



**Oregon**

Theodore R. Kubongski, Governor

**Department of Land Conservation and Development**

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)



**NOTICE OF ADOPTED AMENDMENT**

12/23/2009

**TO:** Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

**FROM:** Plan Amendment Program Specialist

**SUBJECT:** City of Redmond Plan Amendment  
DLCD File Number 002-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL:** Wednesday, January 06, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

**Cc:** Wayne Sorensen, City of Redmond  
Gloria Gardiner, DLCD Urban Planning Specialist  
Mark Radabaugh, DLCD Regional Representative  
Thomas Hogue, DLCD Regional Representative  
Angela Lazarean, DLCD Urban Planner

<paa> YA

FORM 2

DLCD

# Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Redmond**

Local file number: **TA 09-02**

Date of Adoption: **12/8/2009**

Date Mailed: **12/16/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 4/7/2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The proposed amendment does the following:

1. Amends Article 1 to create a new zoning district which is the Mixed-Use Employment (MUE) Zone,
2. Amends the Subdivision & Partition Article III to add new block length standards,
3. Amends the Site & Design Review Article IV to add additional design standards, and
4. Amends the Sign Standards, Article V

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **n/a**

to: **n/a**

Zone Map Changed from: **n/a**

to: **n/a**

Location: **n/a**

Acres Involved: **0**

Specify Density: Previous: **n/a**

New:

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted?  YES  NO

DLCD File No. 002-09 (17523) [15906]

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Heather Richards**

Phone: (541) 923-7756 Extension:

Address: 716 SW Evergreen Ave

Fax Number: 541-548-0706

City: **Redmond**

Zip: 97756-

E-mail Address:

**HeatherRichards@ci.redmond.or.us**

## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCDC Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to [mara.ulloa@state.or.us](mailto:mara.ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

<http://www.lcd.state.or.us/LCD/forms.shtml>

Updated November 27, 2006

---

**CITY OF REDMOND  
ORDINANCE NO. 2009-14**

**AN ORDINANCE AMENDING CHAPTER 8 OF THE REDMOND CODE BY  
ADOPTING REGULATIONS THAT ESTABLISH THE MIXED USE EMPLOYMENT  
(MUE) ZONING DISTRICT.**

**WHEREAS**, the City of Redmond, in coordination with Deschutes County and the State of Oregon, designated 5,664 acres of land per Oregon Administrative Rule (OAR) 660-021-0020 as the Redmond Urban Reserve Area (RURA) in December, 2005; and

**WHEREAS**, ECO Northwest, under contract with the City, prepared an Urbanization Study in June, 2005, that documented the need to expand the Redmond Urban Growth Boundary (UGB) by approximately 2,200 acres to accommodate 6,929 residential housing units and approximately 100 acres of land for neighborhood commercial uses, including a mixed use employment area, through 2025; and

**WHEREAS**, the City of Redmond adopted the City of Redmond Framework Plan by Resolution in order to provide guidance and organizing principles to guide future development in the Urban Growth Boundary and to comply with statewide planning goal 2, Land Use Planning; and

**WHEREAS**, the City of Redmond amended its Urban Growth Boundary in August, 2006, and updated the Comprehensive Plan policies regarding Land Use Planning, Economic Development, Housing, Public Facilities, Urbanization and Urban Growth Management; and

**WHEREAS**, the City of Redmond adopted the Comprehensive Plan policies in order to facilitate master plans within the Urban Reserve Area (URA) and to provide for an orderly and efficient transition for lands to be annexed into the City of Redmond and in order to comply with the Statewide Planning Goals; and

**WHEREAS**, the Redmond Urban Area Planning Commission held a public hearing on June 29, 2009, and has recommended that the Redmond City Council adopt the Mixed Use Employment (MUE) Zoning District; and

**WHEREAS**, the City Council has received the Planning Commission's recommendation and, after receiving additional evidence and testimony, determined that the requested Development Code amendment would contribute to the Redmond Comprehensive Plan goal to expand, improve and diversify the economy of the Redmond area while maintaining Redmond's quality of life; and

**WHEREAS**, the City Council finds that the findings for the adoption of the MUE zone has fully addressed the City's Comprehensive Plan, the applicable state law, the statewide planning goals and the City's standards and criteria for an amendment to the Redmond Development Code.

**NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:**

**SECTION ONE:** The City of Redmond hereby amends the Redmond Development Code Chapter 8, Article I – Zoning Standards, Article III – Subdivision and Partition Standards, Article IV – Site and Design Review Standards and Article V – Signage Standards, in order to establish a new Mixed Use Employment (MUE) Zoning District which is attached hereto as "Exhibit A".

**SECTION TWO:** In support of the Mixed Use Employment (MUE) Zoning District in Section One, the City of Redmond hereby adopts the findings which are attached hereto as "Exhibit B" which were prepared by City staff and demonstrate compliance with the Redmond Development Code Section 8.0760 – Criteria for Amendments, the City's Comprehensive Plan, and the applicable statewide planning goals.

**PASSED** by the City Council and **APPROVED** by the Mayor this 8<sup>th</sup> day of December, 2009.

/s/ George Endicott  
George Endicott, Mayor

---

ATTEST:

/s/ Terie Snyder  
Terie Snyder, Deputy City Recorder

Approved as to form:

/s/ Steve Bryant  
Steve Bryant, City Attorney

Exhibits:

- A. Redmond Development Code Amendments to establish a Mixed Use Employment (MUE) Zoning District
- B. Findings for Development Code Amendments to Establish a Mixed Use Employment (MUE) Zone.

**Exhibit A**

November 17, 2009  
City Council Hearing

Recommended for approval by the Redmond Urban Planning Commission by a 4-0 vote at the Commission's hearing held on **June 29, 2009**.

**CITY OF REDMOND  
DEVELOPMENT CODE AMENDMENT**

Planning Commission's recommendation regarding the Mixed Use Employment Zone (MUE) Development Code amendments which are designed to help implement the Northwest Area Plan (NAP), the Highway Area Plan (HAP), and the Eastside Framework Plan (EFP)



**COMMUNITY DEVELOPMENT DEPARTMENT**

Table of Contents:

File Number, Request, and Introduction	Page 2
Article I - Zoning Standards Amendments	Pages 3 - 9
Article III - Subdivision & Partition Standards Amendments	Page 10
Article IV - Site & Design Review Amendments	Pages 11-14
Article V - Sign Standards Amendments	Pages 14-17

File No: **TA 09-02**

Applicant: City of Redmond Community Development Department  
716 SW Evergreen Avenue  
PO Box 726  
Redmond, OR 97756  
Phone: (541) 923-7721

Request: To amend the City of Redmond Development Code by adopting the MUE zone district to implement the adopted Northwest Area Plan, the Highway Area Plan and the Eastside Framework Plan.

Location: City Urban Growth Boundary (Northwest Area Plan, Highway Area Plan and the Eastside Framework Plan)

---

**Introduction:**

The Urban Area Planning Commission reviewed the proposed Code amendment on June 29, 2009, and recommends that the Redmond City Council amend the Development Code to help implement the Northwest Area Plan (NAP), the Highway Area Plan (HAP) and the Eastside Framework Plan (EFP) by adopting the Mixed Use Employment (MUE) Zone.

Ordinance No. 2009-14 and the proposed amendments do the following:

1. Amend Article I to create a new zoning district which is the **Mixed-Use Employment (MUE) Zone** and adds a definition for "Public Transportation Station",
2. Amend Article I to add Parking Standards for the MUE zone.
3. Amend the Subdivision & Partition Article III to add block length standards to the MUE zone,
4. Amend the Site & Design Review Article IV to establish design standards for MUE projects, and
5. Amend the Sign Standards Article V for the MUE zone.

These amendments are necessary to implement the adopted Area Plans located in the Redmond Urban Growth Boundary that follow the guidelines set forth in the Framework Plan. The amendments will ensure that when land is annexed and designated on the Comprehensive Plan that it will develop according to the policies and standards of the NAP, HAP and EFP as expressed in the proposed amendments. It is possible that the MUE zone designation could be applied to property within the Redmond City limits.



**Article I – Zoning Standards Amendments:**

The following amendments to Article I are proposed as additions shown as **red font**, deletions shown as ~~strike through~~, or as stated in the proposed amendment:

1. **Add** the following to Section 8.0020, Definitions, between **Public Right-of-Way** and **Public Use**:

**Public Transportation Station.** A place which includes a covered structure or a covered facility that is specifically designed to permit users to access public transit (such as buses). Such stations permit users to access one or more modes of public transit and incorporate public accommodations such as vehicle and bicycle parking, rest rooms, vending machines, benches and tables for the convenience of travelers.

2. **Add** the following to Section 8.0065, after **Park Zone**:

**MUE Mixed-Use Employment Zone.** The purposes of this zone are to:

- (1) **Areas designated MUE are intended for development as employment centers developed as campus-type or light industrial with some limited commercial and residential development contained within the MUE area. Stand alone residential projects are not permitted within the MUE area. The City may provide for mixed use projects located within the MUE through planned developments.**
- (2) **Commercial uses must be of a type and scale that is designed to support surrounding industrial and employment uses and may not be used for commercial development that serves a regional retail function, such as large merchandize retailers, home improvement centers, and mini-mall developments.**
- (3) **Development within the district should be oriented to pedestrians and support non-motorized and mass transportation modes.**

3. **Add** the following Section after Section 8.0250, **Mixed-Use Neighborhood MUN zone**:

**MIXED-USE ZONES**

**8.0255 Mixed-Use Employment MUE Zone**

**8.0260 Table G, Uses Permitted.** The following land uses are permitted outright or conditionally in each respective Zone as follows:

LAND USE:	ZONE:		REFERENCE/STANDARDS:
	MUN	MUE	
<b><u>Residential Uses**</u></b>			All stand-alone residential uses listed in Table G may not occupy more than 20% of the net land area in the MUN zone.
Bed and Breakfast	C		
Multi-Family Complex (5+ units)	C*		See RDC Section 8.3035, Design Review Criteria.
Residential use above ground floor (mixed-use unit)	O	C	
Live/Work Dwelling	O	C	See definitions of live/work houses, townhouses and apartments, and standards in RDC Section 8.3035, Design Review Criteria  Live/work units must be a minimum of 2 stories
Residential Care Facility	C*		Only permitted where Multi-Family Residential uses are allowed
Townhouse (3 or 4 units)	O*		See RDC Section 8.3035, Design Review Criteria.
<b><u>Eating and Drinking</u></b>			
Bakery (retail/sit-down)	O	O	
Bar, tavern	C	C	
Café, sit-down restaurant, diner, brew pub	O	O	
<b><u>Entertainment</u></b>			
Indoor commercial recreation	O	C	See building area restrictions in Table H, Minimum Standards
Walk-in movie theater	C		
<b><u>Automobiles/Trucks/RV Uses</u></b>			
Gas stations	C	C	
Auto services	C	C	Includes auto lube shops (same day service)
Manufacturing (light industrial)		O	Includes "craftsman" such as glassblowing, etc.

LAND USE:	ZONE:		REFERENCE/STANDARDS:
	MUN	MUE	
Medical research facility		O	
Precision machine shop		C	
Retail uses in support of primary industrial use		O	
<b><u>Office and Office Products</u></b>			
Office	O	O	
Corporate Headquarters		O	
Office service and supplies	O	O	
Printing, publishing	O	O	
Telemarketing, call center	O/C	O	Outright allowed use on upper floors of a multi-story building. A-or allowed as a conditional use on ground floor and limited to 50% of total floor area on ground floor in the MUN zone.
<b><u>Public and Semi Public Uses</u></b>			
Churches, religious institutions	C	C	
Lodge, club, non-profit/fraternal organization	C	C	
Park (public or private)	O	O	
Public transportation station	O	O	See definitions.
Schools (public or private)	C	C	
Public Recreation Facility (public or private)	O	C	
Utility facility	C	C	
<b><u>Commercial Uses</u></b>			
Retail Uses	O/C	C***	In the MUN zone, single retail uses are permitted outright up to 25,000 square feet in floor area; single retail uses between 25,000 and 40,000 square feet in floor area require a Conditional Use Permit. In addition to the Standards in Section 8.0600 Conditional Uses, the applicant shall bear the burden of proof to show the area and population that is intended to be served by single retail uses between 25,000 and 40,000 square feet.

LAND USE:	ZONE:		REFERENCE/STANDARDS:
	MUN	MUE	
Service Commercial Uses	O	C	In the MUE zone, service commercial uses that serve surrounding businesses (such as beauty and barber shops, day care, dry cleaners, fitness centers, and print and copy stores) require a Conditional Use Permit.
Drive through / up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop offs and postal drop boxes):	O	C	Drive through or drive up facilities shall not be located within 600 feet of any arterial or collector intersection with a state highway, within 400 feet of a local street intersection with a state highway, and not adjacent to or have access to a state highway.  Otherwise, drive through or drive up facilities may be located within 100 feet of a collector or arterial street intersection, and shall be separated from other drive through and drive up facilities by a minimum of 300 feet.

\* Stand-alone residential uses are prohibited on lots adjacent to the street with the highest functional classification in the district

\*\* Any residential use is prohibited within 1 mile of the Redmond Airport Runway Protection Zone.

\*\*\* In the MUE zone, commercial uses must be of a type and scale that is designed to support surrounding industrial and employment uses and may not be used for commercial development that serves a regional retail function, such as large merchandize retailers, home improvement centers, and mini-mall developments.

**8.0265 Table H, Minimum Standards.** The following minimum standards are required in each respective zone (all distances are measured in feet):

STANDARDS:	ZONE:		REFERENCE/STANDARDS
	MUN	MUE	
<b>Minimum Yard Setbacks</b>			
Front			
Local Street	0**	10 ft.	
Collector		15	
Arterial		25	
Interior Side			
Standard	No minimum	No minimum	
Adjacent to R zone	25	25	
Street Side			
Same as Front	0	10 15/25	Shall meet minimum setback to local, collector or arterial street .

STANDARDS:	ZONE: MUN	MUE	REFERENCE/STANDARDS
Rear Interior	0 ft.	10 ft	
Adjacent to alley	0 ft.	25 ft.*	
<b>Maximum Building Height</b>	45 ft.****	45 ft.****	
<b>Minimum Street Frontage</b>	25 ft.	25 ft.	
<b>Minimum Landscaping</b>	5%	10%	
<b>Maximum Lot Coverage</b>	80%	80%	
<b>Minimum Lot Size</b>	2,500 sq. ft.	6,000 sq. ft.	
<b>Maximum Floor Area Per Single Use</b>	40,000 sq. ft.	60,000 sq. ft.	Only applies to non-residential uses.
<b>Outdoor Storage</b>	Not allowed as a permanent use	80% of primary building	Only permitted through site design review. Maximum size of storage area shall not exceed 40,000 square feet for any single use.

Note: Residential uses permitted in Mixed-Use zones shall be subject to the density standards for the R-5 zone. [maximum density in the R-5 zone: 1 unit/2,500 sq. ft., or 17 units/acre.]

\* A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.

\*\*Buildings shall be built to 5 or 15 feet of the front property line. A greater front yard setback may be approved through Site and Design Review if the setback area incorporates enhanced public spaces and pedestrian amenities such as plazas, arcades, outdoor cafe, benches, street furniture, public art, kiosks, or additional landscaping.

\*\*\*Buildings with live/work units must have at least 2 stories.

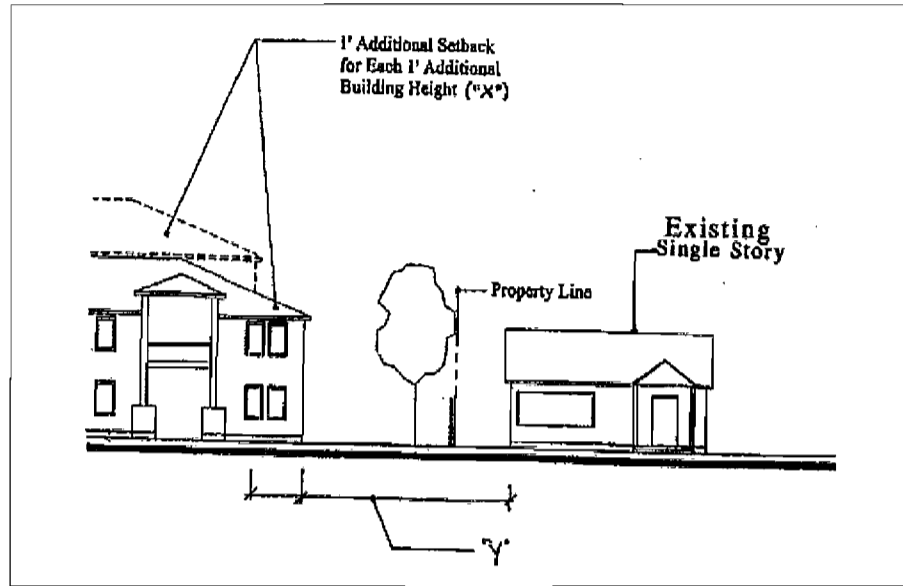
\*\*\*\*To foster compatibility between new multi-story buildings and existing single-story dwellings, multi-story buildings and structures in Mixed Use Neighborhood (MUN) and Mixed Used Employment (MUE) districts shall "step-down" to create a building height transition to adjacent single-story building(s) in low-density residential districts (R-1, R-2, R-3, and R-4), as provided in subsections 1-3, below:

1. This standard applies to new and vertically expanded buildings and structures in the MUN or MUE district that are within [25] feet (as measured horizontally) of an existing single-story building in low-density residential (R-1, R-2, R-3, and R-4) districts with a height of [20] feet or less, as shown in the figure below.

2. The transition standard is met when the height of the taller structure ("x") does not exceed one (1) foot of height for every one (1) foot separating the two structures ("y"), as shown in the figure below.

3. Exception: The provisions of subsections 1-2 do not apply when the approval body finds that the subject single story buildings located within [25] of the subject site are redevelopable. "Redevelopable," for the purposes of this Section, means a lot either has an assessed market value that exceeds the assessed market value of all improvements on the lot, based on the most recent data from Deschutes County Assessor's Office; or the front yard of the adjacent subject lot is large enough that it could be subdivided based on the MUN, MUE or residential district standards.

Figure for Section 8.0265 Table H: Maximum Building Height Step-Down/Transition



4. Add the following to Section 8.0500 **Off-Street Parking** under the *Commercial / Industrial* heading, in alphabetical order within the table:

Land Use	Standard
Eating and Drinking Establishment (within <b>MUN and MUE_zone only</b> )	The first 1,000 square feet of total floor area is exempt from the parking standards. 4 spaces per 1,000 s.f. total floor area <del>in the MUN zone</del> for buildings over 1,000 total square feet in floor area. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.
Office (within <b>MUN and MUE zone only</b> )	The first 1,000 square feet of total floor area is exempt from the parking standards <b>in the MUN zone, not in the MUE zone.</b> 2 spaces <del>per</del> <b>for the first 1,000 s.f. total of net floor area or fraction thereof and 1 space for each 500 s.f. thereafter in the MUN zone</b> for buildings over 1,000 total square feet in floor area. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.
Retail (within <b>MUN and MUE zone only</b> )	The first 1,000 square feet of total floor area is exempt from the parking standards. 2 spaces per 1,000 s.f. total floor area <del>in the MUN zone</del> for buildings over 1,000 total square feet in floor area. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.

Land Use	Standard
Mixed Use (within <b>MUN and MUE zone only</b> ), structures containing more than one principal land use	The first 1,000 square feet of total floor area is exempt from the parking standards <b>in the MUN zone, not in the MUE zone.</b> Two (2) spaces <del>per</del> <b>for the first 1,000 s.f. total of net floor area or fraction thereof and 1 space for each 500 s.f. thereafter in the MUN zone for buildings over 1,000 total square feet in floor area.</b> Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards.

5. **Add** the following to Section 8.0505 **Off-Street Parking and Loading**:

- 11. On Street Parking Credits within the **MUN and MUE** zones. The minimum requirement of off-street parking spaces may be reduced by the number of on-street parking spaces that are allowed and constructed along the street frontage of the proposed development. On-street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on-street spaces are prohibited.

6. **Amend** subsection 1.D. of Section 8.0510 **Design and Improvement Standards for Parking Lots**, as follows:

- D. A securable parking space shall be provided for bicycles for each new commercial use. Credit for 1 vehicular parking space shall be given for each 5 bicycle parking spaces (up to 10 bicycle parking spaces / 2 vehicular parking spaces credit possible). However, parking lots containing ~~less~~ **fewer** than 10 vehicular spaces are not eligible for credits, except in the **MUN and MUE** zones. Also, bicycle spaces shall not replace more than 20% of the required parking under any circumstance.

7. **Amend** subsection 8.3035 **Design Review Criteria (5)(E) Parking or Loading Area** as follows:

A parking or loading area. A parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and from any other lot line by a landscaped strip at least 5 feet in width. Within the C-2, C-4, **MUN, MUE**, or Airport zone, street trees or other landscaping **located** within the public right-of-way may be provided and considered as landscaping on-site. Required landscape strips may be reduced to 3 feet in the C-2, C-4, **MUN, MUE** and Airport zone if the strip is densely planted with street trees, shrubs and living ground cover to a minimum of 90% vegetative cover at time of planting. **\*\*ABBREVIATED\*\***

### Article III – Subdivision & Partition Standards

The following amendments to Article III are proposed as additions shown as **red font**, deletions shown as ~~strikethrough~~, or as stated in the proposed amendment:

1. **Amend** subsection (2) Size of Section 8.2410 **Blocks**, as follows:

(2) Size. No block shall be longer than 1000 feet between street lines, except that maximum block length in **MUN and MUE** zones shall be an average of 330 feet, except where required to meet grid street or access management spacing standards. Where appropriate at cul-de-sacs, dead-end streets, or along blocks more than the maximum block length standard, pedestrian and bicycle access . . . (Continued to end of subsection (2)).



#### Article IV – Site & Design Review Amendments

The following amendments to Article IV are proposed as additions shown as **red font**, deletions shown as ~~strike through~~, or as stated in the proposed amendment:

1. **Add** the following to Section 8.3035 **Design Review Criteria**, as new subsection 4.I:
  - (4)I. Retail, Office, Commercial and Mixed Use Buildings in the MUN **and MUE** zones.
    1. Building Entrances and Orientation. At least one entrance (not including emergency exit) of any building shall be oriented toward the street and the main entrance shall be accessed directly from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico for weather protection.
    2. Entries to retail, office and mixed-use buildings in the MUN **and MUE** zones shall be at sidewalk level.
    3. Entryways. Retail, office, commercial and mixed-use buildings in the MUN **and MUE** zones shall have clearly defined, highly visible customer entrances that include at least three of the following elements, listed below.

---

      - a. Recesses/projections;
      - b. Arcades;
      - c. Raised corniced parapets over the door;
      - d. Peaked roof forms;
      - e. Arches;
      - f. Outdoor patios;
      - g. Architectural details such as tile work and moldings that are integrated into the building structure and design;
      - h. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
    4. For buildings located at the corner of street intersections, one of the three treatments is required to emphasize the importance of this location in the district.
      - a. Locate the primary entry to the building at the corner of the building or within 25 feet of the corner of the building.

- b. Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25 feet of the corner of the building.
  - c. Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10 feet from the sidewalk corner) and incorporate include extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the cut.
5. Facade Transparency. The main front (street-facing) elevation(s) shall provide at least 50% windows or transparency at the pedestrian level. The side elevations shall provide at least 25% transparency. The transparency is measured in lineal fashion (For example, 100-foot-long building elevation shall have at least 50 feet (50% of 100 feet) of transparency in length).
6. Minimum wall articulation, side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
7. Facade Treatment.
- a. Minimum Wall Articulation.
    - i. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet in the MUN and MUE Zones without including, but not be limited to, at least two of the following:
      - (a) Change in plane,
      - (b) Change in texture or masonry pattern,
      - (c) Windows, trellises with vines, or
      - (d) An equivalent element that subdivides the wall into human scale proportions.
    - ii. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
    - iii. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 50% of their horizontal length.
    - iv. Ground floor facades that face public streets shall incorporate at least two of the following elements:

(a) Canopies or overhangs (5'-0" minimum, measured from either the face of the column or the street-facing elevation) for the width of the building

(b) Transom window

(c) Storefront frieze, horizontal sign band, or a belt course above the transom window or mezzanine level

(d) Window plant box (minimum of one per window)

(e) Projected window sill (12" to 24" above grade)

v. Building facades must include a repeating pattern that includes any one or more of the following elements:

(a) Color change;

(b) Texture change;

(c) Material module change.

vi. Facades shall have at least one of elements subsections (8)(a)(ii), (iii) or (iv) of this section repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

b. Common concrete masonry unit (CMU) is prohibited (textured CMU is allowed).

---

c. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.

d. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront, unless multiple storefronts exist. If multiple storefronts exist, trellises, canopies, and fabric awnings shall create uniform cover without breaks.

#### 8. Roof Treatments.

a. All facades shall have a recognizable "top" consisting of, but not limited to:

i. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or

ii. Sloping roof with overhangs and brackets; or

iii. Stepped parapets;

iv. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are at least nine feet above the sidewalk.

2. **Amend** subsection 6.b., Parking and Unloading Areas/Docks, of Section 8.3035 **Design Review Criteria**, as follows:

b. Parking lot. The parking shall be dispersed around the building, emphasizing the importance of the building and accessibility to entrances. In the **MUN and MUE** zones, parking shall be located to the side, rear, or under the building or in a designed central parking lot.

#### **Article V – Sign Standards**

The following amendments to Article V are proposed as additions shown as **red font**, deletions shown as ~~strikethrough~~, or as stated in the proposed amendment:

1. **Add** the following to Section 8.4110 **Prohibited Signs**:

(12) The following signs are prohibited in the **MUN and MUE** zones:

- (a) Pole-mounted freestanding signs.
- (b) Back lit plastic signs.
- (c) Internally illuminated signs.
- (d) Signs on roofs, chimneys, and balconies.
- (e) Billboards
- (f) Sodium or mercury vapor lamps.
- (g) Flashing, blinking, moving, or mobile signs.
- (h) Banners, except for temporary displays for public events.

2. **Add** the following as a new section to Article V – **Sign Standards**:

#### **8.4165 Signs Permitted in MUN and MUE Zones.**

This section shall apply to all signs in the **MUN and MUE** Zones. No signs shall be permitted in these zones except as provided in this section.

Each building may install a total of two (2) signs on each fronting street from the following types: widow, wall, and awning. **The total sign area for two signs shall not exceed the maximum permitted area as stipulated in this section.**

In addition, the following are permitted:

- (a) One projecting or blade sign per building street façade shall be permitted.
  - (i) One entry sign per service entry, maximum of 2.5 square feet in area,
  - (ii) One directional sign per parking entry, maximum 2.5 square feet, facing rear or side parking lot.

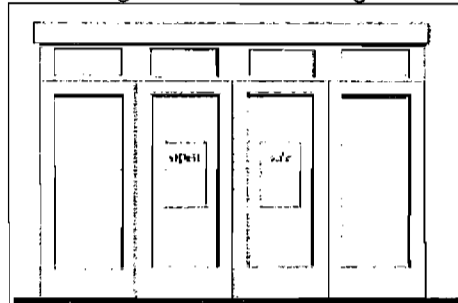
(b) One monument or ground- sign at the public right-of-way entries to the zone.

(1) Window Signs. (Figure 1)

(a) Maximum sign size shall be 4 square feet.

(b) Signs shall be silk-screened, applied die or laser cut metal, wood or polymer, acid etched or hand painted or of some other similar construction

Figure 1. Window Sign



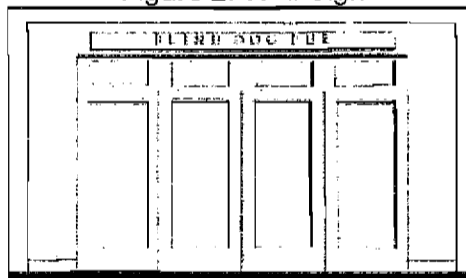
(2) Wall Signs. (Figure 2)

(a) Maximum sign size shall be 5% of ground floor facade area or 26 square feet, whichever is less.

(b) Maximum sign height shall be 18 feet above the sidewalk or other finish grade.

(c) Applied die or laser cut metal, wood or polymer or of some other similar construction lettering may be substituted for wall signs, limited to 24 square feet of letter area.

Figure 2. Wall Sign

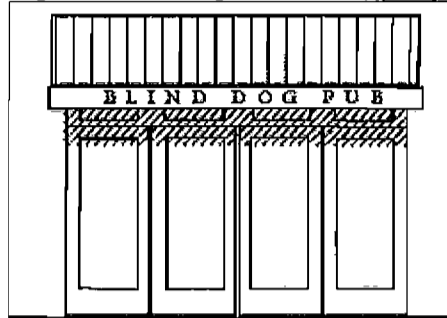


(3) Awning and Canopy Signs. (Figure 3)

(a) Maximum sign area shall be 12 square feet on the main awning face and 5 square feet on awning valance.

(b) Lettering may not dominate sloped or curved portions. Lettering and signboard may be integrated along the valance or fascia. Freestanding letters may be mounted on top of and extend above the fascia.

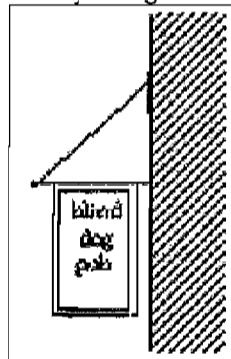
Figure 3. Awning and Canopy Sign



(4) Projecting or Blade Signs. (Figure 4)

- (a) Maximum sign area shall be 6.5 square feet.
- (b) Distance from the lower edge of the signboard to the ground shall be a minimum of 7 feet.
- (c) For single-story buildings, top signboard edge shall be no higher than the wall from which it projects.
- (d) For multistory buildings, top signboard edge shall be no higher than the sill or bottom of the average second story window height.
- (e) Distance from building wall to signboard shall be a maximum of 8 inches.
- (f) Maximum signboard width shall not exceed the width of the sidewalk.

Figure 4. Projecting or Blade Sign

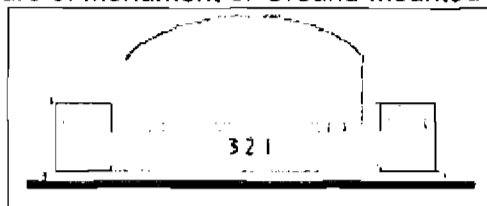


Source: LCA Architects and City of Oakridge

(5) Monument or Ground-Mounted Signs. (Figure 5) One freestanding sign shall be permitted at public right-of-way entries (major collector or minor arterial).

- (a) Maximum sign area shall be 24 square feet.
- (b) Maximum lettering and other graphic height shall be 4 inches.
- (c) Maximum signboard height at top edge or any supporting or decorative element shall be 4 feet. The maximum signboard width shall be 5 feet.
- (d) Sign shall not interfere with pedestrian or vehicular circulation or interfere with clear vision requirements

Figure 5. Monument or Ground-Mounted Sign



Source: LCA Architects and City of Oakridge

(6) Sign Lighting.

(a) When illuminated, signs shall be front, back (rear) top or bottom illuminated with single or multiple sources.

(b) Sodium or mercury vapor lamps are prohibited.

(c) All signage lighting shall be controlled by photocell, time clock, and/or paging system, or manually

(d) Exterior lighting shall be selected and installed to prevent excessive or intrusive illumination of, on, or over adjacent buildings, lots, public streets and/or site areas outside the source building or lot.

(6) The following signs shall always be permitted.

(a) Temporary cultural and public service window posters, when posted inside businesses, shall be permitted.

(b) Temporary promotional or special window signs posted inside businesses shall be permitted.

---

**CITY OF REDMOND**  
COMMUNITY DEVELOPMENT  
716 SW EVERGREEN AVENUE  
REDMOND, OR 97756

Attention: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, Oregon 97301-2540



neopost<sup>®</sup>

049J82036300

**\$01.730**

Mailed From 97756

US POSTAGE