

## ORDINANCE NO. 5489

### AN ORDINANCE ADOPTING A TEXT AMENDMENT TO DEVELOPMENT CODE STANDARDS FOR PARKING AREA SURFACING AND RESIDENTIAL PARKING, AND MISCELLANEOUS HOUSEKEEPING AMENDMENTS.

#### WHEREAS:

1. The Comprehensive Plan of the City of Grants Pass was adopted December 15, 1982. The Development Code of the City of Grants Pass was adopted August 17, 1983; and
2. The ordinance amends Articles 2, 12 and 25 of the Development Code; and
3. The proposal is consistent with the goals and policies of the Comprehensive Plan; and
4. The applicable criteria from the Development Code are satisfied, and the proposed amendment is recommended by the Planning Commission to the City Council.

#### NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

**Section 1:** The housekeeping amendment to Development Code Schedule 2-1, as set forth in Exhibit "A", is hereby adopted.

**Section 2:** The amendment to Development Code Section 12.152, to specify that a garage door / carport opening setback of 20 feet is required within front and exterior yards for all residential zones, as set forth in Exhibit "B", is hereby adopted.

**Section 3:** The housekeeping amendment to Development Code Section 12.153 (1), as set forth in Exhibit "C", is hereby adopted.

**Section 4:** The amendment to Development Code Section 12.252, to specify that a garage door / carport opening setback of 20 feet is required within all front and exterior yards for residential development within the General Commercial zone, as set forth in Exhibit "D", is hereby adopted.

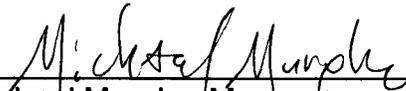
**Section 5:** The amendment to Development Code Section 25.031, to specify that parking and maneuvering areas must be surfaced per Code provisions prior to final plat for all land divisions, as set forth in Exhibit "E", is hereby adopted.

**Section 6:** The amendment to Development Code Section 25.033 (3), to allow pervious surfacing materials in lieu of asphalt or concrete, as set forth in Exhibit "F", is hereby adopted.

**Section 7:** The amendment to Development Code Section 25.042, to amend the parking requirement for residential dwelling units with five or more bedrooms, as set forth in Exhibit "G", is hereby adopted.

**ADOPTED** by the Council of the City of Grants Pass, Oregon, in regular session this 20<sup>th</sup> day of May 2009.

**SUBMITTED** to and Approved by the Mayor of the City of Grants Pass, Oregon, this 21 day of May 2009.

  
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Michael Murphy, Mayor

**ATTEST:**

  
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Finance Director

Date submitted to Mayor: 5-21-09

Approved as to Form Douglas McGeary, Interim City Attorney 

# EXHIBIT A

Application Type	Development Code Section	Type I-EX	Type I-AU	Type I-A	Type I-B	Type I-C	Type II	Type III	Type IV-A	Type IV-B	Type V
17. Future Development Plan	17.540						Submitted with Tentative Plan				
18. Revision of Future Development Plan	17.547					✓					
19. Future Street Plan (local streets only)	17.550						Same as for Land Division				
20. Future Street Plan (arterials and collectors)	17.550									✓	
21. Planned Unit Development Preliminary Plan	Article 18										
a. In Residential Zone	Article 18							✓-p			
b. In Commercial or Industrial Zone	Article 18						✓-p				
22. Planned Unit Development Final Plan	Article 18					✓					
23. Site Plan Review (Minor or Major)	Article 19	Based on use, activity, zoning, adjacent zoning, and overlay zoning (-p) -See Schedule 12-2 (-p) -See Schedule 12-3 for procedures for RTC District (-p) -See Schedule 13-1 for procedures for medical uses within Medical Overlay Zone -See Schedule 13-2 for procedures for Historic Review (-p) -See Section 20.210 for alternate review procedures for commercial site plan review									
24. <sup>11</sup> Conditional Use Permit	14.700 <i>Article 16</i>						See Schedule 12-2 (-p)				
25. Solar Access Permit	22.640						✓				
26. Removal of noxious vegetation & replacement with riparian vegetation within stream corridor	24.343	✓									
27. Allowed Activities in Conservation Class Wetlands	24.551	✓									
28. Conditionally Permitted Activities in Conservation Class Wetlands	24.552					✓					
29. Allowed activities in Protection Class Wetlands	24.561	✓									
30. Performance Parking	25.050					✓					

# EXHIBIT B

## 12.152 Lot Requirements

(1) Minimum lot requirements shall be as given in Schedule 12-56:

Minimum Residential Lot Requirements Schedule 12-5							
Zone	Lot Area One Dwelling Unit in sf (See Note 1)	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 <i>(See Note 5)</i>	10	20
R-1-12	12,000	12,000	80	20	10 <i>(See Note 5)</i>	6-10 <i>(See Note 65)</i>	6
R-1-10	10,000	10,000	75	20	10 <i>(See Note 5)</i>	6-10 <i>(See Note 65)</i>	6
R-1-8	8,000	8,000	70	20	10 <i>(See Note 5)</i>	6-10 <i>(See Note 65)</i>	6
R-1-6	6,000	5,000	60	20	10 <i>(See Note 5)</i>	6-10 <i>(See Note 65)</i>	6
R-2	5,000	3,750	50	20	10 <i>(See Note 5)</i>	5	5
R-3	5,000	2,500	50	20	10 <i>(See Note 5)</i>	5	5
R-4	5,000	1,250	50	10 <i>(See Note 5)</i>	10 <i>(See Note 5)</i>	5	5

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.

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

<sup>22</sup>Note 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

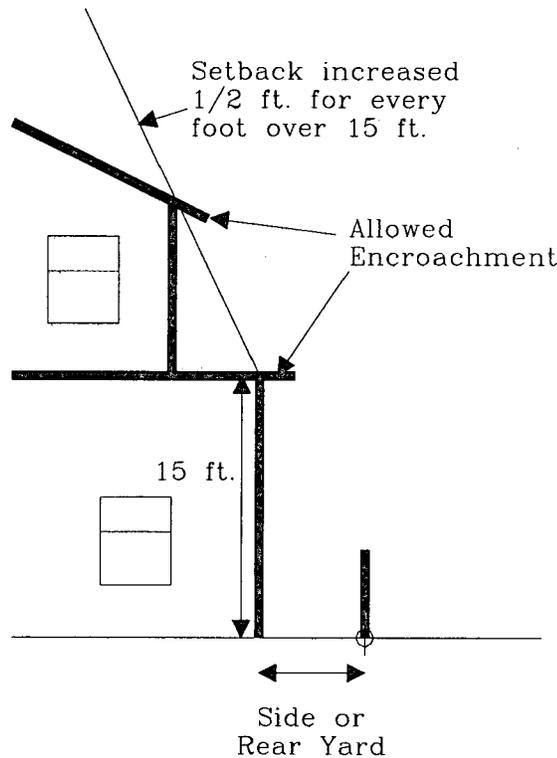
Note 4: The structure shall be constructed so that any point on the structure is set back from the side and rear property

# EXHIBIT B

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.

**Note 5:** *Garage door and carport openings shall in all cases maintain a minimum setback of twenty (20) feet.*

Note 65: 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.

<sup>22</sup>(3) If both properties that adjoin the interior side property lines of the subject property are developed with

# EXHIBIT C

12.153 <sup>23</sup>Height Requirement

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

Maximum Building or Structure Height Schedule 12- <del>68</del>	
Zone	Feet*
R-1-12	35
R-1-10	35
R-1-8	35
R-1-6	35
R-2	35
R-3	35
R-4	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	R-4
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

# EXHIBIT D

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.

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.

13 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 <i>(See Note 1)</i>	10 <i>(See Note 1)</i>	None**	None**	None
CBD	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.

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

(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

# EXHIBIT E

## Article 25: Parking and Loading Standards

### 25.010 Purpose

The purpose of this Article is:

- (1) to ensure adequate amounts of parking and loading facilities relative to land use type.
- (2) to set minimum design standards for parking, access, and maneuvering areas which promote safe, clean, durable and efficient facilities.
- (3) to locate parking facilities within practical distances of proposed uses.

### 25.020 Procedures and Compliance

Wherever a new or expanded building or use is proposed, a development permit or business license shall not be issued until compliance with this section has been met. A Parking Lot Plan shall be prepared and submitted for review and approved in accordance with the requirements of Section 28, Access. For land use requests requiring other actions, such as site plan review, the Parking Lot Plan shall be made part of the overall Site Plan.

### 25.030 General Provisions

#### 25.031 Applicability

- (1) Off-Street parking spaces shall be provided at the time:
  - (a) A new building is hereafter erected.
  - (b) The use of a building existing on the effective date of this ordinance is changed, or the building is enlarged for an existing use. A change in use shall provide parking as required for a new use. A new use is considered "changed" when the proposed use of an existing building or parcel requires a greater parking requirement (Section 25.040) than the previous use. If an existing use is enlarged, and the increase is less than 50% of the existing structure floor area, new parking spaces may be provided in proportion to the increase only. If an increase exceeds 50%, parking shall be provided for the entire structure in accordance with the requirements of this section.

# EXHIBIT E

- (c) An existing dwelling unit is converted to a permitted use.
- (2) Off-Street loading spaces shall be provided when:
- (a) the use will require the receipt or distribution of materials by truck or similar vehicle, and
  - (b) a building is erected or structurally altered to the extent that the building's total floor area equals the minimum amount requiring an off-street loading space as specified in Section 25.041.
- (3) All parcels and uses within the CBD zone are exempt from the space requirements of this Article, however, any voluntarily installed parking shall conform to the design standards of this Article.
- (4) Required parking shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials.
- (5) The provision for and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.
- (6) If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this article.
- (7) Parking lots shall be maintained by the property owner or tenant in a condition free of litter and dust, and deteriorated conditions shall be improved to maintain conformance with these standards.
- (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.
- (9) Parking spaces in a public right-of-way shall not be counted as fulfilling any part of the parking requirements.
- (10) For all land divisions, any existing parking and maneuvering areas to remain on the property shall be surfaced in accordance with the provisions of this Code prior to final plat approval.**

- (a) If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.
- (b) Off-street parking area used to fulfill the requirements of this section shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

(121) Compact Car Parking. Not more than 25% of the total parking spaces in a parking lot may be designated for compact cars. Minimum dimensions for compact spaces shall be 8 1/2 feet by 16 feet. Such spaces shall be signed and/or the space painted with the words "Compact Car Only".

<sup>2</sup>(132) Disabled Person Parking. Disabled person parking spaces shall be provided for all structures required to provide such parking under Oregon Revised Statutes or other applicable regulations, at the following rate:

Minimum Required Number of Total Parking Spaces	Required Number of Accessible Spaces
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total spaces
1001 and more	20 spaces + 1 for every 100 spaces, or fraction thereof, over 1,000.

One in every eight accessible spaces, but not less than one, shall be van accessible.

# EXHIBIT F

- (b) Compact: 8 1/2 feet x 16 feet
- (c) Disabled Person - Van Accessible: 9 feet x 20 feet with an adjacent 8 foot aisle.
- (d) Disabled Person - Regular: 9 feet x 20 feet plus a 6 foot aisle.

All disabled person parking spaces shall meet the requirements of ORS 447.223 and other applicable regulations.

(2) Minimum Aisle Dimensions. Minimum Aisle Dimensions shall be as shown in Sketch 25-1.

(3) Surfacing. ~~All areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces composed of either asphalt or concrete. Parking lot surfacing shall not encroach upon the public right-of-way.~~ **All areas used for parking and maneuvering of vehicles shall have durable and dustless surfaces composed of one of the following:**

**(a) Asphalt**

**(b) Concrete**

**(c) Pervious surfacing materials such as concrete, grasscrete, or paved tire strips, following review and approval by the City Engineer. Engineered plans for pervious surfacing materials used in lieu of asphalt or concrete shall be based on the following:**

**(i) The pervious surfacing material shall have similar structural characteristics to asphalt or concrete, and shall be capable of withstanding the normal wear and tear associated with the parking and maneuvering of vehicles.**

**(ii) Drainage shall not adversely affect the public right-of-way or adjacent properties.**

**(iii) The pervious surfacing material shall be maintained throughout its use so that it continues to function as originally approved by the City Engineer.**

(4) Drainage. Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of the parking area. Provisions shall be made for the

# EXHIBIT G

525.042 Parking facilities

<u>Land Use</u>	<u>Off-Street Parking Requirements</u>
<b>(1) <u>Residential Uses</u></b>	
(a) Studio and one bedroom dwelling units	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	<b>3.00 spaces per dwelling unit</b> <del>0.75 spaces per bedroom.</del>
(e) For projects not providing on street parking add:	0.20 space per dwelling unit (guest).
(f) Apartment-hotel, rooming or boarding house:	One and one-half spaces per guest accommodation.
(g) Retirement residences:	One space per 6 beds.
(h) Manufactured dwelling park	Two spaces per manufactured home, plus one space for guest parking for each five manufactured homes.
<b>(2) <u>Commercial Residential Uses</u></b>	
(a) Hotel:	One space for each room
(b) Motel:	One space for each room
(c) Clubs; Lodge:	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
(d) Bed and Breakfast:	One space per guest room plus one space for the owner/innkeeper.
<b>(3) <u>Institutional Uses</u></b>	
(a) Welfare or correctional institution:	One space per five beds for patients or inmates.
(b) Convalescent hospital, nursing home, sanitarium, rest home, home for the aged:	One space per two beds for patients or residents.
(c) Hospitals:	Two (2) spaces per bed.