



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

July 13, 2006



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Clackamas County Plan Amendment
DLCD File Number 003-06

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: July 27, 2006

This amendment was submitted to DLCD for review 45 days 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 THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Jennifer Hughes, Clackamas County

<paa> n

FORM 2

D L C D NOTICE OF ADOPTION

DEPT OF

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

JUL 07 2006

(See reverse side for submittal requirements)

**LAND CONSERVATION
AND DEVELOPMENT**

Jurisdiction: Clackamas County Local File No.: ZDO-208
(If no number, use none)

Date of Adoption: 6/29/06 Date Mailed: _____
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 2/8/06

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____
(Please Specify Type of Action)

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

Add parking standards in HR and MKR zones.
Revise design review process ordinance.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Plan Map Changed from : _____ to _____

Zone Map Changed from: _____ to _____

Location: _____ Acres Involved: _____

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 1, 2

Was an Exception Adopted? Yes: _____ No: X

DLCD File No.: 003-06(15004)

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: NONE

Local Contact: Jennifer Hughes Area Code + Phone Number: 503-353-4518

Address: 9101 SE Sunnybrook Blvd. City: Clackamas

Zip Code+4: 97015 Email Address: jenniferh@co.clackamas.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 (2) Copies 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. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

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 copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Amendments to
the Zoning and Development
Ordinance: ZDO-208



ORDER NO. 2006-258
(Page 1 of 2)

This matter coming regularly before the Board of County Commissioners and it appearing that the County Planning Division Staff has proposed amendments to the Zoning and Development Ordinance; and

Whereas, it is necessary to revise the text of Sections 306, 312 and 1102 of the Zoning and Development Ordinance; and adopt conforming amendments to Sections 835, 1007, 1016, 1103, 1105, 1106 and 1703 of the Zoning and Development Ordinance; and

Whereas, it is necessary to revise the Zoning and Development Ordinance in order to replace minimum parking space standards that were mistakenly deleted from the Hoodland Residential and Mountain Recreational Resort zoning districts; to transfer appointing authority for the Design Review Committee from the Planning Commission to the Board of County Commissioners, thereby providing for an appointment process that is consistent with the process used for many other advisory boards and commissions in the County; and to make housekeeping changes to the design review process standards; and

Whereas, the amendments are consistent with the Statewide Planning Goals and Guidelines and the Metro Urban Growth Management Functional Plan; and

It further appearing that the Planning Commission, upon considering ZDO-208 at a public hearing held on March 27, 2006, recommended approval of the amendments, and

It further appearing that after appropriate notice, a public hearing was held before the Board of County Commissioners in the Board of County Commissioners Hearing Room, 2051 Kaen Rd., Oregon City, Oregon on May 3, 2006, during which an opportunity to provide testimony and evidence was given; and

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of Amendments to
the Zoning and Development
Ordinance: ZDO-208

}

ORDER NO. 2006-258
(Page 2 of 2)

Based upon the record, this Board finds that
the proposed amendments are in the best interest of the citizens of Clackamas County.

NOW, THEREFORE, IT IS HEREBY
ORDERED that amendments to the text of the Zoning and Development Ordinance are
adopted as shown on Exhibit A.

ADOPTED this 29th day of June, 2006

BOARD OF COUNTY COMMISSIONERS



BILL KENEMER, CHAIR



RECORDING SECRETARY

EXHIBIT A

ZDO-208

Text to be added is underlined. Text to be deleted is ~~struck through~~.

1102 DESIGN REVIEW (3/24/05)

1102.01 APPLICABILITY~~APPLICATION OF SECTION~~ (3/24/05)

This section shall apply to all development, redevelopment, expansions, and improvements in all commercial, industrial, and multifamily zoning districts and to other uses as required by the Planning Director, the Hearings Officer, or the Board of County Commissioners. For purposes of this provision, the MR-1 and MR-2 zoning districts shall be considered "multifamily zoning districts," even though attached single-family dwellings are a primary use. (3/24/05)

~~1102.02 GENERAL PROVISIONS~~

- ~~A. The staff may waive some submittal requirements appropriate to the scale of the project for preliminary and final plan review when they are not necessary for a thorough review.~~
- ~~B. All development applications for design review are subject to the development standards of Chapter 1000.~~

1102.02 CRITERIA AND PROCEDURE

- A. A design review application may be approved pursuant to Subsection 1305.02 if the applicant provides evidence substantiating that the proposed development complies with Section 1000, the standards of the zoning district in which the subject property is located, and all other applicable provisions of this Ordinance.
- B. The Planning Director may review and render a decision on an application for design review or forward the application to the Design Review Committee for review and decision. In deciding whether to forward an application to the Design Review Committee, the Planning Director shall consider:
 - 1. The size of the project, including mass of buildings, site area, landscaping, and parking requirements;
 - 2. The presence of natural features, such as wetlands, steep slopes, treed area, and riparian corridors;

3. Visual significance; and

4. Impact on neighboring properties, particularly where a project is adjacent to a residential area.

C. An application shall be forwarded to the Design Review Committee for review and decision if requested by the applicant or required by the Hearings Officer or the Board of County Commissioners.

D. The Planning Director may consult with individual members of the Design Review Committee at any point during the evaluation of a design review application or in determining compliance with conditions of design review approval.

1102.03 DESIGN REVIEW COMMITTEE

A. Appointment and Make Up.

1. The Board of County Commissioners ~~Planning Commission~~ shall appoint a Design Review Committee and may remove members of the Committee to serve as expert professional advisors to aid in the review of certain development applications. These members may be removed by the Planning Commission.

B2. Members of the Design Review Committee shall be appointed for a term of four (4) years, with a maximum of two terms and may, at the discretion of the Board of County Commissioners, serve more than one term. (10/21/99)

C3. The Design Review Committee shall consist of a minimum of at least seven (7) members and shall include the following ~~from the following groups and disciplines~~:

1a. One landscape architect;

2b. One architect;

3e. One registered engineer;

4d. One graphic design representative;

5e. One representative from the field of finance or the construction and development industry; and

6f. Two members from the general public, who ~~At large members~~ may be from any discipline or group, including any of the above.

~~B. Role of Design Review Committee:~~

~~1. The Design Review Committee or individual members thereof may be called upon to review a development application. The staff, applicant or Hearings Officer can request the Committee to review a development application. (10/21/99)~~

D2. The Design Review Committee shall adopt rules to govern its deliberations and decisions as a group, and shall keep a record of its proceedings.

~~1102.04 DESIGN REVIEW PROCESS~~

~~A. The Planning Director shall review all design review applications to ensure all preliminary plan submittal requirements are met. The staff may review and render a decision on the application, or forward the application to the Design Review Committee for a decision. In deciding whether to forward an application to the Design Review Committee, the staff shall consider: a) the size of the project including mass of buildings, site area, landscaping and parking requirements; b) presence of natural features, such as wetlands, steep slopes, treed area and riparian corridors; c) visual significance; and d) impact on neighboring properties, particularly where a project is adjacent to a residential area. The review and notice procedure for all applications shall be as outlined below. (10/21/99)~~

~~1. Preapplication Conference: A preapplication conference as outlined in Section 1102.05 is required for any application subject to the Design Review process. A site analysis shall be discussed at this time and an application for review given to the applicant. (10/21/99)~~

~~2. Notice of the application shall be provided pursuant to Subsections 1305.02(B) through (D). (6/6/02)~~

~~3. Site analysis, preliminary plan and application submittal: Within thirty (30) business days of receipt of site analysis, preliminary plan and application submittal, the staff shall inform the applicant in writing concerning compliance with applicable ordinance and development standards. Conditions may be attached outlining modifications or changes necessary for final plan approval.~~

~~If the staff or the applicant request review by the Design Review Committee, a meeting shall be held within this thirty day time period.~~

~~4. Within ten (10) business days of receipt of the final development plans, the staff shall inform the applicant in writing of action concerning approval, approval with conditions or denial. If development plans are denied, the~~

~~letter of final action shall clearly indicate factual findings concerning noncompliance with applicable ordinances.~~

~~5. Notice of the decision by the Planning Staff or Design Review Committee shall be provided pursuant to Subsection 1305.02(F). (6/6/02)~~

~~6. The Planning staff's or Design Review Committee's decision may be appealed to the Hearings Officer. The appeal must be filed within 12 days of the date of mailing of the letter of final action. If appealed, the application shall be reviewed by the Hearings Officer pursuant to Section 1300. An appeal to the Hearings Officer stays proceedings in the matter appealed until the determination of the appeal. (6/6/02)~~

1102.045 PREAPPLICATION CONFERENCE

A. ~~All applicants are required to participate in a preapplication conference between the applicant and the Planning Director shall be required prior to submission of an application for design review preliminary plans.~~

~~The purpose of the preapplication conference is to provide the applicant with the opportunity to explain the proposed development concepts, and for the staff to explain all the policies, ordinances, standards, opportunities and constraints which may be applicable to the site and type of proposed development, before the applicant has invested substantial design time or become committed to particular design solutions.~~

B. The following subjects shall be reviewed at the preapplication conference:

1. Description of existing site conditions, including:

- a. ~~Property~~ Parcel location and size;
- b. Adjacent land uses, and potential cooperation or conflict in land use (e.g., shared parking or need for buffers);
- c. Access to the site for different modes of transportation, including mass transit, trucks, passenger vehicles, roads, bicycles, and pedestrians and bikeways;
- d. ~~Special areas such as Designated Open Space or zoning overlays (including resource protection and potential hazard areas) (e.g. Floodplain Management District; River and Stream Conservation Area; Historic Landmarks, Districts, and Corridors) features or districts, aggregate resources, Activity Centers, etc.;~~
- e. Natural features on the site (e.g., land forms, drainage, wooded areas,

large trees, wetlands);-

f. Existing and potential noise sources; and

g. Existing uses, structures, circulation, parking, landscaping, and setbacks;

2. ~~Proposed~~ Ddevelopment concepts and requirements, including:

a. Proposed uUses, structures, circulation, parking, landscaping ed areas, and setbacks;

b. Applicable provisions of this Ordinance County ordinances, the Comprehensive Plan, and other applicable development regulations administered by the County or other service providers agency regulations. Emphasis will be on identifying and, if possible, resolving Any conflicts between regulations shall be identified and resolved; and

c. Conditions placed on previous development approvals.

1102.056 SITE ANALYSIS-SUBMITTAL REQUIREMENTS

~~A. The site analysis will provide the basis for the proper design relationship of the proposed development to the site and to adjacent properties. The degree of detail in the analysis shall be appropriate to the scale of the proposal, or to special site features requiring careful design (see illustration). A site analysis plan shall include:~~

A. An application for design review shall include the following:

1. A completed design review application on a form provided by the County Planning Division;

2. A narrative describing the proposed use;

3. Calculations demonstrating compliance with the density standards of Section 1012, if applicable;

4. An engineering geologic study if required pursuant to Section 1002 or 1003;

5. Preliminary statements of feasibility if required pursuant to Subsections 1022.03, 1022.04 and 1022.05;

6. A transportation impact study if required pursuant to Section 1007 or 1022;

74. A vicinity map showing the location of the subject property in relation to adjacent properties, roads, pedestrian and bikeways, pedestrian access, and utility access, and manmade or natural site features, manmade or natural, which that cross the property boundaries of the subject property are to be shown;

82. An existing conditions site description map of the subject property at a suitable scale (e.g., 1" = 100', 1" = 50', or 1" = 20') showing parcel boundaries and gross area including the following elements, when applicable:

a. Contour lines at 2-foot intervals for slopes of 20 percent or less within an urban growth boundary; contour lines at 5-foot intervals for slopes exceeding 20 percent within an urban growth boundary; contour lines at 10-foot intervals outside an urban growth boundary; source of contour information. Contour lines at the following minimum intervals:

(1) Two (2) foot intervals for slopes 0-20%

(2) Five (5) or ten (10) foot intervals for slopes exceeding 20%

(3) Identification of areas exceeding 35% slope

b. Slope analysis designating showing portions of the site according to the following slope ranges and identifying the total land area in each category below: zero to 20 percent, greater than 20 percent to 35 percent, greater than 35 percent to 50 percent, and greater than 50 percent:

_____	0-10%
_____	10-20%
_____	20-35%
_____	35-50%
_____	50% +

Approximate area calculations shall be made for areas more than 20%, using the above categories.

In special areas such as Open Space, a more detailed slope analysis may be required.

Sources for slope analysis include maps located at Department of Transportation and Development.

c. Drainage, including adjacent lands;

- d. ~~Potential natural hazards to safety areas, including areas identified as mass movement, flood, soil, or fire hazards pursuant to Section 1003 including potential flood or high ground water, landslide, erosion, drainageways and weak foundation soils. An engineering geologic study may be required, pursuant to Section 1003.02.;~~
- e. Marsh or wetland areas, underground springs, wildlife habitat areas, ~~wooded areas and~~ surface features such as earth mounds, and large rock outcroppings.;
- f. ~~Streams and stream corridors.~~
- g.f. Location of wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, and other large deciduous trees. Where the site is heavily wooded, an aerial photograph, of a scale not to exceed 1":400', may be submitted and only those trees that will be affected by the proposed development need be sited accurately.;
- g. Location of any overlay zones regulated by Section 700 (e.g. Floodplain Management District, Willamette River Greenway, Historic Landmark);
- h. Noise sources.;
- i. Sun and wind exposure.;
- j. Significant views.;
- and
- k. Existing structures, impervious surfaces~~improvements~~, utilities, landscaping, and easements ~~or other development.~~;

~~1102.07 PRELIMINARY PLAN SUBMITTAL~~

- ~~A. A complete application for design review shall be submitted to staff. A project summary shall accompany the application when necessary to describe special circumstances such as a request for minor exception to a development standard, or modification to the allowed base density.~~
- ~~B. Preliminary submittal shall include the following plans, which may be combined, as appropriate onto one or more drawings:~~
- 94. A proposed sSite Plan showing: The site plan shall be drawn at a suitable scale (e.g., 1" = 50', or 1" = 10') and shall include the following:
 - a. The subjectapplicant's entire property, including contiguous property

under the same ownership as the subject property, and adjacent properties~~the surrounding area to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development;~~

- b. Property~~Boundary~~ lines and dimensions for the subject property and all proposed lot lines. Indicate any proposed changes to these~~Future buildings in phased developments shall be indicated.~~
- e. ~~Identification information, including names and addresses of project designers.~~
- cd. Natural features to be retained~~which will be utilized in the site plan;~~
- de. Location, dimensions, and names of all existing or platted roads~~streets~~ or other public ways, easements, and railroad rights-of-way, on or adjacent to the subject property; county limits, section lines and corners, monuments.
- ef. The location of at least one temporary benchmark and spot elevations when needed;
- fg. Location and dimensions of all existing structures, impervious surfaces~~improvements, and~~ utilities, whether proposed or existing and intended to be retained~~remain, and structures to be removed; all drawn to scale. For phased developments, include future buildings;~~
- h. ~~Historic structures (County inventory).~~
- gi. Approximate location and size of storm drainage~~water retention or detention facilities and storm drains;~~
- j. ~~Location and exterior dimensions of all proposed structures, and impervious surfaces.~~
- hk. Relation to transit; location and dimensions of parking and loading areas, including dimensions of individual parking spaces and drive aisles; bikeways and bicycle racks; sidewalks and pedestrian crossings~~and bicycle circulation, and related access ways. Individual parking spaces shall be shown;~~
- il. Orientation of structures showing windows and doors, ~~entrances and exits;~~
- jm. Location and type of lighting;~~specify type.~~
- kn. Service areas for waste disposal, recycling, loading, and delivery.

l. Location of mail boxes; And

m. Freestanding signs;

~~102. Grading Plan: A preliminary-grading plan showing~~indicating location and extent of proposed grading where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resources protection proposals consistent with Sections 1002 and 1003;

~~113. Architectural drawings, including:~~

a. Building elevations, including any building signs and sections. Identify the dimensions, area, color, materials, and means of illumination of such signs;

b. Building sections;

~~b. Building materials: Color and type.~~

c. Floor plans;

d. Color and type of building materials; and

e. Elevation of freestanding sign(s). Identify the dimensions--including total height and height between bottom of sign and ground, area, color, materials, and means of illumination;

~~124. A general landscape development plan, which shall include the elements required on the proposed site plan and: The landscape plan shall be at the same scale as the site plan. All identification information required on the site plan shall be shown on the landscaping and open space plan. It shall show:~~

~~a. Property and lot boundaries and rights-of-way.~~

~~b. Structures and impervious surfaces including parking lots.~~

~~ae. General landscape development plan, including the location of existing plants and groups of plants proposed;~~

~~bd. Description of soil conditions; and plans for soil treatment such as stockpiling of topsoil; or addition of soil amendments; and plant selection requirements relating to soil conditions;~~

~~ce. Erosion controls, including plant materials and soil stabilization, if any;~~

- ~~df. Irrigation system (i.e. underground sprinklers or hose bibs);~~
- ~~eg. Landscape-related structures such as fences, terraces, decks, patios, shelters, and play areas, etc.; and~~
- ~~fh. Boundaries of Open space, or recreation or reserved areas to remain, if applicable access to open space and any alterations proposed.~~
- ~~i. Location of pedestrian or bikeway circulation within landscaped areas.~~

~~5. Signs:~~

~~a. Freestanding sign:~~

- ~~(1) Location of sign on site plan.~~
- ~~(2) Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, means of illumination).~~

~~b. On building sign:~~

- ~~(1) Building elevation with location of sign (indicate size, color, materials and means of illumination).~~
- ~~(2) Plot plan showing location of signs on building in relation to adjoining property.~~

~~C. An application shall be accompanied by preliminary statements of feasibility required pursuant to Subsections 1022.03, 1022.04 and 1022.05. (6/6/02)~~

~~1102.08 FINAL PLAN SUBMITTAL~~

~~A. The final development plans shall include the same information required for preliminary plans with any revisions refinements, or changes as indicated below or required for compliance as outlined by staff in the staff recommendations to the applicant.~~

~~B. The required final plan submitted shall include the following information and plans:~~

- ~~1. Proposed schedule of development~~
- ~~2. Site Analysis and site description map~~
- ~~3. Site Plan~~

~~4. Final grading plan as required under Chapter 70 of the Oregon Building Code~~

~~5. Architectural drawings~~

~~6. Final landscape plans including plant specifications keyed to plan map and including botanical names, common names, sizes, numbers, and methods of planting and maintenance as specified under Section 1009.~~

1102.069 MAINTENANCE

All approved on-site improvements shall be the ongoing responsibility of the property owner or occupant.

1102.407 COMPLIANCE

The development shall be completed pursuant to the approved final plans prior to issuance of a certificate of occupancy, except as provided under Section 1104.

~~A. — The development site shall be checked by staff to insure compliance with final approved plans prior to issuance of an occupancy permit.~~

~~B. — The development must be completed as per the approved final plans including landscaping and recreation areas before the occupancy permit is issued, except as provided under subsection 1104.02. — A field check by staff will insure compliance.~~

~~C. It shall be the duty of the County to enforce these regulations, and to assure that conditions of final development review approval are carried out.~~

| 306 MOUNTAIN RECREATIONAL RESORT DISTRICT (MRR) ~~(3/24/05)~~

306.01 PURPOSE

This section is adopted to implement the policies of the Comprehensive Plan for Mountain Recreation areas. (3/24/05)

306.02 AREA OF APPLICATION

Property may be zoned MRR when the site has a Comprehensive Plan designation of Mountain Recreation and the criteria in Section 1202 are satisfied. (3/24/05)

306.03 PRIMARY USES

- A. Multifamily dwellings; (3/24/05)
- B. Three-family dwellings; (3/24/05)
- C. Two-family dwellings; (3/24/05)
- D. One detached single-family dwelling, residential home, or, subject to Section 824, manufactured home; (3/24/05)
- E. Congregate housing facilities; (3/24/05)
- F. Condominiums, subject to Section 803; (3/24/05)
- G. Nursing homes, subject to Section 810; (3/24/05)
- H. Bus shelters, subject to Section 823; (3/24/05)
- I. Utility carrier cabinets, subject to Section 830; (3/24/05)
- J. Bed and breakfast residences and inns, subject to Section 832; (3/24/05)
- K. Wireless telecommunication facilities listed in Subsections 835.04(B) and (C), subject to Section 835; (3/24/05)
- L. Lodging, boarding, and rooming houses for any number of guests; (3/24/05)
- M. Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts, and similar recreational uses, all of a noncommercial nature, provided that any principal building or swimming pool shall be located a minimum of 30 feet from any other lot in a residential district. These uses may be designated Open Space Management under Section 702 when

the criteria under Section 1011 are satisfied; (3/24/05)

N. Park and ride facilities; (3/24/05)

O. Hotels, motels, and associated convention facilities, subject to the following criterion: (3/24/05)

1. A new hotel or motel in Rhododendron shall be limited to a maximum of 35 units. No such restriction applies in Government Camp or Wemme/Welches. (3/24/05)

306.04 ACCESSORY USES

A. Uses and structures customarily accessory and incidental to a primary use; (3/24/05)

B. Indoor and outdoor recreational facilities, such as swimming pools, saunas, game and craft rooms, exercise rooms, community meeting rooms, lounges, playgrounds, tennis and other courts, bike and walking trails, and pedestrian plazas and courts; (3/24/05)

C. Offices, buildings, and facilities required for the operation, administration, and maintenance of any planned recreational resort development; (3/24/05)

D. Parking and loading structures and areas; (3/24/05)

E. Repair and maintenance services; (3/24/05)

F. The temporary storage within an enclosed structure of source-separated recyclable/reusable materials generated and/or used on-site prior to on-site reuse or removal by the generator or licensed or franchised collector to a user or broker; (3/24/05)

G. Self-service laundry facilities; (3/24/05)

H. Solar collection apparatus; (3/24/05)

I. Home occupations, subject to Section 822; (3/24/05)

J. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work; (3/24/05)

K. Family daycare providers; (3/24/05)

L. Signs, subject to Subsection 306.10(I). (3/24/05)

306.05 LIMITED USES

- A. Uses incidental to a primary use, including eating and drinking establishments; sports equipment rental, sale, service, or repair; specialty shops; arts and crafts galleries; personal service establishments; campgrounds; and similar recreational operations are permitted provided: (3/24/05)
1. Limited uses are provided for as an integral part of the general plan of the development; (3/24/05)
 2. Limited uses will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the zoning district or create traffic congestion or hazards to vehicular or pedestrian traffic; and (3/24/05)
 3. Any application for a limited use is approved in conjunction with or after building permits for the primary use. (3/24/05)

306.06 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR (3/14/02)

The following use may be approved by the Planning Director pursuant to Subsection 1305.02: (3/14/02)

- A. Wireless telecommunication facilities listed in Subsections 835.05(A)(2) and (3), subject to Section 835. (3/14/02)

306.07 CONDITIONAL USES

- A. The following conditional uses may be allowed subject to review by the Hearings Officer pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800. (5/22/03)
1. Churches, subject to Section 804; (5/22/03)
 2. Schools, subject to Section 805; (5/22/03)
 3. Daycare facilities, subject to Section 807; (5/22/03)
 4. Service and recreational uses, subject to Section 813, except that associated shops, garages, and general administrative offices may be included with public or private utility services, water storage facilities, and sanitary sewerage treatment systems; (5/22/03)

5. Quarry activities or uses: rock, gravel, sand, soil, aggregates, and similar extractive activities and uses, but none within any stream corridor area or within 100 feet of the average annual high water mark of any stream, river, or other body of water, whichever is greater, subject to Section 818; (5/22/03)
6. Sanitary landfills, debris fills, and solid waste transfer or processing stations, subject to Section 819; (5/22/03)
7. Manufactured dwelling parks, subject to Section 825; (5/22/03)
8. Public or private energy source development. Hydroelectric facilities shall be subject to Section 829; (5/22/03)
9. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835; (5/22/03)
10. Personal use airports and helistops; (5/22/03)
11. Recreational uses, including, but not limited to, ski areas and associated uses; (5/22/03)
12. Filling, grading, excavating, clearing of vegetation, and installation of public facilities in stream corridor areas; (5/22/03)
13. Multi-use developments, subject to Section 1016. (5/22/03)

306.08 PROHIBITED AND PREEXISTING USES

A. Prohibited Uses: The following uses shall be prohibited: (3/24/05)

1. Uses of structures and land not specifically permitted; (3/24/05)
2. The use of a residential trailer or mobile home as a dwelling, except within a lawfully established preexisting manufactured dwelling park or as authorized under Section 1204. (3/24/05)

B. Preexisting Uses: (3/24/05)

1. The minimum lot size for a new lot created for a preexisting dwelling shall be calculated pursuant to Subsection 306.09(B). (3/24/05)
2. A lot created for a preexisting dwelling shall not be included in the gross site area used to determine the maximum density for the remaining lot. (3/24/05)

306.09 DIMENSIONAL STANDARDS

A. Purpose: The dimensional standards are intended to: (3/24/05)

1. Provide for the protection of the natural environment and the surrounding areas from potentially adverse influences;
2. Provide for and protect the unique character, livability, and scenic quality of the Mount Hood community; (3/24/05)
3. Provide for fire safety and protection of all structures;
4. Protect the privacy and livability of on- and offsite dwellings and yard areas;
5. Provide for adequate light and air circulation between structures;
6. Provide for adequate snow slide area between structures above the 3,500-foot elevation; (3/24/05)
7. Ensure consistency in the scale of structures, both vertically and horizontally; and (3/24/05)
8. Provide for adequate open space within a development. (3/24/05)

B. Density: The district land area for purposes of calculating density pursuant to Section 1012 is 1,980 square feet per dwelling unit in Government Camp. In Wemme/Welches and Rhododendron, the district land area is based on dwelling unit size as follows: (3/24/05)

Dwelling Unit Size (in square feet) (3/24/05)	District Land Area in Wemme/Welches (3/24/05)	District Land Area in Rhododendron (3/24/05)
1200+	7,260	10,890
1000-1199	6,223	8,712
800-999	5,445	7,260
600-799	4,356	5,445
Less than 600	3,111	3,630

- C. Scenic Roads: Structures built on lots adjacent to roads designated as scenic roads in the Comprehensive Plan should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer area. (3/24/05)
- D. Minimum Perimeter Yard Setbacks: 10 feet to 30 feet depending on the following criteria: (3/24/05)

- a. Yard setback requirements in the abutting zoning district; and (3/24/05)
 - b. Adjacent land use.
- E. Setback Exception: No perimeter yard setback is required from property lines that abut a national forest. (3/24/05)
- F. Minimum Structure Separation: A minimum of 10 feet shall be required between all buildings, on- or off-site. Above 3,500 feet in elevation, the separation distance between buildings with contiguous snowslide areas shall be a minimum of 20 feet. "Snowslide area" means the area around a structure that may be subject to snow buildup as a result of snow sliding from the sloped roof of the structure. (3/24/05)
- G. Maximum Building Height: 40 feet. This provision may be modified to allow a maximum height of 50 feet when necessary to accommodate understructure parking. (3/24/05)
- H. Building Height Exception: The maximum building height for hotel developments in Government Camp shall be 70 feet. This provision shall be modified to allow a maximum height of 87.5 feet when necessary to accommodate understructure parking or where a higher structure will preserve significant natural features or views. (3/24/05)
- I. Exceptions: Dimensional standards are subject to modification pursuant to Section 900. (3/24/05)
- J. Variances: Dimensional standards may be modified pursuant to Section 1205. (3/24/05)

306.10 DEVELOPMENT STANDARDS

- A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100. If there is a conflict between Section 1000 and this subsection, this subsection shall govern. In addition, except as otherwise indicated below, the standards applicable to the MR-1 zoning district shall apply. (3/24/05)
- B. Community Plans and Design Plans: Development within a Community Plan or Design Plan area identified in Chapter 10 of the Comprehensive Plan shall comply with the specific policies and standards for the adopted Community Plan or Design Plan. If there is a conflict between this section and a Community Plan or Design Plan, the Community Plan or Design Plan shall govern. (3/24/05)
- C. Planned Unit Developments: Developments that meet the criteria in Subsection 1013.02(B) shall be required to develop as planned unit developments, subject to Section 1013. (3/24/05)

D. Restricted Areas: Generally residential development is prohibited in the Floodplain Management District regulated by Section 703, river and stream corridors, wetlands, mass movement hazard areas regulated by Section 1003, and slopes greater than 25 percent. However, a single-family dwelling may be developed in a restricted area on a lot of record created prior to the adoption of this standard, subject to compliance with the applicable criteria in this Ordinance for such development. In the case of a land division, density accruing to restricted areas may be eligible for transfer to unrestricted areas as provided in Section 1012. (3/24/05)

E. Access and Circulation:

1. Scenic Roads: Access and on-site circulation shall be designed to limit access points onto roads designated as scenic roads in the Comprehensive Plan, using such techniques as consolidated and shared access or frontage roads, access from other roads fronting the property, internal circulation connections between properties, and cross-easements. (3/24/05)
2. On-site Circulation: The location and design of on-site circulation networks shall: (3/24/05)
 - a. Provide for joint access and circulation drives to and through developments; (3/24/05)
 - b. Provide for continuous pedestrian and bicycle access to primary, accessory, and limited uses within and between developments, and conveniently located bicycle storage facilities; (3/24/05)
 - c. Minimize barriers to handicapped or elderly persons; and (3/24/05)
 - d. Be consistent with the character of the site, requiring minimal disturbance of significant vegetation and slopes.

F. Off-Street Parking and Loading:

1. A minimum of 1 loading area shall be provided for every 50,000 square feet of residential building area, or portion thereof. (3/24/05)
2. A minimum of one off-street parking space shall be provided for every 600 square feet of residential building area.
- 2.3. Sufficient parking space shall be provided for residents and guests and for storage of residents' recreational vehicles. Parking spaces for residents shall be provided on-site to enable roads to be of minimum width. Clustered parking shall be provided where feasible. (3/24/05)

3.4. Parking for guests may be provided on- or off-street, taking into consideration street type, street width, anticipated normal traffic movement of emergency and service vehicles (i.e., snow removal equipment), and potential hazards to pedestrians. (3/24/05)

G. Landscaping and Buffering: A minimum of 25 percent of the site area, after subtracting any required dedications for roads, shall be used for landscaping, buffering, and outdoor recreation and activity areas. Particular objectives for landscaping and buffering in this district shall be to: (3/24/05)

1. Provide noise buffering and mitigate air pollution associated with any freeway, expressway, or arterial adjoining a site area; (3/24/05)
2. Define and provide transitions between semi-public, semiprivate and private areas within the site; (3/24/05)
3. Preserve the existing landscape in its natural state as far as possible; and (3/24/05)
4. Utilize, in new landscaping, native compatible trees and vegetation to ensure continuity with the surrounding area. (3/24/05)

H. Building Design: The following standards shall apply to commercial developments in Government Camp. These are recommended for all other developments. (3/24/05)

1. Exterior Building Materials: Primary and accessory structures shall use wood, stone, stone veneer, or stucco for exterior construction. Stucco and textured concrete may be used as secondary materials. Stucco must be acrylic-based and combined with heavy timber, wood, or stone cladding. A rock, rock veneer, or textured concrete base shall be provided around building exteriors visible from roadways. No exposed plywood, particle board, plain concrete, cinder block, or grooved T1-11 is permitted. (3/24/05)
2. Roofing Materials: No composition shingles or galvanized or corrugated metal roofs are allowed. (3/3/93)
3. Design: Building design shall meet the design intent of mountain architecture as described in the Government Camp Design Guidelines Handbook. Examples of mountain architecture include "Cascadian", "Oregon Rustic", and the "National Park Style". (3/3/93)

I. Signs: Permanent identification signs shall be subject to Subsections 1010.09(A)(1) through (5). Signs may be indirectly illuminated and shall be complementary to the unique character of the Mount Hood Community in the use

of graphics, symbols, and natural materials. On-site directional signing shall be sensitive to the needs of tourists. Government Camp signs shall comply with Section 1010. (3/24/05)

- J. **Manufactured Dwelling Parks:** Existing manufactured dwelling parks shall not be redeveloped with a different use until a plan for relocation of the existing tenants is submitted and approved by the Planning Director. (3/24/05)

312 HOODLAND RESIDENTIAL DISTRICT (HR) (3/24/05)

312.01 PURPOSE

This section is adopted to: (3/24/05)

- A. Implement the policies of the Comprehensive Plan for Low Density Residential areas regulated by the Mount Hood Community Plan; and (3/24/05)
- B. Maintain and enhance the natural environmental and living qualities of those areas within the Mt. Hood Community which are recreational residential in character through conservation of natural resources and carefully controlled development. (3/24/05)

312.02 AREA OF APPLICATION

Property may be zoned HR when the site has a Comprehensive Plan designation of Low Density Residential; the site is regulated by the Mount Hood Community Plan; and the criteria in Section 1202 are satisfied. (3/24/05)

312.03 PRIMARY USES

- A. One detached single-family dwelling, residential home, or, subject to Section 824, manufactured home; (3/24/05)
- B. One attached single-family dwelling per lot on up to 20 percent of the total number of lots in a subdivision or up to 100 percent of the lots in a planned unit development. If three or more dwelling units are attached to one another, design review shall be required pursuant to Section 1102, and Subsection 302.09 shall apply. (3/24/05)
- C. Bus shelters, subject to Section 823; (3/24/05)
- D. Utility carrier cabinets, subject to Section 830; (3/24/05)
- E. Wireless telecommunication facilities listed in Subsections 835.04(B) and (C), subject to Section 835; (3/24/05)
- F. Public parks, playgrounds, recreational and community buildings and grounds, public golf courses, tennis courts, and similar recreational uses, all of a noncommercial nature, provided that any principal building, swimming pool, or use shall be located a minimum of 45 feet from any other lot in a residential district. These uses may be designated Open Space Management under Section 702 when the criteria under Section 1011 are satisfied; (3/24/05)
- G. Park-and-ride facilities. (3/24/05)

312.04 ACCESSORY USES

- A. Uses and structures customarily accessory and incidental to a primary use; (3/24/05)
- B. One accessory dwelling unit; (3/24/05)
- C. Livestock, subject to Section 821; (3/24/05)
- D. Home occupations, including bed and breakfast homestays, subject to Section 822; (3/24/05)
- E. Guest houses, subject to Section 833; (3/24/05)
- F. Signs, subject to Section 1010; (3/24/05)
- G. Solar collection apparatus; (3/24/05)
- H. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work; (3/24/05)
- I. Family daycare providers. (3/24/05)

312.05 USES SUBJECT TO REVIEW BY THE PLANNING DIRECTOR (3/14/02)

The following use may be approved by the Planning Director pursuant to Subsection 1305.02: (3/14/02)

- A. Wireless telecommunication facilities listed in Subsections 835.05(A)(2) and (3), subject to Section 835. (3/14/02)

312.06 CONDITIONAL USES

- A. The following conditional uses may be allowed subject to review by the Hearings Officer pursuant to Section 1300. Approval shall not be granted unless the proposal complies with Section 1203 and any applicable provisions of Section 800. (5/22/03)
 - 1. Condominium conversions, subject to Section 803; (5/22/03)
 - 2. Churches, subject to Section 804; (5/22/03)
 - 3. Schools, subject to Section 805; (5/22/03)

4. Daycare facilities, subject to Section 807; (5/22/03)
5. Nursing homes, subject to Section 810; (5/22/03)
6. Service and recreational uses, subject to Section 813; (6/6/02)
7. Quarry activities or uses: rock, gravel, sand, soil, aggregates, and similar extractive activities and uses, but none within any stream corridor area or within 100 feet of the average annual high water mark of any stream, river, or other body of water, whichever is greater, subject to Section 818; (5/22/03)
8. Sanitary landfills, debris fills and solid waste transfer stations, with a minimum site area of 3 acres, subject to Section 819; (5/22/03)
9. Public or private energy source development. Hydroelectric facilities shall be subject to Section 829; (5/22/03)
10. Bed and breakfast residences and inns, subject to Section 832; (5/22/03)
11. Wireless telecommunication facilities listed in Subsection 835.06(A), subject to Section 835; (5/22/03)
12. Personal use airports and helistops; (5/22/03)
13. Guest ranches, lodges, campgrounds, and similar recreation operations, with a minimum site area of 1 acre; (5/22/03)
14. Filling, grading, excavating, clearing of vegetation, and installation of public facilities in stream corridor areas; (5/22/03)
15. Multi-use developments, subject to Section 1016; (5/22/03)

312.07 PROHIBITED USES

- A. Uses of structures and land not specifically permitted; (3/24/05)
- B. The use of a residential trailer or mobile home as a dwelling, except within a lawfully established preexisting manufactured dwelling park or as authorized under Section 1204. (3/24/05)

312.08 DIMENSIONAL STANDARDS

- A. Purpose: The dimensional standards are intended to: (3/24/05)
 1. Provide for the protection of the natural environment and the surrounding areas from potentially adverse influences;

2. Provide for and protect the unique character, livability, and scenic quality of the Mount Hood community; (3/24/05)
 3. Provide for fire safety and protection of all structures;
 4. Protect the privacy and livability of on- and offsite dwellings and yard areas;
 5. Provide for adequate light and air circulation between structures;
 6. Provide for adequate snow slide area between structures above the 3,500-foot elevation; (3/24/05)
 7. Ensure consistency in the scale of structures, both vertically and horizontally; and (3/24/05)
 8. Provide for adequate open space within a development. (3/24/05)
- B. Density: The district land area for purposes of calculating density pursuant to Section 1012 is 10,890 square feet per primary dwelling unit. (3/24/05)
- C. Setback Exception: Notwithstanding Subsections 312.08(D), (E) and (G), no setback is required from property lines that abut a national forest. (3/24/05)
- D. Minimum Front Yard Setback: 20 feet from the front property line or 40 feet from the centerline of the fronting road, whichever is greater, except as provided below: (3/24/05)
1. Scenic Roads: Structures built on lots adjacent to roads designated as scenic roads in the Comprehensive Plan should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer area. (3/24/05)
 2. Corner or Through Lots: Structures on corner or through lots shall observe the minimum front yard setback on one road and shall have the option of maintaining a 15-foot setback or 35 feet from the centerline of the fronting road, whichever is greater, on the other road. Structures located above 3,500 feet in elevation shall have the option of maintaining a 10-foot setback, or 30 feet from the centerline of the fronting road, whichever is greater, on the other road. (3/24/05)
- E. Minimum Side Yard Setback: 10 percent of the lot width calculated at the building line. However, regardless of lot width, a side yard setback shall not be less than 5 feet, and a side yard setback of more than 10 feet shall not be required. (3/24/05)
- F. Minimum Structure Separation: Above 3,500 feet in elevation, the separation distance between buildings with contiguous snow slide areas shall be a minimum

of 20 feet. "Snow slide area" means the area around the structure that may be subject to snow buildup as a result of snow sliding from the sloped roof of the structure. (3/24/05)

- G. Minimum Rear Yard Setback: 10 percent of the average lot depth. However, regardless of lot depth, a rear yard setback shall not be less than 10 feet, and a rear yard setback of more than 20 feet shall not be required. Attached single-family dwellings shall have a minimum rear yard setback of 20 feet. (3/24/05)
- H. Corner Vision: No sight-obscuring structures or plantings exceeding 30 inches in height shall be located within a 20-foot radius of the lot corner nearest the intersection of two public, county, or state roads, or from the intersection of a private driveway, access drive, or private road and a public, county, or state road. Trees located within a 20-foot radius of such an intersection shall be maintained to allow 8 feet of visual clearance below the lowest-hanging branches. (3/24/05)
- I. Maximum Lot Coverage: (3/24/05)
 - 1. Maximum lot coverage for lots developed with attached single-family dwellings shall be 50 percent. (3/24/05)
 - 2. A 20-percent lot coverage limitation shall apply to lots contained in any subdivision recorded prior to September 16, 1974. In a planned unit development, the lot coverage limitation shall be calculated as a percentage of the average lot size. In calculating the average, common areas shall be included in the total area but the result shall be divided only by the number of building lots. (3/24/05)
- J. Maximum Building Height: 40 feet. This provision may be modified to allow a maximum height of 50 feet when necessary to accommodate understructure parking. Attached single-family dwellings shall have a maximum building height of 35 feet. (3/24/05)
- K. Exceptions: Dimensional standards are subject to modification pursuant to Section 900. (3/24/05)
- L. Variances: Dimensional standards may be modified pursuant to Section 1205. (3/24/05)

312.09 DEVELOPMENT STANDARDS

- A. General: Development shall be subject to the applicable provisions of Sections 1000 and 1100. If there is a conflict between Section 1000 and this subsection, this subsection shall govern. (3/24/05)
- B. Community Plans and Design Plans: Development within a Community Plan or Design Plan area identified in Chapter 10 of the Comprehensive Plan shall

comply with the specific policies and standards for the adopted Community Plan or Design Plan. If there is a conflict between this section and a Community Plan or Design Plan, the Community Plan or Design Plan shall govern. (3/24/05)

- C. Planned Unit Developments: Developments that meet the criteria in Subsection 1013.02(B) shall be required to develop as planned unit developments, subject to Section 1013. (3/24/05)
- D. Restricted Areas: Generally residential development is prohibited in the Floodplain Management District regulated by Section 703, river and stream corridors, wetlands, mass movement hazard areas regulated by Section 1003, and slopes greater than 25 percent. However, a single-family dwelling may be developed in a restricted area on a lot of record created prior to the adoption of this standard, subject to compliance with the applicable criteria in this Ordinance for such development. In the case of a land division, density accruing to restricted areas may be eligible for transfer to unrestricted areas as provided in Section 1012. (3/24/05)
- E. Off-Street Parking:
 - 1. One off-street parking space shall be provided for each dwelling unit of 800 square feet or less.
 - 2. Two off-street parking spaces shall be provided for each dwelling unit of more than 800 square feet.
 - 3. On land above the 3,500-foot elevation, covered parking shall be provided for structures containing 3 or more dwelling units. (3/24/05)
- F. Access: Consolidated and shared access driveways or frontage roads, cross-easements, or access from other roads or easements fronting the property may be required, as necessary, to limit the number of access points onto a road designated as a scenic road in the Comprehensive Plan. (3/24/05)
- G. Manufactured Dwelling Parks: Existing manufactured dwelling parks shall not be redeveloped with a different use until a plan for relocation of the existing tenants is submitted and approved by the Planning Director or his designate. (11/24/99)
- H. Design Features: All dwellings, except temporary dwellings approved pursuant to Section 1204, shall include at least three of the following features visible to the road. If a dwelling is located on a corner lot, the features shall be visible to the road from which the dwelling takes access. (3/24/05)
 - 1. A covered porch at least 2 feet deep; (3/24/05)
 - 2. An entry area recessed at least 2 feet from the exterior wall to the door; (3/24/05)

3. A bay or bow window (not flush with the siding); (3/24/05)
4. An offset on the building face of at least 16 inches from one exterior wall surface to the other; (3/24/05)
5. A dormer; (3/24/05)
6. A gable; (3/24/05)
7. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls; (3/24/05)
8. Roofline offsets of at least 16 inches from the top surface of one roof to the top surface of the other; (3/24/05)
9. An attached garage; (3/24/05)
10. Orientation of the long axis and front door to the road; (3/24/05)
11. A cupola; (3/24/05)
12. A tile or shake roof; (3/24/05)
13. Horizontal lap siding.

CONFORMING AMENDMENTS

[Revise Section 1007.06]

TRANSIT AMENITIES

Major new residential, commercial, and industrial developments shall be reviewed with the participation of Tri-Met ~~during the site analysis process under subsection 1102.06~~ to insure appropriate design and integration of transit amenities into the development. The design shall not be limited to streets but shall insure also that pedestrian/bikeway amenities and other transit supportive features, such as shelters, turn bays, park-and-ride spaces, and signing will be provided. (3/14/02)

[Revise Subsection 1016.03(B)(3)]

A site analysis including the requirements under Subsections 1102.056(A)(7) and (8).

[Revise Subsection 1016.03(B)(4)]

A preliminary site plan including the requirements under Subsections 1102.057(A)(9) through (12), and addressing the purposes under Subsection 1016.01, the site planning and design objectives under Subsection 1016.09(A), and dimensional requirements under Subsection 1016.08.

[Revise Subsection 1016.03(B)(4)]

~~Final Plans~~, as required under Subsections 1102.058(A)(7) through (12), are submitted, reviewed, and approved by the Design Review Committee and staff, and

[Revise Subsection 1103.03(C)]

Submittal requirements for ~~p~~lanned ~~u~~nit ~~d~~evelopments shall include a vicinity map and an existing conditions map as required by Site Analysis as outlined in Subsections 1102.056(A)(7) and (8), in addition to the other requirements set forth in this Ordinance. (4/12/82)

[Revise Subsection 1105.03(C)]

Any application involving property designated Open Space by the Comprehensive Plan shall also satisfy the submittal requirements of Subsections 1102.056(A)(7) and (8) and Section 1103. The analysis required under these provisions may be incorporated in the subdivision application review process. (6/6/02)

[Revise Subsection 1106.03(C)]

Any application involving property designated Open Space by the Comprehensive Plan shall also satisfy the submittal requirements of Subsections 1102.056(A)(7) and (8) and Section 1103. The analysis required under these provisions may be incorporated in the partition application review process. (~~6/6/02~~)

[Revise Subsection 1703.10(C)(2)]

Detailed Site Plan: A detailed site plan is required for each phase of development. The detailed site plan shall meet the requirements under Subsections 1102.056(A)(7) through (12) ~~and 1102.07~~. In addition to the requirements in these subsections, the site plan shall include:

[Revise Subsection 835.08(K)]

Maintenance of the lease area is the responsibility of the owner/operator of the wireless telecommunication facility. The owner operator shall prevent the facility from entering into a state of disrepair due to negligence, vandalism, natural hazard, or any other source. This requirement places the responsibility for maintenance on the owner/operator and is, otherwise, consistent with the requirements of Subsection 1102.069.