

CHAPTER 1 GENERAL PROVISIONS

1.010 Title

The official name of this Code is “The Town of Lakeview Development Code.” It may also be referred to as “Development Code” and “Code.”

1.015 Purpose

This Code is enacted to promote the public health, safety, and welfare; and to encourage the orderly and efficient development and use of land within the Town of Lakeview, consistent with the Town of Lakeview Comprehensive Plan and the following principles:

1. To promote the public health, safety, and welfare of the citizens of the Town of Lakeview.
2. Full and efficient utilization of urban services (e.g., water, sewer, storm drainage, parks, and transportation facilities).
3. Development of an interconnected street system supporting multiple modes of transportation.
4. To comply with ORS Chapters 227 and 197.

1.020 Compliance and Scope

1. **Compliance with the Development Code.** No structure or lot shall hereinafter be used, developed, or occupied, and no structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or otherwise altered except as permitted by this Code. Furthermore, annexations and amendments to the Zoning Map, and amendments to the Development Code shall conform to applicable provisions of this Code.
2. **Obligation by Successor.** The requirements of this Code apply to the owner(s) of record, persons undertaking the development or the use of land, and to those persons’ successors in interest.
3. **Transfer of Development Standards Prohibited.** Except as otherwise specifically authorized by this Code, no lot area, yard, landscaping, or open space that is used to satisfy a requirement of this Code for one use shall be used to satisfy the same requirement for another use.

1.025 Rules of Code Construction

1. **Provisions of this Code Declared to be Minimum Requirements.** The provisions of this Code, in their interpretation and application, are minimum requirements, adopted for the protection of the public health, safety, and general welfare.
2. **Highest standard or requirement applies.** Whereas the requirement of this Code varies from another provision of this Code or with other applicable regulations, the highest standard or regulation shall govern. The Planning Official or Planning Commission, as applicable, shall

determine which Code provision sets the highest standard. Where the applicability of a Code provision is unclear, the Planning Official or Planning Commission, or upon referral the Town Council, may issue a formal interpretation pursuant to Section 1.060, Interpretation.

3. **Tenses.** Words used in the present tense include the future; the singular form includes the plural; and the plural includes the singular.
4. **Requirements versus Guidelines.** The use of the word “shall,” “must,” “required,” or similar directive terms, means the Code provision is a requirement. The use of the word “should,” “encouraged,” “recommended,” or similar terms, means the provision is a guideline, which may be imposed as a requirement but only where the applicable code criteria allow the (Town decision-making body) to exercise such discretion.
5. **Reasonable Interpretations to Resolve Ambiguities.** After attempting to resolve any ambiguities in the Code under subsections 1 – 4 above, the Town Council may interpret ambiguities in the Code provided such interpretations are reasonable.
6. **Severability.** The provisions of this Code are severable. If any section, sentence, clause, or phrase is judged to be invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portion of the Code.

1.030 Development Code Consistency with Comprehensive Plan and Laws

1. **Town of Lakeview Comprehensive Plan.** This Code implements the Town of Lakeview Comprehensive Plan. Except as otherwise required by applicable state or federal law, all provisions of this Code shall be construed in conformity with the Comprehensive Plan, including any Comprehensive Plan elements or public facility master plans, adopted pursuant to the Comprehensive Plan.
2. **Compliance with Other Laws Required.** In addition to the requirements of this Code, all uses and development must comply with all other applicable Town, State of Oregon, and federal rules and regulations.
3. **References to Other Regulations.** All references to other Town, state, and federal rules and regulations are for informational purposes only and do not constitute a complete list of such requirements. The references do not imply any responsibility by the Town for enforcement of state or federal regulations. Where a proposal, permit, or approval is subject to both Town of Lakeview requirements and state or federal requirements, the property owner is responsible for contacting the applicable agencies and complying with their rules and regulations.
4. **Current Versions and Citations.** All references to the regulations of other jurisdictions refer to the most current version and citation for those regulations, except where this Code, Town Council policy, or applicable law require otherwise. Where a referenced regulation has been amended or repealed, the Planning Official, Planning Commission or, upon referral, the Town Council, shall interpret this Code and, based on adopted Town policy, determine whether an equivalent standard applies. Such determinations, unless made through a legislative process,

may be appealed to the Town Council.

1.035 Development Code and Zoning Map Implementation

- 1. Zoning of Areas to be Annexed.** Concurrent with annexation of land to the Town of Lakeview, the Town Council shall enact an ordinance applying applicable zoning designation(s) to the subject land, pursuant to Section 2.700 Amendments to the Zoning Map or Land Use Regulations or the Comprehensive Plan. The Comprehensive Plan shall guide the designation of zoning for annexed areas.
- 2. Land Use Consistent With Development Code.** Land and structures in the Town of Lakeview may be used or developed only in accordance with this Code, including all amendments thereto. A lawful use of land (“use”) is one that is permitted in accordance with this Code, or is allowed as a legal non-conforming use, pursuant to Section 1.055, provided state or federal law does not prohibit the use.
- 3. Development Code and Zoning Map.** The Town’s Official Zoning Map (“Zoning Map”), which may be published, amended, and filed separately from this Code, is part of this code. The zoning districts depicted on the Zoning Map correspond to the zoning districts in this code. In addition, this Code may contain zoning regulations for special areas (i.e., overlay zones), and for certain uses or structures that do not appear on the Zoning Map.
- 4. Zoning Map Interpretation.** Except as otherwise specified by this Code, the Town’s zoning boundaries are as designated on the Official Zoning Map, which is kept on file at Town Hall. The Town may adopt and publish supplemental zoning maps where it is impractical to illustrate all regulated features on one map. Examples of regulated features include, but are not limited to, historical landmarks, special street setbacks, base flood (flood plain) elevation, local wetland inventories, and specific area plans. In addition, the Town may require field verification and mapping (e.g., survey) of a regulated feature as part of a development application, where the feature is thought to exist on or adjacent to the subject property, but its exact location is unknown.
- 5. Zoning Boundary Lines.** Zoning district boundaries are determined pursuant to Section 3.025.
- 6. Changes to Official Zoning Map.** Proposed changes to the Official Zoning Map are subject to review and approval under Section 2.700 Amendments to the Zoning Map or Land Use Regulations or the Comprehensive Plan.

1.040 Coordination of Building Permits

- 1. Land Use Approvals and Building Permits.** Land use and building approvals are processed by two officials: The Lake County Building Official administers building codes and issues building permits; and the Planning Official administers the Development Code (including floodplain regulations), processes land use approvals, and coordinates with the Building Official on development and building projects to ensure compliance with the Development

Code.

2. **Zoning Compliance Required for Building Permits.** A building permit shall not be issued until the Planning Official has confirmed that all applicable requirements of this Code are met, or appropriate conditions of approval are in place to ensure compliance.
3. **Zoning Checklist.** Where a Zoning Checklist is required prior to issuance of a building permit, pursuant to Section 2.015, the Planning Official, through a Type I procedure, shall review the project proposal. The Building Official shall not issue any building permit without an approved Zoning Checklist for the project. If in reviewing the project proposal the Planning Official determines that other permits or approvals are required before development may commence, or a building permit may be issued, the Planning Official shall advise the applicant in writing, accordingly. See Chapter 2 Land Use Regulation Application Procedures and Approval Criteria.

1.045 Official Action

1. **Official Action.** The Town of Lakeview Planning Official, Planning Commission, and Town Council are vested with authority to issue permits and grant approvals in conformance with this Code, pursuant to Chapter 2 Land Use Regulation Application Procedures and Approval Criteria. Town officials shall issue no permit and grant no approval for any development or use that violates or fails to comply with conditions or standards imposed to carry out this Code.
2. **Void Future Actions.** Any permit or approval issued or granted in conflict with the provisions of this Code shall be void, unless the Town modifies it in conformance with the Code. The Planning Official shall determine when an approval is void and, as applicable, he or she shall refer it back to the decision body for modification to ensure Code compliance.
3. **Referral to Planning Commission.** In addition to those actions that require Planning Commission approval, the Planning Official may refer any question or permit request to the Planning Commission, who then shall take action on the request pursuant to the applicable provisions of this Code. See also, Section 1.060 Similar Use Determinations and Chapter 2 Land Use Regulation Application Procedures and Approval Criteria.
4. **Notices, Filing, and Validity of Actions.** The failure of any person to receive mailed notice or failure to post or file a notice, staff report, or form shall not invalidate any actions pursuant to this Code, provided a good faith effort was made to notify all parties entitled to such notice report, or form. See, Section 2.010 General Review Procedures.

1.050 Lot of Record and Legal Lot Determination

1. **Purpose and Intent.** The purpose of this Section is to establish criteria and a process for determining when a lot of record exists for the purpose of allowing a use or development on a non-conforming lot (e.g., substandard lot that does not meet lot area, setback, or coverage regulations). The owner of a lot of record shall not be denied development of one single-family dwelling per lot of record, provided applicable building codes are met. The Town shall accept

a legal lot determination as sufficient evidence of a hardship for purposes of approving a variance under Section 2.525.

2. **Criteria.** A lot of record is a plot of land that meets one or more of the following criteria, pursuant to ORS 92.010 through 92.190:
 - A. The plot of land was lawfully created through a subdivision or partition plat in Lake County prior to annexation to the Town of Lakeview.
 - B. The plot of land was created through a deed or land sales contract recorded with Lake County before the Town or County, as applicable, adopted planning, zoning, subdivision or partition regulations.
 - C. The plot of land was created through a deed or land sales contract recorded with Lake County prior to January 1, 2007, and the subject plot of land would have complied with the applicable planning, zoning, subdivision, or partition regulations in effect at the time it was created.
3. **Legal Lot Determination Procedure.** The Planning Official, through a Type II procedure, shall process requests to validate a lot of record, pursuant to ORS 92.010 to 92.190.

1.055 Non-Conforming Situations

1. **Purpose and Applicability.** This section provides standards and procedures for the continuation of uses and developments that are lawfully established but do not comply with current Code standards (“non-conforming situations”). The Code is intended to protect public health, safety, and general welfare, while allowing reasonable use of private property. The chapter contains three sections, as follows:
 - A. Non-conforming uses (e.g., industrial use in residential zone) are subject to subsection 1.055.2.
 - B. Non-conforming developments (e.g., a structure does not meet setback or height standards) are subject to subsection 1.055.3.
 - C. Non-conforming lots (e.g., a lot is smaller than minimum area standards) are subject to subsection 1.055.3.
2. **Non-conforming Use.** Where a use of land exists that would not be permitted under the current Code, but was lawful at the time it was established, the use may continue, provided it conforms to the following requirements:
 - A. **Expansion of Non-conforming Use Limited.** Expansion of a non-conforming use up to 20 percent of the project site or building is permitted provided it does not create any new or increase any existing physical development non-conformities; expansions up to 20 percent are subject to a noticed Type I Land Use Review, provided however, that the Planning Official may elevate the application to a Type II Site Design Review when

additional information is required to process the request. Expansion of a non-conforming use greater than 20 percent or a request that proposes to change the site use from one non-conforming use to another, shall only be approved with a Type III conditional use permit.

B. Location of Non-conforming Use. A non-conforming use shall not be moved in whole or in part from one lot to another lot, except as to bring the use into conformance with this Code.

C. Abandonment of Non-conforming Use. A non-conforming use is abandoned when it has been discontinued, for any reason other than fire or other catastrophe beyond the owner's control, for a period of more than 24 months. For purposes of calculating the 24 month period, a use is discontinued when the approving authority concludes that a preponderance of the factual information on the historic use of the property most likely demonstrates the right to a non-conforming use has been abandoned, based upon information such as, but not necessarily limited to:

- (1) The use of land is physically vacated;
- (2) The use ceases to be actively involved in the sale of merchandise or the provision of services; for example, as evidenced by the removal of signs, goods, stock, or office equipment, or the disconnection of telephone or utility service;
- (3) Any lease or contract under which the non-conforming use has occupied the land is terminated; or
- (4) A request for final reading of water and power meters is made to the applicable utility districts.

D. Application of Code Criteria and Standards to Non-conforming Use. Once the Town deems a use abandoned pursuant to subsection 1.055.2.C, any subsequent use of the subject lot shall conform to the current standards and criteria of this Code. After the Town has deemed a non-conforming use abandoned, the use shall not be allowed to resume, in whole or in part, under the same or different ownership or management; any such activity is a violation of this Code and subject to enforcement proceedings under Section 1.065.

E. Extension of Non-Conforming Status for Discontinued Use. Notwithstanding the provisions of subsection 1.055.2.C, a non-conforming use that is discontinued shall not be considered abandoned where, through a Type III procedure, the Planning Commission approves an extension for repair, including as applicable ongoing, active renovation and efforts to lease the subject property. The owner must request the extension within the 24 month period of discontinuance.

3. Non-conforming Development. In situations where a development exists on the effective date of adoption or amendment of this Code that could not be built under the terms of the Code today, for example, by reason of restrictions on lot area, lot coverage, location on a lot, setbacks, height, yard, equipment, access, parking, landscaping, or other physical restriction or

requirement. If the development was lawful when constructed, it may remain on the site so long as it remains otherwise lawful and complies with the following regulations:

- A. Alterations.** A non-conforming development can be enlarged or altered in a way that does not increase its non-conformity, through a Type I review; for example, an addition to an existing building that does not meet a required setback could be approved provided the building line does not further encroach on the non-conforming setback. Proposed alterations or expansions of existing non-conforming development that would increase the development's non-conformity up to 50 percent, can be approved subject to approval of a Type III conditional use permit. Notwithstanding the foregoing, nothing in this section shall be interpreted to allow violation of applicable building code or fire code.
 - B. Destruction.** Should a non-conforming development or non-conforming portion of a development be destroyed by fire or other catastrophe beyond the owner's control, the non-conforming development may be reconstructed within 24 months, in a manner that does not increase the non-conformity as it existed before the event. After 24 months, reconstruction shall only be in full conformity with this Code; the time limitation for reconstruction has no effect on rights to reestablish a non-conforming use after a fire or other catastrophe as allowed under subsection 1.055.3.C.
 - C. Roadway Access.** Notwithstanding subsections A and B above, the owner of a non-conforming driveway approach or access to a public street or highway, upon receiving land use or development approval, may be required as a condition of approval to bring the non-conforming access into conformance with the standards of the applicable roadway authority.
 - D. Relocation or Removal.** Once a non-conforming structure or a portion of a non-conforming structure or development is moved it shall thereafter conform to current Code standards.
 - E. Non-Conforming Stabilization and Flood Control Structures in a Riparian Corridor.** Any expansion of existing shoreline stabilization and flood control structures or development of new structures shall be approved only if less invasive or non-structural methods will not adequately meet the stabilization or flood control needs. The approval process shall include an evaluation by the appropriate natural resource agency staff.
- 4. Non-conforming Lot.** A legal lot or lot of record, as provided by Section 1.050, with an area or dimensions that do not meet the standards of the zoning district in which the property is located, may be occupied by a use permitted in the zone, subject to other requirements of the zone.

1.060 Similar Use Determinations

The descriptions of permissible and conditional uses within the applicable zoning districts will not capture the universe of all possible land uses that may be requested. This section provides a process for resolving differences in the interpretation of permissible and conditional uses.

- 1. Authorization of Similar Uses.** Where a proposed use is not specifically identified by this Code, or the Code is unclear as to whether the use is allowed in a particular zone, the Planning Official may find the use is similar to another use that is permitted, allowed conditionally, or prohibited in the subject zone and apply the Code accordingly. However, uses and activities that this Code specifically prohibits in the subject zone, and uses and activities that the Planning Official finds are similar to those that are prohibited, are not allowed. Similar use rulings shall be processed either as a Noticed Type I procedure or they may be consolidated with any other applications subject to Types II through IV procedures.

1.065 Violations and Enforcement

Except as provided under subsection 1.065.2, any person violating or causing the violation of any of the provisions of this Code who fails to abate said violation has committed a misdemeanor, which, upon conviction thereof, is punishable as prescribed in Oregon Revised Statute (ORS) Chapter 161. Such person is guilty of a separate violation for each and every day during any portion of which a violation of this Code is committed or continued. A finding of a violation of this Code shall not relieve the responsible party of the duty to abate the violation.

1. Notice of Violation

After receiving a report of an alleged violation from the Planning Official, the Town Attorney or other enforcement official duly designated by the Town Council, shall, upon determining that probable cause exists, promptly give notice of the alleged violation by certified first-class mail, return receipt requested, or by personal service to the owner of record for tax purposes and to the person in charge of the property; however, a defect in the notice of violation with respect to this notice delivery provision shall not prevent enforcement of this code. Such a notice shall indicate:

- A.** The location and nature of the violation;
 - B.** The provision or provisions of this Code or conditions of approval, which allegedly have been violated;
 - C.** Whether immediate enforcement shall be sought or if 15 days will be allowed to correct or remove the violation; and
 - D.** The date when the notice was personally served or, if the notice was sent by first-class mail, the date three days after mailing if the address to which it was mailed is within this state and seven days after mailing if the address to which it was mailed is outside this state.
- 2. Enforcement.** When the compliance deadline set forth in the notice expires, the Town Attorney or other enforcement official duly designated by the Town Council shall proceed with any action deemed appropriate, unless:
 - A.** The Town Attorney or other enforcement official duly designated by the Town Council finds that the violation has been corrected, removed, or will not be committed; or

- B. A court of competent jurisdiction has halted enforcement pending the outcome of a proceeding concerning the violation.
3. **Penalties.** Code violations may be subject to criminal, civil, or other sanctions authorized under the ordinances of the Town.
- A. **Criminal Penalties** – Unless specified otherwise, every violation of the terms of this Code is a Class A infraction, punishable by a fine not to exceed \$500. Each day such violation continues, it shall be considered a separate offense.
- B. **Civil Penalties and Remedies** - In addition to, or in lieu of, criminal actions, a violation of this code or a permit issued hereunder may be the subject of a civil action in the nature of a debt or of any appropriate remedy issuing from a court of competent jurisdiction, including mandatory and prohibitory injunctions and orders of abatement.
4. **Other Remedies.** The Town, in addition to finding a Code violation is a misdemeanor, may use any of the other remedies available to it, including, but not limited to, the following:
- A. **Stop Work Order.** The Town may issue a stop work order.
- B. **Public Nuisance.** The Town may find a violation of this Code is a public nuisance and take enforcement action pursuant to Town of Lakeview Ordinance No. [7].
- C. **Mediation.** The Town and property owner may agree to engage in mediation.

1.070 Definitions

1. **Purpose.** The purpose of this Section is to define terms that are used in the Town of Lakeview Development Code and other terms that may arise in interpreting the Code, particularly those that may be uncommon or have more than one meaning.
2. **Applicability.**
- A. **Definitions.** The definitions in this section apply to all actions and interpretations under the Town of Lakeview Development Code. The meanings of some terms in this chapter may, in certain contexts in which they are used, be clearly inapplicable. In such cases the context in which a term is used will indicate its intended meaning, and that intent shall control.
- B. **When a Term is Not Defined.** Terms not defined in this Code shall have their ordinary accepted meanings within the context in which they are used. *Webster's Third New International Dictionary of the English Language, Unabridged*, shall be considered a standard reference.
- C. **Land Use Categories.** This section defines the land use categories used in Chapter 3.

D. Conflicting Definitions. Where a term listed in this section is defined by another section of this Code or by other regulations or statutes referenced by this Code, the term is not redefined herein for purposes of that other code.

3. Definitions. The following definitions are organized alphabetically.

A

Abutting. Contiguous or adjoining.

Access. A way or means of approach to provide pedestrian, bicycle, and/or motor vehicular entrances or exits to a property.

Access Control. Where the right of access between a property abutting the highway and the highway has been acquired by a roadway authority, or eliminated by law, pursuant to access or approach spacing standards.

Access Easement. An easement conveyed for the purposes of providing vehicle, bicycle, and/or pedestrian access from a public street to a lot or parcel across intervening property under separate ownership from the parcel being provided access.

Cross access easement is an easement providing vehicular access between two or more separate sites, so that the driver need not enter the public street system between sites.

Access Management. The systematic control of the location, spacing, design, and operation of driveways, median openings interchanges, and street connections to a roadway to minimize conflicts between turning and through vehicles, bicyclists, and pedestrians. The purpose of access management is to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system. Public facility measures to support access management include roadway design applications, such as median treatments and auxiliary lanes, and the appropriate spacing of traffic signals. Measures that may be included as conditions of approval for development decisions include, but are not limited to, 1) standards such as minimum spacing of driveways and onsite vehicle storage requirements; 2) mitigations related to site conditions such as right-in-right-out only approaches, medians, dedicated turn lanes, and shared driveways; and 3) provision for future opportunities for mitigation by land dedication or easement.

Access Management Plan. A plan adopted by the Town, or jointly by the Oregon Transportation Commission (OTC) in coordination with the Town, for managing access on a designated section of an arterial street or highway, or within the influence area of a highway interchange.

Access Way. A walkway or multi-use path connecting two rights-of-way to one another where no vehicle connection is made.

Alternate Access. The right to access a property by means other than the proposed approach or access connection. It may include an existing public right-of-way, another location on the subject

street or highway, an easement across adjoining property, a different street, a service road, a local road, or an alley, and may be in the form of a single or joint approach.

Access, Reasonable. Access that does not require excessive out-of-direction travel or pose a safety hazard.

Access Point. A connection providing for the movement of vehicles between a lot or parcel and a public roadway.

Access Spacing / Intersection Spacing. The minimum required distance from an intersection of a public or private street to the nearest driveway or other access connection, measured from the closest edge of the pavement of the intersecting street to the closest edge of the pavement of the connection along the traveled way.

Access Way. A walkway providing a through connection for pedestrians between two streets, between two lots, or between a development and a public right-of-way. It may be an access way for pedestrians and bicyclists (with no vehicle access), or a walkway on public or private property (i.e., with a public access easement); it may also be designed to accommodate emergency vehicles. See also, Walkway.

Accessible. Two meanings are possible depending on the specific code provision. In general, accessible means approachable by pedestrians, vehicles, or other transportation modes, as applicable. Accessible may also mean approachable and useable by people with disabilities, in conformance with the federal Americans with Disabilities Act. Either or both definitions may apply in a particular situation.

Accessory Structure. A structure of secondary importance or function on a site. In general, the primary use of the site is not carried out in an accessory structure. Examples of accessory structures include, but are not limited to, garages, decks, fences, arbors, gazebos, heat pumps, workshops, and other structures. See also, Primary Structure.

Accessory Use. A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. See also, Primary Use.

Adjacent. Abutting or located directly across a street right-of-way or easement.

Alter/Alteration. A change in use or occupancy or physical change to a structure or site. Alteration does not include normal maintenance and repair. Alterations may or may not require land use approval, but property owners should check with the Town before preparing project plans or commencing development. Alterations include, but are not limited to, the following:

- Changes in use or occupancy;
- Changes to the exterior of a building;
- Changes to the interior of a building;
- Increases or decreases in floor area of a building;
- Changes to other structures on the site, or the development of new structures;

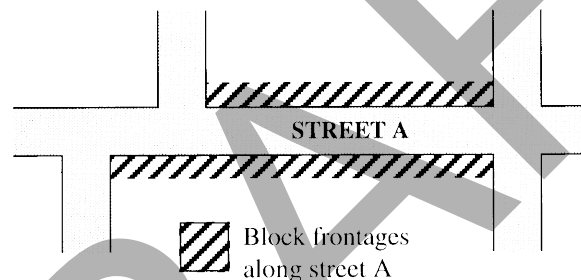
- Changes to exterior improvements;
- Changes to landscaping; and
- Changes in the topography of the site.

Applicant. A person who applies for a permit or approval under this Code. An applicant can be the owner of the property, a contract purchaser, or someone who is legally authorized to represent the owner, such as a builder, developer, or contract purchaser.

B

Block. All of the property bounded by streets, rights-of-way (pedestrian or vehicle ways), water features, or any combination thereof, but is not divided or separated in any way by streets or water features.

Block Frontage. See figure below.



Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Footprint. The outline of a building, as measured around its foundation.

Building/Structure Height. The vertical distance from the average contact ground level at the front wall of the building to the highest top plate.

Building Line. A line running parallel to a lot line that is the same distance from the lot line as the closest portion of a building on the site, typically used in reference to required setback yards.

Building Official. The person who enforces the building ordinances and regulations for the Town, and other ordinances and regulations as assigned.

C

Capacity. Maximum holding or service ability, as used for transportation, utilities, parks, and other public facilities. See also, definition of “Occupancy” in applicable building codes.

Carport. A stationary structure consisting of a roof and its supports used to shelter motor vehicles, recreational vehicles, or boats; does not include temporary shelters or canopies not affixed to a permanent foundation per applicable building codes.

Change of Use. Change in the primary type of use on a site.

Child Care Facility. Facilities that provide care and supervision of minor children for periods of less than 24 hours that do not otherwise meet the definition of Family Daycare.

Clearing (as in clearing and grading). Any activity that removes existing vegetation or strips surface material from any portion of the site and exceeding typical yard maintenance for a single-family dwelling.

Clear and Objective. Decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

Club. Any organization, group, or association supported by the members thereof, the purpose of which is to render a service customarily rendered for members and their guests, but shall not include any organization, group, or association, the chief activity of which is to render a service customarily carried on as a business.

Commercial. Land use involving buying/selling of goods or services as the primary activity. See also, Retail Sales and Services.

Commercial Outdoor Recreation (Land Use). Includes shooting and archery ranges, golf courses and driving ranges, etc.

Common Area. Land jointly owned to include open space, landscaping, or recreation facilities (e.g., may be managed by a homeowners' association).

Community Services (Land Use). Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community, except for Schools, which are categorized separately. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing and not just for special events. Private lodges, clubs, and non-profit organizations that have membership provisions may be considered a Community Service. Uses providing mass shelter or short term housing where tenancy may be arranged for periods of less than one month when operated by a public or non-profit agency may also be considered a Community Service. The use may also provide special counseling, education, or training of a public, nonprofit, or charitable nature. See also, Religious Institutions, and Parks and Open Spaces.

Comprehensive Plan. The current adopted Comprehensive Plan of the Town of Lakeview.

Conditional Use. A use that requires a Conditional Use Permit. See Section 2.300.

Condominium. Ownership of a single unit in a multi-unit structure that may contain common areas and facilities; includes both residential and commercial condominiums. See ORS 100 for applicable requirements.

Corner lot. See Lot, Corner lot.

Corner Radius. The radius of a street corner, as measured around the curb or edge of pavement, except as otherwise specified by applicable engineering design standards.

Council/Town Council. The Council of the Town of Lakeview, Oregon.
County. Lake County.

D

Days. Calendar days, unless specifically stated as working days. Working days include Monday through Friday, excluding federal holidays.

Dedication. The designation of land by its owner for any public use as shown on a subdivision plat or deed. The term may also be used for dedications to a private homeowners' association.

Density(ies). A measurement of the number of dwelling units in relationship to a specified amount of land based on the minimum lot size per dwelling unit required by the applicable zone.

Develop. To construct or alter a structure or to make a physical change to the land, including excavations, clearing, and fills. See also, Alteration.

Development. All improvements on a site, including alterations to land and new or remodeled structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities.

Discontinued Use. A use that physically left the land it was on, a permitted use that ceased, or a use terminated at the end of a lease or contract. See Section 1.055 Non-Conforming Situations.

Discretionary. A permit action or decision that involves substantial judgment or discretion.

Drive-Through/Drive-Up Facility. A facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples are drive-up windows; automatic teller machines; coffee kiosks and similar vendors; menu boards; order boards or boxes; gas pump islands; car wash facilities; auto service facilities, such as air compressor, water, and windshield washing stations; quick-lube or quick-oil change facilities; and drive-in theaters. All driveways queuing and waiting areas associated with a drive-through/drive-up facility are similarly regulated as part of such facility.

Driveway. The area that provides vehicular access to a site from a street, or the area that provides vehicular circulation on a site.

Driveway Apron. The edge of a driveway where it meets a public right-of-way. Note: The design standards of the applicable roadway authority apply.

Driveway Approach. A driveway connection to a public street or highway where it meets a public right-of-way. Note: The design standards of the applicable roadway authority apply. See also, Oregon Administrative Rules 734, Division 51, for definitions specific to state highways.

Driveway, Shared. When land uses on two or more lots or parcels share one driveway. An easement or tract (owned in common) must be created and recorded for this purpose.

Dwelling. A structure conforming to the definition of a dwelling under applicable building codes and providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. If the individual units are self-contained, assisted living facilities for the elderly or disabled as defined by the State of Oregon, having common food preparation, dining, social, recreational, and/or housekeeping facilities are included in this definition. Typical accessory uses include: accessory storage buildings; private garage and parking areas; storage of not more than one commercial vehicle per dwelling unit; common area buildings for residents, guest houses, and guest quarters not in the main building, provided such houses and quarters are and remain dependent upon the main building for either kitchen or bathroom facilities, or both, and the guest facilities are used for temporary lodging only and not as a place of residence; and the taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed two in any dwelling unit. For the purposes of this Code, the following types of dwelling units are defined:

- **Accessory Dwelling.** A secondary dwelling unit on a lot where the primary use is a single-family dwelling.
- **Attached, Single-Family (Townhome).** A dwelling unit located on its own lot that shares one or more common or abutting walls with one or more dwelling units on adjacent lot(s).
- **Duplex Dwelling.** A structure that contains two primary dwelling units on one lot. The units must share a common wall or common floor/ceiling.
- **Dwelling Unit.** A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a person or a group of people. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units or accessory dwelling units, as applicable, unless the additional cooking facilities are clearly accessory to the primary use, such as an outdoor grill or wet bar.
- **Manufactured Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.
- **Mobile Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed between January 1, 1962, and June 15, 1976,

and met the construction requirements of Oregon mobile home law in effect at the time of construction.

- **Multifamily Development.** A structure or grouping of structures containing three or more dwellings on the same lot.
- **Multifamily Structure.** A structure containing three or more dwelling units. The land underneath the structure is not divided into separate lots.
- **Residential Trailer.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed before January 1, 1962.
- **Recreational Vehicle (RV).** A vehicle, with or without motive power, that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes and is further defined by state law and/or administrative rules.
- **Residential Home** is a residential treatment or training or adult foster home licensed by or under the authority of the Department of Human Services, under ORS 443.400 to 443.825, a residential facility registered under ORS 443.480 to 443.500, or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. (See also, ORS 197.660.).
- **Residential Facility** is defined under ORS 430.010 (for alcohol and drug abuse programs), ORS 443.400 (for persons with disabilities), and ORS 443.880; residential facilities provide housing and care for 6 to 15 individuals who need not be related. Staff persons required to meet state licensing requirements are not counted in the number of facility residents and need not be related to each other or the residents.
- **Senior Housing.** Housing designated and/or managed for persons over a specified age. Specific age restrictions vary, and uses may include assisted living facilities, retirement homes, convalescent or nursing homes, and similar uses not otherwise classified as Residential Homes or Residential Facilities.
- **Single-Family, Detached Dwelling.** A detached dwelling unit located on its own lot.

E

Easement. A grant of rights by a property owner that allows others to use the owner's land for a specific purpose, such as access, or to locate utilities. Recorded and on record at Lake County.

Emergency Apparatus Lane or Fire Lane. Unobstructed area or driveway meeting Uniform Fire Code requirements, typically not be used for parking or loading area.

F

Family Daycare. Care for not more than 16 children in a home. See ORS 657A.440(4) for applicable licensing and other requirements.

Final Plat. The diagrams, drawings, and other writing containing all the descriptions, locations, dedications, provisions, and information concerning a land division, pursuant to ORS 92 and Section 2.100 of this Code.

Floodplain/Hazard Area. Area as so indicated by the federal Flood Insurance Rate Map, as amended.

Floor Area. Area of building, which may be described in terms of gross (overall) square feet, or net marketable/leasable space.

G

Garage. A covered permanent structure designed to provide shelter for vehicles, and which is accessory to a dwelling or other primary use. Carports are considered garages.

Grade. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building. This is the definition used in the Oregon Structural Specialty Code (the International Building Code as amended by the State of Oregon).

Grading. All cuts, fills, embankments, stockpile areas, and equipment maneuvering areas associated with development.

Ground Cover. Living or processed plant material (e. g., mulch, bark chips), river rock, and cinders used for aesthetic purposes and to prevent erosion (i.e., cover bare ground) in designated landscape areas. See Section 5.300 Landscaping, Fences, Walls, and Exterior Lighting.

Ground Floor. Building floor closest to street level and within four feet of finished grade.

Group Living. Group Living is characterized by the long-term (i.e., more than 28 days) residential occupancy of a structure by a group of people. The size of the group typically is larger than the average size of a household. Group Living structures do not include self-contained units but rather have common facilities for residents, including those for dining, social and recreational activities, and laundry. Group Living is divided into two subcategories based on whether or not residents receive any personal care, training, and/or treatment:

Room and board facilities are group living establishments where no personal care, training, and/or treatment is provided. Examples include dormitories, fraternities, sororities, boarding houses, monasteries and convents, residential hotels, lodging houses operated by organizations for members only, and similar uses.

Long-term care facilities are group living establishments where personal care for children, the aged, and special categories of persons with some limits on ability for self-care is provided. In addition to the provision of room and board, services such as supervision; protection; assistance while bathing, dressing, grooming, or eating; management of money; transportation; and recreation are provided. Medical care may or may not be a major element. Examples include hospice, nursing and personal care facilities, homes for the deaf or blind, and similar uses.

H

Hazardous Substances. Any substance, material, or waste listed below:

- Nuclear or radioactive materials or waste
- Chemicals subject to reporting under Title III of the Superfund Amendments and Reauthorization Act (SARA) of 1986, published July 1987, U. S. Environmental Protection Agency
- Hazardous Materials Table, in the Code of Federal Regulations (CFR), Title 49, Part 172.101
- Other substances as determined by applicable state or federal agency

Home Occupation, Home Occupation Site. A business activity that is carried out on the same site as a dwelling unit, and which is accessory to the residential use on the site, subject to the special use provisions of Section 3.145.

Hotel/Motel. A building or portion thereof designed and used for occupancy of transient individuals lodged with or without meals for a continuous period not to exceed 29 days. (See ORS 446.310.)

I

Incidental and Subordinate to. Secondary to, and less apparent than, the primary use or other portion of the development.

Intersection. An at-grade connection of a public or private approach road to the highway.

Industrial Service Uses. Industrial Service firms are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Examples include welding shops; machine shops; tool repair; electric motor repair; sales, repair, salvage, or wrecking of heavy machinery, metal, building materials, autos, or trucks (does not include junk yards); towing and temporary vehicle storage; heavy truck servicing and repair; tire re-treading or recapping; truck stops; building, heating, plumbing, or electrical contractors; printing, publishing, and lithography; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; industrial laundry, dry-cleaning, and carpet cleaning plants; photofinishing laboratories; and similar uses.

J

Junk Yard. (1) Any property or establishment on which one or more persons are engaged in breaking up, dismantling, sorting, storing, distributing, buying, or selling scrap or waste materials.

(2) Any establishment or place of business on which two or more inoperable motor vehicles or an equivalent volume of waste or refuse are maintained, stored, bought, or sold. Includes wrecking yards, automobile graveyards, garbage dumps, and scrap metal processing facilities.

K

Kennel. Any lot or premises where three or more dogs or cats aged six months or older are boarded or bred for compensation. Establishments where animals are offered for sale as the primary use, such as pet stores, are not classified as kennels.

L

Land Division. The process of dividing land to create parcels or lots. See Section 2.100.

Landscaping. Any combination of living plants such as trees, shrubs, plants, vegetative ground cover, or turf grasses, and may include structural features such as walkways, fences, benches, plazas, fountains, or the like. Also includes irrigation systems, mulches, topsoil, and re-vegetation or the preservation, protection, and replacement of trees.

Land Use. The activity or activities that occur on a piece of land. Activities may be individually identified as primary or accessory uses.

Land Use Decision. A final decision or determination made by the Town of Lakeview that concerns the adoption, amendment, or application of the Statewide Planning Goals, the Comprehensive Plan, or any land use regulation (i.e., this Code) where the decision requires the interpretation or exercise of policy or legal judgment (ORS 197.015). Note: All decisions requiring Quasi-Judicial review by the Town of Lakeview are Land Use Decisions. Decisions subject to Administrative review are considered Limited Land Use Decisions, pursuant to ORS 197.015.

Legislative. A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use (e. g., adoption of, or amendment to, a comprehensive plan or development regulation). See also, Section 2.720 Legislative Amendment Criteria.

Level of Service ("LOS"). A quantitative standard for transportation facilities describing operational conditions. See Town of Lakeview Transportation System Plan.

Loading Area. The area available for the maneuvering and standing of vehicles engaged in delivering and loading goods, freight, or other articles. See also, Section 5.400 Parking, Loading, and Drive-Through Queues.

Lot. A lot is a legally defined piece of land other than a tract that is the result of a land division. The following definitions for "lot" apply to the state definition of both lot (result of subdividing) **and** parcel (result of partitioning). See figures below.

- **Corner Lot.** A lot that has frontage on more than one intersecting street. A street that curves with angles of 120 degrees or less, measured from the center line of the street, is considered

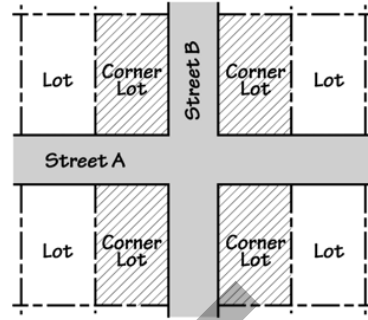
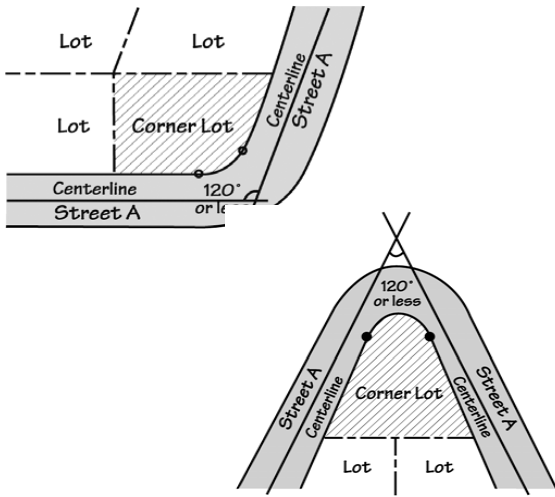
two intersecting streets for the purpose of evaluating whether a lot is a corner lot. See figures below.

- **Flag Lot.** A lot with two distinct parts:
 - The flag, which is the only building site and is located behind another lot; and
 - The pole, which connects the flag to the street, provides the only street frontage for the lot, and at any point is less than the minimum lot width for the zone.
- **Through Lot.** A lot that has frontage on two parallel or approximately parallel streets.

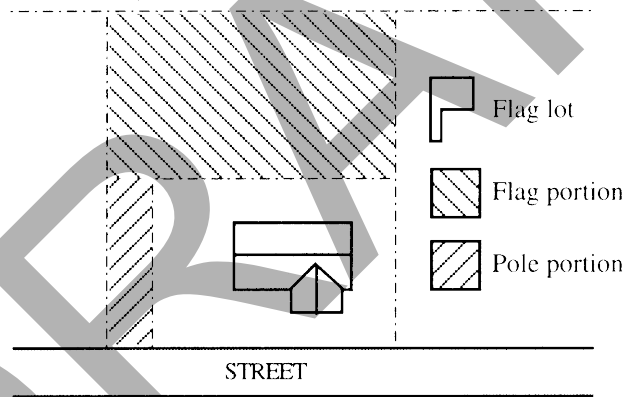
Lot Lines / Property Lines. The property lines along the edge of a lot or site. See, figures below.

- **Front Lot Line.** A lot line, or segment of a lot line, that abuts a street. On a corner lot, the front lot line is the shortest of the lot lines that abut a street. If two or more street lot lines are of equal length, then the applicant or property owner can choose which lot line is to be the front lot line for the purpose of determining required setbacks. However, a through lot has two front lot lines regardless of whether the street lot lines are of equal or unequal length. See figures below.
- **Rear Lot Line.** A lot line that is opposite a front lot line. A triangular lot has two side lot lines but no rear lot line. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line. See figures below.
- **Side Lot Line.** A lot line that connects front and rear lot lines. On a corner lot, the longer lot line that abuts a street is a side lot line. See figures below.
- **Side Street Lot Line.** A lot line that is both a side lot line and a street lot line. See figures below.
- **Street Lot Line.** A lot line, or segment of a lot line, that abuts a street. Street lot line does not include lot lines that abut a dedicated alley. On a corner lot, there are two (or more) street lot lines. Street lot line can include front lot lines and side lot lines, however, both are considered front yards for the purpose of measuring required setbacks. See figures below.

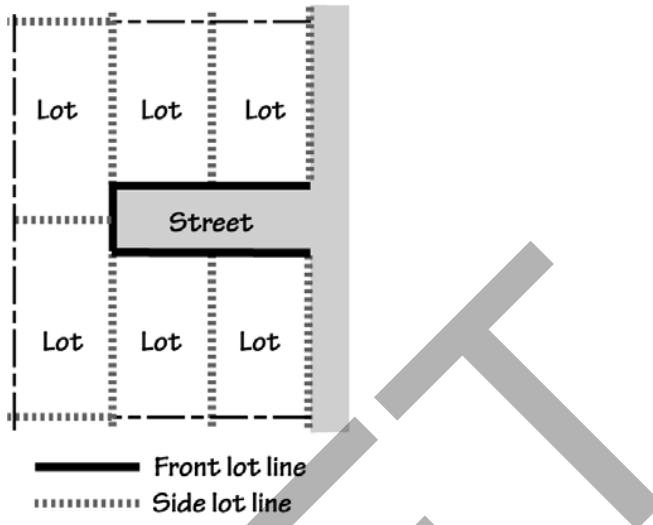
Corner Lots



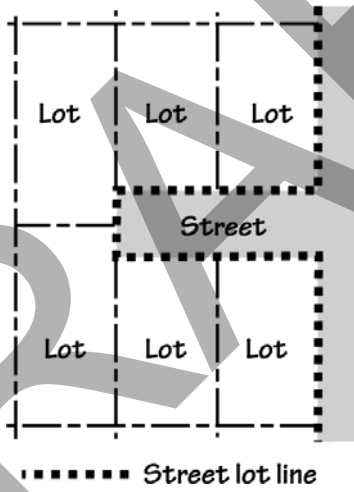
Flag Lot



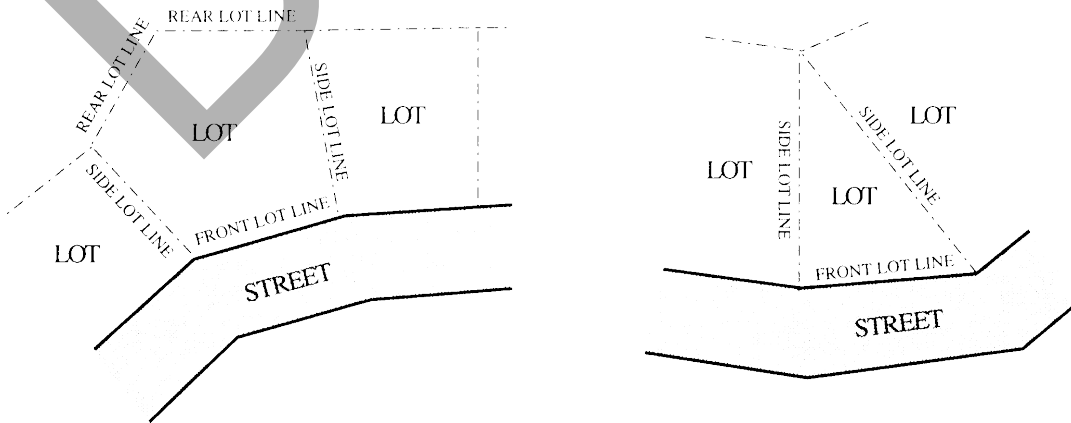
Front and Side Lot Lines



Street Lot Lines



Lot Lines on Irregular Lots



- **Lot of Record.** A legally created lot or parcel meeting all applicable regulations in effect at the time of creation and held in separate ownership, or any other lot deemed a legal lot under Section .

Lot Area. The total surface area (measured horizontally) within the boundary lines of a lot.

Lot Consolidation. The reduction in the number of lots, i.e., the creation of one lot from two or more existing lots.

Lot Coverage. The total area of a lot covered by building(s), as provided by the applicable land use district development standards.

Lot Line Adjustment. See Property Line Adjustment.

M

Main/Primary Building Entrance. The entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance; however, some buildings may have more than one primary entrance or may have entrances that open directly into the building's lobby or principal interior ground level circulation space.

Major Remodeling. Projects where the floor area or the developed area of the site increases by 50 percent or more.

Maneuvering Area/Aisle. The driving area in a parking lot where motor vehicles are able to turn around and access parking or loading spaces.

Manufactured and Mobile Homes. See definitions under Dwelling.

Manufactured Dwelling and Mobile Home Park (Land Use). Any place where four or more manufactured dwellings are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space, or keep space for rent or lease, to any person for a charge or fee paid, or to be paid, for the rental or lease or use of facilities, or to offer space free in connection with securing the trade or patronage of such person. Manufactured dwelling park does not include a lot or lots located within an approved subdivision being rented or leased for occupancy by one manufactured dwelling per lot. See also, ORS Chapter 446.

Manufacturing and Production (Land Use). Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Examples include, but are not necessarily limited to: processing of food and related products; breweries and distilleries when not accessory to a commercial use; slaughter houses or meat packing; taxidermist; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or

glass materials or products; concrete batching and asphalt mixing; production or fabrication of metals or metal products, including enameling and galvanizing; manufacture or assembly of machinery, equipment, vehicles, appliances; sign making; production of prefabricated structures, including mobile homes; and the production of energy.

Mixed-Use. The combination of residential uses with commercial (e.g., office, retail, or services), civic, or light industrial uses on a site.

Multifamily Development and Structure. See definitions under Dwelling.

N

Non-conforming Development. An element of a development, such as lot area, setback, height, lot coverage, landscaping, sidewalk, or parking area, or lack thereof, that was created prior to or in conformance with development regulations but which subsequently, due to a change in the zone or applicable Code standards, is no longer in conformance with the current applicable development regulations. See Section 1.055 Non-Conforming Situations.

Non-conforming Situation. A Non-conforming Development or Non-conforming Use. A situation may be non-conforming in more than one aspect. For example, a site may contain a non-conforming use and also have some non-conforming development. See Section 1.055 Non-Conforming Situations.

Non-conforming Use. A use that was allowed by right when established or a use that obtained a required land use approval when established, but that subsequently, due to a change in the zone or zoning regulations, the use or the amount of floor area of the use is now prohibited in the zone. See Section 1.055.

O

Office (Land Use). Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.

Off-street Parking. All off-street areas designed, constructed, used, or required, or intended to be used, for the parking of motor vehicles. See Section 5.400 for parking standards.

On-street Parking. Parking in the street right-of-way, typically in parking lanes or bays, when allowed by the applicable roadway authority. See Section 5.400 for parking standards.

Orientation. To cause to face toward a particular point of reference (e.g., “A building oriented to the street”).

Owner. The owner of the title to real property or the contract purchaser of real property of record, as shown on the latest assessment records in the Office of the County Assessor. Owner also includes a deed holder or contract purchaser whose name does not appear in the latest assessment records, but who presents to the Town a copy of a deed or contract of sale signed by the owner of

record.

P

Parcel. A legally defined area of land created through a partition.

Parks and Open Space (Land Use). Parks and Open Space Areas are public parks or private common areas consisting mostly of recreational facilities, community gardens, or natural areas.

Parking Area. A parking area is all the area devoted to the standing, maneuvering, and circulation of motor vehicles. Parking areas do not include driveways or areas devoted exclusively to non-passenger loading or fire apparatus lanes.

Parking Lot Perimeter. The boundary of a parking lot area that usually contains a landscaped buffer area.

Parking Space. An improved space designed to provide standing area for a motor vehicle. See Section 5.400 for parking space standards.

Parking Versus Storage. Parking is to leave a motor vehicle for a temporary time. Storage is to place or leave in a location for storage, maintenance, repair, future sale or rental, or future use for an indefinite period of time.

Partition. To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. See ORS 92.010(8).

Pathway. A walkway, bikeway, or access way conforming to Town standards and separated from the street right-of-way, that may or may not be within a public right-of-way.

Planned Road or Street. A highway, road, street, or alley identified in an adopted corridor plan, comprehensive plan or transportation system plan in accordance with administrative procedures of OAR 660-012 and ORS Chapter 197, but that has not been constructed.

Planter Strip. A landscape area for street trees and other plantings within the public right-of-way, usually a continuous planter area between the street and a sidewalk.

Plat. Diagrams, drawings, and other writing containing all the descriptions, locations, dedications, provisions, and information concerning a land division. This term includes the state law definitions of “partition plat” and “subdivision plat.” See also, Section 2.100 Land Divisions and Property Line Adjustments.

Posted Speed. The statutory speed established by ORS 811.105 or ORS 811.180, or the designated speed established by ORS 810.180.

Practicable. Capable of being done after taking into consideration reasonable cost, existing

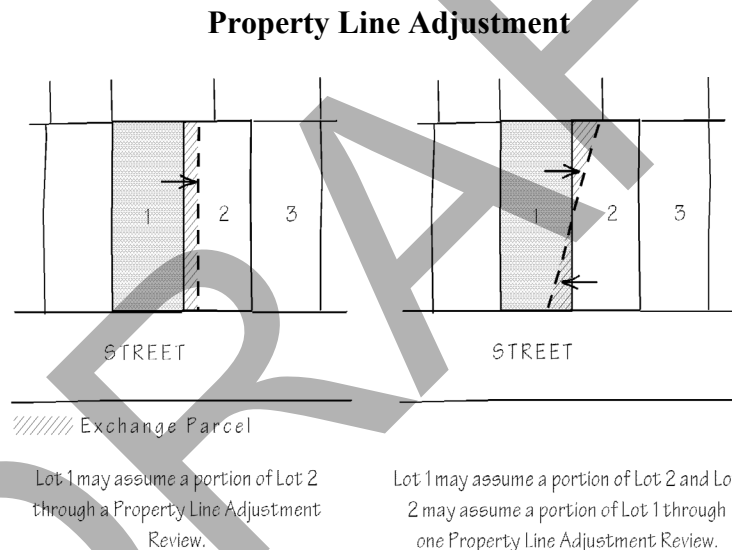
technology, and logistics in light of overall project purposes.

Primary Structure. A structure or combination of structures of chief importance or function on a site. In general, the primary use of the site is carried out in a primary structure. The difference between a primary and accessory structure is determined by comparing the size, placement, design, appearance, and the orientation of the structures on a site.

Primary Use. An activity or combination of activities of chief importance on the site. One of the main purposes for which the land or structures are intended, designed, or ordinarily used. A site may have more than one primary use.

Project. An existing or proposed use or development subject to one or more land use approvals.

Property Line Adjustment. The relocation of a single common property line between two abutting properties not resulting in an increase in the number of lots, pursuant to Section 2.100 Land Divisions and Property Line Adjustments. See figures below.



Public Access Easement. A public access easement is an easement granted to the public for vehicular and pedestrian access, or for non-motorized access.

Public Improvements. Development of public infrastructure, as required by the Town, a special district, or road authority, as applicable. See Chapter 4.

Q

Quasi-judicial. An action or decision that requires substantial discretion or judgment in applying the standards or criteria of this Code to the facts of a development or land use proposal, and requires a public hearing. See Sections 2.025 and 2.030.

R

Radio Frequency Transmission Facilities (Land Use). Radio Frequency Transmission Facilities includes all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Towers may be self supporting, guyed, or mounted on poles or buildings.

Recreational Vehicle Park (Land Use). A commercial use providing space and facilities for motor homes or other recreational vehicles for recreational use or transient lodging. There is no minimum required stay in a recreational vehicle park, however, the Town may establish the maximum length of stay. Uses where unoccupied recreational vehicles are offered for sale or lease, or are stored, are not included as Recreational Vehicle Parks.

Religious Institutions and Places of Worship (Land Use). Uses primarily providing meeting areas for religious activities; may include schools as an accessory use.

Residential Facility (Land Use). A facility that provides residential care, treatment, or training for six or more individuals with intellectual or developmental disabilities, or with mental, emotional or behavioral disturbances, or alcohol or drug dependence in one or more buildings on contiguous properties. See also, ORS 443.400.

Residential Home (Land Use). A facility that provides residential care, treatment, or training for five or fewer individuals with intellectual or developmental disabilities, or with mental, emotional or behavioral disturbances, or alcohol or drug dependence in one or more buildings on contiguous properties. See also, ORS 443.400.

Retail Sales and Service Uses (Land Use). Retail Sales and Service uses sell, lease, or rent new or used products, goods, or services. They include services such as barber/salon, accountant, restaurant, bar, repair service, and similar uses. See also, Vehicle Servicing.

Right-Of-Way. Real property or an interest in real property owned by a roadway authority for the purpose of constructing, operating, and maintaining public facilities.

Roadway. The portion of a right-of-way that is improved for motor vehicle and bicycle travel, subject to applicable state motor vehicle licensing requirements. Roadway includes vehicle travel lanes and on-street parking areas. Roadway does not include area devoted to curbs, parking strips, or sidewalks.

Road/Roadway Authority. The Town or other agency (e. g., Oregon Department of Transportation or Lake County) with jurisdiction over a road or street.

S

Schools (Land Use). Public and private schools, secular or parochial, at the primary, elementary, middle, junior high, or high school level.

Self-Service Storage. Mini-storage or other storage areas for individual or business uses. The

storage areas are designed to allow private access by the tenant for storing personal property.

Setback / Setback Yard. The minimum distance required between a specified object, such as a building, and another point, measured from lot lines to a specified object. Typically, a setback refers to the minimum distance (yard dimension) from a building to a specified property line.

Shared Driveway. A driveway used to access two or more parcels.

Shared Parking. Required parking facilities for two or more uses, structures, or lots or parcels, which are satisfied jointly with the same facilities. See Section 5.400.

Sidewalk. A paved walkway within a public street right-of-way that is generally located adjacent to and separated from the roadway by a curb or planter strip.

Sight Distance. The unobstructed viewing distance measured from one object or location to another object or location, usually required for the purpose of traffic safety (e.g., a length of street or highway that a driver can see with an acceptable level of clarity, pursuant to the standards of the applicable roadway authority).

Sign. Any outdoor device, or device visible from outdoors, providing identification, advertising, or directional information for a specific business, group of businesses, service, product, brand, person, organization, place or building. included in this definition of signs are: graphic devices such as logos and trademarks; attention- attracting objects such as wind-driven spinners, portable sign devices, logo sculptures, banners, balloons, streamers, strobe lights, flags, inflatable structures, projected picture signs, holographic projection signs, and laser projected designs/images/copy; and other attention attracting media and devices.

Site. For land divisions, property line adjustments, and lot consolidations, the site is the lots, lots of record, parcels, or tracts proposed to be divided or reconfigured. For all other purposes, the site is an ownership except as follows:

- If a proposed development includes multiple ownerships, then the site is the combined area of all contiguous ownerships.
- If a proposed development includes only a portion of an ownership, and the balance of the ownership is vacant, then the applicant may choose to define the site as the portion of the ownership that is proposed for development.
- If a proposed development includes only a portion of an ownership, and there is other development on the ownership, then the applicant may choose to define the site as the portion of the ownership that is currently developed plus the portion proposed for development.

Site Frontage. The part of a site that abuts a street. See also, Block/Street Frontage.

Spacing Standards. The minimum distance required between a proposed street or driveway connection, as applicable, and the center of the nearest existing street or driveway connection on the same side of the highway in both directions, as set forth by the standards of the applicable roadway authority. Spacing standards for state highways are contained in OAR 734-051-4020.

Street. A right-of-way that is intended for motor vehicle, pedestrian, or bicycle travel; or for motor vehicle, bicycle, or pedestrian access to abutting property. For the purposes of this Code, street does not include alleys and rail rights-of-way that do not also allow for motor vehicle access, or freeways and their ramps.

Street Connectivity. Expressed as the number of street and/or access way connections within a specific geographic area. Higher levels of connectivity provide for more direct transportation routes and better dispersion of traffic, resulting in less traffic on individual streets and potentially slower speeds through neighborhoods.

Street-Facing / Oriented to Street. A wall plane of a structure that faces or is oriented within 45 degrees or less from a street lot line.

Street Stub. A temporary street ending where the street will be extended through adjacent property in the future, as those properties develop. Not a permanent street-end or dead-end street.

Structure. Except as provided by applicable building codes, any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, utility vaults, and other similar objects. Structure does not include paved areas or vegetative landscaping materials.

Subdivision. To divide land into four or more lots within a single calendar year. See also, Section 2.100 Land Divisions and Property Line Adjustments, and ORS 92.010.

T

Through Street. A street that connects to other streets at both ends or is planned to do so in the future, pursuant to a comprehensive plan, transportation system plan, access management plan, or land use approval.

Topographical Constraint. Where existing slopes, landforms (e.g., streams, canals, rock outcropping, etc.) or existing man-made feature (e.g., embankment or berm) make conformance with a Code standard impracticable.

Town. The Town of Lakeview, Oregon.

Tract. A piece of land within a platted subdivision reserved for open space, utility corridor, recreation facilities, sensitive lands, or other purpose; may be dedicated to a homeowner's association or other entity for maintenance.

Traffic Impact Analysis. A report prepared by a professional engineer that analyzes existing and future roadway conditions, and which may recommend transportation improvements and mitigation measures.

Turnaround. A vehicle maneuvering area at the end of a dead-end street (e.g., hammerhead, cul-de-sac, or other configuration) that allows for vehicles to turn around.

Travel Trailer. A vacation structure or self-propelled vehicle equipped with wheels for street or highway use; intended for human occupancy; equipped with plumbing, sink, or toilets; used for vacation and recreational purposes; and not used as a residence. See ORS 446.003(5), (24), and Recreational Vehicle.

U

Use (Land Use). The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

Utilities. For the purposes of this Code, there are two types of utilities: 1) Private: telephone, electric, telecommunication, and similar franchise facilities; and 2) Public: water and wastewater conveyance and treatment facilities.

Utilities (Land Use). Utilities are infrastructure services, which need to be located in or near the area where the service is provided. Basic Utility uses may or may not have regular employees at the site. Services may be public or privately provided. Examples include water and sewer pump stations; sewage disposal and conveyance systems; electrical substations; water towers and reservoirs; water quality and flow control facilities; water conveyance systems; stormwater facilities and conveyance systems; telephone exchanges; suspended cable transportation systems; public safety facilities; district heating and cooling systems; solar, wind, or geothermal power generation facilities that are not accessory to a primary use; and emergency communication broadcast facilities. Larger-scale utility facilities, and those that do not conform to the above definition (e.g., biomass power generation), may be classified as Industrial uses or “Other” uses (e.g., Utility Corridor) as applicable.

V

Variance. A Town Council decision to lessen or otherwise modify the requirements of this Code. See Section 2.525.

Vehicle Areas. All of the areas on a site where vehicles may circulate or park, including parking areas, driveways, drive-through lanes, and loading areas. See also, Driveway and Parking Area.

Vehicle Repair. Repair of passenger vehicles, trucks or other motor vehicles such as motorcycles, boats and recreational vehicles.

Vehicle Servicing. Gas stations, unattended card key stations, car washes, commercial vehicle maintenance and/or oil and lubrication services, and similar uses.

Vision Clearance Area. Areas near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See Section 5.220 Vehicular Access and Circulation.

W

Walkway. A sidewalk or path, including any access way, improved to Town standards, or to other roadway authority standards, as applicable. See also, Access Way, Pathway, and Sidewalk.

Waste/Trash Collection Areas. Waste collection areas include areas set aside or designed to be used for garbage collection and collection of materials for recycling. Waste collection areas include areas occupied by dumpsters and other solid waste receptacles.

Waste-Related Use. Waste-related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the biological decomposition of organic material. Waste-related uses also include uses that receive, store, sort, and distribute post-consumer recyclable materials; and those that receive hazardous wastes from others and are subject to the regulations of OAR 340-100-110, Hazardous Waste Management.

Warehouse, Freight Movement and Distribution. The storage or movement of goods, except as accessory to a primary permitted use on the subject site.

Wireless Communication Equipment. Cellular towers, antennae, monopoles, and related facilities used for radio signal transmission and receiving.

X [reserved]

Y

Yard. The area defined by setbacks (i.e., between the setback line and nearest property line).

Z [reserved]

CHAPTER 2 LAND USE REGULATION APPLICATION PROCEDURES AND APPROVAL CRITERIA

2.010 General Review Procedures

This Section sets for the procedures and application types for property uses regulated by the Town of Lakeview Land Development Code.

1. Purpose and Applicability

- A. Purpose.** The purpose of this chapter is to establish standard decision-making procedures that will enable the Town, the applicant, and the public to reasonably review applications and participate in the local decision-making process in a timely and effective way. Table 2.010 establishes the review procedure and the decision-making body for particular approvals.
- B. Applicability of Review Procedures.** All land use and development permit applications and approvals, except building permits, shall be decided by using the procedures contained in this chapter. The procedure “type” assigned to each application governs the decision-making process for that permit or approval. There are five types of permit/approval procedures as described in subsections 1-5 below. Table 2.010 lists the Town’s land use and development approvals and corresponding review procedure(s).
- (1) Type I Land Use Review Procedure (Staff Review – Ministerial).** Type I decisions are made by the Town Planning Official, or his or her designee. Type I procedures are typically non-discretionary decisions that do not require public notice or opportunity for a public hearing. A Type I procedure is used in applying Town standards and criteria that do not require the use of discretion (i.e., there are clear and objective standards). In certain instances, uses and permits subject to Type I procedures may have unusual circumstances that require the exercise of discretion. The Planning Official may determine notice and opportunity for hearing is appropriate for any Type I land use review; if the Planning Official determines a Type I land use review requires notice, the notice and opportunity for hearing shall be provided in the manner set forth for a Type II land use review procedure.
- (2) Type II Land Use Review Procedure (Staff Review with Notice).** Type II land use reviews are made by the Town Planning Official, or his or her designee. Property owner notice and an opportunity to request an initial hearing with the Planning Commission within 12 days of the date the written notice of decision was mailed. If the 12 day period lapses and no request for hearing is received by the Town of Lakeview, the staff decision shall be the final land use decision of the Town. The Town Planning Official may elevate any Type II application to the Planning Commission as a Type III land use review procedure.
- (3) Type III Land Use Review Procedure (Quasi-Judicial Review not Involving a Comprehensive Plan Amendment or Annexation).** Type III decisions are made by the Planning Commission after a public hearing, with an opportunity to appeal the Commission’s decision to the Town Council. Type III Land Use Reviews are quasi-

judicial reviews that involve discretion, apply established criteria, and do not amend the comprehensive plan.

- (4) Type IV Land Use Review Procedure (Quasi-Judicial Review Involving a Comprehensive Plan Amendment or Annexation).** Type IV decisions involve a Quasi-judicial Comprehensive Plan amendment request. The Planning Commission conducts the initial public hearing and makes a recommendation to the Town Council. The Town Council reviews the Planning Commission recommendation and record and then conducts a de novo public hearing on the request. The Town Council makes the final decision. Type IV Land Use Reviews are quasi-judicial reviews that involve discretion and amend the comprehensive plan, but in a limited way that complies with the following:
- (a)** An Applicant has requested the comprehensive plan amendment and an application was submitted on the required forms of the Town for quasi-judicial comprehensive plan amendment, the required fee was paid, and sufficient information required by the Town was provided by the Applicant to review the request.
 - (b)** The Applicant sufficiently demonstrates that the proposed Comprehensive Plan amendment applies to a limited number of people or properties (circumscribed factual situation).
 - (c)** The requested comprehensive plan amendment does not propose to change generally applicable land use regulations in the Town of Lakeview and the amendment can be reviewed for compliance with criteria established not later than the initial hearing in front of the Town Council.
- (5) Type V Land Use Review Procedure (Legislative Review).** The Type V procedure applies to the creation or revision, or large-scale implementation, of public policy (e.g., adoption of regulations, zone changes, plan map amendments or annexations involving numerous properties, and comprehensive plan amendments). Type V reviews are considered by the Planning Commission, which makes a recommendation to Town Council. The Town Council makes the final decision on a legislative proposal through the enactment of an ordinance.

Table 2.010 – Summary of Approvals by Type of Review Procedure			
Land Use Request*	Review Procedure	Guidance Comments	Regulation References
Zoning Checklist Review	Type I	Typical Reviews: utility connection permits, street access permits, plot plans for dwellings on existing lots, site development not subject to Site Design Review	2.015.2
Legal Lot Determination	Type I	Complicated property history may require discretion	1.050
Similar Use Determination	Type I	Noticed Type I	1.060
Expansion of a Non-conforming Use	Type I or III	Noticed Type I or Type III Conditional Use Permit	1.055.2
Property Line Adjustments, including Lot Consolidations	Type I	May involve lot legality as well	2.160
Floodplain Development	Type I		2.015.2 & 3.220.11
Land Use Compatibility (LUCS) Statement	Type I	To be provided on the applicable agency forms	2.015.2
Final Plat Review	Type I	Conditions must be met	2.145
Adjustment	Type II		2.520
Planned Unit Development Detailed Plan Review	Type I or II	Conditions must be met	2.650
Partition or Re-plat of 2-3 lots Preliminary Plat	Type II		2.120
Similar Use Determinations	Noticed Type I or consolidated with Type II – IV applications		1.060
Site Design Review	Type II or III	That cannot be approved as a Type I	2.200
Variance	Type III	Cannot qualify as adjustment	2.525
Expansion or Alteration of a Non-conforming Development up to 50 Percent	Type III	Conditional Use Permit	1.055.3
Conditional Use Permit	Type III		2.300
Planned Unit Development	Type III		2.600

Concept Plan			
Modification to Approval or Condition of Approval	Type I, II, III or IV		2.400
Subdivision or Replat of >3 Lots Preliminary Plat	Type III		2.120
Zoning Map Amendment	Type III or V		2.710
Annexation	Type IV or V		See ORS 222
Comprehensive Plan Amendment	Type IV or V		2.715
Code Text Amendment	Type V		2.720

* The applicant may be required to obtain building permits and other approvals from other agencies, such as a road authority or natural resource regulatory agency. The Town's failure to notify the applicant of any requirement or procedure of another agency shall not invalidate a permit or other decision made by the Town under this Code.

2.015 Type I Land Use Review Procedure

This section sets forth the process and information for Ministerial Staff Reviews such as Zoning Checklist Reviews, Property Line Adjustments and LUCS reviews.

1. **Type I Procedure (Ministerial Staff Review).** The Town Planning Official, or his or her designee makes ministerial decisions through the Type I procedure. Ministerial decisions are those where Town standards and criteria do not require the exercise of discretion (i.e., there are clear and objective standards). Land Use Review Procedures identified as Type I procedures in Table 2.010 will be taken in as Type I applications. The Planning Official may determine notice and opportunity for hearing is appropriate for any Type I land use review; if the Planning Official determines a Type I land use review requires notice, the notice and opportunity for hearing shall be provided in the manner set forth for a Type II land use review procedure.
2. **Zoning Checklist.** The Town Planning Official reviews general proposals requiring a Type I review using a Zoning Checklist, some specific other reviews require specific information like property line adjustments, floodplain development, or LUCS reviews. The Zoning Checklist is intended to ensure a project proposal meets applicable standards of the code. The Zoning Checklist is issued before the Town authorizes the Building Official to issue a building permit.

A. Application Requirements.

- (1) **Application Forms.** Approvals requiring Type I review, including Zoning Checklists, shall be made on forms provided by the Town.

(2) Application Requirements. When a Zoning Checklist is required, it shall:

- (a) Include the information requested on the application form;
- (b) Address the criteria in sufficient detail for review and action; and
- (c) Be filed with the required fee.

B. Requirements. The Town shall not act upon an application for land use approval, and a building permit shall not be issued, until the Town Planning Official has approved a Zoning Checklist for the proposed project.

C. Criteria and Decision. The Town Planning Official's review of a Zoning Checklist is intended to determine whether minimum code development standards are met and also that any conditions of approval imposed through a Type II-IV review have been satisfied prior to issuance of a building permit.

D. Effective Date. A Zoning Checklist decision is final on the date it is signed by the Town Planning Official. It is not a land use decision as defined by ORS 197.015, and therefore is not subject to appeal to the state Land Use Board of Appeals.

2.020 Type II Procedure (Staff Review With Notice)

The Town Planning Official, or his or her designee, performs Staff Reviews through the Type II procedure. Type II decisions are made by the Town Planning Official with public notice and an opportunity to request a hearing in front of the Planning Commission. Alternatively, the Town Planning Official may refer any Type II application to the Planning Commission for its review under the Type III procedures.

1. Application Requirements.

A. Application Forms. Applications for projects requiring Type II Staff Review shall be made on forms provided by the Town Planning Official.

2. Submittal Information. The Town Planning Official shall advise the applicant on application submittal requirements. At a minimum, the application shall include all of the following information:

- A.** The information requested on the application form;
- B.** Plans and exhibits required for the specific approval(s) being sought;
- C.** A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail;
- D.** Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable; and

E. The required fee.

3. Procedure.

A. The Town Planning Official shall review the submitted application and determine if the Application is complete within 30 days of receiving the Application. The completeness review shall be conducted in accordance with procedures set forth in ORS 227.178. Staff will determine within the 30 day completeness review period of the matter should be elevated and processed as a Type III procedure.

B. The Town Planning Official shall review the Application and submittal and issue a staff decision leaving time for a request for hearing in front of the Planning. Notice of the Staff decision shall be provided to property owners within 100 feet of the subject property. The Notice of Decision shall contain all of the following information:

- (1) A description of the applicant's proposal and the Town's decision on the proposal, which may be a summary, provided it references the specifics of the proposal, identifies the applicable criteria and describes conditions of approval;
- (2) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area (a copy of assessor's map may be used);
- (3) A statement of where the Town's decision can be obtained;
- (4) The date the decision shall become final, unless a request for hearing submitted.
- (5) A statement that all persons entitled to notice may request a Planning Commission hearing.

4. **Effective Date of Decision.** Unless the conditions of approval specify otherwise, an Administrative Decision becomes effective 12 days after the Town mails the decision notice, unless a hearing is requested.

5. **Request for Hearing of Type II Decision.** A request for hearing may be submitted for a Type II Staff Decision made by the Town Planning Official, as applicable, pursuant to the following:

A. **Who may request a hearing.** The following people have legal standing to request a hearing of a Type II Staff Decision:

- (1) The applicant or owner of the subject property;
- (2) Any person who was entitled to written notice of the Type II decision; and
- (3) Any other person who believes they are affected or aggrieved by the decision.

B. Hearing request procedure.

- (1) Request for Hearing.** Any person with standing, as provided in subsection 1, above, may request a hearing for a Type II Staff Decision by filing a Request for Hearing according to the following procedures.
- (2) Time for filing.** Request for hearing shall be filed with the Town Planning Official within 12 days of the date the Notice of Decision is mailed.
- (3) Content of request for hearing.** The request for hearing shall be accompanied by the required filing fee and shall contain:

 - (a)** An identification of the decision for which a hearing is requested, including the date of the decision;
 - (b)** A statement demonstrating the person filing the Notice of Appeal has standing to appeal.
- 6. Scope of Hearing.** The request for hearing for a Type II Administrative Decision shall be a hearing de novo before the Planning Commission. The hearing shall not be limited to the application materials, evidence and other documentation, and specific issues raised in the review leading up to the Staff Decision but may include other relevant evidence and arguments. The Planning Commission may allow additional evidence, testimony, or argument concerning any relevant standard, criterion, condition, or issue.
- 7. Planning Commission Hearing Procedure.** Hearings on appeals of Type II Staff Decisions shall follow the same procedure used for public hearings on Type III reviews under Section 2.025. The Planning Commission is the final decision-making authority for Type II Staff Decisions for which a request for Planning Commission hearing properly filed.
- 8. Type II Staff Decision Alternative Procedures.** At the time of Application submittal, any Applicant can request the application be processed as a limited land use decision, pursuant to ORS 197.195 or as an expedited land division pursuant to ORS 197.360. Such requests shall be made in writing with the Application submittal materials. Staff will promptly provide a determination to the Applicant confirming the Town's ability to review the Application using the alternative procedure requested.

2.025 Type III Land Use Review Procedure (Quasi-Judicial Review without a Comprehensive Plan amendment or annexation)

Type III decisions are made by the Planning Commission after a public hearing, with an opportunity for appeal to the Town Council.

1. Application Requirements.

A. Application Forms. Applications requiring Type III Quasi-Judicial review shall be made on forms provided by the Town Planning Official.

B. Submittal Information. The Town Planning Official shall advise the applicant on application submittal requirements. At a minimum, the application shall include all the following information:

- (1) The information requested on the application form;
- (2) Plans and exhibits required for the specific approval(s) being sought;
- (3) A written statement or letter explaining how the application satisfies each and all the relevant criteria and standards in sufficient detail;
- (4) Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable;
- (5) The required fee.

2. Pre-Hearing Procedure.

A. Completeness Review: The Town Planning Official shall review the submitted application and determine if the Application is complete within 30 days of receiving the Application. The completeness review shall be conducted in accordance with procedures set forth in ORS 227.178.

B. Mailed and Posted Notice.

- (1) The Town shall mail public notice of a public hearing on a Quasi-Judicial application at least 20 days before the hearing date to the individuals and organizations listed below. The Town Planning Official shall prepare an affidavit of notice, which shall be made a part of the file. The affidavit shall state the date that the notice was mailed. Notice shall be mailed to:
 - (a) All owners of record of real property located within a minimum of 100 feet of the subject site;
 - (b) Any person who submits a written request to receive a notice; and
 - (c) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the Town and any other affected agencies. At a minimum, the Town Planning Official shall notify the road authority if different than the Town of Lakeview. The failure of another agency to respond with written comments on a pending application shall not invalidate an action or permit approval made by the Town under this Code.

- (2) At least 14 days before the first hearing, the Applicant or applicant's representative shall post notice of the hearing on the project site in clear view from a public right-of-way using a poster format prescribed by the Town Planning Official. The applicant shall submit an affidavit of notice using a form provided by the Town, which shall be made a part of the file. The affidavit shall state the date that the notice was posted.
- (3) At least 14 days before the first hearing, the Town shall publish notice of the hearing on the Town website, and/or have said notice published in a newspaper with local circulation.

C. Content of Notice. Notice of a Quasi-Judicial hearing to be mailed and published per subsection 2 above shall contain all of the following information:

- (1) A summary of the proposal and the relevant approval criteria, in sufficient detail to help the public identify and locate applicable code requirements;
- (2) The date, time, and location of the scheduled hearing;
- (3) The street address or other clear reference to the location of the proposed use or development;
- (4) A disclosure statement that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to appeal to the Town Council, Land Use Board of Appeals, or Circuit Court, as applicable, on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;
- (5) A statement that a copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards shall be available for review at the office of the Town Planning Official, and that copies shall be provided at a reasonable cost;
- (6) A statement that a copy of the Town's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing, and that a copy shall be provided on request at a reasonable cost;
- (7) A general explanation of the requirements to submit testimony, and the procedure for conducting public hearings; and
- (8) A statement that after the public hearing closes, the Town will issue its decision, and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

D. Type III Decision Alternative Procedures. At the time of Application submittal, any Applicant can request the Type III application be processed as a limited land use decision, pursuant to ORS 197.195 or as an expedited land division pursuant to ORS 197.360. Such requests shall be made in writing with the Application submittal materials. Staff will

promptly provide a determination to the Applicant confirming the Town's ability to review the Application using the alternative procedure requested.

3. Conduct of the Public Hearing.

- A.** At the commencement of the hearing, the Planning Commission chair, or his or her designee, shall state to those in attendance all of the following information and instructions:
- (1)** The applicable approval criteria by Code chapter that apply to the application;
 - (2)** Testimony and evidence shall concern the approval criteria described in the staff report, or other criteria in the comprehensive plan or land use regulations that the person testifying believes to apply to the decision;
 - (3)** Failure to raise an issue with sufficient detail to give the hearing body and the parties an opportunity to respond to the issue, may preclude appeal to the state Land Use Board of Appeals on that issue;
 - (4)** Failure to raise constitutional or other issues with sufficient detail to give the hearing body and the parties an opportunity to respond to the issue, may preclude pursuit of action in court on that issue;
 - (5)** At the conclusion of the initial evidentiary hearing, the hearing body shall deliberate and make a decision based on the facts and arguments in the public record. See, subsection 2.025.5.
 - (6)** Any participant may ask the hearing body for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing; if the hearing body grants the request, it will schedule a date to continue the hearing as provided in paragraph 10 of this subsection, or leave the record open for additional written evidence or testimony as provided in paragraph 11 of this subsection.
 - (7)** The public is entitled to an impartial hearing body as free from potential conflicts of interest and pre-hearing ex parte (outside the hearing) contacts as reasonably possible. Where questions related to ex parte contact are concerned, members of the hearing body shall follow the guidance for disclosure of ex parte contacts contained in ORS 227.180. Where a real conflict of interest arises, that member or members of the hearing body shall not participate in the hearing, except where state law provides otherwise. Where the appearance of a conflict of interest is likely, that member or members of the hearing body shall individually disclose their relationship to the applicant in the public hearing and state whether they are capable of rendering a fair and impartial decision. If they are unable to render a fair and impartial decision, they shall be excused from the proceedings.
 - (8)** Presenting and receiving evidence.

- (a) The hearing body may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant, or personally derogatory testimony or evidence;
 - (b) No oral testimony shall be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided by this section; and
 - (c) Members of the hearing body may visit the property and the surrounding area and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence.
- (9) The hearing body, in making its decision, shall consider only facts and arguments in the public hearing record; except that it may take notice of any local, state, or federal regulations.
- (10) If the hearing body decides to continue the hearing, the hearing shall be continued to a date that is at least seven days after the date of the first evidentiary hearing (e.g., next regularly scheduled meeting). An opportunity shall be provided at the continued hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that he or she can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, after the close of the hearing, the hearing body may limit additional testimony to arguments and not accept additional evidence.
- (11) If the hearing body leaves the record open for additional written testimony, the record shall be left open for at least seven days after the hearing. Any participant may ask the hearing body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open. If such a request is filed, the hearing body shall reopen the record, as follows:
 - (a) When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony;
 - (b) An extension of the hearing or record granted pursuant to this section is subject to the limitations of Section 2.040 (ORS 227.178 – 120 day rule), unless the applicant waives his or her right to a final decision being made within 120 days of filing a complete application; and
 - (c) If requested by the applicant, the hearing body shall grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.

(12) The Notice of Quasi-Judicial Decision shall contain all of the following information:

- (a) A description of the applicant's proposal and the Town's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
- (b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area (a copy of assessor's map may be used);
- (c) A statement of where the Town's decision can be obtained;
- (d) The date the decision shall become final, unless appealed; and
- (e) A statement that all persons entitled to notice may appeal the Planning Commission's decision to the Town Council pursuant to subsection 2.025.4, or may appeal the Town Council's decision to the state Land Use Board of Appeals, as applicable.

4. **Appeal of Planning Commission Decision.** The Planning Commission's decision may be appealed to the Town Council as follows:

A. **Who may appeal.** The following people have legal standing to appeal:

- (1) The applicant or owner of the subject property; and
- (2) Any other person who testified orally or in writing during the subject public hearing before the close of the public record.

B. **Appeal filing procedure.**

- (1) **Notice of appeal.** Any person with standing to appeal, as provided in subsection 4.A above, may appeal a Type III Quasi-Judicial Decision by filing a Notice of Appeal according to the following procedures.
- (2) **Time for filing.** A Notice of Appeal shall be filed with the Town Planning Official within the timeframe specified on the Notice of Decision; typically, this will be within 10 days of the date the Notice of Decision is mailed.
- (3) **Content of notice of appeal.** The Notice of Appeal shall be accompanied by the required filing fee and shall contain:
 - (a) An identification of the decision being appealed, including the date of the decision;
 - (b) A statement demonstrating the person filing the Notice of Appeal has standing to

appeal;

(c) A statement explaining the specific issues being raised on appeal; and

(d) If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period.

C. Scope of appeal. The appeal of a Type III Quasi-Judicial Decision shall be on the record before the Town Council. The appeal shall be limited to the application materials, evidence and other documentation, and specific issues raised in the review leading up to the Quasi-Judicial Decision. To reverse or modify the Planning Commission's decision, the Town Council must conclude that the Planning Commission committed an error of law or that there was not sufficient evidence to support the Planning Commission's decision.

5. Record of the Public Hearing.

A. The official public hearing record shall include all of the following information:

(1) All materials considered by the hearings body;

(2) All materials submitted by the Town Planning Official to the hearings body regarding the application;

(3) The minutes of the hearing;

(4) The final written decision; and

(5) Copies of all notices given as required by this chapter, and correspondence regarding the application that the Town mailed or received.

B. The meeting minutes shall be filed in hardcopy form with the Town Planning Official. The minutes and other evidence presented as a part of the hearing shall be part of the record.

C. All exhibits received and displayed shall be marked to provide identification and shall be part of the record.

6. Effective Date and Appeals to State Land Use Board of Appeals. A Type III Quasi-Judicial Decision or Appeal Decision, as applicable, is effective the date the Town mails the decision notice. Appeals of Town Council decisions under this chapter shall be filed with the state Land Use Board of Appeals pursuant to ORS 197.805 - 197.860.

2.030 Type IV Land Use Review Procedure (Quasi-Judicial Review with Comprehensive Plan Amendment or Annexation)

Type IV decisions are quasi-judicial land use decisions made by the Town Council following a recommendation from the Planning Commission after a public hearing. These reviews involve a comprehensive plan amendment or annexation.

1. Application Requirements.

- A. Application Forms.** Applications requiring Type IV Quasi-Judicial review shall be made on forms provided by the Town Planning Official.
- B. Submittal Information.** The Town Planning Official shall advise the applicant on application submittal requirements. At a minimum, the application shall include all the following information:
- (1) The information requested on the application form;
 - (2) Plans and exhibits required for the specific approval(s) being sought;
 - (3) A written statement or letter explaining how the application satisfies each and all the relevant criteria and standards in sufficient detail;
 - (4) Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable;
 - (5) The required fee.

2. Pre-Hearing Procedure.

- A. Completeness Review:** The Town Planning Official shall review the submitted application and determine if the Application is complete within 60 days of receiving the Application.
- B. Mailed and Posted Notices.**
- (1) The Town shall mail public notice of a public hearing on a Quasi-Judicial application at least 20 days before the hearing date to the individuals and organizations listed below. The Town Planning Official shall prepare an affidavit of notice, which shall be made a part of the file. The affidavit shall state the date that the notice was mailed. Notice shall be mailed to:
 - (a) All owners of record of real property located within a minimum of 100 feet of the subject site;
 - (b) Any person who submits a written request to receive a notice; and
 - (c) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the Town and any other affected agencies. At a

minimum, the Town Planning Official shall notify the road authority if different than the Town of Lakeview. The failure of another agency to respond with written comments on a pending application shall not invalidate an action or permit approval made by the Town under this Code.

- (2) The Town Planning Official shall notify in writing the Oregon Department of Land Conservation and Development (DLCD) of legislative amendments (zone change, rezoning with annexation, or comprehensive plan amendment) at least 35 days before the first public hearing at which public testimony or new evidence will be received. The notice shall include a DLCD Certificate of Mailing.
- (3) At least 14 days before the first hearing, the Applicant or applicant's representative shall post notice of the hearing on the project site in clear view from a public right-of-way using a poster format prescribed by the Town Planning Official. The applicant shall submit an affidavit of notice using a form provided by the Town, which shall be made a part of the file. The affidavit shall state the date that the notice was posted.
- (4) At least 14 days before the first hearing, the Town shall publish notice of the hearing on the Town website, and/or have said notice published in a newspaper with local circulation.

C. Content of Notice. Notice of a Quasi-Judicial hearing to be mailed and published per subsection 1 above shall contain all of the following information:

- (1) A summary of the proposal and the relevant approval criteria, in sufficient detail to help the public identify and locate applicable code requirements;
- (2) The date, time, and location of the scheduled hearing;
- (3) The street address or other clear reference to the location of the proposed use or development;
- (4) A disclosure statement that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to the Land Use Board of Appeals, or Circuit Court, as applicable, on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;
- (5) A statement that a copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards shall be available for review at the office of the Town Planning Official, and that copies shall be provided at a reasonable cost;
- (6) A statement that a copy of the Town's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing, and that a copy shall be provided on request at a reasonable cost;

- (7) A general explanation of the requirements to submit testimony, and the procedure for conducting public hearings; and
- (8) A statement that the initial public hearing will be in front of the Planning Commission who will make a recommendation to the Town Council. A second public hearing in front of the Town Council will follow the Planning Commission hearing. After which, the Town Council will issue its decision, and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

3. Conduct of the Public Hearing.

- A. At the commencement of the hearing, the Chairperson of the Commission or Mayor, as applicable, or his or her designee, shall state to those in attendance all of the following information and instructions:
 - (1) The applicable approval criteria by Code chapter that apply to the application;
 - (2) Testimony and evidence shall concern the approval criteria described in the staff report, or other criteria in the comprehensive plan or land use regulations that the person testifying believes to apply to the decision;
 - (3) Failure to raise an issue with sufficient detail to give the hearing body and the parties an opportunity to respond to the issue, may preclude appeal to the state Land Use Board of Appeals on that issue;
 - (4) Failure to raise constitutional or other issues with sufficient detail to give the hearing body and the parties an opportunity to respond to the issue, may preclude pursuit of action in court on that issue;
 - (5) At the conclusion of the initial evidentiary hearing, the hearing body shall deliberate and make a decision based on the facts and arguments in the public record. See, subsection 2.030.5.
 - (6) Any participant may ask the hearing body for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing; if the hearing body grants the request, it will schedule a date to continue the hearing as provided in paragraph 10 of this subsection, or leave the record open for additional written evidence or testimony as provided paragraph 11 of this subsection.
 - (7) The public is entitled to an impartial hearing body as free from potential conflicts of interest and pre-hearing ex parte (outside the hearing) contacts as reasonably possible. Where questions related to ex parte contact are concerned, members of the hearing body shall follow the guidance for disclosure of ex parte contacts contained in ORS 227.180. Where a real conflict of interest arises, that member or members of the hearing body shall not participate in the hearing, except where state law provides

otherwise. Where the appearance of a conflict of interest is likely, that member or members of the hearing body shall individually disclose their relationship to the applicant in the public hearing and state whether they are capable of rendering a fair and impartial decision. If they are unable to render a fair and impartial decision, they shall be excused from the proceedings.

- (8)** Presenting and receiving evidence.
 - (a)** The hearing body may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant, or personally derogatory testimony or evidence;
 - (b)** No oral testimony shall be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing only as provided by this section; and
 - (c)** Members of the hearing body may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the beginning of the hearing and an opportunity is provided to dispute the evidence.
- (9)** The hearing body, in making its decision, shall consider only facts and arguments in the public hearing record; except that it may take notice of any local, state, or federal regulations.
- (10)** If the hearing body decides to continue the hearing, the hearing shall be continued to a date that is at least seven days after the date of the first evidentiary hearing (e.g., next regularly scheduled meeting). An opportunity shall be provided at the continued hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the continued hearing, any person may request, before the conclusion of the hearing, that the record be left open for at least seven days, so that he or she can submit additional written evidence or arguments in response to the new written evidence. In the interest of time, after the close of the hearing, the hearing body may limit additional testimony to arguments and not accept additional evidence.
- (11)** If the hearing body leaves the record open for additional written testimony, the record shall be left open for at least seven days after the hearing. Any participant may ask the hearing body in writing for an opportunity to respond to new evidence (i.e., information not disclosed during the public hearing) submitted when the record was left open. If such a request is filed, the hearing body shall reopen the record, as follows:
 - (a)** When the record is reopened to admit new evidence or arguments (testimony), any person may raise new issues that relate to that new evidence or testimony;

- (b) An extension of the hearing or record granted pursuant to this; and
- (c) If requested by the applicant, the hearing body shall grant the applicant at least seven days after the record is closed to all other persons to submit final written arguments, but not evidence, provided the applicant may expressly waive this right.

(12) The Notice of Quasi-Judicial Decision shall contain all the following information:

- (a) A description of the applicant's proposal and the Town's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
- (b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area (a copy of assessor's map may be used);
- (c) A statement of where the Town's decision can be obtained;
- (d) The date the decision shall become final, unless appealed; and
- (e) A statement that all persons entitled to notice may appeal the Town Council's decision pursuant to subsection 2.030.5.

4. Record of the Public Hearing.

A. The official public hearing record shall include all of the following information:

- (1) All materials considered by the hearings body;
- (2) All materials submitted by the Town Planning Official to the hearings body regarding the application;
- (3) The minutes of the hearing;
- (4) The final written decision; and
- (5) Copies of all notices given as required by this chapter, and correspondence regarding the application that the Town mailed or received.

B. The meeting minutes shall be filed in hardcopy form with the Town Planning Official. The minutes and other evidence presented as a part of the hearing shall be part of the record.

C. All exhibits received and displayed shall be marked to provide identification and shall be part of the record.

5. **Effective Date and Appeals to State Land Use Board of Appeals.** For LUBA appeals purposes, a Type IV land use decision is a final decision on the date the Town mails the decision notice. Appeals of Town Council decisions under this chapter shall be filed with the state Land Use Board of Appeals pursuant to ORS 197.805 - 197.860. For Town operations and land development purposes, the effective date of the decision shall be the effective date of the ordinance.

2.035 Type V (Legislative Decisions)

1. **Timing of Requests.** The Town Council may establish a schedule for when it will accept legislative code amendment or plan amendment requests, or the Town Council may initiate its own legislative proposals at any time. Legislative requests are not subject to the 120 day review period under ORS 227.178.
2. **Application Requirements.**
 - A. **Initiation Action.** Type V legislative amendments to the Town's Comprehensive Plan or Land Use Regulations may only be initiated by a two thirds majority of the Planning Commission or by resolution of the Town Council. When initiated by the Planning Commission, the Town Planning Official shall provide a memo to the Town Council describing the Commission's initiation action. The Town Planning Official shall open a new planning file following initiation of the planning project by the Planning Commission or the Town Council.
 - B. **Working Documents.** The Town Planning Official shall maintain copies of working documents, digital and analog as applicable and store them in the project file so the legislative history of the actions can be understood. Analog working documents may be digitized and kept with the balance of the digital records.
3. **Procedure.** Hearings on Legislative Land Use requests are conducted similar to Town Council hearings on other legislative proposals, except the notification procedure for Legislative Land Use requests must conform to state land use laws (ORS 227.175), as follows:
 - A. The Town Planning Official shall notify in writing the Oregon Department of Land Conservation and Development (DLCD) of legislative amendments (zone change, rezoning with annexation, or comprehensive plan amendment) at least 35 days before the first public hearing at which public testimony or new evidence will be received. The notice shall include a DLCD Certificate of Mailing.
 - B. At least 20 days, but not more than 40 days, before the date of the first hearing on an ordinance that proposes to amend the comprehensive plan or any element thereof, or to adopt an ordinance for any zone change, a notice shall be prepared in conformance with ORS 227.175 and mailed to:
 - (1) Each owner whose property would be directly affected by the proposal (e.g., rezoning or a change from one Comprehensive Plan land use designation to another, commonly referred to as "Ballot Measure 56 Notice"), see ORS 227.186 for instructions;

- (2) Any affected governmental agency;
 - (3) Any person who requests notice in writing; and
 - (4) For a zone change affecting a manufactured home or mobile home park, all mailing addresses within the park, in accordance with ORS 227.175.
- C. At least 10 days before the scheduled Town Council public hearing date, public notice shall be published in a newspaper of general circulation in the Town.
- D. For each mailing and publication of notice, the Town Planning Official shall keep an affidavit of mailing/publication in the record.
4. **Final Decision and Effective Date.** A Legislative Land Use decision, if approved, shall take effect and shall become final as specified in the enacting ordinance.

2.040 Time Limit, Consolidated Review, and Town Planning Official's Duties

1. **Time Limit – 120 day Rule.** The Town shall take final action on Type II and Type III applications, pursuant to this chapter, including resolution of all appeals, within 120 days from the date the Town Planning Official deems the application complete for purposes of processing, unless the applicant requests an extension in writing. Any exceptions to this rule shall conform to the provisions of ORS 227.178. (Note: The 120 day rule does not apply to Comprehensive Plan Amendments or Annexations.)
2. **Time Periods.** In computing time periods prescribed or allowed by this chapter, the day of the act or event from which the designated period of time begins shall not be included. The last day of the period shall be included, unless it is a Saturday, Sunday, or a legal holiday, in which case the period runs until the end of the next day that is not on a weekend or legal holiday.
3. **Consolidated Review of Applications.** When an applicant applies for more than one type of land use or development permit for the same one or more contiguous parcels of land, the proceedings shall be consolidated for review and decision. When proceedings are consolidated, the highest procedural level of review shall be applied to all the applications. For example, a consolidated application requiring one Type III land use review and two Type II land use reviews will be consolidated and all applications processed in accordance with the Type III procedures. Notices may be consolidated, but the notice shall identify each application to be decided.
4. **Town Planning Official's Duties.** The Town Planning Official, or his or her designee, shall perform all of the following duties with regard to administration of this Code:
 - A. Prepare application forms based on the provisions of this Code and applicable state law;
 - B. Prepare required notices and process applications for review and action;

- C. Assist the Planning Commission and Town Council in administering the hearings process;
- D. Answer questions from the public regarding the Town's land use regulations;
- E. Prepare staff reports summarizing pending applications, including applicable decision criteria;
- F. Prepare findings consistent with Town decisions on land use and development applications;
- G. Prepare notices of final decisions, file the notices in the Town's records, and mail a copy of the notices to all parties entitled to notice under this Code; and
- H. Maintain and preserve the file and public record for each application.

2.100 Land Divisions and Property Line Adjustments

2.110 Purpose.

The purpose of this chapter is to implement the following objectives:

1. Provide rules, regulations, and standards governing the approval of subdivisions, partitions, and property line adjustments as follows:
 - A. Subdivisions are the creation of four or more lots from one parent lot, parcel, or tract, within one (1) calendar year.
 - B. Partitions are the creation of three or fewer lots from one parent lot, parcel, or tract within one calendar year.
 - C. Property line adjustments are modifications to lot lines or parcel boundaries that do not result in the creation of new lots (includes consolidation of lots).
2. Carry out the Town's development pattern, as envisioned by the Town's comprehensive plan.
3. Encourage efficient use of land resources and public services, and to provide transportation options.
4. Promote the public health, safety, and general welfare through orderly and efficient urbanization.
5. Ensure units of land are appropriately configured for urban development in a manner that take appropriate account of transportation facilities, water supply, sanitary sewage, fire protection, pollution control, surface water management, and protection against natural hazards.

2.115 General Requirements

1. **Subdivision and Partition Approval Through Two-Step Process.** Applications for subdivision or partition approval shall be processed by means of a preliminary plat evaluation and a final plat evaluation, according to the following two steps:
 - A. The preliminary plat must be approved before the final plat can be submitted for approval consideration; and
 - B. The final plat must demonstrate compliance with all conditions of approval of the preliminary plat.

Note: Property line adjustments and lot consolidation requests (i.e., no new lot is created) are subject to Section 2.170; they are not subject to Sections 2.115 through 2.165.

2. **Compliance With Oregon Revised Statutes (ORS) Chapter 92.** All subdivision and partition proposals shall conform to state regulations in Oregon Revised Statute (ORS) Chapter 92 Subdivisions and Partitions.
3. **Future Re-division Plan.** When subdividing or partitioning tracts into large lots (i.e., greater than three times the minimum lot size allowed by the underlying land use district), the lots shall be of such size, shape, and orientation as to facilitate future re-division and extension of streets and utilities. The applicant shall submit a future re-division plan, or shadow plan, indicating how re-division of oversized lots and extension of planned public facilities to adjacent parcels can occur in the future in a manner that would allow future development at not more than 150% of the minimum density for the zone. See also, Section 2.130 Schematic Planning for Large Sites.
4. **Utilities.** All lots created through land division shall have public utilities and facilities such as streets, water, sewer, gas, and electrical systems at the property boundary for each newly created lot pursuant to Chapter 4. These systems shall be located and constructed underground where feasible.
5. **Drainage.** All subdivision and partition proposals shall comply with Section 3.220 for floodplain development permit within a regulatory flood hazard zone and shall provide surface water drainage facilities engineered to accommodate the design year storm and the 10-year storm, in a manner that will release waters in quantity and location less than or equal to the pre-development conditions.
6. **Adequate Access.** All lots created or reconfigured shall have adequate vehicle access and parking, as may be required, pursuant to Sections 5.220 and 5.400.

2.120 Preliminary Plat Approval Process

1. **Review of Preliminary Plat.** Subdivision preliminary plats shall be processed using the Type III procedure under Section 2.025 and Partition preliminary plats shall be processed using the

Type II procedure (unless elevated to a Type III at the discretion of the Planning Official). All preliminary plats, including partitions and subdivisions, are subject to the approval criteria in Section 2.145.

- 2. Preliminary Plat Approval Period.** Preliminary plat approval shall be effective for a period of four years from the date of approval. The preliminary plat shall lapse if a final plat has not been submitted or other assurance provided, pursuant to Section 2.145, within the four-year period. The Planning Commission may approve phased subdivisions, pursuant to Section 2.125, with an overall time frame of more than four years between preliminary and final plat approvals. For phased subdivisions, the Applicant shall specifically request the effective period requested for the phased project and the approving authority shall specify the effective time frames as conditions of approval.
- 3. Modifications and Extensions.** The applicant may request changes to the approved preliminary plat or conditions of approval following the procedures and criteria provided in Section 2.400. The Planning Commission may, upon written request by the applicant and payment of the required fee, grant written extensions of the approval effective period not to exceed one year per extension, provided that all of the following criteria are met:
 - A.** Any changes to the preliminary plat follow the procedures in Section 2.400;
 - B.** The applicant has submitted written intent to file a final plat within the one-year extension period;
 - C.** An extension of time will not prevent the lawful development of abutting properties;
 - D.** There have been no changes to the applicable Code provisions on which the approval was based. If such changes have occurred, a new preliminary plat application shall be required; and
 - E.** The extension request shall be received by the Lakeview Planning Department addressing all the requirements in subsections A through D above before expiration of the original approved plan.

2.125 Phased Subdivision.

The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided the applicant's proposal meets all of the following criteria:

- 1.** In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than four years;
- 2.** Public facilities shall be constructed in conjunction with or prior to each phase;
- 3.** The phased development shall not result in requiring the Town or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development

proposal;

4. The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and
5. Planning Commission approval is required for modifications to phasing plans.

2.130 Schematic Planning for Large Sites

1. **Purpose.** This section requires the schematic planning of large sites. Applications requesting annexation or zone change shall include a consolidated application for schematic plan approval or shall be conditioned to require a schematic plan prior to land division or vertical construction. Schematic plans are intended to avoid piecemeal development and plan the logical extension of infrastructure.
2. **Applicability.** This section applies to annexations or zone changes affecting more than 40 acres of land under the same contiguous ownership, even where only a portion of the site is proposed for annexation or zone change. This section does not apply to annexations or zone changes that file concurrent applications for Planned Unit Development. For the purposes of this section, the same contiguous ownership means the same individual, or group of individuals, corporations, or other entities, controls a majority share of ownership.
3. **Schematic Plan Required.** Prior to submittal of an annexation petition or zone change for an area subject to this Section, the schematic plan shall be submitted to the Town Planning Official with the required application materials for the project or proposal. The schematic plan shall illustrate the type and location of planned streets, utility corridors, parks, open spaces, and land uses for the ultimate buildout of the subject property and all lands under contiguous ownership.
4. **Criteria.** The schematic plan required under subsection 3 above shall include sufficient level of detail so that the Town officials can determine that it meets the following land development layout criteria:
 - A. Streets are interconnected to the extent practicable; blocks in residential and commercial areas are walkable in scale. Blocks in commercial and residential areas shall be in accordance with the standards in Section 4.015.4.D. The approving authority may allow longer blocks at their discretion based upon topography, existing development, other physical features, or planned land uses that require larger blocks. The approving authority may require pedestrian access ways that connect through blocks that exceed the standards of Section 4.015.4.D;
 - B. Water, sewer, and storm drainage facilities shall be planned logically for extension to serve the site at buildout, consistent with adopted public facility plans. Where a public facility plan identifies a need for new capacity-related improvements (e.g., water storage, sewage treatment, pump stations, etc.) in the future, the plan shall describe conceptually how such improvements will be accommodated;

C. Overall, the plan can feasibly achieve a housing density that is consistent with the Comprehensive Plan and Development Code; and

D. The plan identifies land areas needed for public use (e.g., schools, parks, fire stations, and other facilities), in accordance with the Comprehensive Plan and to the extent allowed under applicable law.

5. Implementation. The Town will review the Schematic Plan required by this section. The Town will refer the plan to outside agencies with jurisdiction for their input. Future development and land division requests shall be consistent with the approved Schematic Plan with respect to block layout and infrastructure extension or the Applicant shall request an amendment to the Schematic Plan prior to or concurrently with the subsequent development or land division applications.

2.135 Lot Size Averaging, Flag Lots, and Infill Lots

1. Lot Size Averaging for Subdivisions. To allow flexibility in subdivision design and to address physical constraints, such as topography, existing development, significant trees, and other natural and built features, the approval body may grant up to a 20 percent modification to the lot area and/or lot dimension (width/depth) standards in Section 5.100, on up to 25 percent of the proposed lots in the subdivision provided that the overall density of the subdivision does not exceed the allowable density of the district; except this section shall not be used to modify the lot width to less than 45 feet.

2. Flag Lots. Flag lots may be created when the spacing between existing parallel streets in the street grid are spaced 800 feet or less centerline-to-centerline. A flag lot driveway (“flag pole”) shall serve not more than two parcels. The width of the flagpole shall be not less than 22 feet and not more than 40 feet. The length of the flagpole shall not be longer than 2.5 times the lot depth (excluding the flagpole).

3. Emergency Vehicle Access. A drive serving more than one lot shall have a reciprocal access and maintenance easement recorded for all lots it serves. No fence, structure, or other obstacle shall be placed within the drive area. Where required, emergency vehicle apparatus lanes, including any required turn-around, shall conform to applicable building and fire code requirements. Fire sprinklers may also be required for buildings that cannot be fully served by fire hydrants (i.e., due to distance from hydrant or insufficient fire flow).

4. Maximum Drive Lane Length. The maximum length of a drive serving more than one dwelling is subject to requirements of the Uniform Fire Code.

2.140 Preliminary Plat Submission Requirements

Applications for Preliminary Plat approval shall contain all of the following information:

1. General Submission Requirements.

A. Information required for a Type III review for Subdivisions and Type II reviews for partitions (see Sections 2.020 and 2.025); and

B. **Public Facility Plan.** An Oregon Registered Professional Engineer shall provide a preliminary public facility plan that demonstrates how all lots to be created will be served by streets, municipal water, sanitary sewer and storm drainage. The Town's Public Works Department is available to advise as to the scope of the study, which shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system (for subdivisions and planned unit developments of 20 or more dwelling units); water system; and sewer system. For each system, the plan shall propose improvements necessary to meet Town standards under adopted ordinances and identify any off-site facility improvements necessary to implement adopted facility Master Plan projects necessary to serve the proposed lots or to meet service standards identified adopted facility Master Plans or the Comprehensive Plan. The Town may require a Traffic Impact Analysis pursuant to Section 4.015 for proposed land divisions in commercial or industrial zones.

2. **Preliminary Plat Information.** In addition to the general information described in subsection 1, above, the preliminary plat application shall consist of drawings and supplementary written material (i.e., on forms and/or in a written narrative) adequate to provide all the following information, in quantities determined by Town Planning Official:

A. General information:

- (1) Name of subdivision (partitions are named by year and file number), which shall not duplicate the name of another land division in Lake County (check with County Surveyor);
- (2) Date, north arrow, and scale of drawing;
- (3) Location of the development sufficient to define its location in the Town, boundaries, and a legal description of the site;
- (4) Zoning of parcel to be divided, including any overlay zones;
- (5) A title block including the names, addresses, and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey; and
- (6) Identification of the drawing as a "preliminary plat."

B. Existing Conditions. Except where the Town Planning Official deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on existing conditions of the site:

- (1) Streets: Location, name, and present width of all streets, alleys, and rights-of-way on

and abutting the site;

- (2) Easements: Width, location, and purpose of all existing easements of record on and abutting the site;
- (3) Utilities: Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest one and show how utilities will be brought to standards;
- (4) Ground elevations shown by contour lines at two-foot vertical intervals or less. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor;
- (5) The location and elevation of the closest benchmark(s) within or adjacent to the site (i.e., for surveying purposes);
- (6) The Base Flood Elevation, per FEMA Flood Insurance Rate Maps, as applicable if any portion of the land to be divided is located within a regulatory floodplain;
- (7) North arrow and scale; and
- (8) Other information, as deemed necessary by the Town Planning Official for review of the application. The Town may require studies or exhibits prepared by qualified professionals to address specific site features and code requirements.

C. Proposed Development. Except where the Town Planning Official deems certain information is not relevant, applications for Preliminary Plat approval shall contain all the following information on the proposed development:

- (1) Proposed lots, streets, tracts, open space, and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to such private tracts shall be identified;
- (2) Easements: location, width and purpose of all proposed easements;
- (3) Lots and private tracts (e.g., private open space, common area, or street): approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all proposed lots and tracts;
- (4) Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space for the purpose of surface water management, recreation, or other use;
- (5) Proposed public street improvements, pursuant to Section 4.015;

- (6) On slopes exceeding an average grade of 10 percent, as determined by the Town Public Works, the preliminary location of development on lots (e.g., building envelopes), demonstrating that future development can meet minimum required setbacks and applicable engineering design standards;
- (7) Preliminary design for extending Town water and sewer service to each lot, per Section 4.025;
- (8) Proposed method of storm water drainage and treatment, if required, pursuant to Section 4.030;
- (9) The approximate location and identity of other utilities, including the locations of streetlighting fixtures, as applicable;
- (10) Evidence of compliance with applicable overlay zones, including but not limited to Town of Lakeview Floodplain Overlay; and
- (11) Evidence of facility access coordination with the applicable road authority for proposed new street connections.

2.145 Preliminary Plat Approval Criteria

- 1. Approval Criteria.** The Planning Commission may approve, approve with conditions, or deny a preliminary plat. The Planning Commission decision shall be based on findings of compliance with all of the following approval criteria:
 - A.** The land division application shall conform to the requirements of Section 2.100 through 2.140;
 - B.** All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of Chapters 3, 4, and 5, except where as allowed by Section 2.135.
 - C.** Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer, and streets, shall conform to Chapters 4 and 5;
 - D.** The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;
 - E.** The proposed streets, utilities, and surface water drainage facilities conform to Town of Lakeview adopted master plans and applicable engineering standards, and allow for logical extension to adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
 - F.** All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas will be assured through appropriate legal

instrument;

- G. Evidence that any required state and federal permits, as applicable, are not precluded as a matter of law; and
- H. Evidence that improvements or conditions required by the Town, road authority, Lake County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met.

2. **Conditions of Approval.** The Planning Commission may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations.

2.150 Land Division-Related Variances

Variances shall be processed in accordance with Section 2.525. Applications for variances shall be submitted concurrently with an application for land division or lot line adjustment is submitted; the applications shall be reviewed concurrently.

2.155 Final Plat Submission Requirements and Approval Criteria

Final plats require review and approval by the Planning Official, Public Works Director, and the Fire Chief prior to recording with Lake County. The final plat submission requirements, approval criteria, and procedure are as follows:

1. **Submission Requirements.** The applicant shall submit the final plat within four years of the approval of the preliminary plat as provided by Section 2.120. The format of the plat shall conform to ORS 92.
2. **Approval Process and Criteria.** By means of a Type I Review, the Town Planning Official shall review and approve or deny the final plat application based on findings of compliance or noncompliance with all of the following criteria:
 - A. The final plat is substantially consistent in design (e.g., number, area, dimensions of lots, easements, tracts, rights-of-way) with the approved preliminary plat, and all conditions of approval have been satisfied;
 - B. All public improvements required by the preliminary plat have been installed and approved by the Town or applicable service provider if different than the Town of Lakeview (e.g., road authority), or otherwise bonded in conformance with Section 4.120;
 - C. The streets and roads for public use are dedicated without reservation or restriction other than reversionary rights upon vacation of any such street or road and easements for public utilities;
 - D. All required streets, access ways, roads, easements, and other dedications or reservations are shown on the plat;

- E. The plat and deed contain a dedication to the public of all public improvements, including, but not limited to, streets, public pathways and trails, access reserve strips, parks, and water and sewer facilities, as applicable;
- F. As applicable, the applicant has furnished acceptable copies of Covenants, Conditions, and Restrictions (CC&Rs); easements; maintenance agreements (e.g., for access, common areas, parking, etc.); and other documents pertaining to common improvements recorded and referenced on the plat;
- G. Verification by the Town that water and sanitary sewer service is available to every lot depicted on the plat; and
- H. The plat contains an affidavit by the surveyor who surveyed the land, represented on the plat to the effect the land was correctly surveyed and marked with proper monuments as provided by ORS Chapter 92, indicating the initial point of the survey, and giving the dimensions and kind of each monument and its reference to some corner approved by the Lake County Surveyor for purposes of identifying its location.

2.160 Filing and Recording

A new lot is not a legal lot for purposes of ownership (title), sale, lease, or development/land use until a final plat is recorded for the subdivision or partition containing the lot is recorded. Requests to validate an existing lot created through means other than a final plat (“lot of record”) shall follow the procedures set forth in ORS 92.010 to 92.190. The final plat filing and recording requirements are as follows:

- 1. Filing Plat with County.** Within 60 days of Town approval of the final plat, the applicant shall submit the final plat to Lake County for signatures of County officials, as required by ORS Chapter 92.
- 2. Proof of Recording.** Upon final recording with the County, the applicant shall submit to the Town a mylar copy and three paper copies of all sheets of the recorded final plat. This shall occur prior to the issuance of building permits for the newly created lots.
- 3. Prerequisites to Recording the Plat.**
 - A. No plat shall be recorded unless all ad valorem taxes and all special assessments, fees, or other charges required by law to be placed on the tax roll have been paid in the manner provided by ORS Chapter 92.
 - B. No plat shall be recorded until the County Surveyor approves it in the manner provided by ORS Chapter 92.

2.165 Re-platting and Vacation of Plats

Any plat or portion thereof may be re-platted or vacated upon receiving an application signed by all the owners as appearing on the deed. Except as required for street vacations, the same procedure and standards that apply to the creation of a plat (preliminary plat followed by final plat) shall be used to re-plat or vacate a plat. Street vacations are subject to ORS Chapter 271. A re-plat or vacation application may be denied if it abridges or destroys any public right in any of its public uses, improvements, streets or alleys; or if it fails to meet any applicable Town standards.

2.170 Property Line Adjustments

A Property Line Adjustment is the modification of a lot boundary when no lot is created. The Town Planning Official reviews applications for Property Line Adjustments pursuant to the Type I procedure under Section 2.015. The application submission and approval process for Property Line Adjustments is as follows:

1. **Submission Requirements.** All applications for Property Line Adjustment shall be made on forms provided by the Town and shall include information required for a Type I review, pursuant to Section 2.015. The application shall include a preliminary lot line map drawn to scale identifying all existing and proposed lot lines and dimensions, footprints and dimensions of existing structures (including accessory structures), location and dimensions of driveways and public and private streets within or abutting the subject lots, location of lands subject to the Town of Lakeview Floodplain Overlay, existing fences and walls, and any other information deemed necessary by the Planning Official for ensuring compliance with Town codes. The application shall be signed by all the owners as appearing on the deeds of the subject lots.
2. **Approval Criteria.** The Town Planning Official shall approve or deny a request for preliminary property line adjustment in writing, based on all of the following criteria:
 - A. **Parcel Creation.** No additional parcel or lot is created by the lot line adjustment;
 - B. **Lot standards.** All lots and parcels conform to the applicable lot standards of the zoning district in Chapter 5 including lot area, dimensions, setbacks, and coverage. In the case of nonconformities, the adjusted property lines shall not create any new non-conformity nor shall any lawful pre-existing non-conformity be made less conforming. As applicable, all lots and parcels shall conform the Town of Lakeview Floodplain Overlay; and
 - C. **Access and Road authority Standards.** All lots and parcels before and after the adjustment shall conform to the standards or requirements of Section 5.200 Access and Circulation, and all applicable road authority requirements are met. If a lot is non-conforming to any Town or road authority standard, it shall not be made less conforming by the property line adjustment.

3. Recording Property Line Adjustments

- A. Recording.** Upon the Town’s preliminary planning approval of the proposed property line adjustment, the applicant shall record the property line adjustment documents with Lake County within one (1) year of approval (or the decision expires) and submit a copy of the recorded survey map to the Town, to be filed with the approved application. Extension may be requested and granted in the manner provided for preliminary partition plat extension.
- B. Time limit.** The applicant shall submit a copy of the recorded property line adjustment survey map to the Town within 30 days of recording and prior to any application being filed for a building permit on the re-configured lots.

2.200 Site Design Review

This section sets forth the procedures and criteria for site design review.

2.210 Purpose

The purpose of this chapter is to advance all the following objectives in the public interest:

1. Carry out the development pattern and plan of the Town and its comprehensive plan policies through efficient and effective review of site development proposals;
2. Promote the public health, safety, and general welfare;
3. Provide adequate light and air, prevent overcrowding of land, and provide for adequate transportation, water supply, sewage, fire protection, pollution control, surface water management, and protection against natural hazards; and
4. Encourage efficient use of land resources and public services, and the provision of transportation options.

2.215 Applicability

Site Design Review approval is required for all new developments, except for development for which an exception is specifically provided for herein. The Planning Official may require Site Design Review for the expansion of a non-conforming use or development during application completeness review. Except as specified by a condition of approval of a prior Town decision, or unless subject to Conditional Use Permit approval, a Type II Site Design Review is not required for the following:

1. Change in occupancy of an existing developed site, provided the number of existing lawful off-street parking spaces for the proposed new use is not less than 75% of the minimum off-street parking spaces required for the proposed use as if the use were proposed as new development on the site. The Applicant can comply with this standard by obtaining and providing evidence of long-term parking leases of at least a 10 year duration on property within 300 feet of the site.

2. Single-family detached dwelling (including manufactured home) on its own lot.
3. A single duplex;
4. Non-residential building construction of up to 20 percent increase in building square footage is proposed or less than 1,500 square feet is proposed, whichever is greater. The 20 percent increase shall be calculated in-aggregate based upon the most recent Site Design Review approval for the site. If there is no Site Design Review approval of record for the site, the 20 percent increase shall be calculated in-aggregate based upon the best estimate of building square-footage that existed on the site as shown on the 1994 aerial photos of the Town.

Notwithstanding the expansion provisions in this section, the Applicant shall demonstrate the minimum off-street parking spaces required by the code for the existing uses plus the proposed construction shall be provided and all applicable development standards of the code shall be met by the proposed construction. Notwithstanding the foregoing in this section, a Type II Site Design Review is still required if the proposed construction will create any additional or relocated access points to the public right-of-way or proposes any drive-through lanes or proposes any new loading berths.

5. Home occupation, except for uses requiring a Conditional Use Permit;
6. Development and land uses that are substantially consistent with an approved Site Design Review or Conditional Use Permit application;
7. Public improvements required by Town standards or as stipulated by a condition of land use approval (e.g., transportation facilities and improvements, parks, trails, utilities, and similar improvements), as determined by the Town Planning Official, except where a condition of approval requires Site Design Review; and
8. Regular maintenance, repair, and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing, and similar maintenance and repair.
9. Horizontal construction of a new surface parking lot in a commercial or industrial zone of less than 40 spaces subject to all applicable surface parking lot and landscaping design standards of the code.

2.220 Review Procedure

Outside the Commercial Downtown (C-D) district, Site Design Review shall be conducted using the Type II procedure in Section 2.020. Within the C-D district, all Site Design Reviews shall be conducted using the Type III procedure in Section 2.025. Site Design Reviews are often required to be submitted concurrently with other application types requiring a higher level of review such as Conditional Use Permits, Variances, Expansion of Non-Conforming Use, etc. and in such cases the Site Design Review will be processed in accordance with the level of review prescribed by the Code.

2.225 Application Submission Requirements

All the following information is required for Site Design Review application submittal, except where the Town Planning Official determines that some information is not pertinent and therefore is not required.

1. General Submission Requirements.

- A. Information required for Type II or Type III review, as applicable (See Sections 2.020 and 2.025).
- B. A Public Facilities and Services Impact Study for non-residential development is required unless waived in writing by the Planning Official. The impact study shall quantify and assess the effect of the development on public facilities and services. The Town Public Works shall advise as to the scope of the study and so will ODOT for any proposals that take access from a State Highway. The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system; water system; and sewer system. For each system and type of impact, the study shall propose improvements necessary to meet Town requirements. The Town may require a Traffic Impact Analysis pursuant to Section 4.015. Applicants are entitled to rely on any Public Facilities and Services Impact Study provided as part of a previously approved zone change for the site where the proposed site development is substantially consistent with impacts projected to result at the time the zone change was approved.

2. Site Design Review Information.

In addition to the general submission requirements an applicant for Site Design Review shall provide the following information, as deemed applicable by the Town Planning Official. The Town Planning Official may request any information that he or she needs to review the proposal and prepare a complete staff report and recommendation to the approval body.

- A. **Site analysis map.** The site analysis map shall contain all the following information, as the Town Planning Official deems applicable:
 - (1) The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the Town, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;
 - (2) Topographic contour lines at two-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;
 - (3) Identification of slopes greater than 15 percent, with slope categories identified in 5 percent increments (e.g., 0%-5%, >5%-10%, >10%-15%, >15%-20%, and so forth);
 - (4) The location and width of all public and private streets, drives, sidewalks, pathways,

rights-of-way, and easements on the site and adjoining the site;

- (5) Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA Flood Insurance Rate Maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the Town, county, or state as having a potential for geologic hazards;
- (6) Areas subject to overlay zones;
- (7) Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals, and ditches;
- (8) The location, size, and species of trees and other vegetation (outside proposed building envelope) having a caliper (diameter) of 12 inches greater at 4 feet above grade;
- (9) North arrow, scale, and the names and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and
- (10) Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

B. Proposed site plan. The site plan shall contain all the following information:

- (1) The proposed development site, including boundaries, dimensions, and gross area;
- (2) Features identified on the existing site analysis maps that are proposed to remain on the site;
- (3) Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;
- (4) The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
- (5) The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
- (6) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;
- (7) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);
- (8) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways,

pathway connections to adjacent properties, and any bicycle lanes or trails;

- (9) Loading and service areas for waste disposal, loading, and delivery;
- (10) Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;
- (11) Location, type, and height of outdoor lighting;
- (12) Location of mail boxes, if known;
- (13) Name and address of project designer, if applicable;
- (14) Locations of bus stops and other public or private transportation facilities; and
- (15) Locations, sizes, and types of signs.

C. Architectural drawings. Architectural drawings shall include, as applicable:

- (1) Building elevations with dimensions;
- (2) Building materials, colors, and type; and
- (3) Name and contact information of the architect or designer.

D. Preliminary grading plan. A preliminary grading plan prepared by a registered engineer shall be required for development sites one-half acre or larger, or where otherwise required by the Town. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.

E. Landscape plan. Where a landscape plan is required, it shall show the following, pursuant to Section 5.300:

- (1) The location and height of existing and proposed fences, buffering, or screening materials;
- (2) The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;
- (3) The location, size, and species of the existing and proposed plant materials (at time of planting);
- (4) Existing and proposed building and pavement outlines;
- (5) Specifications for soil at time of planting, irrigation if plantings are not drought tolerant

(may be automatic or other approved method of irrigation), and anticipated planting schedule; and

(6) Other information as deemed appropriate by the Town Planning Official. An arborist's report may be required for sites with mature trees that are to be retained and protected.

F. Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for roadway access control.

G. Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 2.230.

H. Traffic Impact Analysis, when required by Section 4.015.

I. Other information determined by the Town Planning Official. The Town may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.

2.230 Approval Criteria

An application for Site Design Review shall be approved if the proposal meets all the following criteria. The approving authority, in approving the application, may impose reasonable conditions of approval, consistent with the applicable criteria.

1. The Applicant's submittal information, in accordance with Section 2.225, above is adequate to determine compliance with applicable development standards, required public improvements based upon (but not necessarily limited to) the public facility and services impact study, and criteria;
2. The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards, pursuant to Section 1.055 Non-Conforming Situations;
3. The proposal complies with all of the applicable Zoning Regulations, Public Facility Standards and Criteria, and Development Standards in Chapters 3, 4, and 5, respectively;
4. For non-residential uses, the project site layout and improvements are designed to minimize potential impacts, such as light, glare, noise, odor, vibration, smoke, dust, or visual impact in a manner that gives appropriate consideration to the physical development fundamentals of the proposed use; and
5. The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Note: Compliance with other Town codes and requirements, though not applicable land use

criteria, may be required prior to issuance of building permits.

2.235 Assurances

Public improvement required as part of a Site Design Review approval shall be subject to the performance guarantee and warranty bond provisions of Section 4.120, as applicable.

2.240 Compliance With Conditions, Permit Expiration, and Modifications

Development shall not commence until the applicant has received all applicable land use and development approvals. Construction of public improvements shall not commence until the Town has approved all required public improvement plans (e.g., utilities, streets, public land dedication, etc.). The Town may require bonding or other assurances for improvements. Site Design Review approvals are subject to all of the following standards and limitations:

- 1. Approval Period.** Site Design Review approvals shall be effective for a period of four years from the date of approval.
- 2. Extension.** The Town Planning Official, upon written request by the applicant, may grant a written extension of the approval period not to exceed one year; provided that:
 - A.** No changes are made on the original approved plan;
 - B.** The applicant can show intent of initiating construction on the site within the one-year extension period;
 - C.** There have been no changes to the applicable Code provisions on which the approval was based. If there have been changes to the applicable Code provisions and the subject plan does not comply with those changes, then the extension shall not be granted; in this case, a new Site Design Review shall be required; and
 - D.** The applicant demonstrates that failure to obtain building permits and substantially begin construction within four years of site design approval was beyond the applicant's control.
- 3. Modifications to Approved Plans and Developments.** Modifications to approved plans are subject to Town review and approval under Section 2.400.

2.300 Conditional Use Permits

2.310 Purpose.

There are certain uses which, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. Conditional uses are identified in Chapter 3 Zoning Regulations. The purpose of this chapter is to provide procedures and standards for permitting conditional uses.

2.315 Approvals Process

The Planning Commission using a Type III procedure, per Section 2.025, reviews conditional use applications. Modifications to conditional use permits are subject to Section 2.400.

2.320 Application Submission Requirements

In addition to the submission requirements for a Type III review under Section 2.025, applications for conditional use permits shall include a description of existing conditions, a site plan, and information on any existing and any proposed restrictions or covenants. (For a more detailed description of each item, please refer to Section 2.225 Site Design Review Application Submission Requirements). An application for a Conditional Use Permit shall provide proposed findings of fact and conclusions of law explaining how the applicable approval criteria in Section 2.325 are satisfied.

2.325 Criteria, Standards, and Conditions of Approval

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, including requests to enlarge or alter a conditional use, based on findings of fact with respect to all the criteria and standards in subsections 1 and 2, below.

1. Use Criteria

- A.** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;
- B.** Site Design Review submittals demonstrate all applicable development standards of the code are satisfied;
- C.** The potential negative impacts of the proposed use, if any, on adjacent properties and on the public can be substantially mitigated through application of other Code standards, or other reasonable conditions of approval;
- D.** In the alternative to criterion C above, the approving authority may conclude there is an overriding public interest and benefit to be derived from the proposed use in the proposed location that justifies the conditional use permit in spite of the potential for negative impacts that are not substantially mitigated. The approving authority shall still consider and impose reasonable conditions of approval intended reduce the identified potential negative impacts;
- E.** All required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposal, consistent with Town standards; and
- F.** A conditional use permit shall only be issued for uses or development designated as

conditionally allowed uses in the applicable zoning district, and except where the code specifically allows for expansions or alterations of non-conforming use or development through conditional use permit. A conditional use permit shall not function as an alternative to a variance.

2. Conditions of Approval

The Town may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized (or reduced in the case of a conditional use) with an overriding public benefit. These conditions include, but are not limited to, one or more of the following:

- A.** Limiting the hours, days, place, and/or manner of operation;
- B.** Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor, and/or dust;
- C.** Requiring larger setback areas, lot area, and/or lot depth or width;
- D.** Limiting the building or structure height, size, lot coverage, and/or location on the site;
- E.** Designating the size, number, location, and/or design of vehicle access points or parking and loading areas;
- F.** Requiring street right-of-way to be dedicated and street improvements made, or the installation of pathways or sidewalks, as applicable;
- G.** Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;
- H.** Limiting the number, size, location, height, and/or lighting of signs;
- I.** Limiting or setting standards for the location, type, design, and/or intensity of outdoor lighting;
- J.** Requiring berms, screening, or landscaping and the establishment of standards for their installation and maintenance;
- K.** Requiring and designating the size, height, location, and/or materials for fences;
- L.** Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;
- M.** Requiring improvements to water, sanitary sewer, or storm drainage systems, in conformance with Town standards; and

2.400 Modifications to Approved Plans and Conditions

2.410 Purpose

The purpose of this section is to provide an efficient process for modifying land use decisions and approved development plans, in recognition of the cost and complexity of land development and the need to conserve Town resources.

2.415 Applicability

This chapter applies when an applicant proposes to modify an approved application or condition of approval.

2.420 Major Modifications

1. Major Modification

Major modifications shall be reviewed pursuant to the procedure applicable to the original application. Any one of the following changes constitutes a major modification:

- A.** A change in land use prior to occupancy of the site by the use originally contemplated for the site, from a less intensive use to a more intensive use, as evidenced by parking, paved area, an estimated increase in automobile or truck trips (peak and/or average daily trips), an increase in hours of operation, an increased demand for parking, additional paved area, or similar factors, where the increase is 20 percent or more of one of these factors;
- B.** An increase in floor area or lot coverage in a commercial or industrial development, or an increase in the number of dwelling units in a multifamily development, by 20 percent or more;
- C.** A change in the type and/or location of vehicle access points or approaches, driveways, or parking areas affecting off-site traffic when the roadway authority determines the change could cause a significant adverse impact on traffic operations or safety (i.e., requiring mitigation);
- D.** A reduction to screening, or a reduction to the area reserved for common open space or landscaping by 20 percent or more;
- E.** Change to a condition of approval, or a change similar to items A-D, above, that could have a detrimental impact on adjoining properties. The Town Planning Official shall have discretion in determining detrimental impacts triggering a major modification; or
- F.** Other changes similar to those in items A-E, above, in scale, magnitude, or impact to adjacent properties, as determined by the Town Planning Official.

2. Major Modification Applications; Approval Criteria

Requests for major modifications shall conform to all the following procedures and criteria:

- A. The applicant shall submit an application form, filing fee, letter describing the modification, and site plan using the same plan format as in the original approval. The Town may require other relevant information, as necessary, in evaluating the request;
- B. The application shall be subject to the same approval criteria used for the initial project approval; except that a modification adding a conditional use to a project approved without a conditional use shall require findings in conformance with Section 2.300;
- C. The scope of review shall be limited to the modification request. For example, a request to modify a commercial development's parking lot shall require Site Design Review only for the proposed parking lot and any changes to associated access, circulation, etc. Notice shall be provided in accordance with the application type (i.e., Type II, III, or IV); and
- D. The approving authority shall approve, deny, or approve with conditions an application for major modification based on written findings on the applicable Code criteria (e.g., subdivision, Site Design Review, conditional use, etc.).

2.425 Minor Modifications

1. Minor Modification

The Town Planning Official through a Type I or II procedure, depending on whether the proposal involves the exercise of discretion, shall review proposals for Minor Modifications. Minor modifications include changes to an approved plan or conditions of approval, and technical corrections to comply with codes and regulations, that fall below the thresholds in subsection 2.420.1 above, as determined by the Town Planning Official.

2. Minor Modification Applications; Approval Criteria

- A. An application for minor modification shall include an application form, filing fee, letter describing the modification, and site plan using the same plan format as in the original approval. The Town Planning Official may require other relevant information, as necessary, in evaluating the request.
- B. The Town Planning Official shall approve, deny, or approve with conditions an application for minor modification based on findings of compliance or noncompliance with the applicable requirements of the Development Code and the conditions of approval of the original decision.

2.500 Adjustments and Variances

2.510 Purpose

This chapter provides standards and procedures for adjustments and variances, which are modifications to development standards that are not otherwise permitted elsewhere in this Code.

2.515 Intent

Adjustments are a form of variances that are intended to provide relief from code standards in specific situations. Both procedures are intended to ensure that the resulting development is compatible with adjacent properties and is consistent with the intent of the Code.

1. Adjustments

Adjustments provide relief from specific code provisions when a code provision has the unintended effect of preventing reasonable development in conformance with all other code requirements. Adjustments are allowed in limited situations pursuant to Section 2.520.

2. Variances

Variances provide greater flexibility to code standards than adjustments, where the physical characteristics of a site or its surroundings prevent reasonable development in compliance with a code standard.

2.520 Adjustments

Adjustments are minor modifications to Code standards that are intended to provide reasonable flexibility for planned land uses and development. Adjustments are subject to the following standards and procedures. Use permissibility, as provided in Chapter 3, shall not be adjusted.

1. Applicability

The Town Planning Official, through a Type II procedure, may adjust the following standards:

- A. Side and Rear Yard Setbacks:** Up to a 15 percent reduction to minimum side and rear-yard setbacks. In addition, one side or one rear yard setback may be reduced to 3 feet for proposed structures less than 15 feet in height on lots that were lawfully created prior to January 1, 1995, with an existing single-family dwelling built (or manufactured dwelling placed) prior to January 1, 1995.
- B. Lot Coverage:** Up to a 15 percent increase to the maximum lot coverage.
- C. Lot Dimensions:** Up to a 15 percent decrease to a minimum lot dimension.
- D. Lot Area:** Up to a 15 percent decrease in minimum lot area.

E. Other Dimensional Standards: Up to a 10 percent increase or decrease in a quantitative (numerical) standard not listed above. This option is limited to standards in Chapter 5; it does not include building code requirements, engineering design standards, public safety standards, or standards implementing state or federal requirements, as determined by the Town Planning Official.

2. Approval Criteria

The Town may grant an Adjustment only upon finding that all the following criteria are met. The burden is on the applicant to demonstrate compliance with the criteria.

- A.** The Adjustment allows for a building plan that does not create a substantial conflict with adjacent uses when compared to development under the code without the adjustment;
- B.** The Adjustment is appropriate to allow for normal interior building functions, such as mechanical equipment/utility closets, heating and ventilation systems, restrooms, stockrooms, shelving, and similar interior building functions;
- C.** Approval of the Adjustment does not create (a) violation(s) of any other adopted ordinance or code standard, and does not cause an exogenous need for a Variance;
- D.** An application for an Adjustment is limited to one lawful pre-existing lot per application. Single tax lots with multiple underlying pre-existing subdivision lots shall be treated as a single lot for processing purposes under this section; however, the specific proposal may require conditions of approval that the pre-existing subdivision lots be consolidated by deed or property line adjustment prior to issuance of building permits;
- E.** Requests for more than one Adjustment on the same lot shall be consolidated on one application and reviewed concurrently by the Town;
- F.** Not more than two Adjustments may be approved for one lot or parcel; and
- G.** All applicable building code requirements and engineering design standards shall be met.

2.525 Variances

1. Applicability

A Variance is an adjustment that does not otherwise meet the criteria under Section 2.520 and is requested for a development standard. Variances cannot be taken to required procedures or any approval criteria.

2. Approval Criteria

The Planning Commission through a Type III procedure may approve a Variance upon finding

that it meets all the following criteria:

- A. The Variance is necessary because the subject Code provision does not account for special or unique physical circumstances of the subject site, existing development patterns, or adjacent land uses. A legal lot determination can function as evidence of a hardship for purposes of approving a variance;
- B. The Variance is the minimum appropriate address the special or unique physical circumstances related to the subject site;
- C. The need for the Variance is not self-imposed by the applicant or property owner. (For example, the Variance request does not arise as a result of a property line adjustment or land division approval previously granted to the applicant);
- D. The Variance does not conflict with other applicable Town policies or other applicable regulations;
- E. The Variance will result in no foreseeable harm to adjacent property owners or the public; and
- F. All applicable building code requirements and engineering design standards shall be met.

2.530 Expiration

Approvals granted under Sections 2.520 and 2.525 shall expire if not acted upon by the property owner within two years of the Town approving the adjustment or the variance. Where the owner has applied for a building permit or final plat, has made site improvements consistent with an approved development plan (e.g., Site Design Review or preliminary subdivision plan), or provides other evidence of working in good faith toward completing the project, the Town Planning Official may extend an approval accordingly.

2.600 Planned Unit Developments

2.610 Purpose

The purposes of this chapter are to:

1. Implement the Comprehensive Plan by providing a means for master planning development sites as an alternative to traditional subdivision development;
2. Encourage innovative planning that results in projects that benefit the community, for example, through greater efficiency in land use, improved protection of open spaces, transportation efficiency, and housing choices;
3. Encourage housing options for a range of household sizes, incomes, and lifestyles;

4. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;
5. Preserve to the greatest extent possible the existing landscape features and amenities that may not otherwise be protected through conventional development;
6. Encourage energy efficiency and improved air and water quality;
7. Implement public facility master plans; and
8. Provide flexibility in development standards, consistent with the above purposes.

2.615 Applicability

The planned unit development designation may be applied to any of the Town's zoning districts. It is an option available for all development and land use review applications for sites at least 2 net acres in size (2 net acres being the fee acreage exclusive of adjacent rights-of-way).

2.620 Review and Approvals Process

1. Review Steps

There are three required steps to planned unit development approval. The first two steps may be completed individually or combined for concurrent review:

- A. Application for planned unit development concept plan approval;
- B. Application for detailed development plan approval, which may include a preliminary land division plan; and
- C. Application(s) for final development plan (e.g., final plat and/or site design review for conditions compliance) approval.

2. Approval Process

- A. The planned unit development concept plan shall be reviewed pursuant to the Type III procedure in Section 2.025, the submission requirements in Section 2.630, and the approval criteria in Section 2.635.
- B. The detailed development plan and preliminary land division plan shall be reviewed using the Type II procedure in Section 2.020 to ensure substantial compliance with the approved concept plan.
- C. Site design review applications for approved planned developments shall be reviewed using a Type II procedure in Section 2.020 to ensure substantial compliance with the approved concept plan.

- D. Steps A-C, above, may be combined in any manner, so long as the decision-making sequence follows the above order. Notification and hearings may also be combined.

2.625 Modifications to Development Standards

The standards of Chapters 3, 4, and 5 may be modified through the planned unit development process without the need for adjustments or variances under 2.520 and 2.525. Applications shall identify and clearly explain the modifications to development standards proposed in the planned unit development. Modifications may be proposed as part of concept plan and detail plan submittals; modifications submitted with final plans are reviewed for compliance with the concept plan or detail plan approvals, but new modifications cannot be requested as part of final plan submittal and review. In evaluating this criterion, the approving authority shall consider whether the proposal, on balance, will result in superior quality development that provides greater community benefits than would otherwise occur under the base Development Code requirements. In evaluating community benefits, the approving authority shall apply the following criteria; the Town may deny an application for Planned Unit Development concept plan approval that does not meet all the following criteria:

1. Comprehensive Plan

The modification does not conflict with the Comprehensive Plan. A Planned Unit Development may exceed the maximum residential density (minimum lot size) permitted by the underlying zone, provided that the overall density of the project (average of total dwelling units per acre) is not greater than 120 percent of the density permitted by the underlying zone.

2. Superior Quality Development Demonstration

The proposed modifications are reasonably expected to result in an overall development that will be superior in quality to development under the base regulations by demonstrating one or more of the following:

- A. Greater variety of housing types or lot sizes than would be achieved under the base Development Code standards;
- B. More open space or more usable open space than would result from application of the base Development Code standards;
- C. Greater protection of natural features than would result from application of the base Development Code standards;
- D. Avoidance of natural hazards (e.g., geological hazards, river resources, or flood hazards);
- E. Improved transportation connectivity or facilities, such as the provision of pathways and/or other transportation facilities, that would not otherwise be provided pursuant to base Development Code requirements; or

- F. Integrated mix of housing and employment that will have complimentary design elements throughout.

3. Engineering Design Standards

Planned Unit Developments shall not be a basis modify the Town's Engineering Design Standards for public improvements, such as street structural sections, acceptable water line materials, etc. This section does not prohibit code modifications that request alternative streetscape elements like planter strips, lane widths, sidewalks, curbs, pedestrian bulb-outs, special street lighting and similar streetscape elements.

2.630 Concept Plan Submission

1. General Submission Requirements

An application for a Concept Development Plan shall follow the submission requirements for a Type III review under Section 2.025, and shall include all the following:

- A. Statement of planning objectives to be achieved by the planned unit development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;
- B. Development schedule indicating the approximate dates when construction of the project and its various phases, if any, including public facilities, are expected to be initiated and completed;
- C. Proposed findings of fact and conclusions of law explaining how the proposed PUD concept plan complies with the relevant criteria in Section 2.635;
- D. Maintenance plan for any common areas or lands not dedicated to a public agency or owned in fee simple; and
- E. Additional reports or studies prepared by qualified professionals, as required by the Town Manager, to determine potential project impacts and mitigation, if any, related to: transportation; public facilities; geologic or other hazards; architecture; noise, light, solar access, air quality, or similar concerns; and natural features.

2. Additional Information

In addition to the general information described in subsection 1, above, the concept plan, data, and narrative shall include all the following exhibits and information:

- A. Existing conditions map, as defined in Section 2.225 Site Design Review Application Submission Requirements;

- B. Conceptual plan (e.g., general land use, building envelopes, circulation, open space, utility connections, and other information necessary to convey the concept plan);
- C. Grading concept (for hillside or sloping properties, or where extensive grading is anticipated);
- D. Landscape concept (e.g., shows retention of existing vegetation and general planting areas);
- E. Architectural concept (e.g., plans illustrate architectural styles, building heights, and general materials);
- F. Sign concept plan (e.g., locations, general size, style, and materials of signs), as applicable; and
- G. Copy of all existing covenants and restrictions, and a general description of proposed restrictions or covenants (e.g., for common areas, access, parking, etc.).

2.635 Concept Plan Approval Criteria

The Town, in approving or approving with conditions a Concept Plan, shall make findings that all of the following criteria are met:

1. The proposal conforms to any Comprehensive Plan intended by the language and context to function as approval criteria for the proposed PUD concept plan;
2. If a tentative plan for land division is concurrently proposed, and except as may be modified under Section 2.625, all the requirements for land divisions, under Section 2.100, are met;
3. Except as may be modified under Section 2.625, all other applicable requirements of Chapters 3, 4, and 5 are met;
4. Concept Plans for PUDs that are between 5 acres and 12 acres shall contain a minimum of 10 percent open space, and PUDs larger than 12 acres shall contain a minimum of 15 percent open space, which may be public, private, or a combination of public and private open space. The identified open space areas shall relate to the rest of the PUD in a manner that is appropriate for the intended use and function of the open space area; active recreation components shall be convenient to access for intended users of the open space area. Plans may provide space for both active and passive recreational uses, and may include, but are not limited to, neighborhood parks, pathways/trails, natural areas, plazas, and play fields. Open space areas shall be shown on the final plan and recorded with the final plat or separate instrument; the open space shall be conveyed in accordance with one of the following methods:
 - A. By dedication to the Town as publicly owned and maintained open space. Open space proposed for dedication to the Town must be acceptable to the Planning Commission with regard to the size, shape, location, improvement, environmental condition (i.e., the

applicant may be required to provide an environmental assessment), and approved by Town Council based on budgetary, maintenance, and liability considerations; or

B. By leasing or conveying title (including beneficial ownership) to a corporation, homeowners' association, or other legal entity. The terms of such lease or other instrument of conveyance must include provisions for maintenance and property tax payment acceptable to the Town. The Town, through conditions of approval, may also require public access be provided, where the open space is deemed necessary, based on impacts of the development and to meet public recreational needs pursuant to the Comprehensive Plan.

5. Modifications to Standards. Modifications to Code standards must conform to the criteria in Section 2.625.

2.640 Concept Plan and Expiration and Termination

- 1. Filing.** Upon approval of a concept plan, the approved plan, including any conditions of approval, shall be binding on future uses and development of the property, except where an approval expires or if an Applicant obtains approval to terminate the PUD.
- 2. Expiration.** Except as provided by subsection C, below, a concept plan shall become void four years after the date of approval if the applicant, or successor, has not filed with the Town an application for detailed development plan and final plat (if land division was approved concurrently with the PUD Concept Plan) approval in conformance with Sections 2.645 and 2.650 for at least the first phase. After the detailed plan and final plan for at least the first phase has been approved, final plat has been obtained (if land division was approved with the Concept Plan) and all required public improvements for the first phase have been constructed, then the PUD Plan shall be considered initiated and non-expiring.
- 3. Extension.** The Town may grant extensions of the concept plan approval period, not to exceed one year per extension, provided that the extension request is made before expiration of the planned unit development approval, the applicant can show intent of applying for detailed development plan review within the one-year extension period, and there have been no substantive changes to the applicable Comprehensive Plan policies and ordinance provisions on which the approval was based.
- 4. Termination.** Termination of the PUD can be requested according to a Type III procedure. The request for termination shall be made by at least 50% of the ownership of at least 50% of the vacant portions of the PUD, subject to the following criteria:
 - A.** Less than 20% of the land area of the PUD has been issued building permits for vertical construction, unless at least 70% of the owners the portions of the PUD with building permits for vertical construction consent in writing to the termination of the PUD.
 - B.** The approving authority concludes that vacant land within the PUD can feasibly be developed in a manner consistent with base standards of the applicable zoning districts within the PUD.

2.645 Detailed Development Plan Submission

Detailed development plan submittal requirements are determined based on the conditions of approval for the concept plan. At a minimum, the detailed development plan submittal shall meet the minimum requirements for final plat submission under Section 2.155 (if the PUD included land division) and shall contain information demonstrating compliance with the concept plan. The detailed development plan and preliminary land division plan shall be reviewed using the Type II procedure in Section 2.020 to ensure substantial conformance to the approved concept plan. Where the proposal is for a multifamily, commercial, or industrial development, Site Design Review is required, pursuant to Section 2.200. Site Design Review for detailed development plans shall be processed through the Type II procedure.

2.650 Detailed Development Plan Criteria

Approval of the detailed development plan shall be based upon a finding that the final plan substantially conforms to the concept plan, including any concept plan conditions of approval. The detailed development plan shall comply with applicable code standards except where modifications were approved as part of the concept plan review or new proposed modifications are shown to comply with the criteria for modifications in Section 2.625.

Minor changes to the approved concept plan may be approved with the detailed plan where the Town Planning Official finds that the modification is necessary to correct an error or to address changes in circumstances beyond the applicant's control that have occurred since the date of project approval or where changes reflect a logical detailed plan refinement to the original Concept Plan approval.

Other changes must be reviewed as major modifications under Section 2.420.

2.655 Type I Final Plan Reviews

Where the Town has previously approved PUD concept plan and detailed development plan, final plan reviews for the same project will be processed through a Type I review. The Type I review will verify the final development plans are consistent with the detailed development plan for the applicable portions of the project and that any conditions of approval required prior to final plan review have been satisfied.

2.700 Amendments to the Zoning Map, Land Use Regulations, or Comprehensive Plan

This Section sets forth the submittal requirements and criteria for zoning map amendments, changes to the Town's land use regulations or amendments to the Comprehensive Plan.

2.710 Quasi-Judicial Zoning Map Amendments

1. General Submission Requirements for Type III Zoning Map Amendments (Zone Change)

- A. Information required for Type III review, as applicable (See Section 2.025).
- B. A Public Facilities and Services Impact Study is required unless waived in writing by the Planning Official. The impact study shall quantify and assess the effect of the development on off-site public facilities and services and shall explain how the site can feasibly be connected to the Town's infrastructure network. The Town Public Works Department shall advise as to the scope of the study and so will ODOT for any proposals that take access from or have the potential to significantly impact a State Highway. Potential impacts shall be based upon assumptions of development intensity typically expected to result from the proposed zoning districts when compared to the existing zoning on the site. The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system; water system; and sewer system. For each system and type of impact, the study shall propose improvements necessary to meet Town requirements.
- C. Proposed Findings of Fact and Conclusions of Law demonstrating how all the applicable criteria for quasi-judicial zoning map amendment are satisfied.

2. Zoning Map Amendment Site Information. In addition to the general submission requirements, the Applicant shall provide the following information, as deemed applicable by the Town Planning Official. The Town Planning Official may request any information that he or she needs to review the proposal and prepare a complete staff report to the approving authority.

A. Site analysis map. The site analysis map shall contain all the following information, as the Town Planning Official deems applicable:

- (1) The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the property in the Town, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;
- (2) A series of land use maps with north arrow, scale, and legend. One map shall depict the existing Comprehensive Plan map designation for the property and shall also depict any Comprehensive Plan map overlays that apply to the property. Another map shall depict the existing zoning map designation and shall also depict any zoning map overlays that apply to the property. Another map shall depict proposed zoning for the property.
- (3) Topographic contour lines at five-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;
- (4) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;
- (5) Site features, including existing structures, pavement, large rock outcroppings, areas

having unique views, and drainage ways, canals, and ditches;

- (6) Names and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and

3. **Criteria.** The Planning Commission shall approve a quasi-judicial zone change if it finds that the zone change complies with subsections A through C below:

A. The proposed zone is consistent with the Transportation System Plan (TSP) and the Comprehensive Plan Map designation.

B. *Holding place for any locational criteria that might apply to Comprehensive Plan designations with more than one zone district option.*

C. The proposed zone can feasibly and will be served with urban services and facilities, as described below, to adequately serve the subject property with the permitted uses allowed under the proposed zoning, except as provided in subsection (3) below. The minimum standards for transportation facilities and other public facilities are set forth in the applicable facility master plans.

(1) Storm drainage, sanitary sewer, and water facilities must already be adequate in condition, capacity, and location to serve the property or they must be able to be extended or otherwise improved to adequately serve the property at the time of issuance of a building permit for vertical construction. Off-site facilities can be shown to be adequate if the site was assumed to be developed at an intensity typical for the proposed zone in the applicable facility master plan and if the master plan does not identify the need for off-site improvements necessary to serve the site under the proposed zoning.

(2) Adequate streets and street capacity must be provided in accordance with Oregon Administrative Rule 660-012-0060, commonly referred to as the Transportation Planning Rule (TPR). Any request for approval under subsection (9) of the TPR may be allowed but the Planning Commission is under no obligation to approve a zone change seeking to rely on subsection (9); the Planning Commission may request the Applicant provide additional information concerning safety impacts, congestion impacts and public benefits for any zone change request pursuant to subsection (9). For planned improvements that may otherwise be relied upon for transportation facility adequacy under the TPR, Public Works Department may still require that planned improvements be constructed prior to issuance of building permits for reasons of public safety and, when possible, shall base findings for the required improvements on the safety review required by the Public Facilities and Services Impact Study.

(3) The Planning Commission may mitigate potential impacts on public facilities and services through the imposition of special development conditions, stipulations, or restrictions attached to the zone change. Special development conditions, stipulations, or restrictions shall be established by deed restriction or covenant and must be recorded at the Lake County Recorder's office with proof of recordation returned to the Planning

Department. Such special development conditions include but are not limited to:

- (a) Development amount thresholds that can be undertaken before specific infrastructure components are constructed.
- (b) Public Facilities and Services Impact Study refinements that will identify when specific infrastructure components, identified in the Public Facilities and Services Impact Study for the entire zone change area, will be needed to serve certain zone change areas or development amount thresholds.
- (c) Limitations on development intensities in the zone change area.
- (d) For transportation facilities, other mitigation measures allowed by the Transportation Planning Rule.

2.715 Quasi-Judicial Comprehensive Plan Map Amendments

1. General Submission Requirements for Type IV Quasi-judicial Comprehensive Plan amendments.

- A.** Information required for Type IV review, as applicable (See Section 2.030).
- B.** A Public Facilities and Services Impact Study is required unless waived in writing by the Planning Official. The impact study shall quantify and assess the effect of the development on off-site public facilities and services and shall explain how the site can feasibly be connected to the Town's infrastructure network. The Town Public Works shall advise as to the scope of the study and so will ODOT for any proposals that take access from or have the potential to significantly impact a State Highway. Potential impacts shall be based upon assumptions of development intensity typically expected to result from the proposed comprehensive plan map designations when compared to the existing comprehensive plan map designations on the site. The study shall address, at a minimum, the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system; water system; and sewer system. For each system and type of impact, the study shall propose improvements necessary to meet Town requirements.
- C.** Proposed Findings of Fact and Conclusions of Law demonstrating how all the applicable criteria for quasi-judicial Comprehensive Plan amendment are satisfied.

2. Comprehensive Plan Amendment Site Information. In addition to the general submission requirements an applicant for comprehensive plan amendment, the Applicant shall provide the following information, as deemed applicable by the Town Planning Official. The Town Planning Official may request any information that he or she needs to review the proposal and prepare a complete staff report.

- A. Site analysis map.** The site analysis map shall contain all the following information, as the Town Planning Official deems applicable:

- (1) The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the property in the Town, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;
 - (2) A series of land use maps with north arrow, scale, and legend. One map shall depict the existing Comprehensive Plan map designation for the property and shall also depict any Comprehensive Plan map overlays that apply to the property. Another map shall depict the existing zoning map designation and shall also depict any zoning map overlays that apply to the property. Another map shall depict proposed any proposed Comprehensive Plan Map amendments for the property.
 - (3) Topographic contour lines at five-foot intervals for slopes, except where the Public Works Director determines that larger intervals will be adequate for steeper slopes;
 - (4) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;
 - (5) Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals, and ditches;
 - (6) Names and addresses of all persons listed as owners of the subject property on the most recently recorded deed; and
3. **Criteria.** The Town Council may approve a quasi-judicial comprehensive plan amendment if it finds that the amendment satisfies all the criteria in subsections A through D below:
- A. The proposed changes are consistent with the balance of the Comprehensive Plan.
 - B. The proposed amendment will significantly advance one or more goals, policies or objectives that are established and set forth in the Comprehensive Plan; Map amendments shall include an analysis that demonstrates the proposed map designation is locationally appropriate when considering impacts and interactions with the planned land uses around the area where the map amendment is proposed.
 - C. Public facilities are adequate or can be made adequate to support the proposed Comprehensive Plan amendment or public facilities planning can feasibly and will be completed to serve the Comprehensive Plan amendment.
 - D. The proposed amendment is consistent with Oregon State Law, the Oregon Statewide Planning Goals, and all applicable Oregon Administrative Rules.

2.720 Legislative Amendment Criteria

The Town Council may approve legislative amendments to the Comprehensive Plan or Land Use Regulations. Amendments will address the criteria in subsections 1 through 5 below:

1. Appropriateness of the Type V planning process that was undertaken for the planning project in terms of scale, scope, and content.
2. Consistency with the balance of the Town's Comprehensive Plan and Land Use Regulations.
3. Advancement of Council goals, objectives, or policies, and/or necessity to comply with Oregon State Law, the Statewide Planning Goals, or Oregon Administrative Rules.
4. Public facility planning implications of the proposed amendments.
5. Consistency with Oregon State Law, the Oregon Statewide Planning Goals, and all applicable Oregon Administrative Rules.

2.725 Record of Amendments. The Town Planning Official shall maintain a record of amendments to the Comprehensive Plan Map and Zoning Map, as well as amendments to the text of the Comprehensive Plan and this Development Code. Said record shall be kept in a format convenient for public reference and use, and in the case of Comprehensive Plan Map and Zoning Map amendments, the map shall be made a part of the ordinance.

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CHAPTER 3 ZONING REGULATIONS

3.010 Purpose

Chapter 3 regulates allowed land uses (“uses”) and is intended to implement the Town of Lakeview Comprehensive Plan and the purposes of this Code, pursuant to Section 1.105.

3.015 Applicability

All real property in the Town of Lakeview is subject to the zoning regulations of Chapter 3. Certain types of land uses are also subject to the Special Use standards in Section 3.100. In addition, some properties are subject to both the general (“base zone”) regulations of Chapter 3 and the Overlay Zone regulations of Section 3.200. Property owners, realtors, project proponents, and others are advised to verify the regulations that apply to a particular property before beginning a new project, purchasing real estate, or marketing a property for sale.

3.020 Classification of Zoning Districts

Chapter 3 establishes zoning districts, consistent with the Town of Lakeview Comprehensive Plan. Every unit of land (parcel, lot, tract, and right-of-way) within the Town of Lakeview is designated with a zoning district or “zone,” and may also be designated with one or more overlay zones. The use of land is limited to the uses allowed by the applicable zone(s). Zoning designations are as depicted on the Town of Lakeview Zoning Map. The Planning Official maintains official copies of the Zoning Map and Comprehensive Plan. Where a conflict between documents arises, the Comprehensive Plan shall govern.

1. Residential Districts (R-1, R-2, R-3)

Residential zoning districts are intended to accommodate a mix of residential uses at planned densities and to allow non-residential uses appropriate for residential areas. The following summarizes the purpose of each residential district.

- A.** The R-1 district permits residential uses at densities between 1.5 and 4.0 dwelling units per gross acre. Permitted residential uses consist primarily of detached single-family housing and Public/Community/Institutional uses appropriate for single-family residential areas.
- B.** The R-2 district permits residential uses at densities between 3.5 and 6.5 dwelling units per gross acre. Permitted residential uses consist primarily of detached single-family, duplex, and triplex housing, attached townhouses, and Public/Community/Institutional uses appropriate for single-family residential areas. Limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).
- C.** The R-3 district permits attached multifamily residential uses (more than three attached units on a single parcel) at densities between 8 and 20 dwelling units per gross acre. Public/Community/Institutional uses appropriate for multiple-family residential areas, and

limited commercial uses that are appropriate for residential zones are also permitted (e.g., day care nursery/kindergarten/youth clubs).

2. Commercial Districts (Commercial Downtown (C-D), Commercial General (C-G))

The Commercial zoning districts accommodate a mix of commercial services, retail, and civic uses, and new residential uses permitted in the upper stories of some buildings subject to special standards.

3. Employment Districts (B-P, M-1)

The B-P and M-1 zoning districts accommodate a mix of intensive and less intensive uses engaged in manufacturing, processing, warehousing, distribution, and similar activities. Two zoning districts, one for business parks (B-P) and one for industrial (M-1), provide for the full range of planned employment land uses within the town. Both districts are intended to provide for efficient use of land and public services, provide a high quality environment for business, offer a range of parcel sizes and locations for employment site selection, and facilitate compatibility between dissimilar uses. The B-P district provides suitable locations for a mix of light industry, office, and institutional uses. The M-1 district provides suitable locations for intensive industrial uses, such as those with processing, manufacturing, assembly, packaging, distribution, or other activities.

3.025 Determination of Zoning District Boundaries

Where due to the scale, lack of scale, lack of detail, or illegibility of the Zoning Map, or due to any other reason, there is uncertainty, contradiction, or conflict as to the intended location of a zoning district boundary, the Planning Official or, upon referral, the Planning Commission, shall determine the boundary as follows:

- 1. Right-of-way.** Boundaries that approximately follow the centerlines of a street, highway, alley, bridge, railroad, or other right-of-way shall be construed to follow such centerlines. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same zoning district designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a zoning district boundary, the vacated lands within the former right-of-way shall be allocated proportionately to the abutting zoning districts.
- 2. Parcel, lot, tract.** Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries.
- 3. Jurisdiction boundary.** Boundaries indicated as approximately following a Town or County boundary, or the Urban Growth Boundary, shall be construed as following said boundary.
- 4. Natural feature.** Boundaries indicated as approximately following a river, stream, topographic contour, or similar feature not corresponding to any feature listed in subsections 1-3, above, shall be construed as following such feature.

3.030 Permissible Use Descriptions and Review Procedures

1. **General Use Categories.** Table 3.030 specifies the land uses that are allowed in the applicable zoning districts. If it is unclear from the table if a use is allowed, the Town may determine permissibility of the use by following the procedures of Section 1.060 Similar Use Determinations.
2. **Permitted Uses with Special Use Standards.** Uses listed as “Permitted (P)” are allowed provided they conform to Section 5.100 Lot and Development Standards. Uses listed as “Permitted Subject to Special Use Standards (S)” are allowed, provided they conform to the 3.200 Special Use Standards and Section 5.100 Lot and Development Standards. Uses listed as “Not Allowed (X)” are prohibited.
3. **Conditionally Permitted Uses.** Uses listed as “Conditional Use Permit Required (CU)” are allowed subject to the requirements of Section 2.300 Conditional Use Permits.
4. **Uses Regulated by Overlay Zones.** Notwithstanding the provisions of Chapter 3, additional standards may apply to uses within overlay zones. An overlay zone may also allow some uses not otherwise allowed or prescribe alternative development standards to the underlying zone. See Section 3.200.
5. **Planned Unit Developments.** Uses that are not otherwise allowed by the underlying zone may be permitted through the Planned Unit Development procedure under Section 2.600.
6. **Accessory Uses.** For information on other uses that are customarily allowed as accessory, please refer to the description of the Use Categories in Section 1.070 Definitions.
7. **Temporary Uses.** For information on temporary uses, please refer to Section 3.165 Temporary Uses.

**Table 3.030
Uses Allowed by Zoning District**

USE CATEGORY	SPECIFIC USE	R-1	R-2	R-3	C-D	C-G	B-P	M-1	USES SUBJECT TO SPECIAL STANDARDS
RESIDENTIAL USES									
Detached Dwellings	1 st Site Built Single-Family Dwelling on Individual Parcel	P	P	P	P _s	P _s	P _s	X	Existing housing only (C-D, C-G, B-P)
	Accessory Dwelling Unit	P _s	P _s	P _s	X	X	X	X	3.110
	1 st Manufactured Dwelling on Individual Parcel	P _s	P _s	P _s	P _s	P _s	P _s	P _s	3.150 (R-1, R-2, R-3) 3.175 (C-D, C-G, B-P, M-1)
	Manufactured Dwelling Park	X	X	P _s	X	X	X	X	3.155
	2 Primary Dwellings (Not ADUs) on one parcel	X	X	P	P _s	P _s	P _s	X	Special Standards?
	Residential Home	P _s	P _s	P _s	P _s	X	X	X	3.140
Attached Dwellings	Duplex	P	P	P	P _s	P _s	P _s	X	3.130
	Tri-plex	P _s	P _s	P	P _s	P _s	P _s	X	3.130
	Townhomes	P _s	P _s	P	P _s	P _s	P _s	X	3.130
	Four or more dwelling units	X	X	P	P _s	P _s	P _s	X	3.130
Group Quarters	Retirement or Congregate Living Facility	C	C	P	C	X	X	X	
	Dormitories	C	C	P	C	X	X	X	
	Nursing Home/Long-term Care facility	C	C	P	C	X	X	X	
	Residential Facility	X	X	P	P _s	P _s	X	X	3.140
COMMERCIAL / SERVICE / EMPLOYMENT USES									
Home Occupation	Home Occupation	P _s	P _s	P _s	P _s	P _s	P _s	X	3.145
On-Site Sales of Goods	Retail Sales Within Enclosed Building	X	X	X	P	P	P _s	P _s	3.120
	Retail Sales With Less Than 30% of Site Area for Outdoor Sales & Storage	X	X	X	P	P	P	P _s	3.120
	Retail Sales With Greater Than 30% of Site Area for Outdoor Sales & Storage	X	X	X	X	P	P	P _s	3.120
	Eating or Drinking Establishment	X	X	X	P	P	P	X	

	Eating Establishment with Drive-Through	X	X	X	C _s	P _s	P _s	X	5.425
	Vehicle Fueling Station	X	X	X	X	P	P	P _s	Commercial fueling only in M-1
Services	Professional Office Services (non-medical)	X	X	X	P	P	P	X	
	Financial Services with Drive-Through	X	X	X	C _s	P _s	P _s	X	5.425
	Financial Services without Drive-Through	X	X	X	P	P	P	X	
	Medical Services (Excluding Hospitals)	X	X	X	P	P	P	X	
	Medical Marijuana Dispensary	X	X	X	C _s	P _s	P _s	X	Special standards?
	Recreational Marijuana Sales	X	X	X	?	?	?	C	Special standards?
	Personal Services	X	X	X	P	P	P	X	
	Durable & Electronic Goods Repair or Services with Less Than 30% of Site Area for Outdoor Storage	X	X	X	P _s	P _s	P _s	P	Uses prohibited outside enclosed buildings within 200-feet of residential zone
	Durable & Electronic Goods Repair or Services With Greater Than 30% of Site Area for Outdoor Storage	X	X	X	X	P / (C)	P / (C)	X	CUP in C-D & B-P zones if within 200-feet of residential zone
	Animal Services	X	X	X	P / (C)	P / (C)	P / (C)	P	CUP if Outdoor Kennel or Shared Interior Wall with Separately Owned Property
	Contracting Services	X	X	X	P / (C)	P / (C)	P	P	CUP in C-D & CG zones if Outdoor Storage Area or On-site Fabrication exceeds 30% of site area
	Vehicle or Equipment Rental Services	X	X	X	C	P	P	P	
	Other Rental Services	X	X	X	C	P	P	P	
	Entertainment Establishment within Enclosed Building	X	X	X	P	P	C	X	
	Entertainment Establishment with Outdoor Uses	X	X	X	P _s	P _s	C	X	3.125

	Child Family Day Care (16 or fewer children)	P	P	P	P	P	X	X	
	Commercial Day Care (17 or more children)	C	C	C	P	P	X	X	
Parking	Stand-alone Parking Lot	P / (C)	P / (C)	P	P	P	P	P	Not subject to Type II Site Plan Review; however, must meet all applicable design standards for commercial parking lots CUP for >8 spaces in (C) designated zones
Overnight Accommodations	Hotel or Motel	X	X	X	P	P	P	X	
	Short-Term Dwelling Rental	P _s	P _s	P _s	P _s	P _s	X	X	3.185
	Recreational Vehicle (RV) Park	X	X	X	P _s	P _s	C	X	3.180
Industrial	Manufacturing	X	X	X	C _s	P _s	P	P	3.120
	Materials Processing	X	X	X	C _s	P _s	P	P	3.120
	Warehousing or Logistics	X	X	X	X	P	P	P	
	Goods & Materials Handling	X	X	X	X	P _s	P	P	3.120
	Self-Storage	X	X	X	X	P	P	P	
	Energy Production	X	X	X	X	C	P	P	
	Laboratory	X	X	X	C	P	P	P	
	Resource Extraction	X	X	X	X	X	X	C	
TRANSPORTATION / UTILITIES / SOLID WASTE USES									
Transportation	Surface Transportation Facilities & Improvements	P	P	P	P	P	P	P	
	Transit Facilities	P	P	P	P	P	P	P	
Utilities	Wireless Communication Facilities	C _s	C _s	C _s	P _s	P _s	P _s	P _s	3.170 (Placeholder for special standards if desired as a use type)
	Municipal Utility Collection, Transmission, and Facilities	P	P	P	P	P	P	P	
	Above-ground transmission facilities	C / (P)	C / (P)	C / (P)	P	P	P	P	(P) for modifications or improvements to existing facilities in a (C) designated zone
	Underground transmission facilities	P	P	P	P	P	P	P	
	Substations	C	C	C	C	P	P	P	
Solid Waste	Wrecking/Salvage Yard	X	X	X	X	C	C	P	
	Recycling Center	X	X	X	X	C	P	P	

	Other Solid Waste	X	X	X	X	C	C	P	
PUBLIC / COMMUNITY / INSTITUTIONAL USES									
Schools	Public or Private (K-12)	C / (P)	C / (P)	C / (P)	C	C	X	X	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
	Vocational	X	X	X	P	P	P	C	
	College/University	X	X	X	P	P	C	C	
	Seminary	C	C	C	P	P	C	C	
Faith Institutions	House of Worship	C / (P)	C / (P)	C / (P)	P	P	P	C	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
	Youth Ministry	C / (P)	C / (P)	C / (P)	P	P	P	C	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
Hospitals	Hospital	C / (P)	C / (P)	C / (P)	P	P	C	C	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
Post Office	Post Office	X	X	X	P	P	P	X	
Library	All types	C / (P)	C / (P)	C / (P)	P	P	C	X	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
Museum	All types	C / (P)	C / (P)	C / (P)	P	P	C	C	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
Public Community Facilities	Government Centers	C / (P)	C / (P)	C / (P)	P	P	C	C	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
	Fairgrounds	X	X	X	P	P	C	C	
	Community & Multi-Use Buildings	C / (P)	C / (P)	C / (P)	P	P	P	C / (P)	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
Private Community Facilities	Golf Courses & Driving Ranges	C	C	C	X	P	C	P	
	Membership Clubs, Lodges (social, fraternal, recreation, sports, etc.)	C / (P)	C / (P)	C / (P)	P	P	P	C / (P)	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
	Shooting Range	X	X	X	C	C	P	P	

	Community & Multi-Use Buildings	C / (P)	C / (P)	C / (P)	P	P	P	C / (P)	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
Parks & Open Space Uses	Park/playground	C / (P)	C / (P)	C / (P)	P	P	P	C / (P)	(P) for modifications or improvements to existing facilities or expansions <50% in a (C) designated zone
	Passive Open Space	P	P	P	P	P	P	P	
	Agriculture / Livestock	P _s	P _s	P _s	P _s	P _s	P	P _s	3.160 (Placeholder for special standards if desired as a use type)

3.035 Similar Use Determinations

This section sets forth the process to make similar use determinations.

1. **Purpose.** Table 3.030 seeks to classify the universe of potential land uses. However, such a listing and classification will never be complete and some future land uses will end up unclassified. The purpose of this section of the code is to provide a process for the Town of Lakeview to interpret the use table in relation to an unclassified use and make a final land use decision to determine if the use can be considered a permitted, specially permitted, or conditional use within the applicable zone.
2. **Applicability.** The requested land use must be distinguishable from uses classified in Table 3.030.
3. **Procedure.** Requests for similar use determinations shall be based upon a specific use and not a broad category of uses. The request shall be processed under a Type III application and procedure. The application can be combined with other applications, but lower types (i.e., Type I or Type II) shall be elevated to a Type III when a similar use determination is requested. Similar use determinations can also be processed as a stand-alone Type III application.
4. **Criteria.**
 - A. **Unclassified Determination.** The approving authority shall review the development code and reach a supported conclusion that the proposed use is meaningfully distinguishable from other land uses elsewhere classified in the code.
 - B. **Use Determination.** Only if criterion A is satisfied, the approving authority shall review the development code to determine if the proposed use is similar to uses otherwise allowed in the applicable zoning district. Based upon a review of the specific uses classified and permitted, the code as a whole, and any relevant guidance provided by the Comprehensive Plan, the approving authority shall reach a supported conclusion that determines if the use is prohibited, permitted, permitted subject to special use standards, or can be allowed subject to approval of a conditional use permit.

3.100 Special Use Standards

1. Purpose

Special uses are uses which, due to their effect on surrounding properties, must be developed in accordance with special conditions and standards. These special use standards may differ from the development standards established for other uses in the same zoning district.

2. Applicability

All uses designated as Special (“S”) Uses in Table 3.030, and uses the Town determines to be similar to such uses, are subject to the standards of this section. The standards of this section supplement the other requirements of this Code. When a dimensional standard for a special use differs from that of the underlying district, the standard for the special use shall apply.

3. Review Process

The Town uses the procedures for Site Design Review, under Section 2.200, in reviewing proposed uses for compliance with the requirements of Section 3.100.

3.110 Accessory Dwelling Units (ADUs)

Accessory dwellings, where allowed, are subject to review and approval through a Type I procedure, pursuant to Section 2.015, and shall conform to all the following standards:

- 1. One Unit.** A maximum of one Accessory Dwelling Unit is allowed per legal lot.
- 2. Floor Area.** The maximum floor area of an Accessory Dwelling unit shall not exceed 800 square feet of floor area. The unit may be detached, a unit attached to a dwelling, or inside a portion of an existing dwelling.
- 3. Building Design.** The Accessory Dwelling shall be constructed of materials that are the same or similar to the materials used on the primary dwelling. The Accessory Dwelling shall comply with applicable Oregon Structural Specialty Code requirements.
- 4. Building Height.** The height of an accessory dwelling shall not exceed the height of the primary dwelling.
- 5. Parking.** A minimum of two off-street parking spaces are required, in total, for a site containing an Accessory Dwelling unit. The parking spaces shall be on an improved all-weather surface.

3.120 Accessory Light Manufacture Uses

- 1. Purpose.** The following provisions are intended to encourage mixed-use development, including cottage industries and business incubators, by integrating small-scale manufacturing

with commercial uses. For the purposes of this section, light manufacture uses are those that blend manufacturing and retail uses such as brewpubs, winery tasting rooms, artist studios, cabinet makers, and similar uses, on the same site.

2. Applicability. The following standards apply where manufacturing uses are allowed in commercial zones and where retail uses are allowed in industrial zones. The standards are applied through Site Design Review or Conditional Use Permit review, as applicable.

3. Standards.

- A. Where a manufacturing use is allowed in a commercial zone, it shall be permitted only in conjunction with a primary commercial use and shall not exceed the floor area of the primary commercial use.
- B. Where a manufacturing use is allowed in a commercial zone, it shall be wholly enclosed in a building, unless unenclosed operations are authorized by a Conditional Use Permit.
- C. Where a manufacturing use is allowed in a commercial zone and the subject site is located within 100 feet of a residential zone, the Town may limit the hours of operation of the commercial or industrial uses to between 7:00 a.m. and 9:00 p.m. where it has identified concerns about noise, parking, or other impacts related to the use.
- D. Where a commercial use is allowed in an industrial zone, it shall be permitted only in conjunction with the primary industrial use and shall not exceed the floor area of the primary industrial use.

3.125 Entertainment Establishment with Outdoor Uses.

1. Purpose. This section provides standards that are intended to minimize noise disturbances from Entertainment Establishments with Outdoor Uses (e.g., outdoor amplified music).

2. Applicability. The following noise level standards apply where an Entertainment Establishment with an Outdoor Use is located within 250-feet of any residentially zoned property. These standards are in addition to any other noise regulations adopted by the Town and contained within the Town of Lakeview Municipal Code.

3. Standards.

- A. Noise from outdoor entertainment venues shall not exceed the following sound pressure levels:
 - (1) 75 dBA at L₅₀ between the hours of 7:00 a.m. to 9:00 p.m.
 - (2) 50 dBA at L₅₀ between the hours of 9:00 p.m. to 12:00 a.m.

- B. Sound pressure levels shall be applied at the residentially zoned property line that is nearest the noise source and within 250-feet therefrom.

3.130 Dwellings in Commercial Zones

1. **Purpose.** This section provides standards for residential uses in the C-D, C-G, and B-P zones.
2. **Standards.** Residential uses in the C-D, C-G, and B-P zones shall conform to all the following standards:
 - A. Residential uses may be located anywhere above the ground floor of a structure.
 - B. Ground-floor residential uses may not occupy any portion of the storefront, generally identified as the initial portion of the side(s) of a building fronting a street, except the ground-floor entrances or breezeways may be located on a street frontage to provide access to dwelling units.
 - C. Ground-floor residential uses are also limited to occupying no more than 20 percent of the area of the ground floor.

3.135 Family Daycare

Family daycare uses are limited to on-site care for not more than 16 children, and shall conform to the state licensing requirements and standards under ORS 657A.250 and ORS 657A.440(4). Family daycare uses must also have a current Town of Lakeview business license.

3.140 Residential Homes and Residential Facilities

Residential Homes and Residential Facilities, where allowed, shall conform to all the following standards and procedures.

1. **Licensing and State Requirements.** Residential Homes and Residential Facilities shall be licensed by the State of Oregon and comply with state requirements, pursuant to ORS 197.660 through 197.670.
2. **Residential Homes.** Residential Homes may provide residential care alone, or in conjunction with treatment or training, for five or fewer individuals who need not be related. Staff required to meet state licensing requirements are not counted in the number of facility residents and need not be related to each other or the residents. The same Development Code standards that apply to single-family dwellings also apply to Residential Homes, except where state law supersedes Town standards.
3. **Residential Facilities.** Residential Facilities may provide residential care alone, or in conjunction with treatment or training, for between 6 and 15 individuals who need not be related. Staff required to meet state licensing requirements is not counted in the number of facility residents and need not be related to each other or the residents. The same Development

Code standards that apply to multiple family dwellings also apply to Residential Facilities, except where state law supersedes Town standards.

4. **Access.** The access and circulation standards of Section 5.200 shall be met.
5. **Parking.** The off-street parking standards of Section 5.410 shall be met.
6. **Landscaping.** Residential Facilities are required to comply with the landscaping and screening standards of Section 5.315. The Town may require the installation of a landscape hedge or fence on the property line separating a Residential Facility from an abutting lot containing a single-family dwelling for the purposes of visual screening and privacy between uses. The landscaping standards do not apply to building permits for individual Residential Homes.
7. **Building Design Standards.** Residential Facilities are required to comply with the design standards for multifamily housing, pursuant to Section 5.125; except where a state requirement conflicts with a Town standard, the state requirement, not the Town standard, shall apply. The building design standards do not apply to Residential Homes.
8. **Review Procedure.** Residential Homes are subject to review and approval through a Type I review procedure under Section 2.015 prior to issuance of building permits. Residential Facilities are subject to a Type II (public hearing) review and approval under Section 2.020.

3.145 Home Occupations

1. **Purpose.** The purpose of this section is to encourage those who are engaged in small commercial ventures that could not necessarily be sustained if it were necessary to lease commercial quarters, or which by the nature of the venture are appropriate in scale and impact to be operated within a residence.
2. **Applicability.** This section applies to Home Occupation uses in all zones. However, nothing in this section shall be construed to limit or disallow commercial or industrial uses where dwelling uses are also allowed but the commercial or industrial uses are approved as the primary use of the property subject to the applicable standards of the code for the relevant commercial or industrial use.
3. **Home Occupation in Residential Zones.** Home Occupations of less than 800 square feet of lot area are permitted, provided the owner obtains a Type 1 permit for a Home Occupation and a Town of Lakeview Business License. Home Occupations greater than 800 square feet of lot area are allowed, subject to approval of a Conditional Use Permit. For the purpose of this section, “lot area” includes building floor area, areas within accessory structures, and all other portions of a lot dedicated to the use.
4. **Home Occupation Standards.** Home Occupations shall conform to all the standards below, except the Town may approve adjustments to the standards through the Conditional Use Permit approval, provided all uses and structures on the subject property conform to applicable Town regulations, including, but not limited to, building codes and nuisance regulations.

A. Appearance of Residence.

- (1) The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as not to give an outward appearance of a business.
- (2) The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
- (3) The home occupation shall not violate any conditions of development approval (i.e., prior land use development permit or approval).
- (4) No products or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.

B. Storage.

- (1) Outside storage visible from the public right-of-way or adjacent properties that exceeds what is customary for a single-family residence in the vicinity is prohibited.
- (2) On-site storage of hazardous materials (including toxic, explosive, noxious, combustible, or flammable material) beyond those normally incidental to residential use is prohibited.
- (3) Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be enclosed in a structure or otherwise screened from view from adjacent properties and public right-of-way.

C. Employees.

- (1) Other than family members residing within the dwelling located on the home occupation site, there shall be not more than two employees at the home occupation site at any given time. As used in this chapter, the term “home occupation site” means the legal lot on which the home occupation is conducted.
- (2) Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work, pick up, or deliver at the home occupation site.
- (3) The home occupation site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch of employees to other locations.

D. Advertising and Signs. Signs for Home Occupations are permitted subject to the standards in Section 5.500 for the applicable zoning district.

E. Vehicles, Parking, and Traffic.

(1) Not more than two commercially licensed vehicles associated with the home occupation are allowed at the home occupation site in the same 24-hour period. Vehicles shall be of a size that would not overhang into the public right-of-way when parked.

(2) There shall be no commercial vehicle deliveries between 9:00 p.m. to 7:00 a.m.

F. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation only from 7:00 a.m. to 9:00 p.m., Monday through Friday.

G. Prohibited Home Occupation Uses.

(1) Any activity that produces radio, TV, or other electronic interference; noise, glare, vibration, smoke, or odor beyond allowable levels as determined by local, state, or federal standards, or that can be detected beyond the property line, is prohibited.

(2) Any activity involving on-site retail sales, including garage sales exceeding the thresholds of a temporary use, is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by the home business is allowed.

(3) The following uses, and uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke, or vibration, are prohibited:

(a) Ambulance service

(b) Animal hospital, veterinary services, kennels, or animal boarding

(c) Auto and other vehicle repair, including auto painting

(d) Repair, reconditioning, or storage of motorized vehicles, boats, recreational vehicles, airplanes, or large equipment on-site

3.150 Manufactured Home on a Single-Family Lot

Manufactured homes are permitted on individual lots, subject to all the following design standards. Manufactured dwellings relocated into the Town of Lakeview shall conform to Town standards. The following standards do not apply to dwellings lawfully established and existing within the Town prior to [effective date of Code]. See also, Section 3.155 regarding Mobile Home and Manufactured Dwelling Parks.

1. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 800 square feet.

2. **Roof.** The manufactured home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14 degrees).
3. **Residential Building Materials.** The manufactured home shall have exterior siding that is wood, wood composite, or cement board.
4. **Garages and Carports.** If the manufactured home has a garage or carport, the garage or carport shall be constructed of the same pattern and material as the home.
5. **Thermal Envelope.** The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the state Building Code. Evidence demonstrating that the manufactured home meets “Super Good Cents” energy efficiency standards, or an equivalent standard, is deemed to satisfy the exterior thermal envelope certification requirement.
6. **Placement.** The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade, and complies with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, OAR Chapter 918. Where the building site has a sloped grade, no more than 16 inches of the enclosing material shall be exposed on the uphill side of the home.
7. **Floodplain.** Manufactured homes shall comply with Section 3.220 Floodplains Overlay and the following standards.
 - A. The stand shall be a minimum of 12 inches above Base Flood Elevation (BFE) unless the foundation wall is opened on one side or end so that floodwater cannot be trapped. [see also, Manufactured Dwelling Specialty Code, 4-3.1(5)]
 - B. The bottom of the longitudinal chassis frame beam in A zones, and the bottom of the lowest horizontal structural member supporting the dwelling in V zones shall be a minimum of 12 inches above BFE. (See definition of Lowest Floor in Manufactured Dwelling Specialty Code.)
 - C. The manufactured dwelling shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA’s “Manufactured Home Installation in Flood Hazard Areas” guidebook for anchoring techniques and 44 Code of Federal Regulations 60.3(c)(6))
 - D. Electrical crossover connections shall be a minimum of 12 inches above BFE. (See Manufactured Dwelling Specialty Code 6-4.2(1))
8. **Foundation Skirt.** The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood or cement board siding.

3.155 Mobile Home and Manufactured Dwelling Parks

Mobile home and manufactured dwelling parks (not including recreational vehicles) are permitted on parcels of four acres or larger, subject to compliance with subsections 1 – 4, below:

1. **Permitted Uses.** Single-family residences, manufactured home park manager’s office, home occupations, and accessory structures that are necessary for the operation and maintenance of the manufactured dwelling park (e.g., landscape maintenance).
2. **Development Standards.** Development of manufactured and mobile home parks, including placement of manufactured and mobile homes with a park, shall comply with applicable building codes and state requirements for Mobile Home and Manufactured Dwelling Parks in ORS 446.
3. **Perimeter Landscaping.** When manufactured dwellings are oriented with their back or side yards facing a public right-of-way, the Town may require installation of fencing and planting of a landscape buffer of 10 feet in width between the right-of-way and a manufactured home park for the privacy and security of park residents or for privacy of adjacent residences.
4. **Floodplain.** Compliance with the Town of Lakeview Floodplains Overlay, Section 3.220, is required.

3.160 Agriculture / Livestock

Placeholder if use is going to be allowed subject to special standards

3.165 Temporary Uses

Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site. Temporary uses include, but are not limited to: construction trailers, leasing offices, temporary carnivals and fairs, parking lot sales, retail warehouse sales, seasonal sales such as Christmas tree sales and vegetable stands, and similar uses. This Code contains permit procedures for three types of temporary uses, Seasonal and Special Events, Temporary Sales Offices and Model Homes, and Temporary Buildings, Trailers, Kiosks, and Other Structures, as follows:

1. **Seasonal and Special Events.** Through a Type I procedure, pursuant to Section 2.015, the Town shall approve, approve with conditions, or deny a temporary use application for a Seasonal or Special Event, based on the following criteria:
 - A. The use is permitted in the underlying zone, and does not violate any conditions of approval for the property (e.g., prior development permit approval).
 - B. The use occurs only once in a calendar year and for not longer than 30 consecutive days.

- C. The applicant, if different than the property owner, has proof of the owner's permission to place the use on the property.
 - D. Ingress and egress are adequate and do not raise safety concerns when the proposed use is combined with the other uses of the site, pursuant to Section 5.200 Access and Circulation.
 - E. The use does not conflict (i.e., create a nonconformity) with the provisions of Section 5.300 Landscaping, Fences, Walls, and Exterior Lighting.
 - F. There is sufficient parking to accommodate the temporary use and other uses existing on the site, pursuant to Section 5.400 Parking, Loading, and Drive-Through Queues.
 - G. The use does not conflict (i.e., create a nonconformity) with the provisions of Chapter 4 Public Facility Standards and Criteria.
 - H. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare, or lights that affect an adjoining use in a manner in which other uses allowed outright in the district do not affect the adjoining use.
 - I. The use is adequately served by sewer or septic system and water, as applicable.
 - J. The applicant shall be responsible for maintaining all required licenses and permits.
2. **Temporary Sales Office or Model Home.** Through a noticed Type I procedure, pursuant to Section 2.015, the Town shall approve, approve with conditions, or deny a temporary use application for a Temporary Sales Office or Model Home, based on the following criteria:
- A. **Temporary sales office.** The use of any real property within the Town as a temporary sales office for the purpose of facilitating the sale of real property, shall meet all the following criteria:
 - (1) The temporary sales office shall be located within the boundaries of the subdivision or tract of land within which the real property is to be sold.
 - (2) The property to be used for a temporary sales office shall not be permanently improved for that purpose, except for improvements that would otherwise be allowed in the applicable zoning district for uses that are outright permitted.
 - (3) Public health, safety, and welfare shall be protected through conditions imposed by the Town, regarding temporary utility connections.
 - B. **Model house.** The use of any real property within the Town for a model home, including a model home in any subdivision or on any tract of land within the Town, shall meet all the following criteria:

- (1) Where the model house is located in a Residential zone, it shall be located within the boundaries of the subdivision or tract of land where the real property to be sold is situated.
- (2) A model house located in a Residential zone shall be designed as a permanent structure that meets all relevant requirements of this Code and other applicable codes and permit requirements.
- (3) A model house located in a non-Residential zone, as with a manufactured home sales display lot, shall be removed when the use of the subject site for home sales ends.

3. Temporary Buildings, Trailers, Kiosks, and Other Structures. Through a Type II procedure, pursuant to Section 2.020, the Town shall approve, approve with conditions, or deny an application for a placement and use of a temporary building, trailer, kiosk, or other structure, based on following criteria:

- A. The use is permitted in the underlying zone and does not violate any conditions of approval for the property (e.g., prior development permit approval).
- B. The applicant, if different than the property owner, has proof of the owner's permission to place the use on the property.
- C. The lot and development standards of Section 5.100 are met.
- D. Ingress and egress are adequate and do not raise safety concerns when the proposed use is combined with the other uses of the site, pursuant to Section 5.200 Access and Circulation.
- E. The use does not conflict (i.e., create a nonconformity) with the provisions of Section 5.300 Landscaping, Fences, Walls, and Exterior Lighting.
- F. There is sufficient parking to accommodate the temporary use and other uses existing on the site, pursuant to Section 5.400 Parking, Loading, and Drive-Through Queues.
- G. The temporary use does not conflict (i.e., create a nonconformity) with the provisions of Chapter 4 Public Facility Standards and Criteria.
- H. The use does not create adverse off-site impacts including vehicle traffic, noise, odors, vibrations, glare, or lights that affect an adjoining use in a manner in which other uses allowed outright in the district do not affect the adjoining use.
- I. The use is adequately served by sewer or septic system and water, as applicable.
- J. The structure complies with applicable building codes.

- K. Except where specifically authorized by the Town Council, the length of time that the temporary structure may remain on a site shall not exceed two consecutive months or a total of three months in any one calendar year.
- L. The applicant has obtained and will maintain all required licenses and permits.
- M. Public health, safety, and welfare are protected through the installation of a water meter, if necessary, and other improvements, pursuant to Chapter 4 Public Facility Standards and Criteria, as necessary.

3.170 Wireless Communication Facilities

Placeholder

3.175 Night Watchman Quarters.

- 1. A manufactured dwelling, provided it meets Town and State standards for safety and construction, may be used as a permanent residence for employees of businesses or property owners in the C-G, B-P, and M-1 zoning districts when their presence is required for security purposes by the employer 24 hours a day; provided the following standards are met.
 - A. A permanent foundation shall be provided for the manufactured dwelling, unless it will be used for less than 120 days.
 - B. The manufactured dwelling shall be removed from the premises within 30 days if the business requiring security personnel or the property owner ceases operation.
 - C. The manufactured dwelling shall meet the placement and floodplain standards of Section 3.150.

3.180 Recreational Vehicle Park.

A recreational vehicle park shall be built to State standards in effect at the time of construction and shall comply with the following provisions:

1. Use Standards.

- A. The minimum size for any new recreational vehicle park shall not less than four net acres.
- B. No recreational vehicle park or overnight use area shall be permitted with access from any unpaved street and the primary route from the nearest arterial or collector street shall be paved for its entire length.
- C. The design of recreational vehicle parks shall be subject to site plan review approval and criteria.

- D. Management headquarters, recreational facilities, swimming pools, common restrooms, dumping stations, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of a recreational vehicle park are permitted as accessory uses to the park.

2. Design Standards.

- A. The maximum density of an RV park shall be 12 spaces per acre.
- B. Adequate emergency vehicle access shall be assured and circulation through the RV park shall be convenient and efficient for the largest RVs the park is intended to serve; intended RV size shall be based on the length of the longest RV spaces within the park.
- C. All on-site circulation shall be paved with asphalt, concrete, or similar impervious surface, and designed to permit easy access to each recreational vehicle space.
- D. Entrance driveways shall be located not closer than 150 feet from the intersection of public streets.
- E. A space provided for a recreational vehicle shall be covered with dust free crushed gravel, or paved with asphalt, concrete or similar materials, and be designed to provide runoff of surface water. The portion of the space not occupied by a recreational vehicle and not intended as an access way to the recreational vehicle or part of an outdoor patio need not be paved or covered with gravel, provided the area is landscaped or otherwise treated to prevent dust or mud.
- F. Each recreational vehicle space shall be provided with piped, potable water and sewage disposal service, and electrical power.
- G. Trash receptacles for the disposal of solid waste material shall be provided in convenient locations for the use of guests of the park and shall be of such capacity and number so that there is no accumulation of uncovered trash at any time. Trash shall be removed from the property on a scheduled basis to prevent health hazard or nuisance.
- H. Occupancy or placement extending beyond 30 days in any 12-month period shall be presumed to be permanent occupancy and is not permitted in an RV park. The Town Council may permit a longer occupancy or placement for an entire RV park for construction workers for a specific construction project; the Council shall issue a resolution identifying the construction project and shall specify in the resolution the time period under which the standard limitations for occupancy or placement may be extended.
- I. Any action toward removal of wheels of a recreational vehicle except for temporary purposes of repair is prohibited.
- J. The total number of personal vehicle parking spaces in the park, exclusive of parking provided for the exclusive use of the manager or employees of the park, shall be equal to

one space per recreational vehicle space. Personal vehicle parking spaces shall be covered with crushed gravel, or paved with asphalt, concrete, or similar material, providing a dust-free surface.

- K.** The recreational vehicle park shall provide common use restroom facilities that include toilets, lavatories and showers for each sex as required by the State Building Agency Administrative Rules, Chapter 918. Such facilities shall be lighted at all times of night and day, shall be ventilated, and shall be provided with adequate floor drains to permit easy cleaning.
- L.** Recreational vehicles shall be separated from each other and from other structures by at least 8 feet. Accessory structures such as attached awnings or individual storage facilities shall, for purposes of this separation requirement, be considered to be part of the recreational vehicle.
- M.** The recreational vehicle park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs which will complement the landscape and assure compatibility with surrounding properties.

3.185 Short-Term Dwelling Rental.

1. No more than one short-term dwelling rental may be located on any one town block within a residential zone.
2. A Town of Lakeview business license is required for the operation of a short-term dwelling rental.
3. Owners of short-term dwelling rentals are also subject to any additional regulations, fees, and taxes that may be adopted by the Town of Lakeview related to Short-Term Dwelling Rentals. Please contact the Town Clerk for any such requirements.

3.200 Overlay Zones

Overlay zones function to provide additional or alternative use or development standards within the overlay.

3.210 Purpose

The purpose of overlay zones is to have a zoning map and corresponding development code that reflects unique conditions or planning objectives in specific geographies that work with the base zone that otherwise applies to the area.

3.215 Applicability

Overlay zones are those zones depicted on the Official Zoning Map of the Town of Lakeview. Areas within the overlay zone are subject to the regulations of the overlay zone which are additive

to the base zoning district regulations, except where the overlay zone language specifically states where the overlay zone is intended to exempt certain requirements or establish alternative requirements to the base zone.

3.220 Floodplains Overlay

- 1. Purpose.** The purpose of this section is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to protect human life and health; minimize expenditure of public money and costly flood control projects; minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; minimize prolonged business interruptions; minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard; maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas; ensure that potential buyers are notified that property is in an area of special flood hazard, and; ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- 2. Applicability.** This Section shall apply to all areas of special flood hazards within the jurisdiction of the Town of Lakeview, Oregon.

 - A.** The areas of special flood hazard identified by the Federal Insurance Administration in the report entitled "The Flood Insurance Study for the Town of Lakeview of 1982, with the accompanying Flood Insurance Rate Map (FIRM), Community Panel No.410116 OOOIB, dated November 16, 1982, is hereby adopted by reference and declared to be a part of this Document."
 - B.** The Flood Insurance Study is on file at Town Hall, Lakeview, Oregon.
 - C.** The foregoing basis was reevaluated by a study completed in June of 1987 under FEMA Contract No. EMW-86-C-2240/Order No.410116; studied locally in June - October, 1989; published in the Lake County Examiner in November of 1989, and in the Federal Register in December of 1989 with no appeals having been filed. The updated FIRM revised map dated September 5, 1990, with Community panel number 410116 0001C is hereby marked Exhibit A, and is adopted by reference hereto.
- 3. Noncompliance.** No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Section and other applicable regulations. Violation of the provisions of this Section by failure to comply with any of its requirements shall constitute a misdemeanor and shall be punishable as provided for by State Statutes. Nothing herein contained shall prevent the Town from taking such other lawful action as is necessary to prevent or remedy any violation.
- 4. Abrogation and Greater Restrictions.** This Document is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Section

and another document, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

5. Development Standards. The following standards shall apply to all areas designated as special flood hazards:

A. Anchoring.

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- (2) All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

B. Construction Materials and Methods.

- (1) All new construction and substantial improvement shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Utilities.

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
- (3) On-site disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (4) Utilities shall also follow the standards in Section 4.035.

D. Subdivision Proposals. Subdivision standards are found in Section 2.100.

6. **Review of Building Permits.** Where elevation data is not available either through the Flood Insurance Study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgement and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.
7. **Special Standards.** In all areas of special flood hazards where base flood elevation data had been provided as set forth in Section 3.220.2 Applicability, the following provisions are required:

A. Residential Construction.

- (1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation.
- (2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - (a) A minimum of two openings have a total area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (b) The bottom of all openings shall be no higher than one foot above grade.
 - (c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- (1) Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 3.220.11.

(4) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 3.220.5.B.

(5) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building constructed to the base flood level will be rated as one foot below that level).

C. Manufactured Homes. All manufactured homes to be placed or substantially improved within **Zones AI-30, All, and AE** shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Section 3.220.5.A.2.

8. Floodways. Located within areas of special flood hazard established in Section 3.220.2.C are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If Section 3.220.7.A is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 3.220.5, Development Standards.

9. Standards for Shallow Flooding Areas (AO ZONES). Shallow flooding areas appear on FIRM'S as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized as sheet flow. In these areas, the following provisions apply:

A. New construction and substantial improvements of residential structures within AO zones shall have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to or above the depth number specified on the FIRM (at least two feet if no depth number is specified).

B. New construction and substantial improvements of nonresidential structures within AO zones shall either:

(1) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to or above depth number specified on the FIRM (at least two feet if no depth number is specified); OR.

(2) Together with attendant utility and sanitary facilities, be completely flood proofed to or above the level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used compliance shall be certified by a registered professional engineer or architect as in Section 3.220.5.B.

C. Required adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

10. Final Rules. The provision of the September 20, 1989, Final Rules as published in the Federal Register are hereby adopted and all provisions heretofore adopted in this ordinance which are less restrictive are hereby repealed.

11. Development Permit for Flood Plan. A development permit shall be obtained before construction or development begins with any area of special flood hazard established in subsection (2) herein. The permit shall be for all structures, including manufactured homes, as described in this Section and in Section 1.070, Definitions.

A. Application for Development Permit. Application for a development permit shall be made on forms prescribed and furnished by the Town and may include but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage materials, drainage facilities, and the location of the foregoing. The following information is required:

(1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;

(2) Elevation in relation to mean sea level to which any structure has been floodproofed;

(3) Certification by a registered professional engineer or architect that the floodproofing methods for any non-residential structure meet the floodproofing criteria of subsection (5) herein; and

(4) Description of the extent to which a watercourse will be altered or relocated as a result of the proposed development.

B. Designation of Town Planning Official or Designee. The Town Planning Official or designee is hereby appointed to administer and implement this Section by granting or denying development permit applications in accordance with the provisions hereof.

C. Duties and Responsibilities of the Town Planning Official. The duties of the Town Planning Official as may be appointed to administer this Section shall include, but not be limited to:

(1) Permit Review.

- (a) Review all development permits to determine that the permit requirements of this Code have been satisfied.
- (b) Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.
- (c) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of subsection (7) herein are met.

(2) Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with subsection (2), Applicability, the Town Planning Official or designee may obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer subsections (5) through (10) herein.

(3) Information to be Obtained and Maintained.

- (a) Where base flood elevation data is provided through the Flood Insurance Study or required as in Section 3.220.11.C, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (b) For all new or substantially improved floodproofed structures:
 - 1. Verify and record the actual elevation (in relation to mean sea level), and
 - 2. Maintain the floodproofing certifications required in subsections (5) and (8) herein.
 - 3. Maintain for public inspection all records pertaining to the provisions of this Section.

(4) Alteration of Watercourses.

- (a) Notify adjacent communities and the State Department of Land Conservation and Development prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (b) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

(5) Interpretation of FIRM Boundaries. Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the rules and regulations of the National Flood Insurance Program (44 CFR 59-76).

3.225 Significant Resource Overlay

- 1. Purpose.** The purpose of this Overlay is to protect significant mineral, geothermal, scenic, natural, unique, archaeological and historical resources identified and so designated by the Town's Comprehensive Plan, and to permit development which is compatible with such protection.
- 2. Applicability.** This Overlay shall be applied to those sites and resources designated as Significant Resource Sites on the Town Comprehensive Plan Goal 5 Resource Map, and determined by said "Plan" to be worthy of full protection (i.e. a "3A" Site), or a limited protection site (i.e. "3C" Site) against conflicting uses. Such resources identified ongoing inventories as potential resources shall not be subject to this Overlay until, as a result of such inventory(ies), said resources are officially designated as a "significant" resource.
- 3. Conflicting Uses or Activities.** If a use or activity permitted outright in the underlying District is listed in Table 3.225 as a "Conflicting Use or Activity" it shall become a Conditional Use subject to the provisions of this Section of the code. If a use or activity permitted as a Conditional Use in the underlying District is listed herein as a "Conflicting Use or Activity" it shall be reviewed for compliance with the provisions of this Section as an integral part of the Conditional Use Permit process and approval requirements of the underlying Zone.

**Table 3.225
Conflicting Uses or Activities in Significant Resource Overlay**

<p>1. Geothermal Resources</p> <p>a. Depletion of the resource.</p> <p>b. Withdrawals exceeding resource capacities.</p> <p>c. Withdrawals adversely affecting existing geothermal resource uses within a given designated geothermal resource area.</p> <p>d. Construction activity that results in permanent coverage of an identified resource site.</p> <p>2. Archaeological Resources</p> <p>a. Any activity requiring excavation.</p> <p>b. Construction activity that results in permanent coverage of an identified resource site.</p> <p>3. Scenic Resources</p> <p>a. Any permanent use screening, inhibiting or detracting from public view of the subject resource.</p> <p>b. Any activity directly altering the scenic value of the resource.</p>	<p>c. Wrecking or junk yard.</p> <p>d. Alteration of the scenic resource site.</p> <p>e. Construction activity that results in permanent coverage of an identified resource site.</p> <p>4. Unique Resources</p> <p>a. Any use identified as having an adverse impact on such designated uses.</p> <p>b. Construction activity that results in permanent coverage of an identified resource site.</p> <p>5. Historic Resources</p> <p>a. Demolition or alteration.</p> <p>b. Construction activity that results in permanent coverage of an identified resource site.</p> <p>6. Base District Conditional Uses</p> <p>a. Any use designated as a Conditional Use shall comply with the provisions of this Section.</p> <p>b. Construction activity that results in permanent coverage of an identified resource site.</p>
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4. Review Process and Procedures.

- A. When a "3A" decision (i.e., to fully protect the subject resource) has been made for the significant resource as designated by the Town Comprehensive Plan, any application for a conflicting use or activity listed herein shall be denied unless the applicant can clearly demonstrate that the proposed use or activity will have no significant negative impacts on the resource and findings to that effect are established by the designated Town Official or the Commission. Findings to this effect shall be based, at a minimum, on consultation with the responsible agency(s) listed within the provisions of this District applicable to the subject resource.

B. When a "3C" decision (i.e., Partial Resource Protection) has been made for the significant resource as designated by the Town Plan, any application for a conflicting use or activity listed herein shall be reviewed according to the requirements set forth below:

- (1) The applicant shall submit a map(s) of the location of the resource site affected by the proposed use or activity, and a written description of the resource type and the potential impacts, positive or negative, of the proposed use or activity thereon; and
- (2) The applicant shall submit a written statement stipulating to the proposed mitigation measures to be provided for to minimize or eliminate any potential adverse impacts on the subject resource; and
- (3) The applicant shall consult with the responsible resource agency(ies) listed in this Zone for the purpose of identifying any limitations on the siting, construction, operation or maintenance for the proposed use or activity which would effectively reduce or eliminate any negative impacts to the subject resource site.

C. In addition to other applicable requirements of this Section, and other Town Ordinances, the subject application shall only be approved if it is clearly demonstrated that the proposed use or activity will have no significant negative impact on the subject resource site, or that the reduced preservation review criteria set fourth hereinafter in Section 3.225.5 are met.

5. Reduced Preservation Review Criteria.

- A.** The environmental, social, economic and energy consequences of allowing the proposed use or activity shall be described in sufficient detail to provide a clear demonstration that the applicable criteria below are met.
- B.** The resource site shall not be altered or impacted to the point where it no longer has significant resource value.
- C.** The amount of alteration of or impact to the significant resource shall be the minimum necessary to accomplish the purpose of the proposed use or activity.
- D.** An alternative site for the proposed use or activity, which would have less impact on the resource value of the site, does not exist on the applicant's lot or parcel or on contiguous lots or parcels that are reasonably available for the proposed use.

6. Responsible Agencies. Table 3.225.6 describes agencies that shall be contacted by the Town when a Significant Resource Area Review is requested.

**Table 3.225.6
Responsible Agency**

Resource	Agency
Geothermal Resources:	State Department of Energy State Department of Water Resources State Department of Geology and Mineral Industries
Archaeological Res	Lake County Historical Society Applicable Indian Tribes
Scenic Resources	State Parks & Recreation Division State Department of Transportation
Unique Resources	Town of Lakeview Specific Related Agencies
Historic Resources	Lake County Historical Society State Historical Preservation Office

7. Procedures and Review Criteria for Historical Sites.

A. Alteration/Demolition Permits. A permit is required for alteration or demolition of any structure listed in the Town Plan Inventory of Historic Resources as a “Significant” historic resource. Alteration means any addition to, removal of, or change in the exterior part of a structure and shall include modification of the surface texture, material, or architectural detail of the exterior part of the structure, but shall not include paint color.

Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature on any property covered herein that does not involve a change in design, material, or external appearance thereof. Nor does this section prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when the Building Official determines that such emergency action is required for public safety due to an unsafe or dangerous condition.

B. Review Procedure.

(1) **Application.** A property owner or their authorized agent may initiate a request for a permit for alteration or demolition of an historic structure by filing an application with both the Building Official and the Town Planning Official.

(2) **Permit Required.** A permit shall be obtained in accordance with a Type II process in Section 2.020.

C. Decision. If not referred for public hearing, the Town Planning Official shall render a decision on an application within 10 days of closure of the public response period. A copy of such decision shall be mailed to the applicant, the owners of the affected property, the

Town Planning Commission, the State Historic Preservation Office, and other persons specifically requesting such notification. Said mailing shall be within five (5) working days following the date of the decision. As may be applicable, the Planning Official shall refer the application to the Town Historical Review Committee or County Historical Society, or both, and to the State Historic Preservation Office for review and written recommendation prior to taking action thereon.

- (1) Demolition. In the case of an application for demolition of a historic structure, the Planning Official shall authorize either:
 - (a) Immediate issuance of the permit; or
 - (b) Delay issuance of the permit for up to 90 days. During this period, the Planning Official, in conjunction with the Town Council, the Town Historical Committee and the County Historical Society, shall attempt to determine if public or private acquisition and preservation is feasible or if other alternatives are possible which could be carried out to prevent demolition of the structure.

D. Criteria: Exterior Alteration. The Town Planning Official shall approve an application for exterior alteration if the proposed alteration is determined to be harmonious and compatible with the appearance and character of the historical building and shall disapprove any application if found detrimental as being unsightly, grotesque, or adversely affecting the architectural significance, the integrity or historical appearance, or the educational or historical value of the building. The following guidelines apply to exterior alterations to historical buildings:

- (1) Retention. Retention of original construction so far as practicable, and the preservation of original exterior materials and details.
- (2) Height. Additional stories may be added to historic buildings provided that the following criteria are met:
 - (a) Zoning height limitations are met.
 - (b) Does not exceed that which was traditional for style of the building.
 - (c) Added height does not alter the traditional scale and proportions of the building style.
 - (d) Added height is visually compatible with adjacent historic buildings.
- (3) **Bulk.** Horizontal additions may be added to historic buildings provided that:
 - (a) The bulk of the addition does not exceed that which was traditional for the building style.

- (b) The addition maintains the traditional scale and proportion of the building style.
- (c) The addition is visually compatible with adjacent historic buildings.
- (d) Visual Integrity of Structure: The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.
- (e) Scale and Proportion: The scale and proportion of altered or added building elements, the relationships of voids to solids (windows to walls) shall be visually compatible with the traditional architectural character of the historic buildings in the area.
- (e) Materials, Color and Texture: The materials, colors and textures used in the alteration or addition shall be visually compatible with the traditional architectural character of the historic buildings of the area.
- (f) Signs, Lighting and other Appurtenances: Signs, exterior lighting, and other appurtenances such as walls, fences, awnings and landscaping shall be visually compatible with the traditional architectural character of the historic buildings of the area.

E. Criteria: Demolition. The Town Planning Official shall approve an application for demolition if the following criteria have been met.

- (1) Structure cannot be economically rehabilitated;
- (2) A program or project does not exist which may reasonably result in preservation of the structure;
- (3) Delay of the permit would result in unnecessary and substantial hardship to the applicant and/or property owner; and
- (4) Issuance will not act to the substantial detriment of the public welfare considering the significance of the structure and the economic, cultural and energy consequences of demolishing the structure.

3.230 Restricted Groundwater Use Overlay

- 1. Purpose.** The purpose of this section is to protect public health by limiting access to contaminated groundwater from past uranium milling activities in the vicinity of the Town of Lakeview; reducing the possibility that contaminated groundwater is consumed for potable purposes; and in some cases requiring connection to the Town municipal water supply.
- 2. Applicability.** This section applies to the area designated on the Town's comprehensive plan map as the Restricted Groundwater Use Overlay.

3. **Effective Date.** The restrictions herein imposed and the standards herein established shall become operable and effective at the time the owner of any property consents to the annexation thereof by the Town or when such property is actually annexed into the Town, whichever event occurs first.
4. **Uses.** The applicable base land use classification/district applies except as modified by the provisions of this overlay.

5. **Standards.**

- A. Without any warranties whatsoever by the Town as to water potability, groundwater wells existing as of the execution date of this Ordinance may be used as a potable water source after the effective date of this Ordinance as so established by subsection 3 above.
- B. Without any warranties whatsoever by the Town as to water potability, groundwater wells constructed after the execution date of this Ordinance but before its effective date established pursuant to subsection 3 above, must comply with all "special standards" imposed on such well construction by the Water Resources Department of the State of Oregon and thereafter may be used as a potable water source after the effective date of this Ordinance as so established by subsection 3 above.

In the event, after the execution date of this Ordinance, but before its effective date, such "special standards" have not yet been established by the Water Resources Department, then any groundwater well constructed prior to the effective date hereof will qualify as a potable water source pursuant to Standard A above.

- C. From and after the effective date of this Ordinance, any use, other than as authorized by Standards A and B above, that requires a potable water source shall be connected to the Town municipal water system and new groundwater wells will not be permitted as a potable water source.
 - D. Any owner of property that requests municipal water service shall annex to the Town where allowable or enter into a pre-annexation agreement. A pre-annexation agreement is an irrevocable consent by the property owner to annex that property to the Town when the Town requests such annexation, and other than as authorized by Standards A and B above, prohibits the property from utilizing groundwater for potable purposes, and the sole source of potable water shall be from the Town municipal water system.
 - E. A building permit or a certificate of occupancy, as the case may be, will not be issued until evidence of connection to the Town municipal water system with no access to groundwater for potable purposes is submitted and approved.
6. **Prohibitions.** Within the restricted groundwater overlay it shall be unlawful for any person,
- A. Other than as permitted pursuant to Standards A and B above, to access groundwater for potable purposes;

- B. Connect a surface or groundwater source or otherwise create a water connection or cross connection to the Town municipal water system;
- C. Other than as permitted by Standards A and B above, construct or occupy any structure requiring potable water without first connecting to the Town municipal water system.

3.235 Wetland Protection Areas Overlay

1. **Purpose.** The purpose of establishing wetland protection areas in the Town of Lakeview (the Town) is to: implement the goals and policies of the Town of Lakeview Comprehensive Plan; satisfy the requirements of Statewide Planning Goal 5; protect the Town's wetland areas, thereby protecting the hydrologic and ecologic functions these areas provide for the community; protect fish and wildlife habitat; protect water quality and natural hydrology, to control erosion and sedimentation, and to reduce the adverse effects of flooding; protect the amenity values and educational opportunities of the Town's wetlands as community assets; and improve and promote coordination among local, state, and federal agencies regarding development activities near wetlands.
2. **Determination of Locally Significant Wetlands.** The Town determines which wetlands are significant in accordance with rules adopted by Division of State Lands (OAR 141-086-0300). Wetlands A, C, D, E, F, N, and O as shown on Local Wetland Inventory maps were determined to be locally significant wetlands.
3. **Applicability and Application Submittal Requirements.**
 - A. Wetland protection areas consist of locally significant wetlands.
 - B. Unless otherwise stated, the Town shall apply the provisions of this Section in conjunction and concurrently with the requirements of any other development permit being sought by an applicant. If no other permit is being sought the Planning Official or designee shall serve as the approving authority.
 - C. Applications for proposed public facilities or for other plan approvals, development permits, or building permits on parcels containing a wetland protection area or a portion thereof, shall include the following:

A delineation of the wetland boundary completed by a professional wetland scientist, or similar expert, qualified to delineate wetlands in accordance with Oregon Division of State Lands rules.

If all proposed development is located 25 feet or more from a wetland as shown on the LWI map or as shown in a wetland determination, then no delineation is required. (Please note that compliance with state and federal wetland regulations for all wetlands, mapped or unmapped, remains the legal responsibility of the landowner.)

(Note: This is not a buffer or setback, it is an allowance for LWI map inaccuracy when the expense of a precise delineation may not be warranted.)

A scale drawing that clearly depicts the wetland boundary, the surface water source, existing trees and vegetation, property boundaries, and proposed site alterations including proposed excavation, fill, structures, and paved areas.

Verification that the application packet has been submitted to the Oregon Department of Fish and Wildlife for review and comment.

4. Approval Criteria. The approving authority shall base its decision on the following criteria in addition to the required criteria for any other permit or approval that is being sought. Approvals shall be based on compliance with all of the following criteria:

- A. The proposed project complies with the provisions of Subsections 5 through 8 of this section.
- B. Except as otherwise allowed in Subsection 5, the proposed project will not result in excavation or filling of a wetland or reduction of wetland area on a parcel that has been identified as containing a wetland.
- C. Except as otherwise allowed in Subsection 5, the proposed project will not result in development or filling of land within 25 feet of the boundary of any wetlands that have been identified only on the LWI map or through a determination, but not an approved delineation.

5. Allowed Activities within Wetland Protection Areas.

- A. Any use, sign, or structure, and the maintenance thereof, that was lawfully existing on **(date of ordinance adoption)**, is allowed to continue within a wetland protection area. Such use, sign, or structure may continue at a similar level and manner as existed on the date of ordinance adoption. The maintenance and alteration of pre-existing ornamental landscaping is permitted within a wetland protection area so long as no additional native vegetation is disturbed. The provisions of this section are not affected by any change in ownership of properties containing a wetland protection area.
- B. The following activities and maintenance thereof are allowed within a wetland protection area, provided that any applicable state or federal permits are secured.
 - (1) Wetland restoration and rehabilitation activities;
 - (2) Restoration and enhancement of native vegetation;
 - (3) Cutting and removal of trees which pose a hazard to life or property due to threat of falling;

- (4) Removal of non-native vegetation, if replaced with native plant species at similar coverage or density, so that natives are dominant;
 - (5) Normal farm practices (such as grazing, plowing, planting, cultivating, and harvesting) that meet the following criteria and limitations:
 - a. The farm practices were in existence or occurring on the property on the date of adoption of the provisions herein;
 - b. The farm practices are of no greater scope or intensity than the operations that were in existence on the date of adoption of the provisions herein; and
 - c. Normal farm practices do not include new or expanded structures, roads, or other facilities involving placement of fill material, excavation, or new drainage measures.
 - (6) Maintenance of existing drainage ways, ditches, or other structures, to maintain flow at original design capacity and mitigate upstream flooding, provided that management practices avoid sedimentation and impact to native vegetation, and any spoils are placed in uplands;
 - (7) Replacement of a permanent, legal, non-conforming structure in existence on the date of adoption of this ordinance with a structure on the same building footprint, if it does not disturb additional area, and in accordance with the provisions of Section 1.055, Non-Conforming Situations;
 - (8) Expansion of a permanent, legal, non-conforming structure in existence on the date of adoption of this ordinance, if the expansion area is not within and does not disturb the wetland protection area, and in accordance with the provisions of Section 1.055, Non-Conforming Situations;
 - (9) Emergency stream bank stabilization to remedy immediate threats to life or property; and
 - (10) Maintenance and repair of existing roads and streets, including repaving and repair of existing bridges and culverts, provided that such practices avoid sedimentation and other discharges into the wetland or waterway.
- C. New fencing may be permitted by the Planning Official or designee where the applicant demonstrates that the following criteria are satisfied:
- (1) The fencing does not affect the hydrology of the site;
 - (2) The fencing does not present an obstruction that would increase flood velocity or intensity;

- (3) Fish habitat is not adversely affected by the fencing;
- (4) The fencing is the minimum necessary to achieve the applicant's purpose; and
- (5) Fencing proposed within a wetland protection area is shown on a scale drawing that clearly depicts the wetland area boundary.

6. Prohibited Activities within Wetland Protection Areas. The following activities are prohibited within a wetland protection area, except as allowed in Subsection 5 "Allowed Activities Within Wetland Protection Areas."

- A. Placement of new structures or impervious surfaces;
- B. Excavation, drainage, grading, fill, or removal of vegetation except for fire protection purposes or removing hazard trees;
- C. Expansion of areas of landscaping with non-native species, such as a lawn or garden, into the wetland protection area;
- D. Disposal or temporary storage of refuse, yard debris, or other material; and
- E. Discharge or direct runoff of untreated stormwater.

7. Conservation and Maintenance of Wetland Protection Areas. When approving applications for Land Divisions, Planned Unit Developments, Conditional Use Permits, and Exceptions, or for development permits for properties containing a wetland protection area or portion thereof, the approving authority shall assure long term conservation and maintenance of the wetland protection area through one or more of the following methods:

- A. The area shall be protected in perpetuity by a conservation easement recorded on deeds and plats prescribing the conditions and restrictions set forth in this Section and any imposed by state or federal permits; or
- B. The area shall be protected in perpetuity through ownership and maintenance by a private nonprofit association through a conservation easement or through conditions, covenants, or restrictions (CC&Rs), prescribing the conditions and restrictions of this Section and any imposed by state or federal permits; or
- C. The area shall be transferred by deed to a willing public agency or private conservation organization with a recorded conservation easement prescribing the conditions and restrictions set forth in this Section and any imposed by state or federal permits.

8. Notification and Coordination with State Agencies.

- A. The Town shall notify the Oregon Division of State Lands in writing of all applications to the Town for development activities - including development applications, building

permits, and other development proposals - that may affect any wetland identified in the Local Wetlands Inventory. This applies for both significant and non-significant wetlands. The Division provides a Wetland Land Use Notification form for this purpose. (See OAR 660-23-100(7); ORS 227.350 for cities.)

- B. When reviewing wetland development permits authorized under this Section, the approving authority shall consider recommendations from the Oregon Department of Fish and Wildlife regarding OAR 635-415 "Fish and Wildlife Habitat Mitigation Policy." (Note: Recommendations from ODFW are advisory only.)

- 9. **Mapping Error Corrections.** The Planning Official or designee may correct the location of a wetland protection area when the applicant has shown that a mapping error has occurred and the error has been verified by the DSL. Delineations verified by DSL may be used to automatically update and replace LWI mapping. No formal variance application or plan amendment is needed for map corrections where approved delineations are provided.

3.240 Riparian Corridors Overlay

- 1. **Purpose.** The primary purposes for the creation of the Riparian Corridor Protection regulations along Deadman, Thomas and Warner Creeks are to: protect and enhance water quality; minimize property damage during floods and storms; protect native plant species; maintain and enhance fish and wildlife habitats; and conserve scenic and recreational values of riparian corridors.
- 2. **Applicability.** The following riparian corridors shall be established:
 - A. Along Deadman, Thomas and Warner Creeks as shown on the Urban Riparian Inventory maps, the riparian corridor boundary shall be 50 feet from the top of bank.
 - B. Where the riparian corridor includes all or portions of a significant wetland as identified in the Local Wetland Inventory, the standard distance to the riparian corridor boundary shall be measured from, and include the upland edge of the wetland.
 - C. Except as provided for in Subsection B above, the measurement of distance to the riparian corridor boundary shall be from the top of bank. The measurement shall be a slope distance. In areas where the top of each bank is not clearly defined the riparian corridor boundary shall be measured from the ordinary high water level, or the line of non-aquatic vegetation, whichever is most landward. In areas where the predominant terrain consists of steep cliffs the distance to the corridor boundary shall be measured as a horizontal distance until the top of the cliff is reached, and as a slope distance on from that point.
- 3. **Activities Within the Riparian Area.**
 - A. The permanent alteration of the riparian area by grading or by the placement of structures or impervious surfaces is prohibited, except for the following uses provided they are

designed to minimize intrusion into the riparian area and no other options or locations are feasible:

- (1) Streets, roads, and paths;
- (2) Water-related and water-dependent uses, such as but not limited to drainage facilities, water and sewer utilities, erosion or flood control facilities and drainage pumps;
- (3) Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area;
- (4) Structures or other non-conforming alterations existing fully or partially within the riparian area may be expanded provided the expansion does not occur within the riparian area. Substantial improvement of a non-conforming structure in the riparian area shall require compliance with the standards of this section.
- (5) Existing lawn within the riparian area may be maintained, but not expanded within the riparian area. The use of herbicides and pesticides in these areas shall be avoided. Development activities on the property shall not justify replacement of riparian area with lawn.
- (6) Existing shoreline stabilization and flood control structures may be maintained. Any expansion of existing structures or development of new structures shall be subject to the requirements of Section 1.055.3.E.

B. Removal of riparian vegetation is prohibited, except for:

- (1) Removal of non-native vegetation and replacement with native plant species. The replacement vegetation shall cover, at a minimum, the area from which vegetation was removed, and shall maintain or exceed the density of the removed vegetation.
- (2) Removal of vegetation necessary for the development of approved water-related or water dependent uses or for development of uses authorized under Subsection I above. Vegetation removal shall be kept to the minimum necessary to allow the approved use.
- (3) Trees in danger of falling and thereby posing a hazard to life or property may be removed following consultation and approval from the Town Planning Official. If no hazard will be created, the Town Planning Official may require these trees, once felled, to be left in place in the riparian area. Any trees removed are required to be replaced by like native species or alternate approved native species.

C. Exceptions: The following activities are not required to meet the standards of this section.

- (1) Commercial forest practices regulated by the Oregon Forest Practices Act.

- (2) Normal and accepted farming practices other than buildings or structures, occurring on land zoned for exclusive farm use and existing in the riparian area since prior to the date of adoption of this section. On-going agricultural practices existing in the riparian area since prior to the date of adoption of this section on land not zoned for exclusive farm use are allowed in the riparian corridor subject to the definition and requirements of non-conforming uses.

D. Land Division and Property Line Adjustments: Land Divisions and Property Line Adjustments that would create parcels that cannot be developed in conformance with this section are prohibited.

DRAFT

CHAPTER 4 PUBLIC FACILITY STANDARDS AND CRITERIA

4.010 Purpose and Applicability

1. **Purpose.** The standards of Chapter 4 implement the public facility policies of the Town of Lakeview Comprehensive Plan and adopted Town master plans.
2. **Applicability.** Chapter 4 applies to all new development, including projects subject to Land Division (Subdivision or Partition) approval and developments subject to Site Design Review where public facility improvements are required. All public facility improvements within the Town shall occur in accordance with the standards and procedures of this chapter.
3. **Public Works Design Standards.** All public facility improvements, including, but not limited to, sanitary sewer, water, transportation, surface water and storm drainage, and parks projects, whether required as a condition of development or provided voluntarily, shall conform to the Town of Lakeview Public Works Design Standards Manual (“Design Manual”). Where a conflict occurs between this Code and the Manual, the provisions of this Code shall govern.
4. **Public Improvement Requirement.** Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on public facilities. Findings in the development approval shall indicate how the required improvements directly relate to and are roughly proportional to the impact of development.

The process for public improvement requirements is as follows:

- A. All required public improvements shall be specified as conditions of approval within the applicable land use decision.
- B. Prior to issuance of building permits for vertical construction or prior to public improvement work within an area proposed for dedication as part of a land division, engineered public improvement plans shall be provided demonstrating conformance with the provisions of this Code, the land use approval, and the Design Manual.
- C. Prior to planning approval for building permit review for vertical construction or prior to public improvement construction within an area proposed for dedication as part of a land division, the engineered public improvement plans shall be reviewed and approved by the Town of Lakeview Public Works Department. All required public improvement permits shall be issued and the public improvement plan approval shall specify all required improvement inspections to be conducted during the course of construction.
- D. Prior to final plat, all required public improvements shall be installed. If final plat is requested prior to all required public improvements being installed, an adequate financial guarantee acceptable to the Town Attorney shall be posted to ensure improvement completion.

- E. For public improvements required by a development not involving land division, all required public improvements shall be installed prior to certificate of occupancy for any building permit issued thereto. If a certificate of occupancy is requested prior to all required public improvements being installed, an adequate financial guarantee acceptable to the Town Attorney shall be posted to ensure improvement completion.

The timing specified in the above requirements may be adjusted by the Public Works Director during or after the land use approval at the Director's sole discretion.

4.015 Transportation Standards

1. General Requirements.

- A. Except as provided by subsection E, below, existing substandard streets and planned streets within a proposed development shall be improved and offered for public dedication commensurate with the required right-of-way in accordance with the standards of Chapter 4 as a condition of development approval. For existing substandard streets and planned streets at the boundary of a proposed development, the development-side half of the street shall be improved and offered for public dedication commensurate with the required right-of-way in accordance with the standards of Chapter 4 as a condition of development approval; the approving authority may require 8 to 12 feet of travel surface improvement beyond new centerline of the improved street to ensure appropriate travel surface for the remaining street.
- B. All street improvements, including the extension or widening of existing streets and public access ways, shall conform to Chapter 4, and shall be constructed consistent with the Town of Lakeview Public Works Design Standards Manual.
- C. All new streets shall be contained within a public right-of-way. Public access ways (e.g., pedestrian ways) may be contained within a right-of-way or a public access easement, as set forth in the land use decision.
- D. The purpose of this subsection is coordinate the review of land use applications with roadway authorities and to implement Section 660-012-0045(2)(e) of the state Transportation Planning Rule, which requires the Town to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.
 - (1) When a Traffic Impact Analysis is Required. The Town or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

- (a) A change in zoning or a plan amendment designation where the proposed change is expected to impact an existing or planned intersection by 50 or more net PM peak hour vehicular trips;
 - (b) Operational or safety concerns documented in writing by a road authority, such as existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;
 - (c) An increase in site traffic volume generation by 300 or more Average Daily Trips (ADT) and a new access to a higher order (Highway, arterial, or collector) level roadway is proposed;
 - (e) An increase in the use of adjacent streets by vehicles exceeding 20,000 pound gross vehicle weights by 50 vehicles or more per day;
 - (f) A TIA required by ODOT pursuant to OAR 734-051.
- (2) Traffic Impact Analysis Preparation.** A professional engineer registered by the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis. The professional engineer shall request a scope of work from applicable transportation facility providers and the TIA shall be conducted in accordance with the scope-of-work or else specifically state in the TIA where analysis diverged from the scope-of-work with an explanation for the divergence. Facility capacity of off-site intersections is required for all intersections described in subsection 1(a). All other TIAs required by subsection 1 above are limited to the capacity of adjacent intersections, safety issues, and access points to the public transportation system.
- E.** The Public Works Director may waive or allow deferral of standard street improvements, including sidewalk, roadway, bicycle lane, undergrounding of utilities, and landscaping, as applicable, where one or more of the following conditions in subsections (1) through (3) is met. Where the Public Works Director agrees to defer a street improvement, it shall do so only where the property owner agrees to enter into a Deferred Improvement Agreement in a form acceptable to the Town.
- (1) The standard improvement conflicts with an adopted capital improvement plan.
 - (2) The standard improvement would create a safety hazard.
 - (3) It is unlikely due to the developed condition of adjacent and nearby property that street segment will be improved to current standards in the foreseeable future, and the improvement under consideration does not by itself significantly improve transportation operations or safety.

2. Street Location, Alignment, Extension, and Grades.

- A.** All new streets, to the extent practicable, shall connect to the existing street network and allow for the continuation of an interconnected street network, consistent with adopted public facility plans and pursuant to subsection 4.015.4 Transportation Connectivity and Future Street Plans.
- B.** Specific street locations and alignments shall be determined in relation to existing and planned streets, topographic conditions, public convenience and safety, and in appropriate relation to the proposed use of the land to be served by such streets.
- C.** Grades of streets shall conform as closely as practicable to the original (pre-development) topography to minimize grading.
- D.** New streets and street extensions exceeding a grade of 15 percent over a distance more than 200 feet are prohibited unless they are unavoidable. Where such grades are unavoidable, the Town may approve an exception to the 200-foot standard and require mitigation, such as a secondary access for the subdivision, installation of fire protection sprinkler systems in dwellings, or other mitigation to protect public health and safety.
- E.** Where the locations of planned streets are shown on a local street network plan, the development shall implement the street(s) shown on the plan.
- F.** Where required local street connections are not shown on an adopted Town street plan, or the adopted street plan does not designate future streets with sufficient specificity, the development shall provide street stubs to adjacent developable properties in a manner that would allow future street construction on those properties in conformance to the standards of this Code.
- G.** Existing street-ends that abut a proposed development site shall be extended with the development, unless prevented by environmental or topographical constraints, existing development patterns, or compliance with other standards in this Code. In such situations, the applicant must provide evidence that the environmental or topographic constraint precludes reasonable street connection.
- H.** Proposed streets and any street extensions required pursuant to this section shall be located, designed, and constructed to allow continuity in street alignments and to facilitate future development of vacant or redevelopable lands.

- 3. Rights-of-Way and Street Section Widths.** The standards contained in Table 4.015.1 are intended: to provide for streets of suitable location, width, and design to accommodate expected vehicle, pedestrian, and bicycle traffic; to afford satisfactory access to law enforcement, fire protection, sanitation, and road maintenance equipment; and to provide a convenient and accessible network of streets, avoiding undue hardships to adjoining properties.

Where a range of street width or improvement options is indicated, the Approving Authority shall determine requirements based on evidence in the record and all of the following factors:

- A.** Street classification and requirements of the roadway authority, if different than the Town's street classifications and requirements;
- B.** Existing and projected facility operations relative to applicable standards for all modes;
- C.** Safety of motorists, pedestrians, bicyclists[, and transit users], including consideration of accident history;
- D.** Provision of on-street parking;
- E.** Placement of utilities;
- F.** Street lighting;
- G.** Geotechnical conditions;
- H.** Surface water management and storm drainage requirements;
- I.** Emergency vehicles or apparatus and emergency access, including evacuation needs;
- J.** Transitions between varying street widths (i.e., existing streets and new streets); and
- K.** Other factors related to public health, safety, and welfare.

**Table 4.015.1
Street Standards**

STREET DESIGN STANDARDS*								
Functional Classification	Right-of-Way Width (Ft)	Travel Lanes (Ft)	Median/Center Turn Lane (Ft)	Bike Lanes (Ft)	On-Street Parking (Ft)	Curb (In)	Planting Strip (Ft)	Sidewalks (Ft)
Arterial Streets								
Arterials are all on the State Highway system and are subject to State highway improvement standards or guidance.								
Collector Streets								
All Zones Except C-D	60	11	None	Shared	7	6	0 – 6	6
C-D Zone	100	10	None	Shared	17 (angled)	6	0 – 8	6 – 15
Local Streets								
Industrial, Commercial, Employment, and High-Density Residential (R-3) Zones	60	11	None	Shared	7	6	0 – 6	6
C-D Zone	100	10	None	Shared	17 (angled)	6	0 – 8	6 – 15
Single-Family (R-1) and Multiple Family (R-2) Residential Zones	60	10	None	Shared	8 (one side)	6	0 – 10	6
Alleys	16 – 20	N/A	N/A	N/A	None	None	None	None
Accessways and Multi-Use Paths	10 – 18	6 – 10	N/A	N/A	N/A	None	None	None

* All streets shall be improved in accordance with the construction standards and specifications of the applicable roadway authority, including requirements for pavement, curbs, drainage, striping, and traffic control devices. Where a park strip is provided it shall consist of a minimum 5-foot wide strip between the sidewalk and the curb or roadway. Where a swale is provided, it shall either be placed between the roadway and sidewalk or behind the sidewalk on private property, subject to Town approval and recording of required public drainage way and drainage way maintenance easements. Streets with parking on one side only should be avoided. When used, they must be posted NO PARKING.

** The alternative Minor Street standard in residential areas is an asymmetric cross-section. It has an 11-foot right-of-way area on one side with an open swale and AC driveways to provide

a location for drainage and snow storage. The street is designed to drain all to the 11-foot open swale area. For new development areas utilizing this standard, the approving authority will approve which side of the street will have the curb and sidewalk versus the open swale. Where this standard is being extended, the existing pattern shall be continued.

4. Transportation Connectivity and Future Street Plans. The following standards apply to the creation of new streets:

A. Intersections. Access management spacing standards for the state highway system within the Town are maintained in Oregon Administrative Rule (OAR) 734-051. As development and redevelopment occurs along these highways, ODOT and the Town will work in collaboration to meet spacing standards by consolidating existing and future accesses and encouraging crossover easements where feasible.

The Town’s access management standards are summarized in Table 4.015.2. The Town will prioritize meeting spacing standards as development occurs by consolidating existing and future accesses and encouraging crossover easements where feasible. In cases where physical constraints or characteristics limit the ability to achieve these access management standards, the Town reserves the right to grant access spacing variances. Town spacing standards are measured from travel surface edge to travel surface edge (i.e., not centerline to centerline).

**Table 4.015.2
Town Access Management Standards**

Functional Classification	Spacing Between Intersections of Public Streets (Feet)	Spacing Between Private Driveways and Alleys (Feet)
Arterial	See ODOT Standards	
Collector	300	100
Local	200	50 ¹

Streets shall be located and designed to intersect as nearly as possible to a right angle. Street intersections shall have a minimum intersection angle of 75 degrees. All legs of an intersection shall meet the above standard for at least 100 feet back from the point of intersection. No more than two streets shall intersect, i.e., creating a four-legged intersection, at any one point. Intersections shall be designed to facilitate storm water runoff into Town-approved storm water facilities.

B. Access Ways. An access way is required where the creation of a cul-de-sac or dead-end street is unavoidable, and the access way connects the end of the street to another street, a park, or a public access way. Where an access way is required, it shall be within a right-of-way or easement at least 10-feet wide and shall contain a minimum six-foot-wide paved surface or other all-weather surface approved by the Public Works Director. Access ways shall be contained within a public right-of-way or public access easement, as required by the Town.

¹ Local street driveway spacing applies only to driveway distance from adjacent public or private street intersections, not between driveways along the same street. *See also*, subsection 5.220.4.

C. Connectivity to Abutting Lands. The street system of a proposed subdivision shall be designed to connect to existing, proposed, and planned streets adjacent to the subdivision. Wherever a proposed development abuts unplatted land or a future development phase of an existing development, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. Street ends shall contain turnarounds constructed to Uniform Fire Code standards, as the Town deems applicable, and shall be designed to facilitate future extension in terms of grading, width, and temporary barricades. A 1-foot wide control strip shall be granted in fee simple to the Town at the end of any street stub.

D. Street Connectivity and Formation of Blocks. In order to promote efficient vehicular and pedestrian circulation throughout the Town, subdivisions and site developments shall be served by an interconnected street network, pursuant to the standards in subsections (1) through (3) below. Distances are measured centerline-to-centerline. Where a street connection cannot be made due to physical site constraints, approach spacing requirements, access management requirements, existing or planned land uses, or similar restrictions; a pedestrian access way may be required.

- (1) Residential zones: Minimum of 200-foot block length and maximum of 900-foot length;
- (2) C-D zone: Minimum of 200-foot block length and maximum of 1,200-foot length, maximum 3,200-foot perimeter;
- (3) C-G and B-P zones: Minimum of 200-foot length and maximum of 1,200-foot length; maximum 3,200-foot perimeter;
- (4) Not applicable to the M-1 zone.

E. Cul-de-sacs. A cul-de-sac street shall only be used where the Approving Authority determines that environmental or topographical constraints, existing development patterns, or compliance with other applicable Town requirements preclude a street extension or where all block length requirements will be satisfied even with the cul-de-sac. Where the Town determines that a cul-de-sac is allowed, all the following standards shall be met:

- (1) The cul-de-sac shall not exceed a length of 600 feet, except where the Approving Authority determines that topographic or other physical constraints of the site require a longer cul-de-sac. The length of the cul-de-sac shall be measured along the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac.
- (2) The cul-de-sac shall terminate with a circular or hammer-head turnaround meeting the Uniform Fire Code.

- (3) The cul-de-sac shall provide, or not preclude the opportunity to later install, a pedestrian and bicycle access way between it and adjacent developable lands. Such access ways shall conform to subsection 4.015.4.B.

F. Future Street Plan. Where a subdivision is proposed adjacent to other developable land, a future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other divisible parcels within 600 feet surrounding and adjacent to the proposed subdivision. The street plan is not binding, but is intended to show potential future street extensions with future development. The plan must illustrate that the proposed development does not preclude future street connections to adjacent development land that could feasibly comply with applicable Town standards.

G. Private Streets and Drives. Except where approved as part of a Planned Unit Development pursuant to Section 2.600, private streets and gated drives shall not be used to satisfy block length and connectivity standards of this ordinance.

5. **Engineering Design Standards.** Street design shall conform to the standards of the applicable roadway authority; for Town streets that is the [Engineering/Public Works Design Standards Manual]. Where a conflict occurs between this Code and the [Manual], the provisions of this Code shall govern.
6. **Fire Code Standards.** Proposed streets shall provide access for fire, life, and safety. Where Fire Code standards conflict with Town standards, the Town shall consult with the Fire Marshal in determining appropriate requirements. The land use decision shall be the final determination regarding applicable standards.
7. **Substandard Existing Right-of-Way.** Where an existing right-of-way adjacent to a proposed development is less than the standard width, the Planning Commission may require the dedication of additional rights-of-way at the time of Subdivision, Partition, or Site Plan Review, pursuant to the standards in Table 4.015.1.
8. **Traffic Calming.** The Town may require the installation of traffic calming features such as traffic circles, curb extensions, reduced street width (parking on one side), medians with pedestrian crossing refuges, speed tables, speed humps, or special paving to slow traffic in neighborhoods or commercial areas with high pedestrian traffic.
9. **Streets Adjacent to Railroad Right-of-Way.** When a transportation improvement is proposed within 300 feet of a railroad crossing, or a modification is proposed to an existing railroad crossing, the Oregon Department of Transportation and the rail service provider shall be notified and given an opportunity to comment. Private crossing improvements are subject to review and licensing by the rail service provider.
10. **Street Names.** No new street name shall be used which will duplicate or be confused with the names of existing streets in the Town of Lakeview or vicinity.

- 11. Survey Monuments.** Upon completion of a street improvement and prior to acceptance by the Town, it shall be the responsibility of the developer's registered professional land surveyor to provide certification to the Town that all boundary and interior monuments have been reestablished and protected.
- 12. Street Signs.** The town, county, or state with jurisdiction shall install all signs for traffic control and street names. The cost of signs required for new development shall be the responsibility of the developer. Street name signs shall be installed at all street intersections. Stop signs and other signs may be required.
- 13. Streetlight Standards.** Streetlights shall be relocated or new lights installed, as applicable, with street improvement projects. Streetlights shall conform to Town standards, or the requirements of the roadway authority, if different than the Town.
- 14. Mail Boxes.** Mailboxes shall conform to the requirements of the United States Postal Service and the State of Oregon Structural Specialty Code.

4.020 Public Use Areas

1. Dedication of Public Use Areas.

- A.** Where a proposed park, playground, or other public use shown in a plan adopted by the Town is located in whole or in part in a subdivision, the Town may require the dedication or reservation of this area on the final plat for the subdivision, provided that the impact of the development on the Town park system is roughly proportionate to the dedication or reservation being made.
- B.** The Town may purchase or accept voluntary dedication or reservation of areas within the subdivision that are suitable for the development of parks and other public uses; however, the Town is under no obligation to accept such areas offered for dedication or sale.

4.025 Sanitary Sewer and Water Service Improvements

- 1. Sewers and Water Mains Required.** All new development is required to connect to Town water and sanitary sewer systems. Sanitary sewer and water system improvements shall be installed to serve each new development and to connect developments to existing mains in accordance with the adopted facility master plans and applicable [Engineering/Public Works Design Standards]. Where streets are required to be stubbed to the edge of the subdivision, sewer and water system improvements and other utilities shall also be stubbed with the streets, except as may be waived by the Public Works Director where alternate alignment(s) are provided and approved.
- 2. Sewer and Water Plan Approval.** Development permits for sewer and water improvements shall not be issued until the Public Works Director has approved all sanitary sewer and water plans in conformance with Town standards.

3. **Over-Sizing.** The Town may require as a condition of development approval that sewer and water lines serving new development be sized to accommodate future development within the area as projected by the applicable facility master plans, and the Town may authorize other cost-recovery or cost-sharing methods as provided under state law.
4. **Inadequate Facilities.** Development permits may be restricted or rationed by the Planning Commission where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. Land use approvals may impose requirements such as water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power to address such issues.

4.030 Storm Drainage and Surface Water Management Facilities

1. **General Provisions and Applicability.** The Town shall issue a development permit only where adequate provisions for stormwater runoff will be made. Developments shall install any on-site improvements identified in the most current version of the Town's Stormwater and Drainage Master Plan.

Storm drainage facilities shall be designed to accommodate the design year storm specified in the most current version of the Town's Stormwater and Drainage Master Plan or the 10-year storm where a design year storm is not specified in the Town's Stormwater and Drainage Master Plan. The Town may impose conditions of approval on any development proposal to prevent storm water impacts on adjacent properties.

Type II, III, and IV land use applications for developments that propose a net increase of new impervious surface of one acre or greater, shall provide a preliminary grading and storm drainage plan with an accompanying drainage analysis prepared by an Oregon Registered Professional Engineer. This plan shall demonstrate compliance with the most current version of the Town's Stormwater and Drainage Master Plan and all provisions of this code.

2. **Accommodation of Upstream Drainage.** Culverts and other drainage facilities installed within the development shall be engineered to be large enough to accommodate existing and potential future runoff from the entire upstream drainage area for the design year storm, whether inside or outside the development.
3. **Downstream Drainage Discharge.** Stormwater discharge shall either be into a public drainage facility or shall discharge in the same location, manner, and quantity as the pre-development condition. Type II, III, and IV land use applications for developments that propose a net increase of new impervious surface of one acre or greater, shall provide a preliminary grading and storm drainage plan with an accompanying drainage analysis prepared by an Oregon Registered Professional Engineer that demonstrates downstream public drainage facilities are adequate in condition and capacity to handle the discharge.

4. **Over-Sizing.** The Town may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate additional future development within the area as projected by the applicable facility master plan; cost implications of such conditions shall comply with applicable limitations on exactions.
5. **Existing Watercourse Easements or Rights of Way.** Where a proposed development is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way dedicated to the public. The easement or right-of-way width shall be not less than a lateral extension at right angles 8 feet distal from the watercourse, drainageway, channel, or stream banks; if there is no discernable bank the easement shall extend 10 feet from the centerline of the watercourse, drainageway, channel, or stream.
6. **Engineered Improvement Plans Required.** Type II, III, and IV land use applications for developments that propose a net increase of new impervious surface of one acre or greater or developments approved with specific drainage conditions, shall provide a final grading and drainage plan prepared by an Oregon Registered Professional Engineer. The grading and drainage plan shall be reviewed and approved by the Public Works Department prior to installation of new drainage facilities. All facility improvements shall be installed with the development in accordance with the approved engineered plans.

4.035 Utilities

The following standards apply to new development where extension of electric power or communication lines is required:

1. **General Provision.** The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.
2. **Underground Utilities.**
 - A. **General Requirement.** The requirements of the utility service provider shall be met. All utility lines in new subdivisions, including, but not limited to, those required for electric, communication, and lighting, and related facilities, shall be placed underground, except where the Approving Authority determines that placing utilities underground would adversely impact adjacent land uses. The Approving Authority may require screening and buffering of above ground facilities to protect the public health, safety, or welfare.
 - B. **Subdivisions.** In order to facilitate underground placement of utilities, the following additional standards apply to all new subdivisions:
 - (1) The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no above ground equipment obstructs vision clearance areas for vehicular traffic, per Section 5.200 Access and Circulation.

(2) The Town reserves the right to approve the location of all surface-mounted facilities.

(3) All underground utilities installed in streets must be constructed and approved by the applicable utility provider and the Public Works Director prior to the surfacing of the streets.

(4) Stubs for service connections shall be long enough to avoid disturbing the street improvements when future service connections are made.

3. Exception to Undergrounding Requirement. The Approving Authority for the land use application may grant exceptions to the undergrounding standard where existing physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical or where the development is small in relation to the existing development patterns around the site that all have above-ground utilities.

4.040 Easements

1. Provision. The developer shall make arrangements with the Town and applicable utility providers for each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development.

2. Standard. Utility easements shall conform to the requirements of the utility service provider. All other easements shall conform to the Town of Lakeview Engineering Design Standards / Public Works Design Standards.

3. Recordation. All easements for sewers, storm drainage and water quality facilities, water mains, electric lines, or other utilities shall be recorded and referenced on a survey or final plat, as applicable.

4.100 Public Improvement Plan Performance

4.110 Construction Plan Approval

No development, including sanitary sewers, water, streets, parking areas, buildings, or other development, shall be undertaken without plans having been approved by the Town of Lakeview, permit fees paid, and permits issued. Permit fees are required to defray the cost and expenses incurred by the Town for construction and other services in connection with the improvement. Permit fees are as set by Town Council resolution.

4.115 Facility Installation

1. Conformance Required. Improvements installed by the developer, either as a requirement of these regulations or at the developer's option, shall conform to the requirements of this chapter,

approved construction plans, and to improvement standards and specifications adopted by the Town.

2. **Adopted Installation Standards.** The Town of Lakeview has adopted Public Works Design Standards for public improvements and private utility installation within the public right-of-way.
3. **Commencement.** Work in a public right-of-way shall not begin until all applicable agency permits have been approved and issued.
4. **Resumption.** If work is discontinued for more than 12 months, it shall not be resumed until the Public Works Director is notified in writing and grants approval of an extension.
5. **Town Inspection.** Improvements shall be constructed under the inspection of the Public Works Director or designee. The Public Works Director may approve minor changes in typical sections and details if unusual conditions arising during construction warrant such changes in the public interest. Any survey monuments that are disturbed before all improvements are completed by the developer or subdivider shall be replaced prior to final acceptance of the improvements.
6. **Engineer's Certification and As-Built Plans.** A registered civil engineer shall provide written certification in a form required by the Town that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to Town's acceptance of the public improvements, or any portion thereof, for operation and maintenance. The developer's engineer shall also provide one hardcopy set of "as-built" plans, one electronic set in .pdf and one electronic set in CAD for permanent filing with the Town. If required by the Town, the developer or subdivider shall provide a warranty bond pursuant to Section 4.120.

4.120 Performance Guarantee and Warranty

1. **Performance Guarantee Required.** The Town at its discretion may approve a final plat or building permit when it determines that at least 25 percent of the public improvements required for the site development or land division, or phase thereof, are complete and the applicant has an acceptable assurance for the 120% of the Engineer's estimate of the balance of said improvements. The applicant shall provide a bond issued by a surety authorized to do business in the state of Oregon, irrevocable letter of credit from a surety or financial institution acceptable to the Town, cash, or other form of security acceptable to the Town.
2. **Determination of Sum.** The assurance of performance shall be for a sum determined by the Town Engineer as required to cover the cost of the improvements and repairs, including related engineering and incidental expenses, plus reasonable inflationary costs. The assurance shall not be less than 120 percent of the estimated improvement costs.

3. **Itemized Improvement Estimate.** The applicant shall furnish to the Town an itemized improvement estimate, certified by a registered civil engineer, to assist the Town in calculating the amount of the performance assurance.
4. **Agreement.** A written agreement between the Town and applicant shall be signed and recorded. The agreement may include a provision for the construction of the improvements in stages and for the extension of time under specific conditions. The agreement shall contain all the following:
 - A. The period within which all required improvements and repairs shall be completed;
 - B. A provision that if work is not completed within the period specified, the Town may complete the work and recover the full cost and expenses from the applicant;
 - C. The required improvement fees and deposits.

DRAFT

CHAPTER 5 DEVELOPMENT STANDARDS

5.010 Purpose

Chapter 5 sets forth lot and development standards, including minimum dimensions, area, density, coverage, structure height, and other provisions that control the intensity, scale, and location of development.

5.020 Applicability

All new development in the Town of Lakeview is subject to the regulations of Chapter 5. Where new proposed development is located within an Overlay Zone, the Overlay Zone provisions apply in addition to the general development regulations of this section. In the case of a conflict between the overlay zone and the general regulations, the conflict shall be resolved in favor of the more specific overlay zone provisions.

5.100 Lot and Development Standards

- 1. Development Standards.** Section 5.100 provides the general lot and development standards for each of the Town's base zoning districts. The standards of this section are organized into two tables: Table 5.100.3 applies to Residential zones, and Table 5.100.4 applies to non-residential zones.
- 2. Design Standards.** Town standards for access and circulation, building design, parking and loading, landscaping, fences and screening, among others, are located in Chapter 5. Notwithstanding the provisions of Tables 5.100.3 and 5.100.4, and Chapter 4, different standards may apply in specific locations, such as at street intersections, within overlay zones, adjacent to natural features, and other areas as may be regulated by this Code or subject to state or federal requirements.
- 3. Lot and Development Standards for Residential Districts.** The development standards in Table 5.100.3 apply to all new development as of (code effective date) in Residential zones.

**Table 5.100.3
Lot and Development Standards for Residential Zones**

<i>All standards are minimums unless noted as otherwise</i>	Residential Zones		
	R-1	R-2	R-3
Lot Area	6,000 sq. ft.	4,800 sq. ft.	(1) 20,000 sq. ft. minimum lot area for land division without consolidated land use application review for multi-family development. (2) No minimum lot area for multi-family lots consolidated with land use application for multi-family development that complies with all other applicable multi-family development standards.
Lot Width	55 ft.	45 ft.	40 ft.
Lot Depth	80 ft.	80 ft.	80 ft.
Lot Frontage	30 ft., except 20 ft. for flag lots	30 ft., except 20 ft. for flag lots	30 ft.
Maximum Lot Coverage	n/a	n/a	No more than 40% occupied by building footprint for conditioned habitable spaces.
Maximum Building Height	35 ft.	35 ft.	35 ft.
Setbacks*			
Front Yard	20 ft.	20 ft.	20 ft.
Side Yard	5 ft.	5 ft.	10 ft.
Street Side Yard	10 ft.	10 ft.	10 ft.
Rear Yard	5 ft.	5 ft.	10 ft.

**Vision clearance areas shall be provided in accordance with subsection 5.220.6*

- 4. Lot and Development Standards for Non-Residential Districts.** The development standards in Table 5.100.4 apply to all new development [code effective date] in the Town's Non-Residential zones, as follows.

**Table 5.100.4
Lot and Development Standards for Non-Residential Zones**

<i>All standards are minimums unless noted as otherwise</i>	Non-Residential Zones			
	C-D	C-G	BP	M-1
Lot Area	(1) 20,000 sq. ft. minimum lot area for land division without consolidated land use application review for non-residential development (2) No minimum lot area for non-residential lots consolidated with land use application for non-residential development that complies with all other applicable development standards.			
Lot Width	50 ft.	50 ft.	50 ft.	100 ft.
Lot Depth	50 ft.	50 ft.	80 ft.	100 ft.
Lot Frontage	50 ft.			
Maximum Lot Coverage	n/a			
Maximum Building Height	45 ft.	45 ft.	45 ft.	45 ft.
Setbacks*				
Front Yard	Dimensional setbacks are not required; building code requirements for property line relationships must be met.			
Side Yard				
Rear Yard				
<i>*Vision clearance areas shall be provided in accordance with Section 5.220.6</i>				
Landscaping, Fences, and Walls				
Minimum Landscape Area <i>(% site area including required parking lot landscaping and any required street trees and screening)</i> See also, Section 5.300	10%			n/a
Maximum Height of Fences & Non-Building Walls				
Front Yard	3 ft.			
Side and Rear Yards	6 ft.			
See also, Section 5.300				

5.110 Setback Yards Exceptions

1. Encroachments

- A. Except as otherwise restricted by applicable building codes, building elements such as eaves, chimneys, bay windows, overhangs, heating, cooling and ventilation systems, and similar incidental structures, may extend into the required setback yards by no more than 18 inches, provided that a setback of not less than 36 inches is maintained, all applicable building codes are met, and the vision clearance standards in Section 5.220.6 are met.
- B. Porches, decks, patios, and similar features not exceeding 30 inches in height may encroach into setbacks, provided a minimum setback of not less than 36 inches is maintained and all applicable building codes are met.
- C. Fences may be placed within setback yards, subject to the standards of Section 5.320.

2. Through Lots

Through lots are subject to the landscape and screening requirements of Section 5.315 and the fence height and setback requirements of Section 5.320.

5.115 Lot Coverage

1. **Lot Coverage Calculation.** The maximum allowable lot coverage, as provided in Table 5.100.3 and Table 5.100.4, is calculated as the percentage of a lot or parcel covered by buildings and structures (as defined by the foundation plan area). It does not include uncovered surface-level developments such as driveways, parking pads, and patios.

5.120 Height Measurement and Exceptions

1. **Building Height Measurement.** Building height is measured as being the vertical distance from the average contact ground level at the front wall of the building to the highest top plate.
2. **Exception from Maximum Building Height Standards.** Except as required pursuant to FAA regulations, chimneys, bell towers, steeples, roof equipment, flag poles, and similar features not for human occupancy are exempt from the maximum building heights, provided that all applicable fire and building codes are met.

5.125 Multi-Family Development Design Standards

1. **Purpose.** The following standards are intended to ensure that multifamily developments are planned with adequate open space and are designed to prevent conflicts between residential uses, on-site recreation, and vehicle circulation and parking areas.
2. **Applicability.** This section applies to new multifamily developments.

3. Standards.

A. Common Open Space and Landscaping. A minimum of 10 percent of the site area shall be designated for usable recreation space for multifamily developments consisting of 12 units or more.

- (1) “Site area” for the purposes of this section is defined as the subject lot or lots after subtracting any required dedication of street right-of-way.
- (2) The usable recreation space shall contain one or more of the following: outdoor recreation amenities, turf play fields or playgrounds, sports courts, swim pool, walking fitness course, or barbecue area. Other usable recreation spaces may be approved by the approving authority.
- (3) In order to be counted as eligible toward the minimum usable recreation space area, such areas shall have dimensions of not less than 20 feet.
- (4) Open space and common areas not otherwise developed with recreational facilities, buildings, or parking areas, shall be landscaped.

B. Private Open Space. Private open space areas shall be required for dwelling units based on the following criteria:

- (1) A minimum of 60 percent of all ground-floor dwelling units shall have front or rear patios or decks containing at least 96 square feet of usable area. Ground floor housing means the housing unit entrance (front or rear) is within five feet of the finished ground elevation (i.e., after grading and landscaping).
- (2) A minimum of 40 percent of all upper-floor housing units shall have balconies or porches containing at least 48 square feet of usable area. Upper-floor housing means housing units that are more than five feet above the finished grade.

C. Trash Storage. Trash receptacles, recycling, and storage facilities shall be oriented away from building entrances, setback at least 10 feet from any public right-of-way and adjacent residences, and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be accessible to trash pick-up trucks.

5.130 Commercial Building Orientation and Design

1. **Purpose and Applicability.** The following requirements apply to new commercial development, such as shopping centers, office complexes, and mixed-use developments.
2. **Building Orientation.** The approving authority may approve adjustments to the following standards as part of a Site Design Review approval, pursuant to Section 2.520 and 2.200, respectively.

- A. All buildings shall have at least one primary entrance facing an abutting street (i.e., within 45 degrees of the street property line), and a pedestrian walkway must connect the primary entrance to the sidewalk except in cases where less than 40 percent of the property's street frontage is occupied by parking between the building and the street.
- B. Off-street parking, trash storage facilities, and ground-level utilities (e.g., utility vaults), and similar obstructions shall not be placed between primary entrances and the street(s) to which they are oriented. To the extent practicable, such facilities shall be oriented internally to the site.
- C. Off-street parking shall be oriented internally to the site to the extent practicable, and shall meet the Access and Circulation requirements of Section 5.200, the Landscaping and Screening requirements of Section 5.315, and the Parking and Loading requirements of Section 5.400.

3. Primary Entrances and Windows.

- A. **All Elevations of Building.** Architectural designs shall address all elevations of a building. Building forms, detailing, materials, textures, and color shall contribute to a unified design with architectural integrity. Materials used on the front façade must turn the building corners and include at least a portion of the side elevations, consistent with the building's overall composition and design integrity.
- B. **Pedestrian Entrances.** Ground level entrances oriented to a street shall be at least partly transparent for natural surveillance and to encourage an inviting and successful business environment; except that the entrance may be glazed but not transparent for uses with significant age-restricted sales or activities. This standard may be met by providing a door with a window(s), a transom window above the door, or sidelights beside the door. Building facades on ground-level entrances oriented to a street shall have complimentary building articulation that accents the entrance such as columns, recesses, canopies, porticos, or similar architectural features. All ground level entrances shall open to a sidewalk and shall conform to Americans with Disabilities Act (ADA) requirements, as applicable. Primary entrances above or below grade may be allowed where ADA accessibility is provided.
- C. **ATMs, Kiosks, Similar In-Wall Features.** Where ATMs or other kiosks are proposed on any street-facing elevation, they shall be visible from the street for security and have a canopy, awning, or other weather protection shelter.
- D. **Storefront Windows.** The ground floor, street-facing elevation(s) of all buildings shall comprise at least 40 percent glazing, measured as a section extending the width of the street-facing elevation between the building base and a plane 5-feet above the plate of the ground floor.
- E. **Defined Upper Story(ies).** Building elevations shall contain detailing that visually defines street level building spaces (storefronts) from upper stories. The distinction between street

level and upper floors shall be established, for example, through the use of awnings, canopies, belt course, or similar detailing, materials, or fenestration. Upper floors may have less window area than ground floors but shall follow the vertical lines of the lower level piers and the horizontal definition of spandrels and any cornices.

F. Window Trim. At a minimum, windows shall contain trim, reveals, recesses, or similar detailing.

5. Materials Detailing. Elevations should incorporate changes in material that define a building's base, middle, and top, as applicable, and create visual interest and relief. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.

6. Mechanical Equipment

A. Building Walls. Where mechanical equipment, such as utility vaults, air compressors, generators, antennae, satellite dishes, or similar equipment, is permitted on a building wall that abuts a public right-of-way or civic space, screening may be required pursuant to subsection 5.315.5.C. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other practical alternatives exist; such equipment shall be placed on a side or rear elevation where practical.

B. Rooftops. Except as provided below, rooftop mechanical units shall be setback or screened behind a parapet wall so that they are not visible from any public right-of-way or civic space. Where such placement and screening is not practicable, the approving authority may approve painting of mechanical units in lieu of screening; such painting may consist of muted, earth-tone colors that make the equipment visually subordinate to the building and adjacent buildings, if any.

C. Ground-Mounted Mechanical Equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials complimentary to the main building architecture. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The Town may require additional setbacks and noise attenuating equipment for compatibility with adjacent uses.

5.200 Access and Circulation

5.210 Purpose

This section contains standards for vehicular and pedestrian access, circulation, and connectivity. The standards promote safe, reasonably direct, and convenient options for walking and bicycling, while accommodating vehicle access to individual properties.

5.215 Applicability

This section applies to new development and changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the Town supersede Town standards, Section 5.200 applies to all connections to a street or highway, and to driveways and walkways.

5.220 Vehicular Access and Circulation

1. **Permit Required.** Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority.
2. **Traffic Study Requirements.** The Town, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis, pursuant to Section 4.015, to determine compliance with this code.
3. **Approach and Driveway Development Standards.** Approaches and driveways shall conform to all the following development standards:
 - A. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be appropriate for the proposed land use and the functional classification of the street; where practicable, access shall be taken first from collector or lower classification streets.
 - B. Approaches shall conform to the spacing standards of subsections E and F, below, and shall conform to minimum sight distance and channelization standards of the roadway authority.
 - C. Driveways shall be paved and meet applicable construction standards. Where permeable paving surfaces are used, such surfaces shall conform to any applicable Engineering Design Standards.
 - D. The approving authority may limit the number or location of connections to a street, or limit directional travel at an approach to one-way, right-turn only, or other restrictions. The roadway authority may require turning movement restrictions and associated improvements to mitigate safety or traffic operations concerns.
 - E. Where the spacing standards of the roadway authority limit the number or location of connections to a street or highway, the approving authority may require a driveway extend to one or more edges of a parcel and be designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The approving authority may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).
 - F. Where applicable codes require emergency vehicle access, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The approving authority may restrict

parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.

- G.** As applicable, approaches and driveways shall be designed and constructed to accommodate truck/trailer-turning movements.
- H.** Except where the approving authority and roadway authority, as applicable, permit an open access with perpendicular or angled parking (See Section 5.200), driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a public street.
- I.** Driveways shall be designed so that vehicle areas, including, but not limited to, drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.
- J.** Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed with appropriate crossing distances for pedestrians.
- K.** As it deems necessary for pedestrian safety, the approving authority, in consultation with the roadway authority, as applicable, may require that traffic-calming features, such as speed tables, textured driveway surfaces (e.g., pavers or similar devices), curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site as a condition of development approval.
- L.** Construction of approaches along acceleration or deceleration lanes, and along tapered (reduced width) portions of a roadway, shall be avoided; except where no reasonable alternative exists and the approach does not create safety or traffic operations concern.
- M.** Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.
- N.** Where sidewalks or walkways occur adjacent to a roadway, driveway aprons constructed of concrete shall be installed between the driveway and roadway edge. The roadway authority may require the driveway apron be installed outside the required sidewalk or walkway surface, consistent with Americans with Disabilities Act (ADA) requirements, and to manage surface water runoff and protect the roadway surface.
- O.** Where an accessible route is required pursuant to ADA, approaches and driveways shall meet accessibility requirements where they coincide with an accessible route.
- P.** Where a new approach onto a state highway or a change of use adjacent to a state highway requires ODOT approval, any land use approval will be conditioned to require ODOT approval that is substantially consistent with the land use approval.

Q. Where a proposed driveway crosses a culvert or drainage ditch, the developer shall install a culvert or other approved drainage conveyance structure that extends under and beyond the edges of the driveway on both sides of it, pursuant to applicable Public Works design standards.

R. Except as otherwise required by the applicable roadway authority or waived by the Public Works Director, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

4. Driveway Approach Separation from Street Intersections. Except as provided by subsection 5.220.7, the following minimum distances shall be maintained between driveway approaches and street intersections, where distance is measured from travel surface edge to travel surface edge of the roadway at its ultimate designated width:

A. On an arterial street: As required by ODOT, pursuant to Oregon Administrative Rule (OAR) 734-051

B. On a collector street: 100 feet

C. On a local street: 50 feet

5. Approach Spacing. Except as provided by subsection 5.220.7 or as required to maintain street operations and safety, the following minimum distances shall be maintained between driveway approaches, where distance is measured from the edge of one approach to the edge of another:

A. On an arterial street: As required by ODOT for state highways, pursuant to Oregon Administrative Rules (OAR) 734-051.

B. On a collector street: 100 feet for non-residential development and 50 feet for residential development.

C. On a local street: 3 feet.

6. Vision Clearance. No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) between three feet and eight feet in height shall be placed in “vision clearance areas” at street intersections, as illustrated below in Figures 5.220.6.A and 5.220.6.B.

The minimum vision clearance area may be modified by the Planning Official through a Type I procedure, upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). The placement of light poles, utility poles, and tree trunks should be avoided within vision clearance areas to the extent practicable.

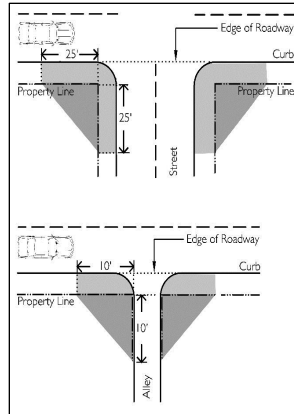


Figure 5.220.6.A
Vision Clearance Area in Residential Zones

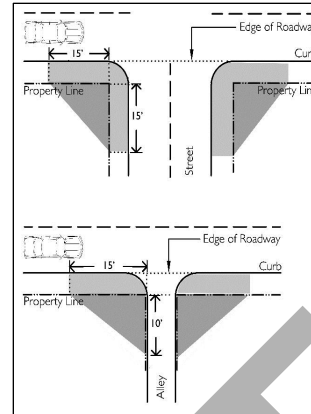


Figure 5.220.6.B
Vision Clearance Area in Non-Residential Zones

7. **Exceptions and Adjustments.** The Planning Official may approve adjustments to the spacing standards of subsections 4 and 5, above, where an existing connection to a Town street does not meet the standards of the roadway authority and the proposed development moves in the direction of code compliance. The Planning Official through a Type II procedure may also approve a deviation to the spacing standards on Town streets where they find that mitigation measures, such as consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right-in/right-out only), or other mitigation alleviate all traffic operations and safety concerns.
8. **Joint Use Access Easement and Maintenance Agreement.** Where the Town approves a joint-use driveway, the property owners shall record an easement with the deed allowing joint-use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the Town for its records, but the Town is not responsible for maintaining the driveway or resolving any dispute between property owners.

5.225 Pedestrian Access and Circulation

1. **Purpose and Intent.** This section is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation. This section does not apply to development in industrial zones.
2. **Standards.** Developments shall conform to all the following standards for pedestrian access and circulation:
 - A. **Continuous Walkway System.** A pedestrian walkway system shall extend throughout the development site and connect to adjacent public sidewalks, if any, and to all future phases of the development, as applicable.

B. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:

- (1) The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not add more than 30 percent of total travel distance when compared to a straight line. In all cases a route that does not add more than 400 feet of out of direction travel shall be considered reasonably direct.
- (2) The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The approving authority may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.
- (3) The walkway network connects to all primary building entrances, consistent with the pedestrian access and circulation standards of Section 5.225 and, where required, Americans with Disabilities Act (ADA) requirements.

C. Vehicle/Walkway Separation. Except as required for crosswalks, per subsection D below, where a walkway abuts a driveway or street it shall be raised at least six inches and curbed along the edge of the driveway or street. Alternatively, the approving authority may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle- maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

D. Crosswalks. Where a walkway crosses a parking area or driveway (“crosswalk”), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

E. Walkway Width and Surface. Walkways, including access ways required for subdivisions pursuant to Section 2.100, shall be constructed of concrete, asphalt, brick or masonry pavers, or other durable surface, as approved by the Town Engineer, and not less than five feet wide. Multi-use paths (i.e., designed for shared use by bicyclists and pedestrians) shall be concrete or asphalt and shall conform to the transportation standards of Section 4.015.

5.300 Landscaping, Fences, Walls, and Exterior Lighting

5.310 Purpose & Applicability

Section 5.300 establishes design standards for when a fence or a wall not attached to a building is to be erected, extended, or otherwise altered. It also applies to situations where this code requires

screening or buffering (e.g., outdoor or unenclosed storage uses). The standards of Section 5.300 supplement the development standards in Tables 5.100.3 and 5.100.4, and any applicable Special Use requirements under Section 3.100.

5.315 Landscaping and Screening

- 1. General Landscape Standard.** All portions of a lot not otherwise developed with buildings, accessory structures, vehicle maneuvering areas, or parking shall be landscaped.
- 2. Minimum Landscape Area.** All non-residential lots shall conform to the minimum landscape area standards of the applicable zoning district, as contained in Table 5.100.4. The decision-making body may allow credit toward the minimum landscape area for existing vegetation that is retained in the development.
- 3. Plant Selection.** A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, the selection of which shall be based on the local climate, exposure, water availability, and drainage conditions, among other factors. When new vegetation is planted, soils shall be amended and irrigation shall be provided, as necessary, to allow for healthy plant growth. The selection of plants shall be based on all the following standards and guidelines:
 - A.** Use plants that are appropriate to the local climate, exposure, and water availability. The presence of utilities and drainage conditions shall also be considered. The Town may rely on expert sources in evaluating landscape plans (e.g., Oregon State University Extension Service bulletins / University of Washington Urban Forestry Program guidelines, etc.).
 - B.** Plant species that do not require irrigation once established (naturalized) are preferred over species that require irrigation.
 - C.** Trees shall be not less than two-inch caliper for street trees and 1.5-inch caliper for other trees at the time of planting. Trees to be planted under or near power lines shall be selected so as to not conflict with power lines at maturity.
 - D.** Shrubs shall be planted from five-gallon containers, minimum, where they are for required screens or buffers, and two-gallon containers minimum elsewhere.
 - E.** Shrubs shall be spaced in order to provide the intended screen or canopy cover within two years of planting.
 - F.** All landscape areas, whether required or not, that are not planted with trees and shrubs or covered with allowable non-plant material, shall have ground cover plants that are sized and spaced to achieve plant coverage of not less than 50 percent at maturity.
 - G.** Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover not more than 50 percent of any landscape area. Non-plant ground covers cannot

be a substitute for required ground cover plants.

- H. Where storm water retention or detention, or water quality treatment facilities are proposed, they shall be planted with water-tolerant species.
 - I. Existing mature trees that can thrive in a developed area and that do not conflict with other provisions of this Code may be retained where specimens are in good health, have desirable aesthetic characteristics, and do not present a hazard. When such trees are proposed to be retained, the decision-making body may reduce the plant coverage standards of subsection F above by up to one-half.
 - J. Landscape plans shall avoid conflicts between plants and buildings, streets, walkways, utilities, and other features of the built environment.
 - K. Evergreen plants shall be used where a sight-obscurating landscape screen is required.
 - L. Deciduous trees should be used where summer shade and winter sunlight is desirable.
 - M. Landscape plans should provide focal points within a development, for example, by preserving large or unique trees or groves or by using flowering plants or trees with fall color.
 - N. Landscape plans should use a combination of plants for seasonal variation in color and yearlong interest.
 - O. Where plants are used to screen outdoor storage or mechanical equipment, the selected plants shall have growth characteristics that are compatible with such features.
 - P. Landscape plans shall provide for both temporary and permanent erosion control measures, which shall include plantings where cuts or fills, including berms, swales, storm water detention facilities, and similar grading, is proposed.
 - Q. When new vegetation is planted, soils shall be amended and irrigation provided, as necessary, until the plants are naturalized and able to grow on their own.
4. **Parking Lot Landscaping.** The following standards shall be met for all new parking lots. If a development contains multiple parking lots, then the standards shall be evaluated separately for each parking lot.
- A. A minimum of 10 percent of the total surface area of all parking areas, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscaping shall consist of canopy trees distributed throughout the parking area. A combination of deciduous and evergreen trees, shrubs, and ground cover plants is required. At a minimum, one tree per 12 parking spaces on average shall be planted over and around the parking area.

- B. All parking areas with more than 25 spaces shall provide landscape islands with trees that break up the parking area into rows of not more than 10 contiguous parking spaces. Landscape islands and planters shall have dimensions of not less than 48 square feet of area and no dimension of less than six feet (including curbing), to ensure adequate soil, water, and space for healthy plant growth.
 - C. All required parking lot landscape areas not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 50 percent of that area is covered with living plants.
 - D. Wheel stops, curbs, bollards, or other physical barriers are required along the edges of all vehicle- maneuvering areas to protect landscaping from being damaged by vehicles. Trees shall be planted not less than two feet from any such barrier.
 - E. Trees planted in tree wells within sidewalks or other paved areas shall be installed with root barriers.
5. **Screening Requirements.** Screening is required for outdoor storage areas, unenclosed uses, and parking lots, and may be required in other situations as determined by the decision-making body. Landscaping shall be provided pursuant to the standards of subsections A – C, below:
- A. **Outdoor Storage and Unenclosed Uses.** All areas of a site containing or proposed to contain outdoor storage of goods, materials, equipment, and vehicles (other than required parking lots and service and delivery areas, per Site Design Review), and areas containing junk, salvage materials, or similar contents, shall be screened from view from adjacent rights-of-way and residential uses by a sight-obscuring fence, wall, landscape screen, or combination of screening methods. See also Section 5.320 for related fence and wall standards.
 - B. **Parking Lots.** The edges of parking lots shall be screened to minimize vehicle headlights shining into adjacent rights-of-way and residential yards. Parking lots abutting a sidewalk or walkway shall be screened using a low-growing hedge or low garden wall to a height of between three feet and four feet.
 - C. **Other Uses Requiring Screening.** The decision-making body may require screening in other situations as authorized by this Code, including, but not limited to, outdoor storage areas, blank walls, and as mitigation where an applicant has requested an adjustment pursuant to Section 2.520.
6. **Maintenance.** All landscaping shall be maintained in good condition, or otherwise replaced by the property owner.

5.320 Fences and Walls

1. **Purpose.** This section provides general development standards for fences, and walls that are not part of a building, such as screening walls and retaining walls.

2. Height.

A. Residential Zones. Fences and freestanding walls (i.e., exclusive of building walls) for residential uses shall not exceed the following heights above grade, where grade is measured from the highest adjacent finished ground level, or in the case of fencing within a required yard area abutting a public street, from the finished grade on the side nearest the street.

(1) Within Front Yard Setback: three feet; except the following additional height is allowed:

(a) A fence may be constructed to a maximum height of six feet where the fence is of open chain link or other “see-through” composition that allows 90 percent light transmission.

(2) Within an Interior Side or Rear Yard Setback: six feet.

(3) Within a Street-Side Yard Setback: six feet.

B. Non-Residential Zones. Fences and freestanding walls (i.e., exclusive of building walls) for non-residential uses shall not exceed the following height above grade, where grade is measured from the highest adjacent finished ground level, or in the case of fencing within a required yard area abutting a public street, from the finished grade on the side nearest the street.

(1) Within Front or Street-Side Yard Setback: three feet, except the following additional height is allowed for properties located within an industrial zone:

(a) A fence or wall may be constructed to a maximum height of six feet where the fence is setback behind the front or street side property line behind a five-foot landscape buffer.

(b) A fence or wall may be constructed to a maximum height of six feet where the fence or wall is setback behind the front or street side property line behind a 10-foot landscape buffer.

(c) Where approved by the Planning Official, a fence constructed of open chain link or other “see-through” composition that allows 90 percent light transmission may reach a height of up to six feet.

(2) Within an Interior Side or Rear Yard Setback: six feet.

C. All Zones. Fences and walls shall comply with the vision clearance standards of subsection 5.220.6. Other provisions of this Code, or the requirements of the roadway authority, may limit allowable height of a fence or wall below the height limits of this section.

4. Materials.

- A. Permitted fence and wall materials include weather-treated wood; untreated cedar and redwood; metal (e.g., chain link, wrought iron, and similar fences); bricks, stone, masonry block, formed-in-place concrete, or similar masonry; vinyl and composite (e.g., recycled) materials designed for use as fencing; and similar materials as determined by the Planning Official. In addition, evergreen hedges are considered screening walls for the purpose of this section, subject to Site Design Review approval.
- B. Prohibited fence and wall materials include straw bales, tarps, barbed or razor wire (except in an Industrial zone); scrap lumber, untreated wood (except cedar or redwood), corrugated metal, sheet metal, scrap materials; dead, diseased, or dying plants; and materials similar to those listed herein.

5. **Permitting.** A land use permit is not required to install a fence or wall that is in accordance with these standards. The decision-making body may require installation of walls or fences as a condition of approval for development, as provided by other Code sections. A building permit may be required for some fences and walls, pursuant to applicable building codes.

6. **Maintenance.** Fences and walls shall be maintained in good condition, or otherwise replaced by the property owner.

5.325 Exterior Lighting

In all districts, any operation or activity producing glare shall be so conducted that direct or indirect light from the source shall not spillover to any property in a residential district, other than the lot on which the glare is generated.

- 1. **Exemptions.** This section is not intended to apply to public street lighting.
- 2. **Exterior Lighting Plan.** At the time any exterior lighting is installed or substantially modified, an exterior lighting plan shall be submitted that identifies the following:
 - A. Location of light fixtures.
 - B. Type of luminaire.
 - C. Height of luminaire.
 - D. Maximum illumination.
 - E. Cut-off angle.

5.400 Parking, Loading, and Drive-Through Queues

1. **Purpose.** This section contains requirements for automobile and bicycle parking, as well as standards for loading and drive-through uses. It provides standards for the minimum number of parking spaces for various use types, along with the location, size, and design of parking, loading, and drive-through areas to ensure such areas can be accessed safely and efficiently.
2. **Applicability.** The regulations of this section apply to all parking areas in all zones, whether parking is required by this Code or put in for the convenience of property owners or users.
3. **Occupancy.** All required parking areas must be developed in accordance with the requirements of this code prior to occupancy of any structure on the subject site; for phased project, the required parking must be developed prior to occupancy of structures within the applicable phase. Where landscaping, screening or other improvements are required pursuant to this Code, all such improvements must be installed and approved by the Planning Official or their designee prior to occupancy.
4. **Calculations of Amounts of Required and Allowed Parking.**
 - A. When computing parking spaces based on gross floor area, parking structures and non-leasable floor spaces, such as storage closets, mechanical equipment rooms, and similar spaces, are not counted.
 - B. When there are two or more separate uses on a site, the minimum parking for the site is the sum of the required parking for the various individual uses. For shared parking, see subsection 5.410.3 below.
5. **Proximity of Parking to Use.** Required parking spaces for residential uses must be located on the site of the use or on a parcel or tract owned in common by all the owners of the properties that will use the parking area. Required parking spaces for nonresidential uses must be located on the site of the use or in a parking area that has its closest pedestrian access point within 300 feet of the site.
6. **Improvement of Parking Areas.** Motorized vehicle parking is allowed outside the public right-of-way within garages, carports, and other approved structures; and on driveways or parking lots that have been developed in conformance with this Code. This section does not apply to on-street parking within the public right-of-way.

5.410 Automobile Parking

1. **Minimum Number of Off-Street Automobile Parking Spaces.** Except as provided by subsection 5.410.3, or as required for Americans with Disabilities Act compliance under subsection 5.410.6, off-street parking shall be provided pursuant to one of the following three standards:
 - A. The standards in Table 5.410.1;

- B. A standard from Table 5.410.1 for a use that the Planning Official determines is similar to the proposed use; or
- C. Subsection 5.410.2 Exceptions and Reductions to Off-Street Parking, which includes a Parking Demand Analysis option.

**Table 5.410.1
Off-Street Parking Spaces by Use**

Land Use Category	Unless Otherwise Stated, Parking Standards are Based on Gross Floor Area, and Except as Noted Under Section 5.410.2.A
	Minimum Number of Required Parking Spaces
Residential Uses	
Dwellings:	
Detached Single-Family	2 spaces
Duplex	4 spaces
Tri-Plex	5 spaces
Four or More Units	1.5 spaces per unit, plus one space for each four units to be reserved for recreational vehicles
Accessory Dwelling Unit (ADU)	No additional spaces required for single ADU on single parcel
Group Quarters:	
Retirement or Congregate Living Facilities	0.5 spaces per resident
Nursing Home / Long-Term Care Facilities	1 space per 4 beds
Dormitories	1 space per 4 beds
Residential Facilities	1 space per 6 beds
Commercial / Service / Employment Uses	
Retail Sales	1 space per 250 square feet
Personal Services (e.g., barber/salon, spas, tattoo parlors)	2 spaces per station, or 1 space per 250 square feet, whichever is less
Eating and Drinking Establishment w/o Drive-Through	1 space per 100 square feet

Eating and Drinking Establishment w/ Drive-Through	1 space per 100 square feet, plus 3 stacking spaces for drive-through
Entertainment Establishment	1 space per 3 persons at maximum design occupancy
Professional Offices Except Medical Services	1 space per 400 square feet
Medical Services (excluding hospitals)	1 space per 200 square feet
Financial Services w/o Drive-Through	1 space per 400 square feet
Financial Services w/ Drive-Through	1 space per 400 square feet, plus 3 stacking spaces for each drive-through
Repair Services (non-vehicle)	1 space per 700 square feet
Vehicle Rentals, Sales, Repair Services	2 spaces per service bay, plus 1 space per 500 square feet of general building floor area, plus 1 space per each 2,000 square feet of outdoor vehicle sales or rental area
Overnight Accommodations	0.8 spaces per guest room
Manufacturing & Materials Processing	1 space per 500 square feet
Warehousing, Logistics, and Storage	1 space per 2,000 square feet
Public / Community / Institutional Uses	
Pre-School, Day Care Center	1 space per employee, plus 1 space per 5 children the facility is designed or intended to accommodate
Elementary and Middle Schools	1 space per classroom plus 1 space per administrative employee, or 1 space per four seats or 8 feet of bench length in the auditorium or assembly room, whichever is greater, or 1 space per four seats or 8 feet of bench length in the auditorium or assembly room, whichever is greater
High Schools, Colleges, Trade Schools	1 space per each 5 students, based on the design capacity of the facility
Faith Institutions	1 space per four seats or 8 feet of bench length in the main auditorium
Hospital	1 space for each two beds
Libraries, Museums	1 space per 400 square feet
Community & Multi-Use Buildings	1 space per 6 persons at maximum design occupancy
Golf Course	4 spaces per hole, plus 70 percent of spaces otherwise required for accessory use areas (e.g., bar, restaurant, pro shop)
Driving Range	1 space per tee/hitting bay
Membership Clubs (social, fraternal, recreation, sports, etc.)	1 space per 4 persons at maximum design occupancy

2. Exceptions and Reductions to Off-Street Parking.

- A. There is no minimum number of required automobile parking spaces for uses within the Commercial Downtown (C-D) district.
- B. An applicant may propose a parking standard that is different than the standard under subsections 5.410.1 above, for review and action by the Planning Official through a Type II procedure. The applicant's proposal shall consist of a written request and a parking analysis prepared by a qualified professional. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors.

In addition, the decision-making body, through a Type II procedure, may reduce the off-street parking standards of Table 5.410.1 for sites with one or more of the following features:

- (1) Site has a bus stop with frequent transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;
 - (2) Site has dedicated parking spaces for carpool or vanpool vehicles: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;
 - (3) Site has dedicated parking spaces for two-wheeled vehicles: Allow reductions to the standard dimensions for parking spaces, up to five percent of the total required parking.
- C. The number of required off-street parking spaces may be reduced through the provision of shared parking, pursuant to subsection 5.410.3, below.
3. **Shared parking.** Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through Site Plan Review.
4. **Parking Stall Design and Minimum Dimensions. Parking Stall Design and Minimum Dimensions.** Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, fifty percent of the minimum number of required new parking spaces and the associated drive aisles for new vertical development shall be paved with asphalt or concrete, and shall conform to the minimum dimensions in Table 5.410.4.

Unpaved parking areas shall demarcate individual spaces using wheel stops or other similar methods. All off-street parking areas shall be maintained in a dust-free condition at all times, and contain wheel stops, perimeter curbing, bollards, or other edging as necessary to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for storm drainage and surface water management, pursuant to Section 4.030.

**Table 5.410.4
Parking Space Minimum Dimensions***

Parking Angle	Space Width	Space Length	Drive Aisle Width (1-Way)	Drive Aisle Width (2-Way)
90 degrees	9 feet	19 feet	24 feet	24 feet
60 degrees			16 feet	
45 degrees			12 feet	
Parallel	8 feet	24 feet	12 feet	

*See also, Section 5.130 Commercial Building Orientation and Design for parking location requirements; Section 5.220 Vehicular Access and Circulation for driveway standards; and Section 5.300 for requirements related to Landscaping, Fences, Walls, and Outdoor Lighting.

5. **Adjustments to Parking Area Dimensions.** The dimensions in Table 5.410.4 are minimum standards. The decision-making body may adjust the dimensions based on evidence that a particular use will require more or less maneuvering area.
6. **Americans with Disabilities Act (ADA).** Parking shall be provided consistent with ADA requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.

5.415 Bicycle Parking

1. **Standards.** Bicycle parking spaces shall be provided with new development and, where a change of use occurs, pursuant to the standards in Table 5.415.1. Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automobile-parking standard, pursuant to subsection 5.410.2.B, the decision-making body may require bicycle parking spaces in addition to those in Table 5.415.1.

Table 5.415.1 Minimum Required Bicycle Parking Spaces	
Use	Minimum Number of Spaces
Multifamily Residential (not required for parcels with fewer than 4 dwelling units)	2 bike spaces per 4 dwelling units
Commercial	2 bike spaces per primary use or 1 per 5 vehicle spaces, whichever is greater
Industrial	2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater
Community Service	2 bike spaces
Parks (active recreation areas only)	4 bike spaces
Schools (all types)	2 bike spaces per classroom
Institutional Uses and Places of Worship	2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater
Other Uses	2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater

2. **Design.** Bicycle parking shall consist of steel racks or lockers. For uses that require site design review, the application shall include a design typical for the style of bike rack being proposed.
3. **Exemptions.** This section does not apply to single-family and duplex housing, home occupations, and agricultural uses. The decision-making body may exempt other uses upon finding that, due to the nature of the use or its location, it is unlikely to have any patrons or employees arriving by bicycle.
4. **Hazards.** Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall be located so as to not conflict with the vision clearance standards of subsection 5.220.6

5.420 Loading Areas

1. **Purpose.** The purpose of Section 5.420 is to provide adequate loading areas for commercial and industrial uses that do not interfere with the operation of adjacent streets.
2. **Applicability.** This section applies to uses that are expected to have service or delivery truck visits. It applies only to uses visited by trucks with a 40-foot or longer wheelbase, at a frequency of one or more vehicles per week. The decision-making body shall determine through Site Design Review the number, size, and location of required loading areas, if any.
3. **Standard.** Where an off-street loading space is required, it shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. The decision-making body may restrict the use of other public rights-of-way, so applicants are advised to provide complete and accurate information about the potential need for loading spaces.

4. **Exceptions and Adjustments.** The decision-making body, through Site Design Review, may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations are short in duration (i.e., less than one hour), infrequent, do not obstruct traffic during peak traffic hours, do not interfere with emergency response services, and are acceptable to the applicable roadway authority.

5.425 Drive-Through Queues

Drive-through uses shall provide off-street queuing area for at least five vehicles. Not less than two queuing spaces shall be available before any menu or customer interaction locations. Multiple drive-through lanes can count in combination to satisfy the queuing requirements. Required queuing shall not block circulation or access to any required off-street parking.

5.500 Signs

1. Purpose

2. **Applicability.** The following minimum limitations and regulations shall apply to any sign erected, moved, or structurally altered within the Town. Signs shall be installed in accordance with applicable regulations of state and federal agencies.

3. General Provisions.

- A. **Sign Permit.** Except as provided otherwise in this section, no sign shall be erected, structurally altered, replaced or relocated until a sign permit therefore has been issued by the Town Planning Official and the Town Building Official. A sign permit shall be approved, denied, or approved with conditions using a Type 1 procedure per Section 2.015.
- B. **Off-Premise Signs Subject to State Approval.** All off-premise signs visible to the traveling public from State highways are subject to approval of the State Department of Transportation in accordance with the provisions of ORS 377 and other state regulations. Where the rules and regulations of the State and Town differ, the more restrictive shall govern.
- C. **Uniform Building Code.** All signs shall comply with the provisions of the Uniform Building Code.
- D. **Sign Clearance.** A minimum of eight feet above sidewalks and fifteen feet above driveways shall be provided under freestanding and projecting signs. Signs located under a marquee shall have a vertical clearance of eight feet between the bottom of the sign and the grade below.
- E. **Setbacks.** No permanent sign shall be placed in or extend over a required side yard or street right-of-way or within ten feet of the front property line in a required front yard

setback, except that in the General Industrial District, such front yard setback shall be reduced to one-half the required setback.

F. Blanketing. No sign shall be situated in a manner that results in the blanketing (total coverage) of an existing sign.

G. Multiple Signs. Except as provided otherwise in this Section, no more than one sign shall be permitted on a single parcel.

H. Maintenance. All signs, together with all of their supports, braces, guys and anchors shall be kept in good repair and be maintained in a safe condition. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition. Signs shall be kept free from rust, corrosion, peeling paint or other surface deterioration. The display surfaces, trims, frames and supports of all signs shall be kept neatly painted or otherwise neatly maintained.

I. Sign Area. For purposes of determining sign area, the following standards shall apply:

- a. *Three Dimensional Signs* – Where a sign is of three dimensional shape, the largest cross section shall be used in a flat projection for the purpose of determining sign area.
- b. *Open Area Signs* – Where open area is employed between sections, modules or characters of words forming the display surface, sign area shall be the smallest outline which encloses the entire group.
- c. *Two faced Signs* – For a two faced sign with sign faces parallel and not more than three feet apart, only one face is measured for determining sign area.
- d. *V-Type Signs* – For a V-type sign with not more than three feet between display surfaces at the farthest point, only one face is measured for determining sign area.

J. Height Standards. The overall height of a freestanding sign or sign structure is measured from the grade directly below the sign to the highest point of the sign or sign structure and shall include architectural and structural embellishments. Freestanding signs abutting the public right-of-way shall not exceed 20 feet in height. In the Highway Commercial Sub-District, the height of a freestanding sign may be increased by one foot in height for each 10 feet of setback from the property line or a point 15 feet from the edge of pavement, whichever is less, to a maximum of 22 feet in height.

K. Traffic Control Signs. The type and location of traffic control signs shall be determined by the Town Engineer in accordance with the applicable standards in the most recent version of the Manual for Uniform Traffic Control Devices.

4. Exempt Signs. The following types of signs are exempted from the provisions of this section.

- A. Signs with an area of not more than 260 square inches identifying motor bus stops or fare zones.
 - B. Signs erected and maintained by a government agency showing the place and time of services or meetings of churches and civic organizations within the jurisdictional area where the sign is located.
 - C. Official traffic control signs erected, maintained and operated by a governmental unit.
 - D. Signs of a governmental unit including but not limited to regulatory devices, legal notices or warnings.
 - E. Small signs displayed for the direction, instruction or convenience of the public, including signs which identify restrooms open to the public, freight entrances, posted areas or the like, with a total surface area not exceeding four square feet.
 - F. Memorial signs or tablets, or markers for historical, natural phenomena, scenic attractions, educational, cultural, scientific, archaeological and religious sites, and outdoor recreational areas and facilities open to the general public with a total surface area not exceeding eight square feet.
 - G. Signs warning of hazards or danger on the property upon which they are located, or warning against hunting, fishing or trespassing upon such property with a total surface area not exceeding two square feet for each such sign.
 - H. Individual house or building numbers limited to one per unit and a surface area of two square feet.
 - I. Christmas or seasonal decorations as customarily used and displayed.
 - J. Non-illuminated directional and motor vehicle directional signs painted on paving or otherwise limited to a maximum dimension of four feet and a sign area of eight square feet.
 - K. Small signs not exceeding three square feet in area, attached flat against a building, non-illuminated and announcing only the name and/or business of the building tenant.
 - L. Interior signs designed primarily to be viewed from a sidewalk or street when maintained inside a building, provided however that the area for such signs shall be subject to the area requirements for wall signs and that such signs conform to the illumination requirements of this section.
 - M. Garage sale signs posted on the premises of which the sale is to be held, limited in size to eight square feet in area and removed at the end of the sale.
5. **Temporary Signs.** The following signs shall be permitted as temporary signs without a land use permit:

- A. Construction signs that identify the architects, engineers, contractors and other individuals, firms or agencies involved with the subject construction project. Said signs shall be located on the site area, and shall be removed within 14 days of the beginning or occupancy of the intended use of the project.
- B. A sign advertising the sale, lease or rental of the premises or portion of the premises on which the sign is located and displayed, up to a total area of 32 square feet, located at least 10 feet from a property line, and shall be removed within fourteen days of the sale, lease or rental of the premises or portion thereof.
- C. Open house directional signs for the purpose of directing the public to "Open House" events providing for the sale, rental or lease of premises other than those on which the sign is located. Such signs shall not be located on private property without the owner's permission; shall be located in an area which does not cause a public safety hazard or nuisance; shall not exceed an area of four square feet; shall not be displayed more than five days prior to the event; and shall be removed within three days following the event.
- D. Political campaign signs, if located on private property with the consent of the legal possessor of the premises and not located on utility poles, trees or rocks. Political signs shall not exceed a sign area of eight square feet, and shall not be displayed for more than 120 days before and 30 days after the election for which they are used.
- E. Signs identifying or advertising a non-profit civic, charitable or benevolent event. Said signs shall not exceed a sign area of more than 32 square feet, shall not be displayed more than 30 days prior to such event, and shall be removed within seven days after the event.
- F. Street banners advertising a public entertainment or event, including school events. Such banners, including their size and location, shall be approved by the Town Council. Street banners may be displayed, upon such approval, during and for 14 days prior and seven days after an event, unless otherwise approved or limited by the Town Council.
- G. Land development project signs pertaining to the sale, lease, rental or development of a subdivision, office complex, shopping center, commercial or industrial development, or similar development are permitted for a period of one year. The maximum sign area shall be 32 square feet and shall be located on the development site.
- H. Signs, off-premise and not exceeding eight square feet, for a total time period not exceeding six weeks for local or county fairs, rodeos, roundups, derbies, races, expositions, and similar community type events and functions.

6. Prohibited Signs.

- A. Prohibited display of flags and banners. It is a violation of this chapter to erect or maintain strings of pennants, banners or streamers, festoons of lights, clusters of flags, strings of

twirlers or propellers, flashing or blinking lights, flares, balloons and similar devices of carnival character. Exceptions include:

- (1) National, state and institutional flags properly displayed; and
 - (2) Signs and banners approved as temporary signs;
- B. Unsafe signs or improperly maintained signs.** No sign shall be constructed, erected or maintained unless the sign and sign structure is so constructed, erected and maintained as to be able to withstand the wind, seismic and other requirements as specified in the Uniform Building Code or this title.
- C. Signs at intersections.** No sign shall be erected at intersections of any streets in such a manner as to materially obstruct free and clear vision. All signs shall be consistent with the Vision Clearance standards located in Section 5.220.6 and the following:
- (1) No sign shall be erected at any location where, by reason of the position, shape or color, that interferes with, obstructs the view of, or could be confused with any authorized traffic signal or device; and
 - (2) No sign shall be erected which makes use of the word "stop," "look," "danger," or any other similar word, phrase, symbol, or character in such manner as is reasonably likely to interfere with, mislead or confuse motorists.
- D. Obscenity.** No sign shall bear or contain statements, words or pictures in which the dominant theme of the material, taken as a whole, appeals to the prurient interest in sex or is patently offensive because it affronts the contemporary community standard relating to the description or representation of sexual material which is utterly without redeeming social value.
- E. Traffic obstructing signs.** No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that it will substantially limit access to the building in case of fire.
- F. Bare light bulbs.** Strings of bare lights shall not be constructed, erected, or maintained within view of any private or public street or right-of-way except if designed as part of a structure's architectural design.
- G. Roof signs.** Roof signs of any kind are prohibited, including temporary signs with the sole exception of approved temporary balloons.
- H. Revolving signs.** Revolving, rotating or moving signs of any kind are prohibited.

- I. Flashing signs. A sign which displays flashing or intermittent or sequential light, or lights of changing degrees or intensity, with each interval in the cycle lasting two seconds or less. Exposed reflective type bulbs, strobe lights, rotary beacons, par spots, zip lights, or similar devices shall be prohibited.
- J. Temporary signs with illumination or changeable copy. A sign not permanently erected or affixed to any sign structure, sign tower or building that is an electrical or internally illuminated sign or a sign with changeable message characteristics.
- K. Right-of-way. Signs in the public right-of-way in whole or in part, except signs legally erected for informational purposes by or on behalf of a government agency.
- L. Signs on a vehicle. Any sign placed on or painted on a motor vehicle or trailer, as defined by ORS Chapter 801, with the primary purpose of providing a sign not otherwise allowed for by this chapter.
- M. Billboards. Billboards are prohibited.
- N. Unassociated Signs. Sign advertises or calls attention to a business, commodity, service or product no longer conducted, produced, sold or offered. Sign advertises activity that is illegal under local, county, state, or federal law.

7. Sign Area Measurement.

- A. Projecting and freestanding signs. The area of a freestanding or projecting sign shall include all sign faces counted in calculating its area. Regardless of the number of sign cabinets or sign faces, the total allowable area shall not be exceeded. The area of the sign shall be measured as follows if the sign is composed of one or more individual cabinets or sides:
 - (1) The area around and enclosing the perimeter of each cabinet, sign face or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing and decorative roofing, provided there is no written advertising copy, symbols or logos on such embellishments;
 - (2) If the sign is composed of more than two sign cabinets, sign facia or modules. the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous geometric figure shall be the area of the sign. Pole covers and other embellishments shall not be included in the area of the sign measurement if they do not bear written advertising copy, symbols or logos; and
- B. Wall signs. The area of wall signs shall be measured as follows:
 - (1) The area around and enclosing the perimeter of each cabinet, sign face or module shall be summed and then totaled to determine total area. The perimeter of measurable area

shall not include embellishments such as pole covers, framing and decorative roofing, provided . there is no written advertising copy, symbols, or logos on such embellishments;

(2) If the sign is composed of individual letters or symbols using the wall as the background with or without added decoration, the total sign area shall be calculated by measuring the area within the perimeter of all symbols and letters or other decoration including logos; and

(3) Measurement of the wall area pertaining to awning or canopy signs shall be calculated to include the vertical surface of the awning or canopy on which the sign is to be mounted and the wall surface of the structure to which it is attached.

6. Awning Signs. Awning signs shall be permitted in all zoning districts subject to the following standards:

A. Awning signs shall be permitted in all zoning districts;

B. The copy on awning signs may not extend above the upper surfaces of the awning structure. They may be hung below the awning if the sign clears the sidewalk by at least 8-1/2 feet;

C. Awning signs may be internally or externally illuminated; and

D. Awning signs may extend into the public right-of-way 6-1/2 feet or 2/3 of the distance to the roadway, whichever is less. However, no sign may extend within two feet of the roadway. State Highway Division approval shall be necessary for awning signs on state highways.

7. Non-Conforming Signs. All signs that do not conform to the specific standards of this Code may be considered legal non-conforming pursuant to Section 1.055 if the sign complied with all applicable laws at the time of the sign's installation. All non-conformities shall be subject to the requirements of Section 1.055.3.

8. Signs in Residential Zones. No signs of any type shall be permitted in a Residential zoning district, except the following:

A. Wall sign(s) may not exceed a combined total area of four square feet;

B. Every housing complex shall be allowed one permanent freestanding sign at each entry point to the housing complex from the public right-of-way, with the site properly landscaped, and not exceeding 32 square feet per face in area. Illumination may be approved as long as it does not create a public or private nuisance, as determined by the Town Planning Official or designee considering the purpose of the District;

C. Every platted subdivision shall be allowed one permanent, freestanding sign at each entry point to the subdivision from the public right-of-way, with the site properly landscaped and

not exceeding 32 square feet per face in area. Illumination may be approved as long as it does not create a public or private nuisance, as determined by the Town Planning Official or designee considering the purpose of the District;

- D. For non-residential uses, one illuminated or non-illuminated freestanding sign not exceeding six feet in height and 32 square feet in area per sign face for uses approved under the site development review or conditional use process will be permitted. Wall signs may not exceed five percent of the gross area of the wall face on which the sign is mounted;
- E. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets will be permitted. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Vision Clearance requirements.

9. Signs in Commercial and Industrial Zones. The following standards shall apply to development of signs within the Commercial and Industrial Districts.

A. Freestanding signs shall conform to the following standards:

- (1) One multi-faced, freestanding sign per premises shall be permitted subject to conditions and limitations as stated herein.
- (2) A reader-board assembly may be an integral part of the freestanding sign.
- (3) The maximum square footage of freestanding signs shall be 24 square feet per face or a total of 48 square feet for all sign faces. No part of any freestanding sign shall extend over a property line into public right-of-way space.
- (4) The sign area may be increased one square foot for each lineal foot the sign is moved back from the front property line to which the sign is adjacent. If the street is curbed and paved the measurement may be taken from a point which is 15 feet from the pavement. This increase in sign area is limited to a maximum of 44 square feet per face or a total of 88 square feet for all faces.
- (5) Freestanding signs located next to the public right-of-way shall not exceed 10 feet in height. Height may be increased one foot in height for each ten feet of setback from the property line or a point 15 feet from the edge of pavement whichever is less to a maximum of 12 feet in height;
- (6) Each freestanding sign shall be surrounded by a landscaped area set aside to protect the sign from vehicles.
 - (a) The size and shape of the landscaped area shall be represented on the plot plan required by permit and shall be subject to the review and control of the Town Planning Official or designee, under the site development review process.

- (b) On existing sites where a landscape island is not feasible, the minimum clearance between the lowest portion of a freestanding sign and the ground shall be 14 feet in any vehicle maneuvering area.
- (7) No freestanding sign, nor any portion of any freestanding sign, shall be located or project over any portion of a street, sidewalk or other public right-of-way or property.
- (8) When a commercial center or industrial park has more than one main entrance on separate frontages, a second freestanding sign may be allowed subject to the standards in this section.

B. Wall signs. Wall signs shall conform to the following standards:

- (1) Wall signs building may be erected or maintained but shall not exceed in gross area 15 percent of any building face on which the sign is to be mounted;
- (2) Wall signs shall be parallel to the face of the building upon which the sign is located; and
- (3) Directional signs are permitted on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Visual Clearance Areas requirements;
- (4) Additional permitted signs include awning signs, tenant signs, and painted wall signs.

10. Signs in the Highway Commercial Sub-District.

A. Freestanding signs shall have certain limitations and conditions when permitted on properties zoned Highway Commercial and shall conform to the following standards:

- (1) One multi-faced, freestanding sign per premises shall be permitted, subject to conditions and limitations as stated herein.
- (2) A reader-board assembly may be an integral part of the freestanding sign.
- (3) The maximum square footage of freestanding signs shall be 32 square feet per face or a total of 64 square feet for all sign faces. No part of any freestanding sign shall extend over a property line into public right-of-way space.
- (4) The sign area may be increased one square foot for each lineal foot the sign is moved back from the front property line to which the sign is adjacent. If the street is curbed and paved the measurement may be taken from a point which is 15 feet from the pavement. This increase in sign area is limited to a maximum of 52 square feet per face or a total of 104 square feet for all faces.

(5) A maximum of two free standing signs shall be permitted per roadway frontage provided:

(a) The combined height of two signs shall not exceed 150% of the sign height normally allowed for one freestanding sign in the same zoning district; however, neither shall exceed the height normally allowed in the same zoning district.

(b) Total combined sign area for both signs shall not exceed 150% of what is normally allowed for one freestanding sign in the same zoning district; however, neither shall exceed the area normally allowed in the same zoning district.

B. Wall signs in the Highway Commercial Sub-District are subject to the following standards:

(1) Wall signs, including illuminated reader-boards, may be erected or maintained but shall not exceed 10% in gross area of any wall face on which the sign is to be mounted.

(2) Wall signs shall be parallel to the face of the building upon which the sign is located.

C. Directional signs are permitted on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Visual Clearance Areas requirements.

D. Additional permitted signs include awning signs and painted wall signs.

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