



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

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www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: May 20, 2016
Jurisdiction: City of Lake Oswego
Local file no.: LU 16-0001
DLCD file no.: 002-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/19/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 38 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-16 {24228}

Received: 5/19/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Lake Oswego

Local file no.: **LU 16-0001**

Date of adoption: 05/17/2016 Date sent: 5/19/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

☒ Yes: Date (use the date of last revision if a revised Form 1 was submitted): 01/15/2016☐ NoIs the adopted change different from what was described in the Notice of Proposed Change? ☒ Yes ☐ No

If yes, describe how the adoption differs from the proposal:

Ordinance 2707 was refined to remove two of the proposed amendments. The exemption of public garages from the LGVC Overlay District "Village Edge Height Limit" standard and the proposed increases to minimum off-street parking requirements were not approved.

Local contact (name and title): Johanna Hastay, AICP, Associate Planner

Phone: 503-534-5740 E-mail: jhastay@lakeoswego.city

Street address: 380 A Avenue City: Lake Oswego Zip: 97034

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Ordinance 2707 did not amend the text of the adopted comprehensive plan.

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from to . acres. ☐ A goal exception was required for this change.

Change from to . acres. ☐ A goal exception was required for this change.

Change from to . acres. ☐ A goal exception was required for this change.

Change from to . acres. ☐ A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): .

☐ The subject property is entirely within an urban growth boundary

☐ The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

LOC 50.03.002 Use Table

LOC 50.03.003 Use-Specific Standards

LOC 50.05.007 Lake Grove Village Center Overlay District Standards

LOC 50.06.002 Parking Standards

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from to . Acres:

Change from to . Acres:

Change from to . Acres:

Change from to . Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: . Acres added: . Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: City of Lake Oswego

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

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

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Adopted Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or .xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- ☐ Completed Form 2
- ☐ A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- ☐ The findings and the text of the change to the comprehensive plan or land use regulation
- ☐ If a comprehensive plan map or zoning map is created or altered by the proposed change:
 - ☐ A map showing the area changed and applicable designations, and
 - ☐ Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable
- ☐ Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change

ORDINANCE NO. 2707

AN ORDINANCE OF THE LAKE OSWEGO CITY COUNCIL AMENDING CERTAIN SECTIONS OF THE LAKE OSWEGO COMMUNITY DEVELOPMENT CODE TO REFLECT RECOMMENDATIONS FROM THE LAKE GROVE VILLAGE CENTER PARKING MANAGEMENT PLAN, AND ADOPTING FINDINGS (LU 16-0001)

WHEREAS, the Lake Oswego Community Development Code implements the City's Comprehensive Plan, including the Lake Grove Village Center Special District Plan (LGVC Plan); and

WHEREAS, the LGVC Plan contains action measures to address ongoing community concerns regarding impacts from commercial use parking within the LGVC Overlay District (LOC 50.05.007); and

WHEREAS, the Council directed staff to complete a district-wide LGVC Parking Management Plan (PMP) to assess the existing conditions and determine necessary strategies to ensure an adequate parking supply for new and redevelopment, while protecting nearby residential neighborhoods; and

WHEREAS, a Stakeholders' Advisory Committee was convened to draft the PMP and ensure recommended strategies were reviewed and revised based on input from the Advisory Committee members, Planning Commission, neighborhood and business associations, and the public; and

WHEREAS, a key implementation strategy of the PMP is to propose code amendments consistent with the Comprehensive Plan that help ensure adequate off-street parking reflecting the unique circumstances of the District, and the proposed PMP code amendments were submitted to the Planning Commission (LU 16-0001); and

WHEREAS, the Planning Commission has, following public hearings on February 22, 2016, and March 14, 2016, recommended the PMP code amendments be approved by the City Council; and

WHEREAS, notice of the public hearing for consideration of this Ordinance was duly given in the manner required by law; and

WHEREAS, a public hearing on recommended PMP code amendments was held before the City Council of the City of Lake Oswego on May 3, 2016, at which the staff report, testimony, and evidence were received and considered.

The City of Lake Oswego ordains as follows:

Section 1. The City Council adopts the Findings and Conclusions (LU 16-0001), attached as

Attachment A.

Section 2. The Lake Oswego Code is amended by adding the new text shown in double-underlined type and deleting text shown in ~~striketrough~~ type, in Attachment B.

Section 3. Severability. The provisions of this ordinance are severable. If any portion of this ordinance is for any reason held to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date. As provided in Section 35.C. of the Lake Oswego Charter, this ordinance shall take effect on the thirtieth day following enactment.

Enacted at the meeting of the City Council of the City of Lake Oswego held on the 17th day of May, 2016.

AYES: Mayor Studebaker, Buck, Gudman, Gustafson, Collins, O'Neill, Manz.

NOES: None.

ABSENT: None.

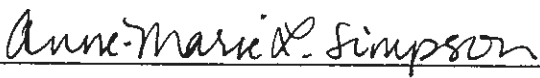
ABSTAIN: None.

EXCUSED: None.

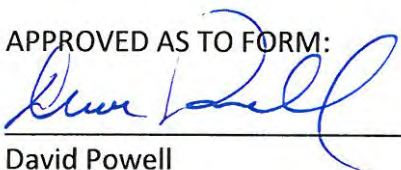

Kent Studebaker, Mayor

Dated: May 18, 2016

ATTEST:


Anne-Marie Simpson, City Recorder

APPROVED AS TO FORM:


David Powell
City Attorney

BEFORE THE CITY COUNCIL
OF THE CITY OF LAKE OSWEGO

A REQUEST FOR TEXT AMENDMENTS TO
COMMUNITY DEVELOPMENT CODE TO
IMPLEMENT LAKE GROVE VILLAGE CENTER
PARKING MANAGEMENT PLAN

LU 16-0001
CITY OF LAKE OSWEGO
FINDINGS & CONCLUSIONS

NATURE OF PROCEEDINGS

This matter came before the Lake Oswego City Council on the recommendation of the Planning Commission for legislative amendments to the Community Development Code implementing key action items from the Lake Grove Village Center (LGVC) Parking Management Plan (PMP).

HEARINGS

The Planning Commission (Commission) held a public hearing and considered this application at its meetings of February 22, 2016 and March 14, 2016. The City Council held a study session on April 19, 2016, and a public hearing to consider the Commission's recommendation on May 3, 2016.

CRITERIA AND STANDARDS

A. City of Lake Oswego Comprehensive Plan Volume 1:

Land Use Planning Chapter
Land Use Administration
Policy A-1
Policy A-3
Policy C-1
Policy D-1

Community Culture Chapter
Civic Engagement
Policies 1, 2, 4, 5, and 9

Inspiring Spaces and Places Chapter
Goal 1: Policies 1 and 7

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1 Connected Community Chapter
2 Transportation Choices
3 Policy B-5

4 Livability
5 Policy F-6

6 B. City of Lake Oswego Comprehensive Plan Volume II: Neighborhood and Special District
7 Plans 2013

8 Lake Grove Village Center Plan
9 Goal 9: Support Businesses in the Village Center
10 Policy 9.3

11 Goal 10: Identify and Implement Funding Mechanism to Sustain Economic
12 Vitality Action Measure iv

13 C. City of Lake Oswego Community Development Code

14 LOC 50.07.003.3.c Published Notice for Legislative Hearing
15 LOC 50.07.003.16.a Legislative Decisions Defined
16 LOC 50.07.003.16.b Criteria for Legislative Decision
17 LOC 50.07.003.16.c Required Notice to DLCD
18 LOC 50.07.003.16.d Planning Commission Recommendation Required
19 LOC 50.07.003.16.e City Council Review and Decision

20 **FINDINGS AND REASONS**

21 The following information was presented to the Council prior to the May 3rd hearing and
22 added into the record:

23 Exhibit G-5 E-Mail, Barry Hasson, dated February 24, 2016
24 Exhibit G-6 Letter, Barry Hasson, dated February 26, 2016
25 Exhibit G-7 E-Mail, Barry Hasson, dated February 27, 2016
26 Exhibit G-8 Letter, Don and Suzanne Conklin, dated March 3, 2016
27 Exhibit G-9 E-Mail, Peter York, dated March 12, 2016
28 Exhibit G-10 E-Mail, Josh Carter, dated March 3, 2016
29 Exhibit G-11 Letter, Larry Ludwig, dated March 28, 2016
30 Exhibit G-12 Letter, Peter York, dated April 22, 2016
31 Exhibit G-13 Letter, Lake Grove NA, dated April 29, 2016
32 Exhibit G-14 E-Mail, Colleen Anderson, dated May 3, 2016
33 Exhibit G-15 E-Mail, Frank Anderson, dated May 3, 2016

34 The Council incorporates the Findings and Conclusions of the Commission in this matter,

**ATTACHMENT A
ORDINANCE 2707**

1 together with the Commission staff report dated February 10, 2016, and the Council staff
2 report dated April 21, 2016, with all exhibits, as support for its decision, supplemented by the
3 further findings and conclusions below. In the event of any inconsistency between the
4 supplemental findings and the incorporated matters, the supplemental findings control.

5 Following are the supplemental findings and conclusions of this Council:

6 Potential Public Garage

7 The Council received testimony regarding proposed amendments to LOC 50.05.007,
8 Lake Grove Village Center Overlay District standards, for a potential public garage at the south
9 end of the Lake Grove Village Center (Village Center) (Exhibits G-5 through G-15). The issues
10 raised in opposition to these amendments include whether the garage was a needed public
11 amenity, the massing and height of the structure, location of the garage, funding sources, and
12 negative impacts on abutting residential areas. No specific Comprehensive Plan policies were
13 cited.

14 The Council finds that parking is an allowed use in the General Commercial (GC) zone.
15 The proposed code amendments do not change the location where parking may be
16 constructed, but instead regulate the dimensions of a potential future public garage. Although
17 the public need for a garage in the GC zone is not an applicable approval criterion for these
18 amendments, the Council finds that addressing the requirements for a parking garage at this
19 location is consistent with Goal 9, Policy 9.3 of the Lake Grove Village Center Plan, which calls
20 for adequate parking opportunities to serve businesses in the Village Center. The issue of
21 whether or how to allocate funding for a public garage is not before the Council in these
22 proceedings.

23 With regard to the public garage's massing and height, the Council concurs with the
24 Commission and finds that the proposed amendment to exempt the public garage from the
25 "Village Edge Height Limit" standard would allow a massing and height that does not comply
26 with applicable Comprehensive Plan policies that promote compatibility between commercial

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**ATTACHMENT A
ORDINANCE 2707**

development and nearby residential neighborhoods. The Council also finds that the proposed code amendments increasing allowed lot coverage and modifying certain building design standards for a public garage in the GC zone are appropriate, and conform to the Comprehensive Plan, because compatibility can be maintained between commercial and residential development through required building design, setbacks, landscape buffering, and screening.

Potential Public Surface Parking Lot

The Council received written testimony regarding the proposed code amendments for a potential public surface parking lot in the central area of the Village Center (Exhibit G-4). The issues raised in opposition include problematic traffic circulation, potential negative impacts on the nearby residential areas, availability of the properties, and needed right-of-way improvements along Oakridge Road. No specific Comprehensive Plan policies were cited.

The Council finds that the proposed code amendments allowing stand-alone public surface parking facilities as a conditional use in the NC zone in association with several use-specific limitations provide for potential future development of a needed public amenity in the central area of the Village Center while ensuring that any traffic impacts and design concerns can be mitigated during the development review process.

Minimum Parking Requirements

The Lake Grove Village Center Parking Management Plan (PP 13-0007) includes an analysis of the adequacy of off-street parking requirements for commercial uses within the Village Center. Proposed amendments to the parking standards in LOC 50.06.002 were proposed regarding off-street parking within the Village Center including remote and shared parking between commercial properties, minimum parking requirements, allowed parking modifiers, and parking space/drive aisle dimensions.

The proposed amendments would increase the minimum parking requirements for seven specific uses allowed in the General Commercial zone: churches and similar institutional

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**ATTACHMENT A
ORDINANCE 2707**

1 uses, stadiums, sports clubs and similar recreational facilities, banks, supermarkets, restaurants
2 (other than fast food restaurants), and retail sales and rentals. The proposal would increase the
3 minimum parking requirements to match the parking ratios allowed in the Metro Regional
4 Functional Transportation Plan.

5 The Council finds that, in conjunction with the other parking standard amendments,
6 increasing the minimum parking requirements may place an undue regulatory burden on
7 current and future commercial uses and increase the number of nonconforming private parking
8 facilities. Further, the Council finds that other proposed amendments to the parking standards,
9 together with the parking management strategies of the PMP, are sufficient to ensure adequate
10 off-street commercial parking with minimal impacts on the nearby residential areas. Parking in
11 the Village Center can be reviewed and the applicable standards adjusted periodically as
12 needed to meet the changing parking needs of the district. The Council finds that the proposed
13 amendments to LOC Table 50.06.002-3 are not needed at this time and should not be adopted.

14 **CONCLUSION**

15 The City Council concludes that LU 16-0001, as modified to be consistent with these
16 findings, complies with all applicable criteria and should be approved. The Council also
17 concludes that proposed Ordinance 2707, as modified to be consistent with these findings,
18 should be enacted.

ATTACHMENT B ORDINANCE 2707

LOC 50.03.002 USE TABLE

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3. COMMERCIAL, MIXED USE, INDUSTRIAL, AND SPECIAL PURPOSE DISTRICTS USE TABLE

TABLE 50.03.002-2: COMMERCIAL, MIXED USE, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS USE TABLE																				
P = Permitted Use Blank = Not Permitted C = Conditional Use																				
[x] Table notes located at the end of the table																				
Use Cat.	Use Type	Commercial, Mixed Use, Industrial														Special Purpose			Use Specific Standards	
		NC [47]	GC	HC	OC [47]	EC [47]	CR& D	MC	WLG- [32]				FMU [32], [46]	I	IP	IPO [37]	CI	PF		PNA
									OC	RMU	R-2.5	RLW								
RESIDENTIAL USES																				
Vehicle/ Equipment Sales and Services	Private off- street parking facilities (sole use on site; parking garages, etc.) <u>Parking Facilities, Off-Street (primary use on the site; garage and/or surface parking lot)</u>	<u>C</u>	P			P	P	P					P						<u>NC zone: LOC 50.03.003.3.d</u>	

LOC 50.03.003 USE-SPECIFIC STANDARDS

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3. COMMERCIAL – PERMITTED USES

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d. Public Parking Facilities in the NC Zone – Conditional Use

- i. A publicly-owned (City or LORA) surface parking facility is conditionally allowed as the sole use on a lot in the NC zone, only within the Lake Grove Village Center Overlay (LGVCO) District and only as specifically identified in Figure 50.05.007-U: Parking Facilities and Access Coordination Map. Public garages are not a similarly allowed use to a public surface parking facility.

LOC 50.05.007 LAKE GROVE VILLAGE CENTER OVERLAY DISTRICT

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4. SITE DIMENSIONAL STANDARDS

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b. Structure Height

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iii. Standards for Buildings Greater Than Three Stories

This standard ensures that residential uses and additional landscape buffering adjacent to low density residential zones are provided for buildings exceeding three stories. Any building with more than three stories shall comply with subsection 4.b.ii of this section and the following:

(1) Residential Use Required Above Second Story

Except for a public garage as identified in Figure LOC 50.05.007-U: Parking Facilities and Access Coordination Map, all All stories above the second story shall be used exclusively for residential dwelling units.

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c. Lot Coverage and FAR

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ii. Lot Coverage

Lot coverage shall be permitted as set forth in Table [50.05.007-2](#) below and the provisions that follow:

Table 50.05.007-2: LOT COVERAGE				
Zone Districts and Village Transition Areas	Maximum Lot Coverage Base Case	Additional Lot Coverage Allowed for Site Amenities		Maximum Site Coverage with Site Amenities Provided
		Housing [1]	Sustainability Features	
GC	50% <u>[2]</u>	Up to 15%	5%	70%
OC, OC/R-3	30%	Up to 25%	5%	60%

Table 50.05.007-2: LOT COVERAGE				
Zone Districts and Village Transition Areas	Maximum Lot Coverage Base Case	Additional Lot Coverage Allowed for Site Amenities		Maximum Site Coverage with Site Amenities Provided
		Housing [1]	Sustainability Features	
NC/R-0, PF	40%	Up to 15%	5%	60%
R-0, R-3, R-5	40%	NA	10%	50%
VTA 1	40%	Up to 15% [1]	5%	60%
VTA 2	40%	Up to 15% [1]	5%	60%
VTA 3	40%	Up to 15% [1]	5%	60%
[1] Applies only when base zone is GC, OC, NC, NC/R-0, OC/R-3 or PF.				
<u>[2] As identified in Figure 50.05.007-U: Parking Facilities and Access Coordination Map, the maximum lot coverage for a site where a public garage is the primary use is 75%.</u>				

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d. Yard Setbacks

Yard setback requirements apply at locations identified on Figure [50.05.007-J](#): Village Yard Setbacks Map. In case of a conflict with the standards set forth below, locations identified on the Village Yard Setbacks Map apply, with the exception of a public garage.

Figure 50.05.007-J: Village Yard Setbacks Map

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Required yard setbacks are set forth in Table [50.05.007-3](#) below. Village yard setbacks are illustrated in Figure [50.05.007-J](#): Village Yard Setbacks Map. In case of conflict between Village Transition Yard Setbacks or Park Streetfront Setbacks and other requirements in this section, the Village Transition Yard Setbacks or Park Streetfront Setbacks apply.

TABLE 50.05.007-3: VILLAGE YARD SETBACKS		
(LOCATIONS IDENTIFIED IN VILLAGE YARD SETBACKS MAP, FIGURE 50.05.007-1)		
Applicability	Required Setback (minimum distance)	
Base Zone Yard Setbacks		
GC, NC/R-0, OC, PF, OC/R-3	Yard adjacent to other than R-7.5 or R-10: None Yard adjacent to R-7.5 or R-10: 25 ft., except: 10 ft. – surface parking 30 ft. – public garage as identified in Figure 50.05.007-U: Parking Facilities and Access Coordination Map 5 ft. for southern line of the commercial area as described in LOC 50.05.007.6.f.vi(1) [ROW north of Sunset St.] (no surface parking in setback)	
R-0, R-3, R-5	Front: 10 ft. Rear: 10 ft. Side: exterior wall: 10 ft. Side: interior wall: 0 ft.	
Village Transition Yard Setbacks		
Village Transition Areas (VTAs) within 120 ft. of an abutting local or collector street ¹	VTA 1	Front: 20 ft. Rear: 20 ft. Side: 10 ft. GC, OC, NC, or PF abutting a GC, OC, NC, or PF zone without the VTA overlay: 0 ft.
	VTA 2	Front: 10 ft. Rear: 10 ft. Side: 10 ft. GC, OC, NC, or PF abutting a GC, OC, NC, or PF zone without the VTA overlay: 0 ft.
	VTA 3	Front: 5 ft. Rear: 5 ft. Side: 5 ft. GC, OC, NC, or PF abutting a GC, OC, NC, or PF zone without the VTA overlay: 0 ft.
Park Streetfront Environment Setbacks		
Kruse Way and Boones Ferry Road at locations where Park Streetfront Environment setbacks apply.	Front (at street): 20 ft.	
Notes:	[1] No yard setback is required between abutting properties that are subject to the Village Transition Area overlay when both properties are developed under a unified site plan.	

5. BUILDING DESIGN STANDARDS

- a. Purpose
- b. Style and Character
- c. Design Features
- d. Pedestrian Features
- e. Roofs
- f. Screening and Sound Buffering
- g. Materials
- h. Special Design Standards within the Village Transition Area

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i. Urban Village Design Areas

i. Side and Rear Wall Planes

A side or rear facade greater than 750 sq. ft. in area must be divided into distinct wall planes of 750 sq. ft. or less, resulting in a change in plane surface which projects or recedes at least two ft. from the adjacent plane, for a length of at least six ft.

Exception: A public garage, per Figure 50.05.007-U: Parking Facilities and Access Coordination Map, may use vertical landscaping and/or architectural detailing as a facade treatment to create the distinct wall planes. The landscaping or detailing must be a minimum of six ft. in width and create distinct wall area(s) of not more than 750 sq. ft. If vertical landscaping is utilized, the structure must be set back from the property line by a minimum of five ft. to provide sufficient planting area.

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6. SITE PLANNING STANDARDS

b. Streets, Circulation, and Pedestrian System

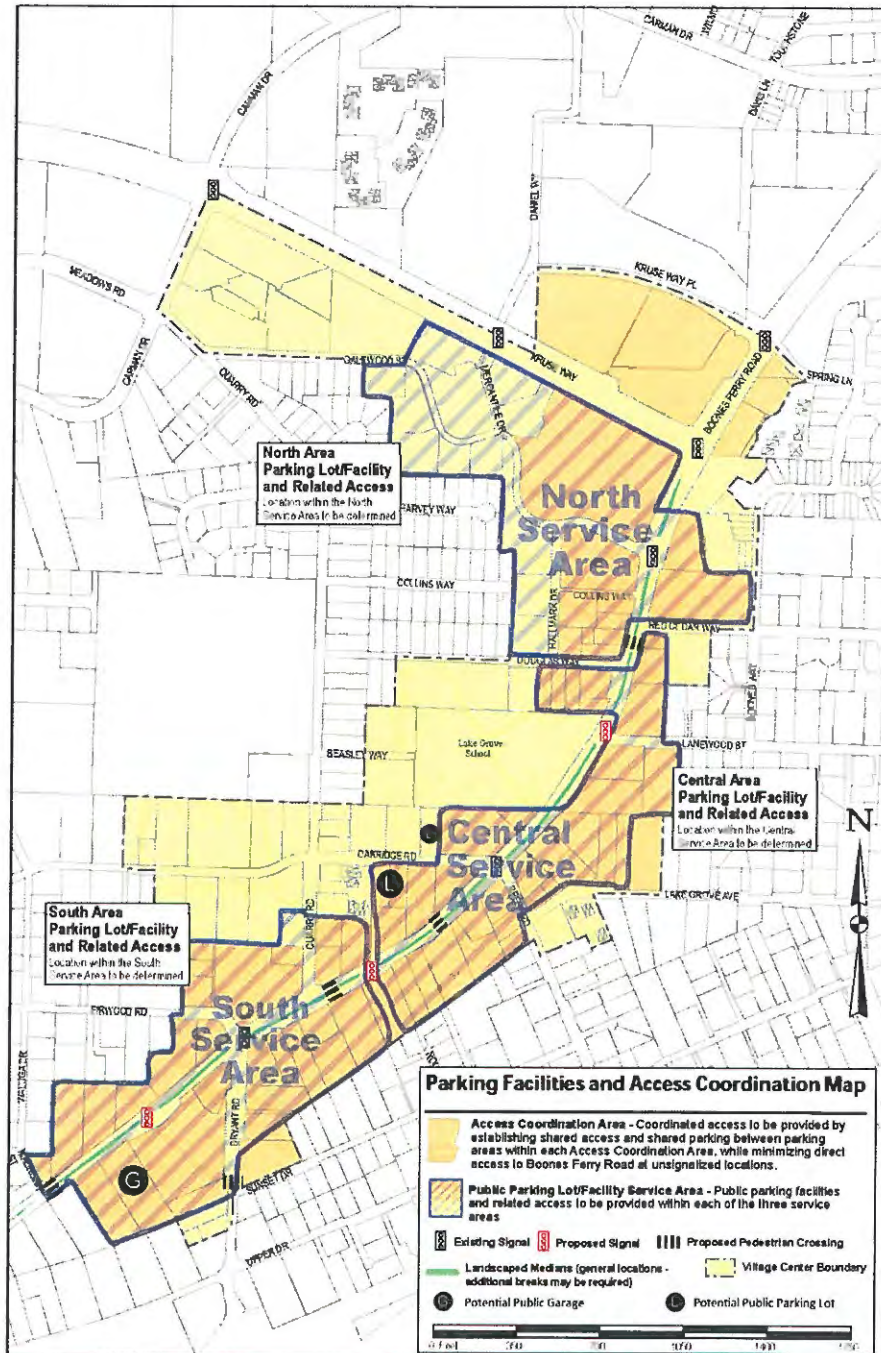
In accordance with the standards set forth below, development shall occur in a manner to ensure the phased construction of the planned circulation and access system and in no circumstance shall prevent the development of a cohesive access and circulation system.

i. Transportation System Maps

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(2) **Figure 50.05.007-U: Parking Facilities and Access Coordination Map**

Figure 50.05.007-U: Parking Facilities and Access Coordination Map



ii. Design Standards

(1) Generally Applicable Standards

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(2) Map Specific Locations

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(h) Abutting Parking Facilities Connections

Driveways and parking aisles shall be designed to create connections to abutting commercially zoned parking facilities within the Lake Grove Village Overlay District when practical. practicable. If a vehicular connection cannot be obtained, an attempt shall be made to obtain a pedestrian connection in an access easement. If the connection reduces landscaping below the minimum required on the abutting property, the area of the connection may be counted towards that requirement as "hardscape". If the abutting property owner is unable or unwilling to provide the vehicular or pedestrian connection, it may be temporarily postponed in accordance with subsection 6.b.ii(2)(j). The location of access connections shall be based on the Parking Facilities and Access Coordination Map, Figure [50.05.007-U](#).

Exception – Lake Grove Elementary School: This subsection 6.b.ii(2)(h) applies to the Lake Grove Elementary School site only when the development and uses are not for a public school.

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e. Landscape Requirements

...

viii. Parking Areas

Landscape standards for parking areas are as follows:

...

(4) Parking Bays

(a) Parking areas shall be divided into bays of not more than ~~ten (10)~~ eight parking spaces. Between and/or at the end of each parking bay there shall be curbed planters of at least five ft. in width. As an alternative to bays, private parking lots of 20 spaces or less may provide a perimeter landscape planter with a minimum width of five ft. if at least 25% of the parking spaces abut a landscaped area.

...

...

f. Buffer Area and Screening

i. Requirements Adjacent to Low Density Residential

Where a property within a commercial, R-0 or R-3 zone abuts an R-7.5 or R-10 zone, the following shall be provided:

(1) Minimum ten-ft. wide landscaped buffer area, except that a public garage per Figure 50.05.007-U: Parking Facilities and Access Coordination Map, or driveway serving the garage, shall be separated by a 15-ft. landscape buffer area; and,

(2) A six-ft. tall wood or masonry sight-obscuring fence or wall along the property line. The unfinished or structural side of the fence shall face the use to be screened.

...

2. STANDARDS FOR APPROVAL

a. Vehicle Parking

...

iv. Off-Street Parking Options

(1) Off-Site Parking

Within commercial, public use, industrial and campus institutional zones parking may be provided on remote lots within said zones which are within 500 ft. of the property line of the use to be served. Within the EC (East End General Commercial) zone only, unless otherwise prohibited, employee parking may be allowed within 1,000 ft. of the property line of the use to be served. Within the LGVCO only, unless otherwise prohibited, parking may be provided on remote lots within the District which are within 750 feet (customer parking) and 1,000 feet (employee parking) from the property line of the use to be served. If the remote parking lot is not owned by the owner of the property of the use to be served, said owner shall obtain an exclusive permanent easement in the remote lot so as to permit parking from the use to be served on the remote lot.

...

v. Reduction for Parking Space Requirements

(1) Parking space requirements shall be reduced in developments where compensating factors exist which would offset the parking demand (such as access to transit facilities, pedestrian and bicycle access, development size, or combined, or the parking study provision). Refer to Table [50.06.002-4](#) for reduction options, and subsections (a) and (b), below, for zone or Overlay District provisions.

(LOC Table 50.06.002-4: PARKING REQUIREMENT MODIFIERS)

...

(a) Allowed FMU Modifiers: Within the FMU zone,

(i) The FMU Ground Floor Exemption Modifier; and

(ii) The Transit Facilities and Pedestrian and Bicycle Access Modifiers for Commercial Residential Uses;

are the only permitted modifiers that allow reduction of the minimum numerical parking requirements in Table [50.06.002-3](#).

(b) Allowed LGVCO Modifiers: All properties within the District.

(i) The Development Site Size (DS) modifier; and

(ii) The Pedestrian and Bicycle Access (PA) Modifier;

are the only permitted modifiers that allow reduction of the minimum numerical parking requirements in Table [50.06.002-3](#).

vi. Parking Dimensions

...

(3) Except within the LGVCO, up to Up to 50% of the total parking requirement may be provided in compact car spaces. All parking spaces designated for compact vehicles shall be signed or labeled by painting on the parking space.

Figure 50.06.002-A-General: Off-Street Parking Matrix (General)

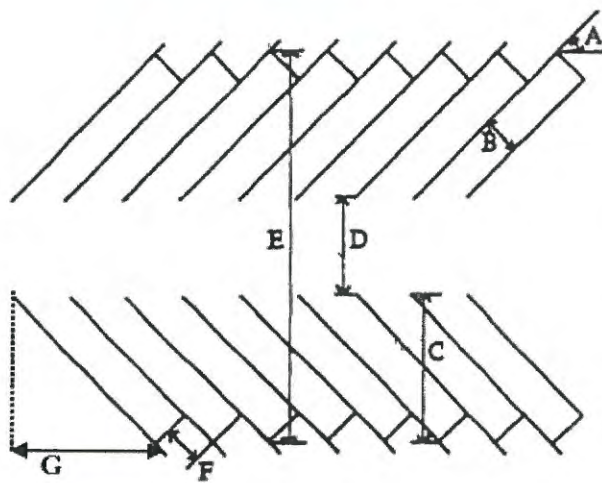
OFF-STREET PARKING MATRIX, REQUIRED SPACE AND AISLE DIMENSIONS IN FEET										
Angle (A)	Compact Size Vehicles					Standard Size Vehicles				
	Stall Width (B)	Stall Depth (C)	Aisle Width (D)	Module Width (E)	Bumper Overhang (F)	Stall Width (B)	Stall Depth (C)	Aisle Width (D)	Module Width (E)	Bumper Overhang (F)
0°	8.0	20.0	N/A	N/A	N/A	8.0	24.0	N/A	N/A	N/A
45°	8.0	15.5	11.0	42.0	2.0	8.5	17.5	13.0	48.0	2.0
						9.0	17.5	12.0	47.0	2.0
60°	8.0	17.0	14.0	48.0	2.5	8.5	19.0	18.0	56.0	2.5
						9.0	19.0	16.0	54.0	2.5
75°	8.0	17.5	21.0	56.0	2.5	8.5	19.5	25.5	64.5	2.5
						9.0	19.5	23.0	62.0	2.5

OFF-STREET PARKING MATRIX, REQUIRED SPACE AND AISLE DIMENSIONS IN FEET										
	Compact Size Vehicles					Standard Size Vehicles				
Angle (A)	Stall Width (B)	Stall Depth (C)	Aisle Width (D)	Module Width (E)	Bumper Overhang (F)	Stall Width (B)	Stall Depth (C)	Aisle Width (D)	Module Width (E)	Bumper Overhang (F)
90°	8.0	16.0	20.0	52.0	1.5	8.5	18.5	26.0	63.0	2.5
						9.0	18.5	24.0	61.0	2.5

Figure 50.06.002-A-FMU and LGVC Overlay District: Off-Street Parking Matrix for FMU Zone and LGVC Overlay District

FMU ZONE AND LGVC OVERLAY DISTRICT					
OFF-STREET PARKING MATRIX, REQUIRED SPACE AND AISLE DIMENSIONS IN FEET					
Angle (A)	Stall Width (B)	Stall Depth (C)	One-Way Aisle Width (D)	Two-Way Aisle Width (D)	Curb Length
Structured Parking					
0°	8.0	8.0	12	20	22.5
30°	8.5	15.0	12	20	17
45°	8.5	17.0	12	20	12
60°	8.5	17.5	16	20	9.75
90°	8.5	16.0	20	20	8.5
Surface Parking					
0°	8.0	8.0	14	20	22.5
30°	8.5	15.0	14	20	17

FMU ZONE AND LGVC OVERLAY DISTRICT					
OFF-STREET PARKING MATRIX, REQUIRED SPACE AND AISLE DIMENSIONS					
IN FEET					
Angle (A)	Stall Width (B)	Stall Depth (C)	One-Way Aisle Width (D)	Two-Way Aisle Width (D)	Curb Length
45°	8.5	17.0	14.0	22	12
60°	8.5	17.5	18.0	22	9.75
90°	8.5	18.0	20.0	22	8.5



A = Parking Angle

B = Stall Width

C = Stall Depth (no bumper overhang)

D = Aisle Width between Stall Lines, except for fire lanes, which are regulated by LOC Chapter [15](#), Fire Protection

E = Module Width (no bumper overhang)

F = Bumper Overhang

G = Curb Length

...