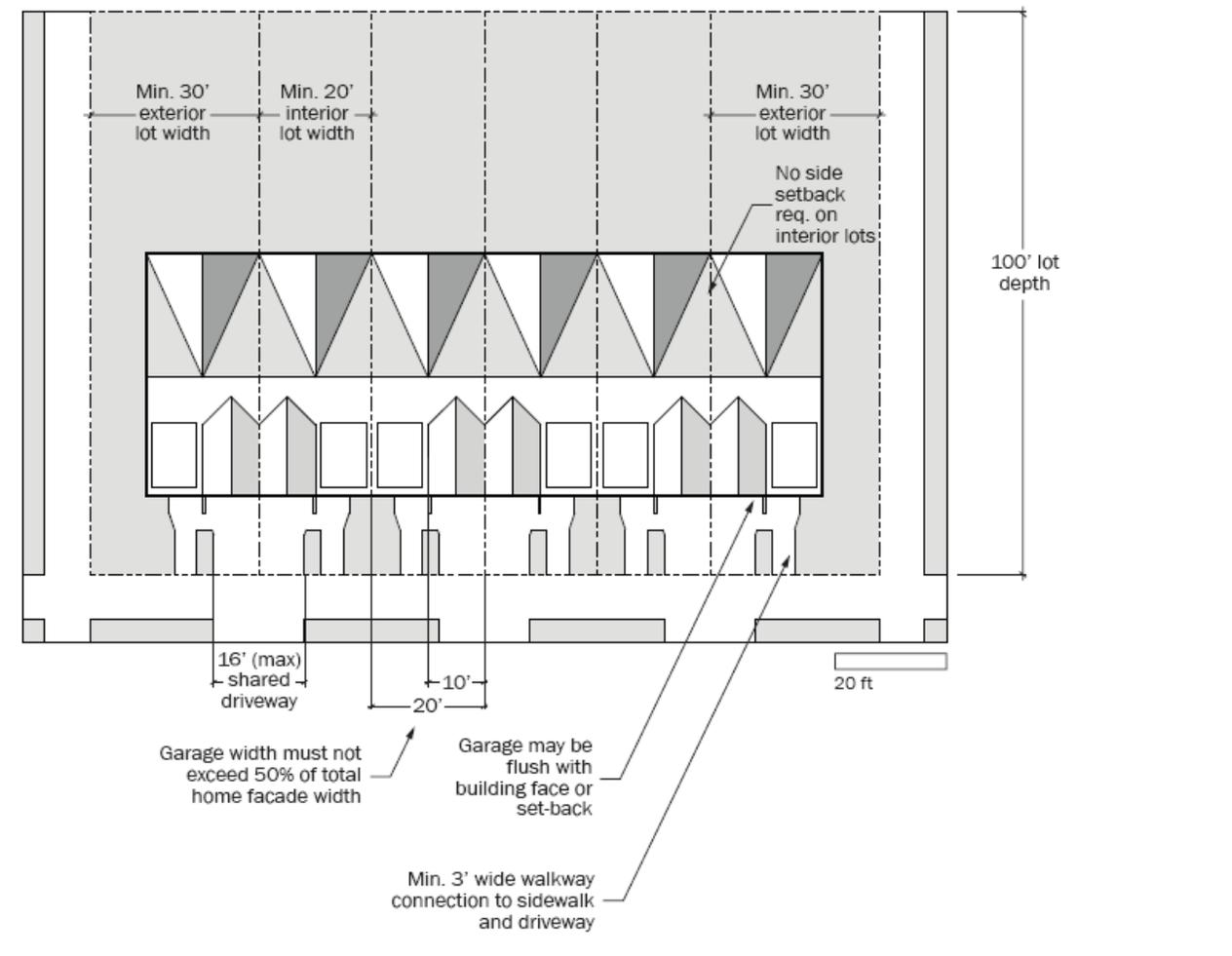


Figure X: Single attached development building standards

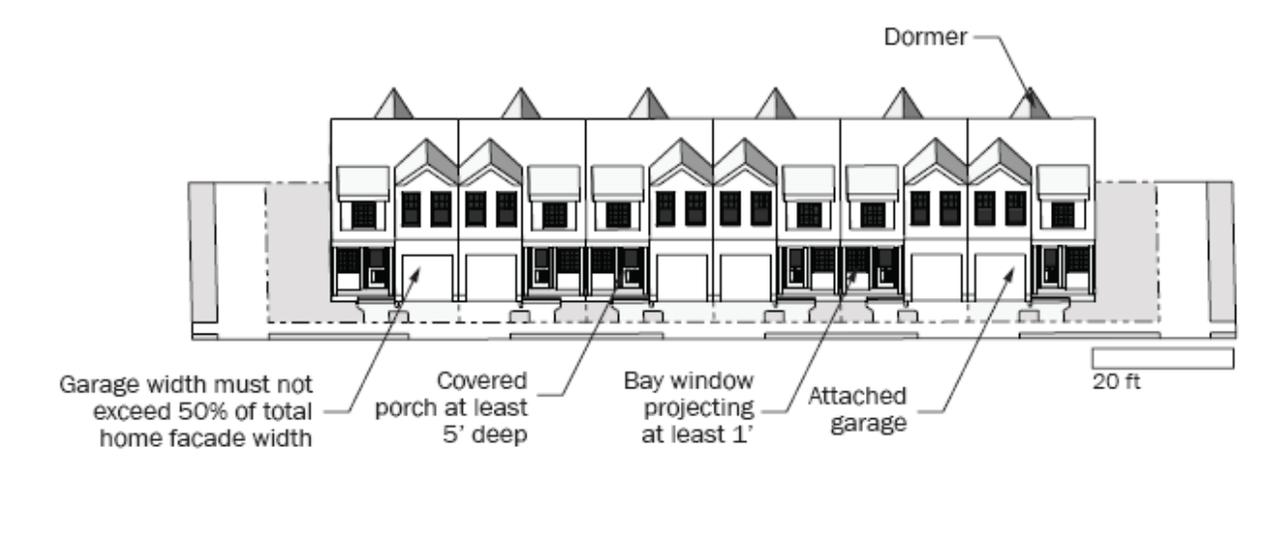


Figure X: Single attached development examples



22.720 Accessory Dwelling Unit Standards [NEW SECTION]

22.721 Purpose. These standards are intended to support the provision of affordable and decent housing while providing homeowners with alternative financial resources, thereby encouraging maintenance of existing housing stock. It is the intent of this section that development of accessory dwelling units not diminish the single-family character of a neighborhood and that any single-family residence containing an accessory dwelling maintain the appearance of a single-family dwelling as viewed from the street.

22.725 Creation of an accessory dwelling unit. An accessory dwelling unit may only be created on a lot with one single-family detached dwelling through one of the following methods:

- (1) Conversion of existing space in one of two ways:
 - (a) Conversion of attached space (for example, attached garage, basement or attic)
 - (b) Conversion of detached space (for example, detached garage or storage shed).
- (2) Addition of new space in one of two ways:
 - (c) Addition of a new unit attached to a single-family dwelling.
 - (d) Addition of a new, detached unit (this includes accessory dwelling units added to a detached garage, either on the second story or same level).

22.727 Applicability. The standards in this section apply to all new accessory dwelling units.

22.730 Density exemption. Accessory dwelling units are exempt from the residential density standards of this code.

22.732 Development and design standards.

- (1) Standards for all accessory dwelling units:
 - (a) No more than one accessory dwelling unit per lot is permitted.
 - (b) No portion of an existing building that encroaches within a required yard setback may be converted to or used as an accessory dwelling unit.
 - (c) Building design standards:
 - i. The size of the accessory dwelling unit shall not exceed 800 square feet.
 - ii. Exterior access to an attached accessory dwelling unit shall be located in side or rear yards or by means of the existing main entrance or front-facing basement entrance.
 - iii. Exterior finish materials shall visually match in type, size and placement, the exterior finish materials of the primary dwelling.
 - iv. The roof pitch shall be the same as the predominant roof pitch of the primary dwelling.
 - v. If the street-facing façade of the accessory dwelling unit is visible from the street, windows shall match, in proportion and orientation, the windows of the primary dwelling.
 - vi. If the primary dwelling has eaves, the accessory dwelling must have eaves that project the same distance from the building. If the primary dwelling does not have eaves, no eaves are required on the accessory dwelling unit.
 - vii. Fire escapes or exterior stairs for access to an attached upper level accessory dwelling unit shall not be located on the front of the primary dwelling.
- (2) Additional standards for detached accessory dwelling units. The following additional standards apply only to conversion of an existing detached space or creation of a new detached unit.
 - (a) The accessory dwelling unit shall be located at least six feet behind the primary dwelling, unless the accessory dwelling unit is in an existing detached space that does not meet this standard.
 - (b) The height of the accessory dwelling unit shall not exceed 1.5 stories or 18 feet, whichever is less.
 - (c) The building footprint of the accessory dwelling unit shall not be larger than the footprint of the primary dwelling.

22.735 Approval criteria. Applications for accessory dwelling units must meet the following criteria.

- (1) The applicant must demonstrate that the accessory dwelling unit complies with all development and design standards in 22.732 above.
- (2) The applicant must demonstrate the proposed modifications comply with applicable building and fire safety codes.
- (3) Ownership and Tenancy. Either the primary residence or the accessory dwelling unit must be occupied by the property owner. Proof of owner-occupancy shall be made annually in accordance with a procedure and submittal requirements established by the Planning Director. Ownership of the accessory units shall not be subdivided or otherwise separated from ownership of the primary residence.
- (4) Business License Required. A business license is required for operation of rental property, pursuant to [city will provide appropriate reference here].

Figure X: Detached ADU site standards

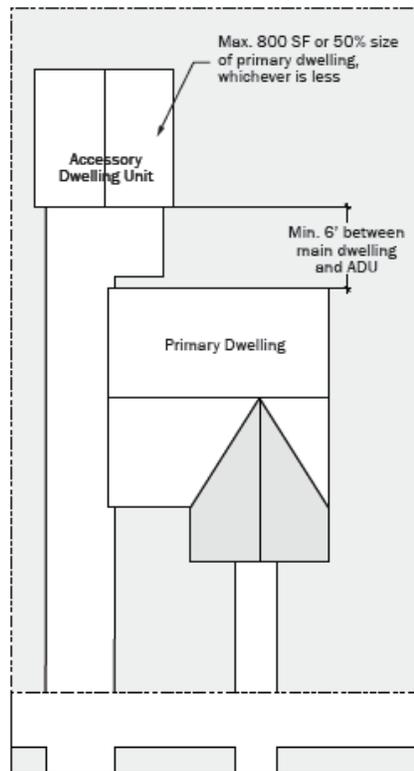


Figure X: Examples of detached and attached ADUs



DRAFT CODE AMENDMENTS - ARTICLE 25: PARKING AND LOADING STANDARDS

Recommended amendments to Article 25 are intended to implement the following:

7. **Parking reductions:** Reduce the minimum parking requirements, facilitate shared parking and allow on-street parking to count towards minimum requirements.

[Note: The recommended parking requirements were taken from the Model Code².]

Draft 3 Revisions: None

Article 25: Parking and Loading Standards

25.030 General Provisions

25.031 Applicability

(8) In the case of mixed uses, the total requirements for off-street parking space shall be the sum of the requirements for the various uses, unless joint use of parking facilities can be established consistent with Section 25.032(3).

(9) ~~Parking spaces in a public right-of-way shall not be counted as fulfilling any part of the parking requirements.~~

25.032 Location of Parking and Loading Facilities.

(1) Residential. All off-street parking facilities for residential uses shall be located on the same lot as the use or an abutting lot on a parcel or tract owned in common by all the owners of the properties that will use the parking area. If parking is provided on a separate ~~an abutting~~ lot, an easement or shared parking agreement shall be recorded allowing use of the parking.

(2) Other Uses. For uses other than residences, parking spaces shall be located on the same parcel or on another parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building or use. Where parking is located on a parcel not owned by the applicant, a lease or other evidence of agreement shall be submitted to the Director that the use of the facilities are is exclusively for the applicant. On-street parking may be counted toward the minimum parking requirements when it is on the block face abutting the subject use. On-street parking counted toward the minimum requirement shall remain open and available to the public.

~~24.040~~ **25.040 Off-Street Parking and Loading Requirements by Use**

25.042 Parking facilities

Land Use	Off-Street Parking Requirements
(1) Residential Uses	
(a) Studio and one bedroom dwelling unit	1.00 space per dwelling unit.
(b) Two bedroom dwelling units	1.50 spaces per dwelling unit.
(c) Three and four bedroom dwelling units	2.00 spaces per dwelling unit.
(d) Five or more bedrooms	3.00 spaces per dwelling unit.
(e) For projects not providing on street parking add:	0.20 space per dwelling unit (guest).

² Model Development Code & User's Guide for Small Cities, Draft #4 – 3rd Edition, Oregon Transportation and Growth Management Program, April 2012 (unless an earlier version is specified).

	<u>2 spaces per 1,000 sq. ft. of gross floor area, except bulk retail per (b).</u>
(d) Medical or dental:	One space per 250 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(e) Other office buildings, business and professional offices:	One space for every 400 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(f) Pharmacies:	One space for each 150 sq. ft. of gross floor area. <u>2 spaces per 1,000 sq. ft. of gross floor area</u>
(g) Establishments for the sale and consumption on the premises of food and beverages <u>(restaurants and bars):</u> Restaurant or tavern <u>— Restaurant with separate tavern</u>	10 spaces per 1,000 sq. ft. of gross floor area. 15 spaces per 1,000 sq. ft. of gross floor area. <u>5 spaces per 1,000 sq. ft. of gross floor area</u>

DRAFT CODE AMENDMENTS – ARTICLE 30: DEFINITIONS

The recommended amendments in this section are intended to help implement the following measures:

2. **Single-family Attached Housing:** Revise definition
6. **Cottage Development:** Add definition and delete the term “cluster” from the list of terms that are not considered building types.
10. **Accessory dwelling unit (ADU) standards:** Add definition
13. **Terminology:** A discussion regarding terminology can be found at the end of this section.

Article 30: Definitions

30.020 Definitions

Building Types: The description of buildings according to their placement and arrangement on a site or sites as follows:

(2) Residential - That group of building types comprising the following:

(a) Single Detached-One: One dwelling unit, freestanding and structurally separated from any other dwelling unit or buildings, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(b) Single Detached-Two: Two dwelling units located on the same lot that are not attached in any manner. (See Concept Sketch 30-Building Types.)

(c) Duplex: Two dwelling units placed so that some structural parts are in common and are located on a single lot or development site. (See Concept Sketch 30-Building Types.)

(d) Single Attached: Two or more dwelling units attached side-by-side with some structural parts in common at a common property line. (See Concept Sketch 30-Building Types.)

(e) Multi-Dwelling: A structure or complex of structures containing at least three dwelling units in any vertical or horizontal arrangement, located on a lot or development site. (See Concept Sketch 30-Building Types.)

(f) Accessory Dwelling Unit (ADU): A second dwelling unit created on a lot with a primary single-family detached house. The second unit is created auxiliary to, and is always smaller than the primary house. The ADU includes its own independent living facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more people, independent of the primary dwelling unit. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside.

(g) Cottage Development: A grouping of four to twelve small, single family dwelling units clustered around a common open space area and developed with a coherent plan for the entire site. Cottage units may have other shared amenities. The shared common area and coordinated design may allow densities that are somewhat higher than typical in single family neighborhoods possible while minimizing impacts on adjacent residential areas.

Family: Any of the following:

(1) An individual or group of persons not to exceed fifteen in number, related by blood, marriage or adoption;

(2) An individual or group of disabled persons, not to exceed fifteen in number.

(3) An individual or a group of not more than five persons (excluding servants) who need not be related by blood, marriage or adoption, living together in a dwelling unit. A group of six to fifteen unrelated persons may qualify as a "family" under this definition if the group:

(a) Shares the entire house.

(b) Lives and cooks together as a single housekeeping unit.

(c) Shares expenses for food, rent or mortgage, utilities or other household expenses, and

(d) Is permanent and stable (e.g., all parties have long-term leases or ownership interest in the property).

[Note: The definition of family should be reviewed with legal council]

Group Quarters: The residential occupancy of living units by groups of ~~more than five~~ of persons who do not meet the definition of "family" are not all related by blood, marriage or adoption, and where the communal kitchen and/or dining facilities are provided. Residential facilities are defined separately and are not included as group quarters.

(3) The following commonly used terms are not considered building types for purposes of this

Code:

~~(a) Cluster~~

(b) Condominium

(c) Townhouse

(d) Apartment

Terminology. Because the issue of terminology for residential building types was raised after the Final Evaluation Report was drafted, a brief discussion is included here.

Per comments from the Planning Commission, terminology used in the code should be consistent with common real-estate and financing terms to the extent practicable to avoid barriers to financing. Some development types (condominiums and developments with shared common space, for example) have real-estate disclosure requirements per the Oregon Revised Statutes.

Existing terminology is shown in the text box above. Terms that are not used in Grants Pass code but are commonly used in other jurisdictions and are regulated by the Oregon Residential Specialty Code (ORSC) include townhouse and rowhouse.

- Townhouse: Single-family dwelling unit in a group of three or more attached units. Each unit extends from foundation to roof and has yard or public way on at least two sides. All units are on the same lot. Per the Oregon Residential Specialty Code (ORSC), townhomes are considered separate buildings and must have a fire wall
- Rowhouse: A rowhouse is a single family unit constructed in a row of attached units separated by property lines. Rowhouses have a different set of building code standards per the ORSC.

It is unclear which development types were being referenced in the Planning Commission discussion, and what conflicts have occurred in the past that may need to be addressed. It's also unclear if the city's building code conflicts with the development code in terms of residential

building type naming or definitions. Further clarification from the city will be needed in order to draft recommended code amendments.

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NOTE: This draft document does not yet reflect all previous text amendments that may have been in the public hearing process or were recently adopted but not yet codified at the time this draft was prepared. Some, but not all, parts of those amendments may also be reflected in this draft. Those will be incorporated into the final document. Those amendments include industrial zoning amendments, Urban Reserve zone amendments, Riverfront Review Board amendments, Residential Care Facilities amendments, etc.

Article 12: Zoning Districts

12.010 Purpose and Concept

12.011 **Purpose.** The purpose of this Article is as follows:

- (1) To implement the policies and Land Use Map of the Comprehensive Plan;
- (2) To protect the right to use and enjoy real property;
- (3) To protect the health, safety and welfare of the community;
- (4) To serve as a basis for resolving land use conflict.

12.012 Concept

- (1) "Zoning" is the grouping of a homogenous and mutually supporting family of land uses in one area, called a Zoning District, or Zone. Certain land uses obviously conflict with one another, such as a brick factory, for instance, located next to a residential subdivision, affecting the residents with its noise, dust, appearance and 24-hour work schedule. Prior to zoning, the conflict was resolved after the fact with desist and damage suits and inevitable heavy losses to the loser. Zoning became the classic tool for mitigating land use conflict in advance, allowing the purchaser to select property guaranteed to be suitable for his needs.
- (2) Zoning as the primary tool of conflict resolution, however, led to the creation of long lists of allegedly homogenous land uses. Those uses "less homogenous" than others faced added procedures of review (such as the conditional use permit process). As the lists gradually changed over time, the distinction between basic land use categories became blurred, and conflict resolution turned zoning issues once again into courtroom battles.
- (3) Zoning in this Code is not intended as the primary tool for resolving land use conflict. Instead, zoning in this Code forms a basis for establishing generally homogenous land uses. Design and construction standards, together with the necessary review procedures, then function as the primary tools for resolving specific land use conflicts, both within a homogenous group of uses in a single zone and between groups of incompatible uses at the border of two different zones. Procedures of review may then focus on achieving design solutions and may be greatly simplified as a result.
- (4) Zoning in this Code fulfills its purpose in the following manner:

- (a) Reflect Comprehensive Plan Policy. The thousands of acres in each Zoning District resulted from the patterns of historical development, careful analysis of lands needed for future growth and development, the need for protection and enhancement of the environment, and the cost and feasibility of extending necessary services. The Zoning Districts thus reflect the policies of the City Council on housing, economic development, environmental protection and service extension, based on this detailed analysis.

Major area-wide changes in, or additions to, the Zoning Districts should therefore return to the policies of the Comprehensive Plan and to the analyses of the data base upon which these policies are based. Major zone changes should be not entered into lightly, and should not be used as the sole basis for conflict resolution. (See Amendment Procedures, Article 4).

- (b) Protect Basic Property Rights. The Zoning Districts are defined by broad categories of land use. These categories establish the "basic ground rules" of land use and development, enabling owners of real property to know in advance what to expect from their neighbors, before investing in or developing property. In this Code, these broad categories of land use are given performance definitions, defining not only the categories of use, but also how the use is to function within the category. The list of specific uses is de-emphasized and is kept at an administrative level. Any given land use is expected to function properly within the purpose of the zone when fully developed and active. (See Definitions, Article 30).
- (c) Conflict Resolution. The broad categories of land use and the Base Development Standards provided for each category form only the starting point for conflict resolution. This Code anticipates most conflict resolution to occur by meeting performance design and construction standards, or by meeting special conditions arising out of the review procedure. The design and construction standards are tailored for specific land uses, specific opportunities or constraints of the site, differing types of development and ownership, differing building types, specific buffering situations, environmental concerns, and requirements for service extension and utility installation. Conflict resolution issues that may have a design solution should not be resolved by zone changes or changes in definitions of land use. Instead, these conflict resolution issues should be referred to the performance standard sections of this Code.

12.020 Zoning Districts

- 12.021 Establishment of Zoning Districts. The location and boundaries of the Zoning Districts designated in this Article are hereby established as shown on the Zoning District Map of the Grants Pass Urban Growth Boundary area. The Zoning District Map may be referred to as the "Zoning Map" within this Code.

12.022 Zoning Map

- (1) All lands within the Urban Growth Boundary shall be classified within a Zoning district, according to the policies of the Comprehensive Plan and the criteria of this Code. The Zoning District shall be shown on a single map at a scale large enough that the zoning districts of individual properties may be identified.
- (2) The Director shall cause the Zoning Map to be on public display at all times during regular office hours.
- (3) Copies of the Zoning Map shall be available for public purchase

12.023 Zoning Map Amendment. The Zoning Map may be amended according to the procedures provided in Schedule 2-1 and the criteria provided in Article 4 of this Code.

12.024 Zoning District Boundary Interpretation. If uncertainty exists as to the boundaries of the Zoning Districts, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center lines of streets, highways or alleys, streams, rivers, lakes or other bodies of water shall be construed to follow such center lines;
- (2) Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main track or tracks;
- (3) Boundaries indicated as following the contours of certain elevations or soils of a particular type shall be construed as following the actual height or soil contour as determined by accepted surveying practices;
- (4) Boundaries indicated as parallel to, or extensions of natural or manmade features indicated in Subsections (1) through (3) above shall be so construed;
- (5) Distances not specifically indicated shall be determined by the scale of the Zoning Map; and
- (6) Where a lot is divided by zone boundary other than as provided in Subsections (1) through (4) above, the entire lot may be placed in the Zoning District containing the majority of the land area of the lot by an action of the Director, provided that the boundary adjustment is for a distance of twenty feet or less. If an adjustment of more than twenty feet is required, the boundary adjustment shall be treated as a zone change as provided in Section 4.030.

12.025 Land Use Classifications.

- (1) Use types. All land uses shall be classified into use types. The definition of each use type shall be performance oriented, describing a category of uses that have common functional, impact, compatibility or product characteristics. For land use type definitions, see Article 30.

- (2) List of Uses. Each specific land use shall be placed within the appropriate use type according to the definition of each use type category, based upon the functional, impact, compatibility and product characteristics of the specific land use. A list of land uses is arranged by use type category. The classification of a land use by the Director shall be determined and maintained by the Director, and is subject to appeal as provided in Section 10.030 of this Code.

12.026 Summary Schedule: Comprehensive Plan Land Use Map and Zoning Map Designations. The land use designations of the Comprehensive Plan Land Use Map shall encompass the Zoning Districts of this Code according to the Schedule 12-1:

Comprehensive Plan/Zoning District Summary Schedule 12-1	
Comprehensive Plan Land Use Map Designation	Zoning District Map Designation
Residential Designation:	Allows:
Low Density <u>(LR)</u>	R-1-12, R-1-10, R-1-8
Moderate Density <u>(MR)</u>	R-1-6, R-2
<u>Moderate</u> -High Density <u>(HR)</u>	R-3 <u>(R-3-1), R-3-2</u>
High- Rise Density <u>(HRR)</u>	R-4 <u>(R-4-1), R-4-2, R-5</u>
Commercial Designation:	Allows:
Neighborhood Commercial	NC
Riverfront Tourist Commercial	RTC-I, RTC-II, RTC-III
General Commercial	GC <u>(GC-1), GC-2</u>
Central Business District	CBD
<u>Office-Residential</u>	<u>OR</u>
Industrial Designation:	Allows:
Business Park	BP
Industrial Park	IP
Industrial	I
Reserve Designation:	Allows:
Any Residential District	UR

12.027. **Zone Modifiers and Other Designations.** Some zones may be appended with a suffix on the zoning map, or a different designation may appear on the zoning map. Those have the following meaning:

1. **“M”.** The letter “M” following a zoning district name means the properties within the modified zone are subject to the minimum density provisions of Section 12.145, in addition to the other provisions applicable within the zoning district.
2. **“PUD”.** Approval of a Planned Unit Development may include site-specific approval for a development that includes modifications to the otherwise applicable base development standards and use provisions of the underlying zoning district. PUD approvals shall be designated as an overlay and denoted on the zoning map with a PUD designation that identifies the terms of the PUD approval applicable to the subject property and the PUD.

12.028 **Types of Permitted Uses.** Uses are authorized as one of the following types. They are denoted in Schedules 12-2 and 12-3 with the specified symbols:

1. **Permitted Uses (P).** The use is permitted outright, subject to compliance with the applicable development criteria and any required mitigation. Permitted uses are also referenced as a “principally permitted uses”, “principal uses”, or “primary uses”.
2. **Secondary Uses (S).** The use is permitted outright, but only when in conjunction with primary permitted uses on the same lot in accordance with the same criteria that apply to primary uses and any additional requirements for the Secondary Uses specified in Section 12.050 and Schedule 12-2 special notes for. Some Secondary Uses must be in conjunction with a specific, associated Primary Use.

For example, in a zoning that allows residential uses and commercial uses as Primary Uses and residential accessory uses and commercial accessory uses as Secondary Uses, it is not permitted to provide a commercial accessory use in conjunction with a primary residential use. The residential accessory use must be in conjunction with a primary residential use, and a commercial accessory use must be in conjunction with a primary commercial use.

Secondary Uses include two subcategories:

- a. **Accessory Uses.** Schedule 12-2 includes a use category for accessory uses and accessory structures. Specific accessory uses are not listed, but these activities must remain incidental and subordinate to the principal use of the property consistent with the definition of ‘accessory use’ in Article 30.
- b. **Other Secondary Uses.** Other secondary uses must be in conjunction with a primary use as specified in this code. However, unlike accessory uses, other Secondary uses need not be incidental or subordinate to a

principal use. Secondary Uses are regulated differently than accessory uses to achieve a different purpose. Secondary Uses are regulated so as to not displace Primary Uses from key sites with location attributes and/or characteristics determined to be suitable for and prioritized for the Primary Uses.

Secondary Uses must be on the same lot as a Primary Use, unless authorized on a separate lot through a PUD process where Primary Uses are included in the PUD on other lots, and the purpose of this Section is substantially furthered.

3. **Conditionally-Permitted Uses (C).** The use *may* be permitted on a given site, subject to findings of compliance with compatibility criteria specified in the Condition Use section of this code. This code is unlike some other codes that specify very general discretionary conditional use criteria that apply to a long list of conditionally-permitted uses. This code uses conditional use designations sparingly, typically with criteria specific to a group of conditional uses which focus on ensuring individual sites and conditions are considered in the specific context of preventing or mitigating potential conflicts and issues associated with a specific use. These may have unique and specific geographic siting requirements, so it would not typically be an option to entirely exclude these uses from a geographic area or zoning district in order to avoid conflicts.
4. **Planned Unit Developments (PUD).** Schedule 12-2 refers to PUDs to note that certain uses which aren't otherwise permitted in a zoning district *may* be permitted as an element as part of a PUD that includes a master plan for a larger site, in accordance with the provisions of Article 18.
5. **Uses Not Permitted (denoted with a dash '-' or a blank cell).** These uses are not permitted in the zoning district.
6. **Uses Specifically Prohibited (denoted with an 'X').** These uses and activities are explicitly listed and prohibited to provide greater specificity. They are typically more specific activities. For example, while 'manufacturing' may be permitted in a district, 'manufacturing of explosives' may be explicitly listed and prohibited.

12.027029 Permitted Use and Procedures Schedule: Land Use Types by Zoning District. The Land Use types permitted in each Zoning District and procedure types for their review are provided in Schedule 12-2, except for the Riverfront Tourist Commercial (RTC) Districts, which are provided in Schedule 12-3. For Definitions of each land use type, see Definitions, Article 30.

12.050. **Secondary Uses.** The following specific provisions apply to certain Secondary Uses and zoning districts.

1. **In the R-4-2 and R-5 zones,** office uses are Secondary Uses to residential uses. Office uses may occur on the ground floor in conjunction with, at a minimum, an equivalent area of residential use on the upper floors and/or ground floor. For zones with minimum density requirements, calculations shall be in accordance with Section 12.145.

2. In the GC-2 zone, residential uses are Secondary Uses to nonresidential uses. Residential uses may occur on upper floors above nonresidential uses, with no limitation on residential area relative to non-residential area. Residential uses may occur on lower floors provided they don't exceed the area of nonresidential uses.
3. In the OR zone, residential uses are Secondary Uses to nonresidential uses. Residential uses may occur on upper floors above nonresidential uses, with no limitation on residential area relative to non-residential area. Residential uses may occur on lower floors provided they don't exceed the area of nonresidential uses.
4. In the RTC-II and RTC-III zones, residential uses are permitted as Secondary Uses only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.
5. Within any special districts that have specific provisions governing Secondary Uses, those provisions shall apply within the area subject to the applicable special district.
6. Along any specially designated street segments that may be categorized and have specific provisions governing Secondary Uses, those provisions shall apply within the area subject to the applicable designated street segment. (For example, if a street segment has a designation such as 'pedestrian-oriented retail street').
7. Accessory Dwelling Unit (ADU)
 - a. An Accessory Dwelling Unit (ADU) which is accessory to a detached dwelling shall only be permitted in accordance with Section 22.720. If more than one detached dwelling is authorized on a lot and meets the use and density requirements of the zone for the subject property, the second dwelling shall not be considered an Accessory dwelling unit, and is not subject to the additional requirements of Section 22.720.
 - b. An Accessory Dwelling Unit (ADU) which is accessory to a commercial building and use shall be one accessory dwelling per lot, unless the zoning allows additional residential use on the property. Such accessory structure shall be incidental, appropriate, and subordinate to the principal use, but is not subject to the additional requirements of Section 22.720.
8. Upper-Story Residential, Mixed-Use in Commercial Zones. In zones where upper-story residential is permitted as part of mixed use development, certain residential definitions that apply to exclusively residential developments are less clear. This section is intended to provide clarifications:
 - a. In the NC zone, upper-story residential use is permitted, up to four units, not to exceed the footprint of the ground floor building. These upper-story units can be configured as detached, attached, or multi-unit dwellings, as long as they are located above the ground floor commercial use and permitted in compliance with the other provisions of the zone.
 - b. In other Commercial zones where upper-story residential use is permitted, these upper-story units can be configured as detached, attached, or multi-unit dwellings, as long as they are located above the ground floor commercial use and permitted in compliance with the other provisions of the zone.

| **SEE ATTACHED LEGAL-SIZE TABLE FOR SCHEDULE 12-2 AND NOTES**

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures

Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
1. Residential			
²⁹ a. Two (2) Single-Family Dwellings (See Notes 1 and 2 Below)			P-III- +
b. Multi-dwelling residential (See Notes 2 and 3 below)	P-III- +	S-III	S-III
c. Condominiums (See Notes 2 and 3 below)	P-III- +	S-III	S-III
2. Lodging and Visitor Accommodations			
a. Visitor information and tourist center		P-III- +	
b. Small scale visitor accommodations such as bed and breakfasts, and inns and resort lodges at a density of no greater than 25 units per acre	P-III- +		P-III- +
c. Large scale visitor accommodations such as a major hotel chain		P-III- +	
d. Youth hostel			P-III- +
e. Campground (to include RVs, tents, and trailers)			P-III- +
3. Meeting and Performing Arts			
a. Conference center		P-III- +	
b. Performing arts complex (inside and outside)		P-III- +	
4. Food and Beverage			
a. Eating and alcohol drinking establishments (inside and outside), only when associated with a restaurant	P-III- +		
b. Eating, alcohol drinking, and dancing establishments (inside and outside)		P-III- +	
c. Beer and wine drinking establishments			P-III- +
d. Fast food restaurants and other small cafes with entertainment and meeting facilities (inside and outside)			P-III- +
5. River-Related Retail			
a. Retail (indoor and outdoor) which support river-type activities	P-III- +		
b. River-related retail (location necessary for existence)			P-III- +

Schedule 12-3. RTC Zone - Permitted Uses and Review Procedures

Land Uses	Zoning District		
	RTC-I	RTC-II	RTC-III
6. River-Related Services			
a. Hotel excursion tour boats for river tours down river		P-III- +	
b. Fuel docks		P-III- +	
c. Marine hardware			P-III- +
d. Bait and tackle shop			P-III- +
e. Guided sport fishing			P-III- +
f. River-related club's and organization's facilities			P-III- +
g. Offices and businesses of river-related and recreational activities			P-III- +
7. Other Retail and Services			
a. Specialty and gift shops		P-III- +	
b. Art galleries and displays		P-III- +	
c. Esplanade along the river, small newspaper kiosks, flower carts, specialty food vendors and carts		P-III- +	
d. Small grocery			P-III- +
e. Bicycle, roller skating, moped, and other recreational equipment rental stores			P-III- +
8. Interpretive/Educational			
a. Fish spawning interpretive center	P-III- +		
b. Natural history library and/or bookstore	P-III- +		
c. Educational interpretive center and displays			P-III- +
d. River-related museums and libraries			P-III- +
9. Public Parks	P-III- +	P-III- +	P-III- +

Table Legend

P-III-~~+~~ = Permitted Use, Requires a Pre-application and Type III Review. Prior to Type III Review, all projects will be reviewed by the "Riverfront Review Board", Section 21.211. The Riverfront

Review Board (RRB) will make specific recommendations to the Planning Commission on all RTC applications.

S-III= Secondary Use, Requires a Pre-application and Type III Review.

²⁹ Note 1: Minimum parcel size for two (2) single-family dwellings in the RTC-III zone is 4.42 acres.

²⁹ Note 2: Residential development in the RTC-III zone is subject to the development standards listed in Article 22 rather than the design standards of Article 21 of the Development Code.

Note 3: Residential uses are permitted as Secondary uses in the RTC-II and RTC-III zones only on upper floors when part of a mixed-use development that includes commercial uses on the ground floor.

12.100 Residential Zoning Districts

12.120 Purpose of the Residential Zoning Districts

~~12.121 Urban Reserve District (UR). The purpose of the Urban Reserve District (UR) is to reserve urbanizable lands for large lot, rural residential and agricultural uses, until such lands are converted to the urban designation consistent with the Comprehensive Plan Land Use Map; to encourage conversion to urban uses in an orderly and economic manner, coordinated with the provision of public facilities and services; and to protect the rural character of lands on the fringes of the Urban Growth Boundary from the disruptive effects of premature urban development.~~

12.122 R-1 Districts. The purpose of the R-1 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at low and moderate densities.

12.123 R-2 District. The purpose of the R-2 District is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate densities.

12.124 R-3 Districts. The purpose of the R-3 (R-3-1) and R-3-2 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at moderate-high densities. Maximum densities in these districts are typically representative of 2-story housing such as attached or multi-family.

12.125 R-4 (R-4-1), R-4-2, and R-5 Districts. The purpose of the R-4 (R-4-1), R-4-2, and R-5 Districts is to encourage, accommodate, maintain and protect a suitable environment for residential living at high riseer densities, and for professional uses that typically support residential areas; such as professional offices; hospitals, clinics and other suitable uses, but only in a manner designed to support and protect residential livability. Maximum densities in these districts are typically representative of 3-story housing such as attached or multi-family. Some districts only allow non-residential uses when in conjunction with residential use to ensure the residential land supply is not exclusively consumed by other uses.

12.131 Land Use Review. Schedule 12-2 shows the specific land uses permitted in each Residential Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone.

12.140 Determining Maximum Residential Density.

- (1) The maximum number of dwelling units (du) allowable under either Base Development Standards or Alternative Development Options shall be determined according to the following formula:

Total Site (Acres) - dedicated public right of way (acres) = Useable Site (Acres) x maximum density allowed by zone (du/acre) = Maximum Dwelling Units allowed on site (round to whole number by dropping all fractions).

- (2) Using the Base Development Standards, the minimum lot size, the particulars of site layout and topography, and the access requirements may result in yielding less than the allowable maximum dwelling units for any given proposal. In this case, the most restrictive requirement shall govern.
- (3) The maximum density for any given zone is not subject to increase using the variance process or the subdivision process. The maximum density for any given zone may be increased only by using, the PUD process, small lot allowance, or density incentives as provided in this Code. ~~or the subdivision option process. The maximum density for any given zone may be increased only by using the density incentives as provided in this Code.~~
- (4) The maximum net density for all residential zones shall be as given in the following schedule. Net density in Schedule 12-4 generally corresponds to the following calculation: ÷Divide the area in an acre (43,460 square feet) by the minimum area per dwelling unit (du) from Column 3 in Schedule 12-5. For example, in the R-2 zone: 43,560 sq ft / 3,500 sq ft minimum land area per dwelling / = 12.44 du/acre.

However, the maximum density measurement of dwellings/acre in Schedule 12-4 provides guidance for other provisions of this code intended to provide greater flexibility for unique site conditions and other issues, such as small lot allowances, cluster lots, and Planned Unit Developments (PUDs).

¹ Maximum <u>Net</u> Residential Density By Zone Schedule 12-4 ^a		
Comprehensive Plan Designation	Zoning Designation	Maximum Density
Low Density <u>(LR)</u>	R-1-12	3.6 <u>3.96</u> du/Acre
	R-1-10	4.4 <u>4.84</u> du/Acre
	R-1-8	5.4 <u>6.22</u> du/Acre
Moderate Density <u>(MR)</u>	R-1-6	8.78 <u>7.1</u> du/Acre
	R-2	11.6 <u>12.44</u> du/Acre
<u>Moderate</u> -High Density <u>(HR)</u>	R-3 <u>(R-3-1)</u>	17.4 du/Acre
	<u>R-3-2</u>	<u>20 du/Acre</u>
High- Rise Density <u>(HRR)</u>	R-4 <u>(R-4-1)</u>	34.8 du/Acre
	<u>R-4-2</u>	<u>34.8 du/Acre</u>
	<u>R-5</u>	<u>50 du/Acre</u>

12.145 Determining Minimum Residential Density

In order to ensure an adequate supply of sites zoned for different housing types at appropriate locations, some residential zones have minimum density requirements. Zones with minimum density requirements are designated on the zoning map with an “M” suffix following the name of the zoning district. This allows ‘legacy’ zones to continue to be subject to the original standards, while most newly zoned properties will meet the newer requirements.

This designation is typically applied only in higher density residential zones. Minimum lot sizes in lower density zones will typically achieve zoned densities with detached housing types. However, in higher density zones, densities will only be achieved with attached and multi-dwelling housing types. Rather than implementing these provisions by prohibiting certain lower-density housing types in higher-density residential zones, this approach allows flexibility. Minimum densities on a site can be met in more than one way: by a single housing type on a lot, each built at the same average density, or by a mix of different housing types where some are at higher density and some are at lower density, resulting in the same average density.

- (1) In a zone with a minimum density requirement designated with an “M” suffix following the name of the zoning district, development shall meet the minimum density provisions of this section, as provided in Schedule 12-4b

<u>Minimum Residential Density By Zone Schedule 12-4b</u>		
<u>Comprehensive Plan Designation</u>	<u>Zoning Designation</u>	<u>Minimum Density</u>
<u>Low Density (LR)</u>	<u>R-1-12</u>	<u>N/A</u>
	<u>R-1-10</u>	<u>N/A</u>
	<u>R-1-8</u>	<u>N/A</u>
<u>Moderate Density (MR)</u>	<u>R-1-6</u>	<u>N/A</u>
	<u>R-2</u>	<u>N/A</u>
<u>Moderate-High Density (HR)</u>	<u>R-3 (R-3-1)</u>	<u>N/A</u>
	<u>R-3-2</u>	<u>N/A</u>
	<u>R-3M (R-3-1M)</u> <u>R-3-2M</u>	<u>12.44 du/Acre</u> <u>12.44 du/Acre</u>
<u>High Density (HRR)</u>	<u>R-4 (R-4-1)</u>	<u>N/A</u>
	<u>R-4-2</u>	<u>N/A</u>
	<u>R-5</u>	<u>N/A</u>
	<u>R-4M (R-4-1M)</u>	<u>20/du/Acre</u>
	<u>R-4-2M</u> <u>R-5M</u>	<u>20 du/Acre</u> <u>20 du/Acre</u>

- (2) **Deductions for Natural Features.** In calculating minimum density requirements, site area within streambanks and riparian setbacks, wetlands and wetland buffers, and slopes over 25% may be deducted from the site acreage before measuring minimum density.
- (3) **Deductions for Public Dedications.** Land dedicated as public right-of-way or public open space as part of a development may be deducted from the site acreage before measuring minimum density.
- (4) **Deductions for Mixed-Use.** In a zone with minimum density requirements, when residential development is part of a mixed-use development together with uses such as office and commercial use, the minimum density requirement may be reduced as follows:
 - 1. Vertical mixed use: Lower-floor non-residential use areas may be calculated as if they had the same number of dwelling units as the residential use on the floor above.
 - 2. Horizontal mixed use on same site: An equivalent deduction to Subsection (1) may be made for horizontal mixed-use on the same site, as would apply if the same mix of uses were configured as vertical mixed use. For example, two 2-story buildings of the same size, where one is a 2-story residential building and the other is a 2-story office building would qualify for the same deduction as two 2-story buildings with residential above commercial.
 - 3. Through a Planned Unit Development, similar deductions may be made as for horizontal mixed-use if the resulting development is on separate sites and the resulting development is consistent with the purpose of the deductions.

12.150 Residential Base Development Standards

12.151 Purpose. The purpose of this Section is to provide the Base Development Standards for all residential uses, including lot size, lot dimension, setbacks, structure height and lot access.

^{5,28}12.152 Lot Requirements

- (1) Minimum lot requirements shall be as given in Schedule 12-5, except as specified in Section 12.152(3)(d) for zero-lot line development for attached housing. ÷

Minimum Residential Lot Requirements Schedule 12-5

Zone	Lot Area One Dwelling Unit in sf (See Note 1) <u>(for detached and multi-family)</u> <u>See 12.152(3)(d) for attached</u>	Area/du Two or More Dwelling Units in sf (See Note 1)	Lot Width in ft (See Note 2)	Front Yard in ft (See Note 3)	Ext. Side/Rear Yard in ft	Side Yard in ft (See Note 4)	Rear Yard in ft (See Note 4)
UR	43,560	43,560	150	20	10 (See Note 5)	10	20
R-1-12	12,000 <u>11,000</u>	12,000 <u>11,000</u>	8075	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-10	10,000 <u>9,000</u>	10,000 <u>9,000</u>	<u>7570</u>	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-8	8,000 <u>7,000</u>	8,000 <u>7,000</u>	7065	20	10 (See Note 5)	6-10 (See Note 6)	6
R-1-6	6,000 <u>5,500</u>	5,000 <u>4,500</u>	6055	20	10 (See Note 5)	6-10 (See Note 6)	6
R-2	5,000	3,750 <u>3,500</u>	50	20	10 (See Note 5)	5	5
R-3 (R-3-1)	5,000	2,500	50	20	10 (See Note 5)	5	5
<u>R-3-2</u>	<u>5,000</u>	<u>2,178</u>	<u>50</u>	<u>20</u>	<u>10</u>	<u>5</u>	<u>5</u>
R-4	5,000	1,250 <u>1,100</u>	50	10 (See Note 5)	10 (See Note 5)	5	5
<u>R-5</u>	<u>5,000</u>	<u>870</u>	<u>50</u>	<u>10</u>	<u>10</u>	<u>5</u>	<u>5</u>

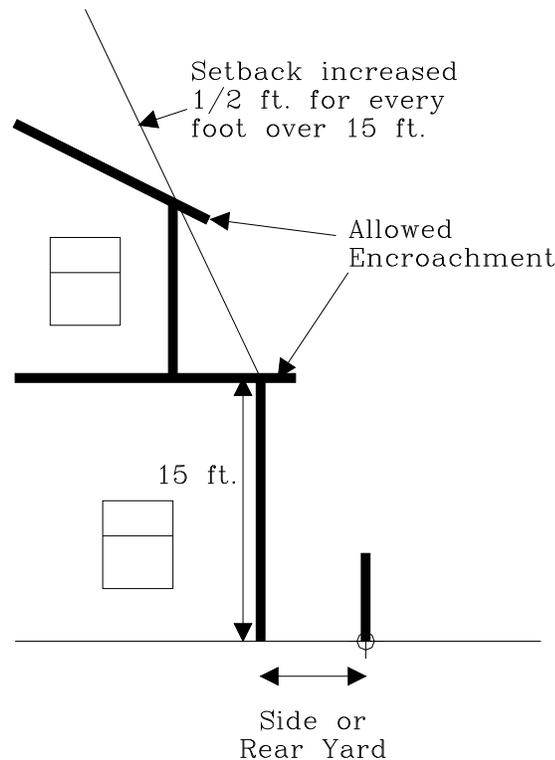
sf = Square Feet
 ft = Linear Feet
 du = Dwelling Unit

Note 1: Where public right-of-way is required to be dedicated from a lot for development permit approval, the area dedicated in excess of that necessary to provide a 60-foot wide right-of-way may be counted towards the minimum lot area. This doesn't apply to more than one lot when property is subdivided.

Note 2: Lot depth shall not be greater than four (4) times its width, exclusive of the flagpole of a flag lot.

²²Note 3: If each property that adjoins an interior side property line of the subject property is developed with a residential structure that has a nonconforming front yard setback, the front yard setback for a single-family residential structure on the subject property may be reduced subject to Subsection (3). See Concept Sketch: Reduced Front Yard Setback

- Note 4: The structure shall be constructed so that any point on the structure is set back from the side and rear property lines the required minimum setback plus one-half (1/2) foot for each foot over fifteen (15) feet that the point is above finish grade. See Concept Sketch: Side and Rear Yard Setback. Also, see Section 12.400 for exceptions to side and rear yard setbacks.
- ^{28/30}Note 5: Garage door and carport openings shall in all cases maintain a minimum setback of twenty (20) feet with the exception of Section 13.300(2).
- Note 6: Side yard setbacks shall be a minimum of six (6) feet, and the sum of the two side yards shall be a minimum of sixteen (16) feet. Any side yards beyond the first two shall be a minimum of six (6) feet.

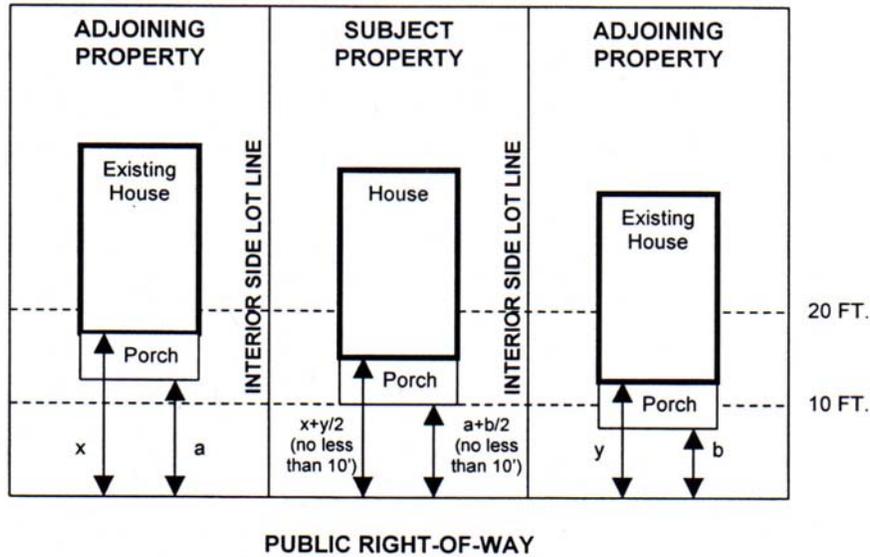


Concept Sketch: Side and Rear Yard Setback

- (2) A lot with frontage on two streets requires only one front yard. For a lot with frontage on more than one street, the applicant shall designate one such frontage as the front yard, and all other frontages shall be designated exterior side or rear yards, as appropriate. See also Article 30, Definitions. Exterior side or exterior rear yards shall be as given in Schedule 12-5.
- ²²(3) If both properties that adjoin the interior side property lines of the subject property are developed with residential structures that have nonconforming front yard setbacks, the front yard setback for a single-family residential structure on the subject

property may be reduced, subject to the following. If the first adjoining property is a flag lot, the setback of the next property that adjoins the flagpole may be considered.

- (1) The subject property must be in a residential zone, and the properties that adjoin the interior side lot lines must be subject to the same front yard setback requirement as the subject property.
- (2) The front yard setback for the single-family residential structure may be reduced to a distance equal to the average setback of the adjoining residential structures, but to no less than 10 feet. If the subject property is a corner lot, the front yard setback for the single-family residential structure may be reduced to a distance equal to the nonconforming setback of the adjoining property along the same public street frontage, but no less than 10 feet.
 - (a) The minimum setback for a front wall of the single-family residential structure shall be the average of the setback of the nonconforming front walls of the adjoining residential structures, but no less than 10 feet.
 - (b) The minimum setback for a covered porch shall be the average of the setback of the nonconforming front walls or nonconforming covered porches of the adjoining residential structures, but no less than 10 feet, measured from the outermost wall or vertical roof support.
- (3) No reduction in front yard setback for a residential structure or other structure shall be permitted based on the setback of a carport or detached accessory structure on an adjoining property.
- (4) A reduction in front yard setback shall only be permitted for a single-family residential structure; however, no reduction in front yard setback shall be permitted for a wall containing a front-facing garage door. No reduction in front yard setback shall be permitted for a carport or a detached accessory structure.
- (5) If the subject property is adjacent to a corner lot, an exterior side yard of the corner lot shall not be considered a nonconforming front yard.



Concept Sketch: Reduced Front Yard Setback

³(4) Compliance with Solar Standards

(a) Solar Setback Standards

Any structure built on a lot to the south of a residentially zoned lot shall comply with the solar setback standards of Section 22.620 of this Code.

(b) Solar Lot Design Standards

All subdivisions in residential zones shall comply with the solar lot design standards of Section 22.630 of this Code.

12.153²³ Height Requirement

- (1) Maximum heights shall be as given in Schedule 12-6.

Maximum Building or Structure Height Schedule 12-6	
Zone	Feet*
R-1-12	35
R-1-10	35
R-1-8	35
R-1-10	35
R-1-8	35
R-1-6	35
R-2	35
R-2	35
R-3 (R-3-1)	35
R-3-2	35
R-4 (R-4-1)	45
R-4-2	45
R-5	45

* Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)		
Roof Pitch	Zone	
	R-1-12, R-1-10, R-1-8, R-1-6, R-2, R-3-1, R-3-2	R-4-1 R-4-2 R-5
5:12 or less	35	45
more than 5:12 up to 6:12	37	47
more than 6:12 up to 7:12	39	49
more than 7:12 up to 8:12	41	51
more than 8:12 up to 9:12	43	53
more than 9:12 up to 10:12	45	55
more than 10:12 up to 11:12	47	57
more than 11:12 up to 12:12	49	59
more than 12:12	51	61

- (2) Exceptions. Residential Zoning District height limitations may be exceeded by the following:

- (a) Farm buildings and structures
- (b) Chimneys
- (c) Church spires, belfries, cupolas and domes
- (d) Flagpoles, masts and aerials
- (e) Firehouse towers
- (f) Elevator shafts

12.154 Access Requirements

- (1) Each residential lot shall have access to a dedicated public street not less than 20 feet in width.
- (2) Where such access is not provided by lot frontage on a dedicated public street, access may be provided by a flagpole running to a dedicated public street other than a minimum access street, as provided in Article 28, Access.

12.155 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Residential Zoning Districts.

(Consolidate 12.156, 12.257, and 12.356)

12.156 Alternate Development Options. Residential Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.**
- (2) Modified Setback Option, Residential Development Standards, Article 22.**
- (3) Variance, Article 6.**
- (4) Cottage Developments, Article 18.**

12.200 Commercial Zoning Districts

12.220 Purpose

⁸12.221 Neighborhood Commercial District (NC). The purpose of the Neighborhood Commercial District is to provide locations for small businesses which serve the retail and personal services needs within residential zoning districts. The businesses are intended to be limited in size to fit into residential patterns of development without creating land use, architectural or traffic conflicts.

12.222 General Commercial District (GC). The purpose of the General Commercial District is to provide for all commercial and professional uses, excepting those uses requiring on-site manufacture or assembly. Performance development standards are designed to protect adjacent uses and development from impact, and the market factors of supply, demand, location and cost are expected to provide commercial development in appropriate types, amounts and relationships.

12.223 Central Business District (CBD). The purpose of the Central Commercial District is to provide appropriate commercial and professional uses for the Central Business District of Grants Pass. Performance development standards are designed to encourage mixed commercial, professional and high-rise residential uses. The Central Business District recognizes and encourages viable and economic uses, while performance development standards and the Downtown Plan act to maintain and enhance the District's unique architecture and historic qualities.

12.224 Office Residential (OR). The purpose of the Office Residential District is to provide for office uses where more intensive retail uses may not be suitable, but the primary purpose is to preserve lands for office uses as the primary use, rather than residential uses as specified in the R-4 zones, where there is a need to maintain those lands for residential use or residential mixed use. However, if office use is provided as a primary use, residential use is also permitted and encouraged as a secondary use on the same site.

⁹~~12.224~~225 Riverfront Tourist Commercial District (RTC). The purpose of the Riverfront Tourist Commercial District is to provide for and to promote special tourist commercial uses adjacent to the Rogue River where either existing or proposed bridges are located. Uses appropriate to the RTC districts would either need to be located adjacent to the river for their existence or utilize the river's scenic quality for economic development. In addition to providing economic opportunity for the City of Grants Pass, these ordinances will preserve the scenic quality wetland habitat and promote river related recreation.

For the purposes of this document, the following descriptions apply:

100-Year Flood Plain: The 100-Year Flood Plain has boundaries determined by the Federal Insurance Administration as the base flood elevation for purposes of flood plain management and is the level at which a flood may occur every 100 years with a one percent (1%) chance of occurring annually.

River Bank: The area that extends out from the mean high water line, measured between June 1 and September 1, as determined by survey. The width of the river bank is the width of the river floodway, or fifty (50) feet from the survey point, whichever is greater.

Floodway: Floodways are stream corridors designed to conduct waters of a 100-year flood out of the area as fast as possible. They are not necessarily a natural feature.

River Corridor: The river corridor establishes the location of the Scenic Overlay Zone and is covered by the same area as the 100-Year Flood Plain.

There are three subdistricts for the RTC zone located approximately at Grants Pass Parkway (Third Bridge crossing), at the Sixth and Seventh St. Bridge crossings and at the future Fourth Bridge crossing. Each of these subdistricts has special characteristics, due to the existing land uses and development patterns and their locations within the City's Urban Growth Boundary.

- (1) River Tourist Commercial District-I (RTC-I). The RTC-I is within an established single- and multi-dwelling residential area. Therefore, it is the purpose of this subdistrict to promote residentially scaled development which will complement these residences. Further, this subdistrict is adjacent to wetland environment, which will necessitate special protection and limited access to the river.
- (2) Riverfront Tourist Commercial District-II (RTC-II). The RTC-II District is located next to the downtown and Central Business District of Grants Pass. The purpose of this subdistrict is to encourage both high quality building density and visitor-serving activities which allow the beauty of the river to be seen. The scale and architectural character must have an urban ambience and sophistication.
- (3) Riverfront Tourist Commercial District-III (RTC-III). The RTC-III District is directly related to the County Fairgrounds/Race Track and the Riverside West All Sports Park. Affordable visitor-serving activities and commercial recreation development are desired. These activities should occur in a park-like setting.

12.230 Commercial Land Uses and Review Procedures

12.231 Land Use Review. Schedule 12-2 shows both the specific and general categories of land uses permitted in each Commercial Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone, except for the Riverfront Tourist Commercial (RTC) Districts, which are provided in Schedule 12-3.

12.232 Riverfront Tourist Commercial Zones. The Riverfront Tourist Commercial Zones require special review procedures due to the uniqueness and the environmental sensitivity of these districts. The review procedures apply to RTC-I, II and III.

Prior to the Planning Commission hearing for the Type III Review, all projects will be reviewed by the "Riverfront Review Board," Section 21.211. The Riverfront Review Board (RRB) will make specific recommendations to the Planning

Commission on all RTC applications. Projects are defined in this situation as follows:

1. Requiring a Building or Development Permit
2. Alteration or removal of riparian vegetation within the 100-Year Flood Plain must be approved by the RRB
3. Grading of more than 50 cubic yards of soil within the RTC Districts
4. Removal of trees (with six (6) inch diameter at four-and-a-half (4-1/2) feet high or greater) within the RTC Districts.

12.240 Residential Densities in Commercial Zones

^{20,29}12.241 New Residential Dwelling Units. New residential dwelling units may be permitted in the General Commercial, ~~and~~ Central Business Districts District, and Office Residential zones, as specified in Schedule 12-2. No minimum or maximum density standard applies in these districts. In commercial zones where exclusively residential use is permitted, ~~R~~residential Development development in the GC zone must meet the applicable Residential Development Standards of Article 22 for the R-3 zone. If part of a mixed-use development, the development shall meet the standards of Article 20. Residential development in the RTC zones is permitted as noted below.

12.242 Existing Residential Dwelling Units. Existing residential dwelling units are permitted in all Commercial Zones, provided there is no increase in density. For any increase in density within existing residential dwelling units, Section 12.241 shall apply.

12.243 Residential Density Within the RTC-I District. The RTC-I District allows for residential development up to R-3 densities or 17.4 dwelling units/acre.

²⁹12.244 Residential Development in the RTC-III District. Maximum of two (2) single-family dwellings are permitted within the RTC-III zone with a minimum parcel size of 4.42 acres. Residential development is subject to the Residential Design Standards in Article 22.

12.250 Commercial Base Development Standards

12.251 Purpose. The purpose of this Section is to provide the Base Development Standards for all commercial uses, including lot size, lot dimension, setbacks, structure height and lot access.

12.252 Lot Requirements.

- (1) Minimum lot size and dimensions and front, side and rear yard setbacks shall be as given in Schedule 12-7.

Minimum Commercial Lot Requirements Schedule 12-7

Zone	Lot Area in sf	Lot width in ft	Lot Depth in ft	Front yard in ft	Exterior Side/Rear yard in ft	Side yard	Rear yard	Lot Coverage
NC	No min. 21,780 max*	25	100	20	10	None**	None**	35% Max
GC	None	25	100	10 (See Note 1)	10 (See Note 1)	None**	None**	None
CBD	None	None	None	None	None	None**	None**	None
OR	<u>None</u>	<u>25</u>	<u>100</u>	<u>10</u> (See Note 1)	<u>10</u> (See Note 1)	<u>None**</u>	<u>None**</u>	<u>None</u>
RTC	None+	None	None	None	None	None**	None**	None

Legend:

- sf = Square Feet
ft = Linear Feet
Max. = Maximum Requirement; otherwise given as minimum requirement.
* = Maximum square footage for contiguous commercially- zoned lot area, regardless of ownership.
- ** = See Landscape and Buffering Requirements when adjacent to residential zones.
- + = Minimum parcel size for residential use in the RTC-III zone is 4.42 acres

Note 1: For residential development within the GC zone, garage door and carport openings shall maintain a minimum setback of twenty (20) feet with the exception of Section 13.300 (2).

- (2) A lot with frontage on two or more streets requires only one front yard. The applicant shall designate one such frontage as the front yard, and all other frontage yards shall be designated exterior side or rear yards, as appropriate. See also Article 30, Definitions. Exterior side or rear yards shall be as given in Schedule 12-12.

12.253 Lot Requirements for RTC Districts

- (1) Lot Area, Width and Depth for RTC Districts. There are no minimum sizes for lots within the RTC Districts.
- (2) RTC Front and Rear Setbacks. Concept Sketch: RTC District Setbacks delineate the setback requirements for the RTC Zone Districts. These requirements shall supersede the requirements of Section 24.341, Stream Corridor Setback.

- (3) RTC Side Yard Setback. Consideration shall be given to view corridors by the RRB. However, the minimum side yard set back adjacent to a residential zone is 20 feet for the first floor and an additional 10 feet for each extra floor (Refer to Concept Sketch: RTC District Setbacks). No structures or parking may occur in the 20-foot setback area.

A 20-foot wide landscaping area shall be provided according to Section 23.034, Type D: Buffering Between Zones.

- (4) RTC Lot Coverage for Buildable Area (with setbacks)

RTC-I: None

RTC-II: None

RTC-III: None

- (1) Maximum heights shall be as given in Schedule 12-8.

Maximum Building or Structure Height Schedule 12-8		
Zone	Stories	Feet***
NC	2 1/2*	35*
GC	N/A*	35*
CBD	N/A*	100
<u>OR</u>	<u>N/A</u>	<u>35</u>
RTC-I	3**	45**
RTC-II	4**	65**
RTC-III	2 1/2**	35**
*The most restrictive shall apply. **The least restrictive shall apply		

- *** Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)					
Roof Pitch	Zone				
	NC, GC*	CBD	RTC-1**	RTC-2**	RTC-3**
5:12 or less	35	100	45	65	35
more than 5:12 up to 6:12	37	102	47	67	37
more than 6:12 up to 7:12	39	104	49	69	39
more than 7:12 up to 8:12	41	106	51	71	41
more than 8:12 up to 9:12	43	108	53	73	43
more than 9:12 up to 10:12	45	110	55	75	45
more than 10:12 up to 11:12	47	112	57	77	47
more than 11:12 up to 12:12	49	114	59	79	49
more than 12:12	51	116	61	81	51

- (2) Exceptions. Commercial Zoning District height limitations may be exceeded by the following:
- Farm buildings and structures
 - Chimneys
 - Church spires, belfries, cupolas and domes
 - Flagpoles, masts and aerials
 - Firehouse towers

- (f) Elevator shafts and cooling towers
- (g) Outdoor theater screens
- ²³(Hh) Hospitals, provided that no hospital shall exceed a height of 55 feet, with additional height permitted for a roof pitch over 5:12 as provided above.

12.255 Access Requirements

- (1) Each commercial lot shall have access to a dedicated public street across its entire frontage.
- (2) Flagpoles do not constitute frontage for commercial lots. See Section 12.256 for Alternative Development Options.

12.256 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Commercial Zoning Districts.

- (1) RTC Development Standards. Articles 23 through 27 are to be supplemented by Article 21, RTC Development Standards.

²⁰(2) Parking Lot Location in the CBD zone. In the CBD zone, all surface lots shall be located at the rear or side of the building. Where it is not possible to provide parking behind the building, parking may be located along the side of the building providing it comprises no more than 50% of the site frontage of the primary street. The Review Body may waive this requirement if the applicant demonstrates that parking in those locations would not allow reasonable use of the site due to lot configuration, physical site conditions, site access restrictions, or similar site constraints; would pose a risk to public safety by restricting visibility of the lot from the street; or that parking in front of the building would better implement the purpose of this district by, for instance, enabling shared parking or providing superior pedestrian access. Parking areas allowed in front of buildings shall, where possible, be located adjacent to an existing parking area to enable shared parking.

²⁰(3) Building Orientation in the CBD zone. Buildings shall be set back no more than 10' from the property line facing a public or private street, except where parking is allowed in front of the building per Section 12.256(2). Minimum setbacks shall preserve intersection sight distance to ensure safe ingress/egress. A building's main entrance shall be oriented to a street or pedestrian-oriented plaza or park.

12.257 Alternative Development Options. Commercial Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.
- (2) Variance, Article 6.

12.300 Industrial Zoning Districts

12.320 Purpose

12.321 Business Park District (BP). The purpose of the Business Park District is to provide a mixed-use zone for light industrial and commercial uses. Retail trade is permitted as an accessory use or when determined to be compatible with, or can be made compatible with, light industrial or wholesale trade uses via a discretionary review process. Performance Development Standards are designed to ensure the compatibility of the light industrial uses with the commercial uses, and the compatibility with adjacent Commercial and Residential Zoning Districts.

12.322 Industrial Park District (IP). The purpose of the Industrial Park District is to provide for light industrial uses in a campus-like setting. High Performance Development Standards assure compatibility among Industrial Park users and the compatibility with adjacent commercial and residential uses.

12.323 Industrial District (I). The purpose of the Industrial District is to provide for those industrial uses with heavier impacts upon their surroundings and the need for outdoor functions. Performance standards are less than required for other industrial districts and graduated buffering standards ensure compatibility with neighboring zones of lesser intensity of use. It is the express intent of the Industrial District to maintain lands for industrial use, with commercial and residential uses limited to those uses accessory to industrial development.

12.330 Industrial Land Uses and Review Procedures

12.331 Land Use Review. Schedule 12-2 shows *both the specific and general* categories of land uses permitted in each Industrial Zoning District, subject to all provisions of this Code and the review procedure associated with each use and zone.

12.340 Residential Uses in Industrial Zones

12.341 New Residential Dwelling Units. New residential dwelling units are not permitted in any Industrial Zone, except those units serving a direct industrial function, such as a watchman's cottage. In no case shall there be more than one such unit per industrial use or lot.

12.342 Existing Residential Dwelling Units. Existing residential dwelling units are permitted in all Industrial Zones, provided there is no increase in density.

12.350 Industrial Base Development Standards

12.351 Purpose. The purpose of this Section is to provide the Base Development Standards for all industrial uses, regulating lot size, lot dimension, setbacks for structures on the lot, structure height and lot access.

²⁵12.352 Lot Requirements. Minimum lot size and dimensions, front, side and rear yards, and building setbacks shall be as given in Schedule 12-9:

²⁵ Minimum Industrial Lot Requirements Schedule 12-9

Zone	Lot Area	Lot Width in ft	Lot Depth in ft	Front Yard/ Bldg Setback in ft*	Exterior Side & Rear Yard/ Bldg Setback in ft*	Side Yard/ Bldg Setback in ft*	Rear Yard/ Bldg Setback in ft*	Max. Lot Coverage
BP	None	25	100	10	10	None	None	None
IP	None	25	100	20	10	15	20	50%
I	None	25	100	10	10	None	None	None

Legend:

- ft = Linear Feet
- Max. = Maximum Requirement; otherwise given as minimum requirement.
- * = See landscape and buffering requirements when adjacent to residential, commercial, and indoor industrial zones and uses of lesser intensity, or corner lots.

12.353 ²³Height Requirements

- (1) Maximum heights shall be as given in Schedule 12-10.

Maximum Industrial Height Schedule 12-10	
Zone	Maximum Building or Structure Height*
BP	45 ft.
IP	45 ft
I	45 ft.

- * Any gabled or hipped roof feature with a pitch over 5:12 may exceed the maximum height by two additional feet for each additional unit of rise per 12 units of run, up to a maximum of 16 additional feet:

Additional Height for Roof Pitch >5:12 (measured from reference datum to highest point of roof)	
Roof Pitch	Zone
	BP, IP, I
5:12 or less	45
more than 5:12 up to 6:12	47

more than 6:12 up to 7:12	49
more than 7:12 up to 8:12	51
more than 8:12 up to 9:12	53
more than 9:12 up to 10:12	55
more than 10:12 up to 11:12	57
more than 11:12 up to 12:12	59
more than 12:12	61

(2) Exceptions. Industrial Zoning District height limitations may be exceeded by the following:

- (a) Farm buildings and chimneys
- (b) Chimneys not exceeding 100 feet in height
- (c) Flagpoles, masts and aerials
- (d) Firehouse towers
- (e) Elevator shafts and cooling towers

12.354 Access Requirements

- (1) Each industrial lot shall have access to a dedicated public street across its entire frontage.
- (2) Flagpoles do not constitute access for industrial lots. See Section 12.356 for Alternative Development Options.
- (3) Retail trade uses proposed to locate in the Business Park Zone must demonstrate adequate street capacity as per the City's Traffic Management Plan.

12.355 Other Requirements. All relevant procedures and standards of this Code apply to use and development within Industrial Zoning Districts.

12.356 Alternative Development Options. Industrial Development other than as provided in these Base Development Standards may be pursued by the following procedures of this Code:

- (1) Planned Unit Development, Article 18.
- (2) Minor Variance, Section 6.020.
- (3) Major Variance, Section 6.030.

¹⁹12.400 General Exceptions to Setback Requirements.

All buildings and structures shall meet the minimum setbacks or separations of this code, except as provided elsewhere in this Code or as follows:

- (1) Architectural features and mechanical equipment attached to the building, such as an eave, balcony, chimney, or window air conditioning unit, may extend up to two feet into a required setback. A fire resistant gutter may extend an additional three inches into a required setback.
- (2) Structures less than six feet high, including railings, may be placed in an interior yard, provided a three foot wide exiting path is maintained as required by the applicable Building Code, and provided the yard is not a required buffer strip per Section 23.034, or a stream corridor setback as per Section 24.340.
- (3) Uncovered porches, decks, stairways, and ramps may encroach up to five feet into a required exterior yard, except that no such structure shall be less than eight feet from a right-of-way line.
- (4) Public utilities such as transformers, utility poles, pump stations, irrigation structures, and reservoirs are not subject to setback requirements.
- (5) Structures less than three feet high may be placed in a required exterior yard, provided not more than 10 percent of the yard area is covered by such structures.
- (6) Hand rails and protective railings may be located within an exterior yard provided they are not more than six feet above grade.
- (7) Signs as permitted in Article 26 and fences as in Section 23.037 may be located in a required yard.
- (8) Retaining walls may be installed as necessary due to topography.
- (9) No items for sale or storage shall be placed within an existing exterior yard or required landscaped area.
- (10) Nothing listed above shall be construed to allow any structure to be constructed over or to extend over a property line.

12.410 Installation of Structure in Public Right-of-Way.

No structure shall be installed in a public right-of-way without permission from the agency responsible for the right-of-way and the City of Grants Pass.

¹ Revised 3-6-96
² Revised 1-3-96
³ Revised 1-3-96
⁴ Revised 1-3-96
⁵ Revised 2-7-96
⁶ Revised 3-6-96

7 Revised 3-6-96
8 Revised 11-9-98
9 Revised 1-3-96
10 Revised 2-7-96
14 Revised 3-20-97
15 Revised 3-6-96; 5-1-02
16 Revised 12-19-94
17 Revised 3-6-96
18 Revised 3-6-96
19 Revised 10-19-94, 3-6-96
20 Revised 9-4-02
21 Added 8-6-03 (Ordinance 5186)
22 Added 12-17-03 (Ordinance 5205)
23 Revised 2-4-04 (Ordinance 5213)
24 Revised 5-20-05 (Ordinance 5285)
25 Revised 5-20-05 (Ordinance 5286)
26 Added 4-16-08 (Ordinance 5442)
27 Revised 5-6-09 (Ordinance 5487)
28 Revised 5-20-09 (Ordinance 5489)
29 Revised 3-7-12 (Ordinance 5551)
30 Revised 1-16-2013 (Ordinance 5567)

24 Schedule 12-2. Permitted Uses and Site Plan Review Procedures

	Zoning Districts															
	Residential									Commercial				Industrial		
	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I

General activities not covered below, exempt from Development Permit	P-I-EX. See Section 2.033															
General activities not covered below, requiring an administratively issued use permit	P-I-AU. See Section 2.034															
General activities not covered below, where Building Permit serves as Development Permit	P-I-A. See Section 2.035															

	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I
1) Agriculture																
a) Intensive	-	-	-	-	!	-	!	!	-	-	!	-	!	P-I-EX	P-I-EX	P-I-EX
b) Non Intensive	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX	P-I-EX
c) Forestry	-	-	-	-	!	-	!	!	-	-	!	-	!	-	-	-

	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I
2) Residential Dwelling Unit																
a) Existing	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)	P-I-A (e)
b) New																
1. Detached (1)	P-I-A	P-I-A	P-I-A	P-I-A	PUD	P-I-A	PUD	PUD	-	P-I-A	PUD	P-I-A	PUD	-	-	-
2. Accessory Dwelling Unit, per 22.720	S-I-A	S-I-A	S-I-A	S-I-A	PUD	S-I-A	PUD	PUD	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C	=	=	=
3. Detached (2)	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
4. Attached (2 units/ 1 zero-lot line), per 22.700	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
5. Attached (3 or more units/ 2 or more zero-lot lines), per 22.700	PUD	PUD	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	-	P-I-C	S-I-C	P-I-A	S-I-C	-	-	-
6. Duplex	PUD	P-II	P-I-A	P-I-A	P-I-A	P-I-A	S-I-A	S-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
7. Multi-Dwelling, building or complex (3 or more units)	PUD	PUD	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	-	P-I-C	S-I-C	P-I-C	S-I-C	-	-	-
8. Upper Story Residential, Mixed-Use, per XX	PUD	PUD	PUD	PUD	PUD	P-II	P-II	P-II	S-I-C	S-I-C	S-I-C	S-I-C	S-I-C			
9. Manufactured Housing																
"A" Individual Lot	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	-	P-I-A	S-I-A	P-I-A	PUD	-	-	-
"B" Manufactured Dwelling Park	-	-	P-III (d)	P-III (d)	P-III (d)	P-I-C	P-I-C	P-I-C	-	-	!	-	!	-	-	-
"C" Health Condition	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	S-II	P-II	S-II	-	-	-
c) Group Quarters, per 14.700	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-II	P-II	P-II	!	!	!	P-II	!	-	-	-

	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I
d) Home Occupation																
1. Occupational Use, per 14.211	PS-I-EX	PS-I-EX	PS-I-EX	PS-I-EX	PS-I-EX	PS-I-EX	PS-I-EX	PS-I-EX	PS-I-EX (f)	PS-I-EX	S-I-EX	PS-I-EX	S-I-EX	PS-I-EX (f)	PS-I-EX (f)	PS-I-EX (f)
2. Minor, per 14.220	PS-I-AU	PS-I-AU	PS-I-AU	PS-I-AU	PS-I-AU	PS-I-AU	PS-I-AU	PS-I-AU	PS-I-AU (f)	PS-I-AU	S-I-AU	PS-I-AU	S-I-AU	PS-I-AU (f)	PS-I-AU (f)	PS-I-AU (f)
3. Major, per 14.220	PS-II	PS-II	PS-II	PS-II	PS-II	PS-II	PS-II	PS-II	PS-I-C (f)	PS-I-C	S-I-C	PS-I-C	S-I-C	PS-I-C (f)	PS-I-C (f)	PS-I-C (f)
e) Residential Accessory -Building -Use	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX (e)	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PS-I-A PS-I-EX	PUD	P-I-A P-I-EX (e)	P-I-A P-I-EX (e)	P-I-A P-I-EX (e)
f) Transient Quarters	-	-	-	-	!	-	!	!	-	-	!	-	!	P-III	-	P-III
g) Residential Home, per 14.510	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A (f)	P-I-A	P-I-A	P-I-A	PUD	P-I-A (f)	P-I-A (f)	P-I-A (f)
h) Residential Facility, per 14.521	P-II	P-II	P-II	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	P-I-C	PUD	-	-	-
i) Dwelling, Accessory	!	!	!	!	!	!	!	!	P-I-C	P-I-C	P-I-C	P-I-C	!	!	!	!
3) Trade																
a) Retail Indoor	-PUD (j)	PUD (j)-	P-II	P-(a)	P-(a)	P-(a)	!	P-(b)	-	-						
b) Retail Outdoor	-	-	-	-	!	-	!	!	-	P-(a)	P-(a)	-	!	P-(b)	-	-
c) Wholesale	-	-	-	-	!	-	!	!	-	P-(a)	P-(a)	-	!	P-(b)	-	-
d) Itinerant Use, per 14.120	-	-	-	-	!	-	!	!	-	P-I-AU	P-I-AU	P-I-AU	P-I-AU	-	-	-

	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I
4) Services																
a) Professional Office	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	P-II	PS-II	PS-II	-	P-(a)	P-(a)	P-(a)	P	P-(b)	P*-(b)	-
b) Business Office	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	-	P-(a)	P-(a)	P-(a)	P	P-(b)	-	-
c) Limited Office	P-II	P-II	P-II	P-II	P-II	P-II	S-II	S-II	-	-	!	-	!	-	-	-
d) Repair/Maintenance, Commercial	-	-	-	-	!	-	!	!	-	P-(a)	P-(a)	P-(a)	!	P-(b)	-	P-(b)
e) Auto Service Station	-	-	-	-	!	-	!	!	-	P-(a)	P-(a)	-	!	P-(b)	-	-
f) Eating/Drinking Establishment	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	P-(a)	P-(a)	P-(a)	P-(a)	!	P-(b)	-	P-(b)
g) Hotel/Motel	-	-	-	-	!	-	!	!	-	P-(a)	P-(a)	P-(a)	!	-	-	-
h) RV Parks	-	-	-	-	!	-	!	!	-	P-III	P-III	-	!	-	-	-
i) Day Care/Family, per 14.310	PS-I-A	PS-I-A	PS-I-A	PS-I-A	PS-I-A	PS-I-A	PS-I-A	PS-I-A	PS-I-A (f)	PS-I-A	PS-I-A	PS-I-A	PUD	PS-I-A (f)	PS-I-A (f)	PS-I-A (f)
j) Day Care/Group, per 14.320	P-II	P-II	P-II	P-II	P-II	P-II	P-II	P-II	-	P-II	P-II	P-II		P-II	P-II	P-II
k) Group Care	PUD (j)-	PUD (j)-	PUD (j)-	P-III	P-III	P-III	P-III	P-III	-	P-(a)	P-(a)	P-(a)		-	-	-
l) Hospitals	-	-	-	-	!	P-III	S-III	S-III	-	P-III	P-III	-	!	-	-	-
m) Vet. Clinics	-	-	-	-	!	-	!	!	-	P-(a)	P-(a)	-	!	P-(b)	-	-
n) Commercial Accessory -Building -Use	- -	- -	- -	- -	! !	- -	! !	! !	PS-(g) PS-EX	PS-(g) PS-EX	PS-(g) PS-EX	PS-(g) PS-EX	S-(g) S-EX	PS-(g) PS-EX	-	-
o) Bed & Breakfast, per 14.420	P-III	P-III	P-III	P-III	P-III	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	!	-	-	-
p) Voluntary Parking -Local Impact -Area Impact	- -	- -	P-II P-III	P-II P-III	P-II P-III	P-II P-III	! !	! !	- -	- -	! !	- -	! !	- -	- -	- -

	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I
q) Personal Service	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	PUD (j)-	P-II	S-II	S-II	P-(a)	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
5) Recreation																
a) Residential -Local Impact -Area Impact	P-I-C P-III	P-I-C P-III	P-I-C P-II	P-I-C P-II	P-I-C P-II	P-I-C P-II	S-I-C S-II	S-I-C S-II	- -	- -		- -		- -	- -	- -
b) Commercial -Local Impact -Area Impact	- -	- -	- -	- -		- -			P-(a) -	P-(a) P-(a)	P-(a) P-(a)	P-(a) P-(a)		P-(b) P-(b)	- -	- -
c) Athletic Clubs	-	-	-	-		-			-	P-(a)	P-(a)	P-(a)		P-(b)	P-(b)	P-(b)
6) Public																
a) Minor Public	P-III (h)	P-III (h)	P-II (h)	P-II (h)	P-II (h)	P-II (h)	P-II (h)	P-II (h)	P-(a) (h)	P-(a) (h)	P-(a) (h)	P-(a) (h)	P-(a) (h)	P-(b) (h)	P-(b) (h)	P-(b) (h)
b) Major Public	-	-	-	-		-			-	-		-		P-(b)	P-(b)	P-(b)
c) Schools	P-III	P-III	P-III	P-II	P-II	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)		P-(b)	-	-
²⁷ d) Religious Assembly	P-II	P-II	P-II	P-I-C	P-I-C	P-I-C	S-I-C	S-I-C	P-(a)	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	P-(b)	P-(b)
²⁷ e) Cultural Exhibit and Libraries	P-III	P-III	P-III	P-II	P-II	P-II	S-II	S-II	P-(a)	P-(a)	P-(a)	P-(a)		P-(b)	P-(b)	P-(b)
f) Cemeteries	P-III	P-III	P-III	-		-			-	-		-		P-(b)	-	-
g) Mortuaries	-	-	-	-		P-III			-	P-(a)	P-(a)	-		P-(b)	-	-
h) Lodges	P-III	P-III	P-III	P-II	P-II	P-II	S-II	S-II	-	P-(a)	P-(a)	P-(a)	P-(a)	P-(b)	-	-
i) Commercial Parking	-	-	-	-		-			-	P-(a)	P-(a)	P-(a)		P-(b)	-	-

	LR	MR		HR		HRR			Comm					Emp		
Land Use Types	R-1-12 R-1-10 R-1-8	R-1-6	R-2	R-3 (R-3-1)	R-3-2	R-4 (R-4-1)	R-4-2	R-5	NC	GC (GC-1)	GC-2	CBD	OR	BP	IP	I
c) Façade-Mounted Antenna	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-II	C-I-C	C-I-C	C-I-C	C-I-C
d) Collocated Antenna on Existing Transmission Tower or Other Structure Other Than Building Rooftop or Facade	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-II	C-I-C	C-I-C	C-I-C
e) Ancillary Facilities Located Within an Existing Permanent Permitted Structure	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A	P-I-A

Table Legend:

- P =Permitted Use
- S =Secondary Use. Secondary uses are allowed as a permitted use, but only when provided in conjunction with permitted uses as specified in Section XX
- =Use Not Permitted
- X =Use Specifically Prohibited (Uses defined in Article 30 as “Industrial, Prohibited”)
- C =Use Conditionally Permitted (See Article 16)
- PUD =Planned Unit Development

- I-EX =Type I Procedure, Exempt from Development Permit Review, Section 2.033
- I-AU =Type I Procedure, Administrative Use Permit Review Only, Section 2.034
- I-A =Type I Procedure, Building Permit Serves as Development Permit, Section 2.035
- I-B =Type I Procedure, Director’s Decision without Comment Period, Section 2.036
- I-C =Type I Procedure, Director’s Decision with Comment Period, Section 2.037
- II =Type II Procedure, Hearings Officer’s Decision, Section 2.040
- III =Type III Procedure, Planning Commission’s Decision, Section 2.050
- IV-A =Type IV Procedure, City Council Decision without Planning Commission Recommendation, Section 2.060
- IV-B =Type IV Procedure, City Council Decision with Planning Commission Recommendation, Section 2.060
- V =Type V Procedure, Joint Board of County Commissioners & City Council Decision with Planning Commission Recommendation, Section 2.070
- * =Professional Office use permitted in the Industrial Park District only when subject property is located within the Medical Overlay District.

Table Notes:

- (a) A Type II Procedure is required if the subject property adjoins a residential zone, otherwise a Type I-C Procedure is required.
- (b) A Type II Procedure is required if the subject property adjoins a residential or commercial zone, otherwise Type I-C Procedure is required.
- (c) Type I-A, except the following are exempt (Type I-EX): operation, maintenance, repair, and preservation of existing transportation facilities; dedication or public acquisition of rights-of-way and easements; authorization of construction and construction of facilities and improvements, where the improvements are within the existing right-of-way or easement area or are consistent with clear and objective dimensional standards; and emergency measures necessary for the safety and protection of property.

- (d) Manufactured Dwelling Parks are not permitted in commercial or industrial zones or commercial or industrial Comprehensive Plan land use districts. Siting of an individual home within an approved manufactured dwelling park requires a Type I-A procedure.
- (e) An existing residential dwelling unit is a permitted use in this zone. In zones where a new residential dwelling unit is not a permitted use, this provision allows the existing residential dwelling unit to continue or expand without being subject to the nonconforming use provisions of the Development Code. There may be nonconforming development provisions that are applicable. If an existing dwelling unit is removed in a zone where a new dwelling unit is not permitted, it shall not be replaced.

In zones where a new residential dwelling unit is not a permitted use, this provision does not allow for expansion that increases the number of dwelling units.

In zones where a new residential dwelling unit is not a permitted use, this provision allows for a new residential accessory structure or accessory use associated with the existing residential dwelling.

- (f) These uses are permitted within an existing dwelling unit only, since a new dwelling unit is not permitted in the zoning district.
- (g) A commercial or industrial accessory building of 400 square feet or less that comprises less than 25 percent of the existing floor area of buildings and meets the definition of a minor modification in Section 19.058 of this Code is reviewed through a Type I-A procedure. All other commercial or industrial accessory buildings are subject to the applicable site plan review procedures.
- (h) A Type I-A Procedure is required for water and sewer pump stations. All other minor public facilities are reviewed through the procedure specified in the table.

(i) A Type III Procedure is required if the tower height exceeds the zone height limit, otherwise a Type II Procedure is required.

~~(j)~~ Trade and service uses permitted through a PUD in residential zones are subject to the limitations in Article 18.

~~(k)~~ In the R-4-2 and R-5 zones, office uses are Secondary Uses, See Section 12.050

~~(l)~~ In the GC-2 zone, residential uses are Secondary Uses, See Section 12.050

~~(m)~~ In the OR zone, residential uses are Secondary Uses, See Section 12.050

~~(n)~~ In the NC zone, upper-story residential uses are Secondary Uses, See Section 12.050

(Upon final decision, update note numbering in this section)

13.500. Zoning Transition Overlay District.

13.510. Purpose.

13.520. Zoning Transition Overlay District Created.

13.530. Effect.

13.510. Purpose and Intent

As part of the growth management planning for the 2013-2033 planning period, the work included amendments to the Comprehensive Plan Map and Zoning Map designations for lands inside the existing Urban Growth Boundary (UGB) to allow for greater use of properties. To comply with requirements of state law (the 'Transportation Planning Rule'), the map amendments were implemented in two phases.

The Zoning Transition Overlay District is temporary, established to implement the first phase of the map amendments.

First Phase (Effective upon adoption of the overlay district).

- The Comprehensive Plan Map Designations are amended.
- The subject properties within the Overlay District retain their base zoning and can be used and developed in accordance with the base zoning and standards.
- In addition, an overlay zone will be created that provides additional options for the subject properties to develop in accordance with the new overlay zoning, subject to some additional requirements for traffic analysis and traffic issues as provided in this Section.

Second Phase (Effective upon adoption of the updated Transportation System Plan estimated at approximately 18 months to 2 years from adoption of the overlay district).

- As part of the growth management planning for the next 20 years, the Transportation System Plan (TSP) will be updated based on the land use planning and changes. The plan will identify necessary transportation projects for the planning period based on future land use assumptions. That work may take between 18 months and 2 years, but could be completed in a shorter or longer time.
- When the updated TSP Transportation System Plan (TSP) is adopted, the overlay zoning will become the new base zoning for the subject properties, and the old base zoning and this overlay will be repealed.

Example:

A property is zoned R-3. It is located within an area designated on the Overlay District map with R-4 overlay zoning. The property can be developed with uses permitted in the R-3 zone subject to the development standards of the R-3 zone, with no difference. If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required on the 'opening day' of the use.

In addition, while the Overlay is in effect, it allows the property to be developed with uses permitted in the R-4 zone, subject to the development standards of the R-4 zone, and subject to additional requirements related to traffic. If the proposed use and development generate more traffic than use and development permitted in the R-3 zone, the applicant would be required to conduct any necessary traffic analysis and provide any mitigation that would be required as if the property was being rezoned from R-3 to R-4 (and the Comprehensive Plan map was being

changed from HR to HRR). If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required at a future 20-year date.

Once the Transportation System Plan (TSP) update is adopted, the property will no longer have R-3 base zoning. The R-4 overlay zoning becomes the new base zoning, and the overlay is repealed and no longer has any separate effect. The property can be developed with uses permitted in the R-4 zone subject to the development standards of the R-4 zone, with no difference. If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required on the 'opening day' of the use.

13.520. Zoning Transition Overlay District Created.

There is hereby created a "Zoning Transition Overlay District" ("Overlay"). The Overlay shall be denoted on the official zoning maps and shall clearly identify the subject properties and the overlay zoning of the subject properties.

13.530. Effect.

1. **Phase 1: Existing Base Zoning.** Properties within the Overlay retain their base zoning and can still be used and developed with uses permitted in the base zoning district in accordance with the zoning, standards, and requirements of the base zoning district.
2. **Phase 1: Overlay Zoning.** Properties within the Overlay can be used and developed with uses permitted in the overlay zoning district in accordance with the zoning, standards, and requirements of the overlay zoning district, subject to the following:

If the traffic generation of a proposed use or development permitted by the overlay zoning would exceed the traffic generation that could occur under the current zoning, the applicant may be required to conduct the same type of traffic analysis and provide the same type of mitigation that would be required for a Comprehensive Plan map amendment and zoning map amendment from the base zoning designation to the overlay zoning designation. Typically, if traffic analysis and mitigation are required for a permitted use, they are based on 'opening day' of the use, while they must usually be based on 20-year future conditions for a Comprehensive Plan map and zoning map amendment.

3. **Phase 2: Change of Base Zoning and Termination of Overlay District.** Effective upon adoption of the updated Transportation System Plan (TSP), the overlay zoning designated on the Overlay District map shall become the new base zoning for the subject properties. The previous base zoning shall thereby be repealed, and the Overlay District shall be repealed, having no separate overlay zoning or effect separate from the new base zoning.

Therefore, after adoption of the TSP update, any traffic analysis and mitigation shall be as required for the use and development permitted by the new zoning. Typically, these are based on 'opening day' of the use.

Article 30

Modify the following definitions:

Article 30:

~~**Dwelling, Accessory:** A dwelling unit attached to a commercial building and on the same lot as a commercial use in a commercial zone.~~

Draft Definition Prepared by Angelo Planning:

Accessory Dwelling Unit (ADU):

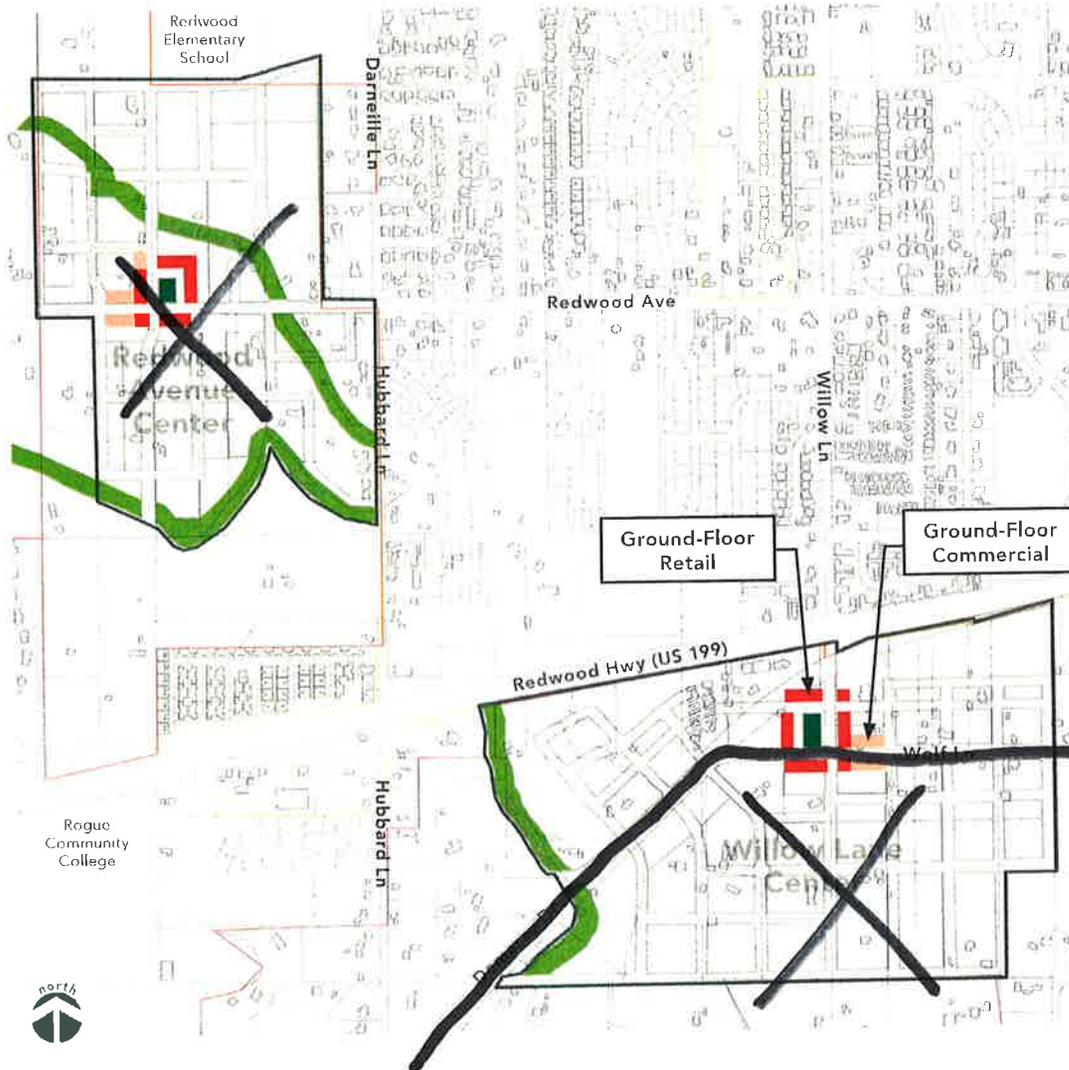
1. A second dwelling unit created on a lot with a primary single-family detached house. The second unit is created auxiliary to, and is always smaller than the primary house. The ADU includes its own independent living facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more people, independent of the primary dwelling unit. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside.

or

2. **A dwelling unit attached to a commercial building and on the same lot as a commercial use in a commercial zone, which is incidental, appropriate, and subordinate to the principal use.**

**SOUTHWEST AREA COMMERCIAL STANDARDS
UGB EXPANSION AREA ONLY**

(ZONING NOT APPLIED AT THIS TIME)



Required Ground-Floor Uses

Ground-Floor Uses

Retail and commercial uses are required at the ground floor of the blocks as illustrated in the diagram on the right. The intent of this requirement is to ensure edge to edge retail development surrounding the village green and additional areas for commercial ground floor storefronts that create an active 18 hour a day street environment.

Retail Ground-Floor

Retail uses are defined as businesses that engage in the sale of merchandise. Primary permitted uses should be limited to:

- Eating and drinking establishments
- Merchandise sales

Configuration of retail uses should include continuous edge-to-edge storefronts. Commercial uses such as banks and real estate offices should not be permitted in retail locations.

Commercial Ground-Floor

Commercial uses are defined as businesses that engage in the sale of services. Primary permitted uses would include:

- Financial services
- Real estate services
- Insurance services
- Lodging
- Live/sell or Live/work home occupation

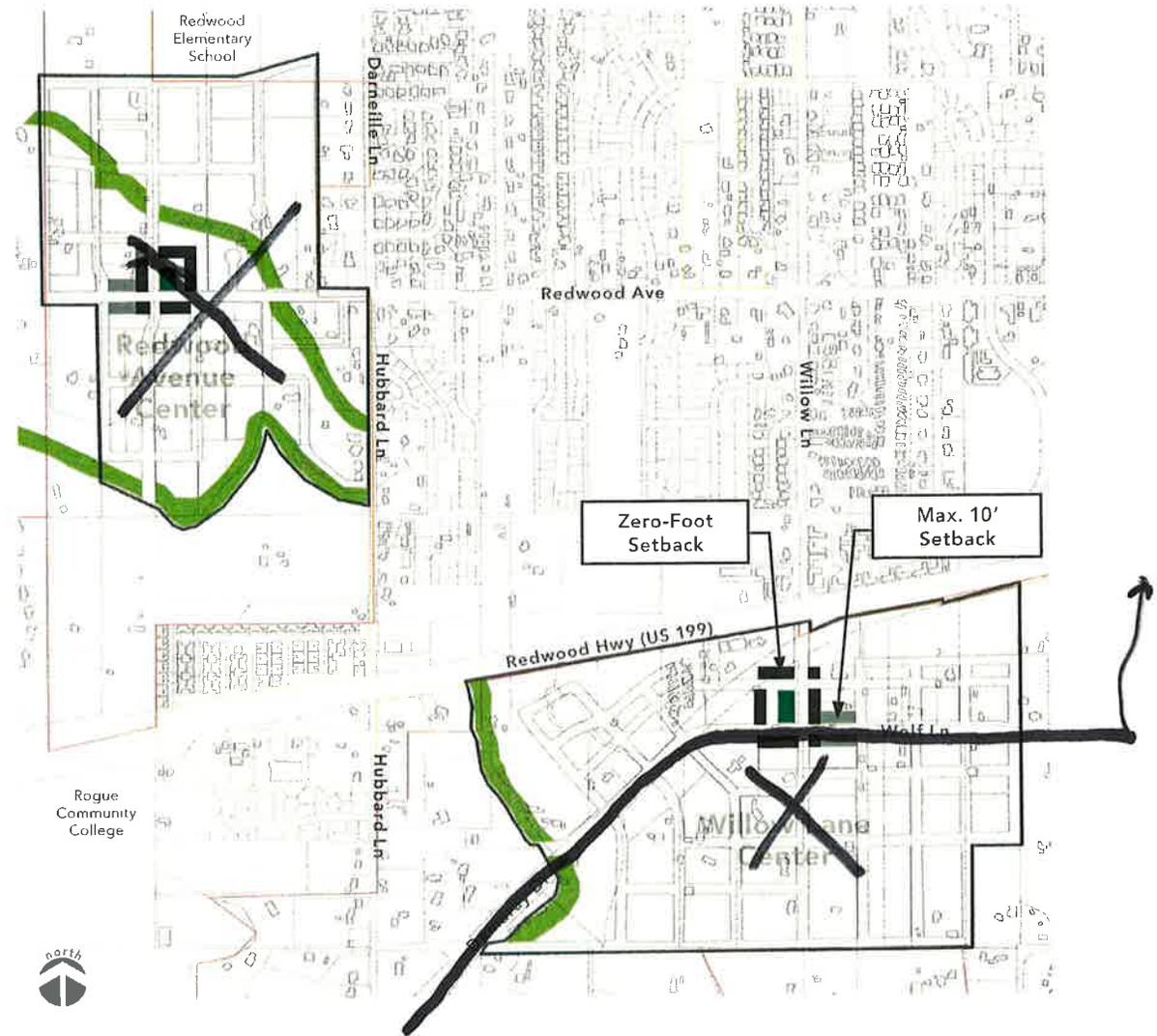
Commercial storefront use configuration may be interrupted by office, housing or retail uses.

Build-to Lines

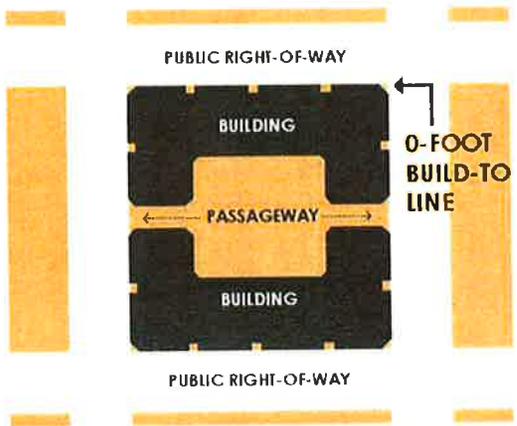
Buildings built flush with the sidewalk, with doors and windows facing the street, provide for pedestrian-level features of interest, improve safety, and ensure that buildings are oriented toward adjacent parks and open spaces.

Requirements:

- All buildings must be built up to the sidewalk along the streets identified on the right
- Front doors must face streets, and walkways
- A maximum ten foot setback is allowed where indicated to provide privacy for residential uses and/or additional area for outdoor seating and display associated with commercial uses



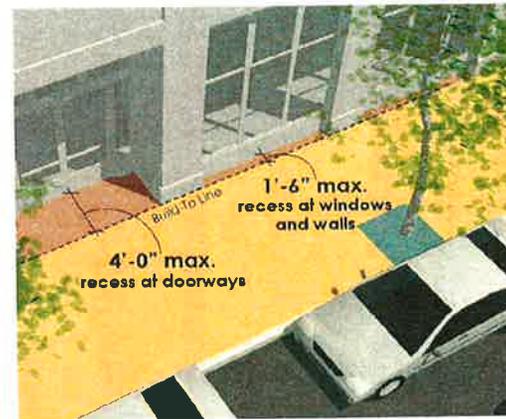
Required Build-to-Lines



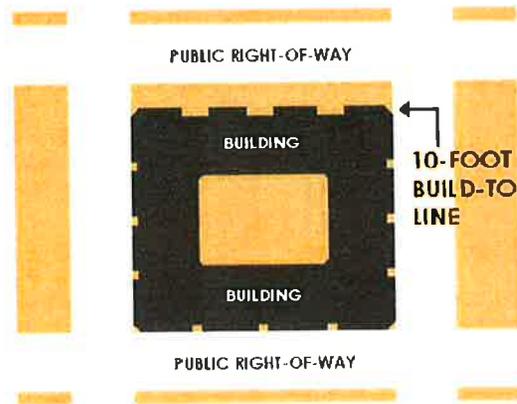
Zero Build-To-Line



Retail Ground-Floor Built to Sidewalk



Maximum Building Recesses



10' Build-To-Line

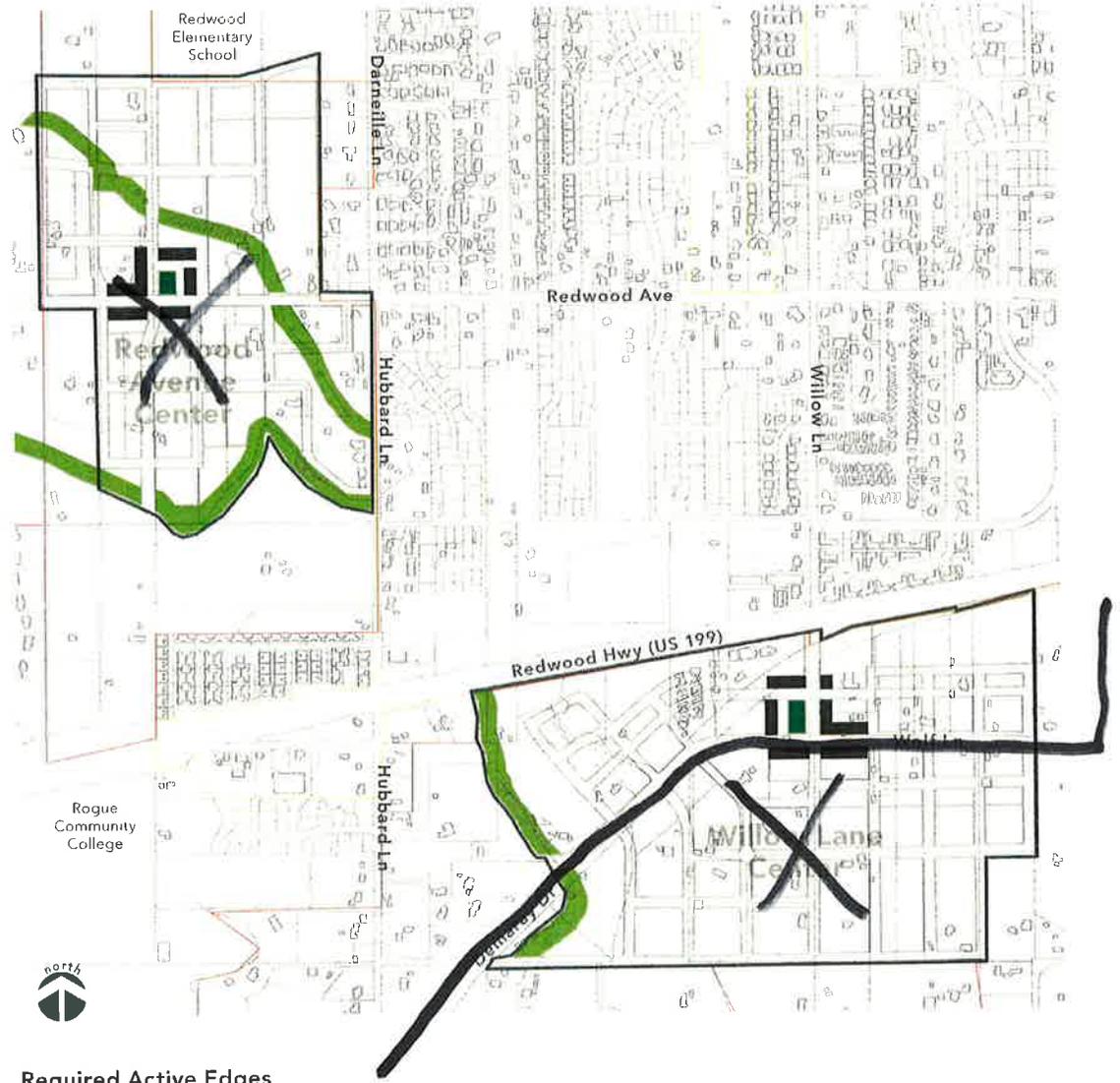


Residential w/ 10' Setback

Active Edges

Active edges on building frontages are characterized by direct sidewalk entries and a high degree of transparency. These edge treatments increase visual and physical interaction between people inside and people outside of the buildings and contribute to a safe and vibrant pedestrian environment.

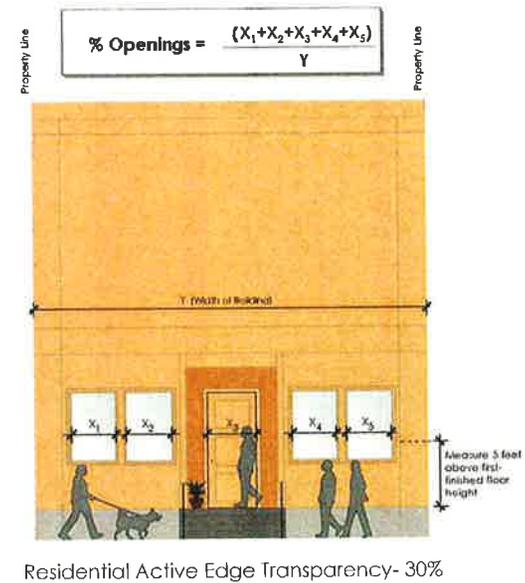
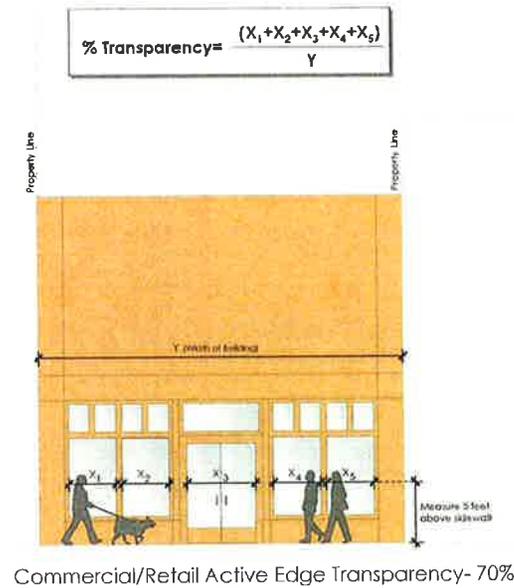
The required active-edges diagram identifies essential building frontages where active-edge treatments must be provided.



Required Active Edges

Requirements:

- All uses fronting the sidewalk must be comprised of transparent openings (windows and doors). Transparency is measured along a line at 5 feet above the sidewalk from side property line to side property line (see images at right)
- Commercial/Retail openings (windows and doors) comprising a minimum 70% of a buildings' first-floor façades
- Residential openings (windows and doors) comprising a minimum 30% of a buildings' first-floor façades
- Frosted, tinted, reflective glass or other types of glass that diminish transparency is prohibited
- Primary entrances must be oriented to the street, village green, and parks



On-Street Parking

On-street parking is most desirable adjacent to active uses. In addition to being in high demand in these areas, on-street parking buffers the sidewalk from auto traffic, improving the pedestrian environment.

Requirements:

- Curb-side parallel parking is required where indicated on the diagram at right. Angled parking, and loading zones are prohibited on these streets
- On-street parking is prohibited on the side of the street next to the green to maintain visual access to the park and to improve the visual quality and safety for park users

