



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

05/05/2014

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Columbia City Plan Amendment
DLCD File Number 001-14

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: Friday, May 23, 2014

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

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

*NOTE: The Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Lisa Smith, City of Columbia City
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative

<paa> YA



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

FOR DLCD USE 001-14
File No.: (20246)
[17865]
Received: 5/2/2014

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: Columbia City

Local file no.:

Date of adoption: 5/2/2014

Date sent: 5/2/2014

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): 3/4/2014

No

Is 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:

Yes, The proposed Village Center Overlay was not adopted and the Public Lands Zoning was not amended.

Local contact (name and title): Planning Director

Phone: Lisa Smith

E-mail: lisasmithone@gmail.com

Street address: 1840 Second Street

City: Columbia City

Zip: 97053

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:

AMENDED COLUMBIA CITY DEVELOPMENT CODE (CCDC) 7.10, INTERPRETATIONS; CCDC 7.25, DEFINITIONS; CCDC 7.66, INDUSTRIAL ZONE; CCDC 7.90, ENVIRONMENTAL PERFORMANCE STANDARDS; CCDC 7.96, LANDSCAPING, SCREENING AND FENCING; CCDC 7.112; AND CCDC 7.112, ACCESSORY DWELLING UNITS.

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 the UGB.

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:

Columbia City Ordinance 03-586-0, COLUMBIA CITY DEVELOPMENT CODE (CCDC) 7.10, INTERPRETATIONS; CCDC 7.25, DEFINITIONS; CCDC 7.66, INDUSTRIAL ZONE; CCDC 7.90, ENVIRONMENTAL PERFORMANCE STANDARDS; CCDC 7.96, LANDSCAPING, SCREENING AND FENCING; CCDC 7.112; AND CCDC 7.112, ACCESSORY DWELLING UNITS.

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

List affected state or federal agencies, local governments and special districts:

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.

ORDINANCE NO. 14-681-O

AN ORDINANCE AMENDING ORDINANCE NO. 03-586-O, THE COLUMBIA CITY DEVELOPMENT CODE (CCDC).

THE CITY OF COLUMBIA CITY HEREBY ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 03-586-O, Chapter 7.10 Introduction, Section 7.10.070 Interpretation, Subsection B shall be amended to read as follows:

- B. Each development and use application and other procedure initiated under this Ordinance shall be consistent with the adopted comprehensive plan of the City as implemented by this Ordinance and applicable state and federal laws and regulations. All provisions of this Ordinance shall be construed in conformity with the adopted Comprehensive Plan. No development or use shall be permitted in the City of Columbia City that is unlawful, illegal, or prohibited by the ordinances, laws or regulations of Columbia City, the State of Oregon or the United States where the City determines such ordinances, laws or regulations to be applicable to the development or use.

Section 2. Ordinance No. 03-586-O, Chapter 7.25 Definitions, Section 7.25.030 Meaning of Specific Words and Terms shall be amended with the addition of the following:

“**Driveway**” means a road or access, whether improved or unimproved, extending from a public right-of-way onto private or public lands or structures for the purpose of gaining vehicle access to such areas. A driveway extends from one curb return to the other. If winged, a driveway includes the wings. If the street is unimproved, the driveway area fall between the projections of the edges of an improved driveway or the most established tire ruts of an unimproved driveway. Such access will be defined as a driveway unless closed by a structure or permanent closure device.

Section 3. Ordinance No. 03-586-O, Chapter 7.66 Industrial Zone shall be amended to read:

**Chapter 7.66
(I) INDUSTRIAL ZONE**

7.66.010 Purpose. The land designated as Industrial has access to the Columbia River and/or Highway 30 and provide appropriate locations for industrial uses, marine-related uses including recreation, and limited commercial uses in support of industrial uses or requiring larger tracts of land with storage outside a structure.

7.66.020 Permitted Uses. In the Industrial Zone, all uses are subject to site development review, Chapter 7.120, Site Development Review. Only the following uses and their accessory uses are permitted:

- A. Approved uses existing on April 1, 2003.
- B. Manufacturing, fabricating, processing and/or assembling of products.
- C. Packaging of previously processed materials.
- D. Minor impact utilities.
- E. Major impact utilities.
- F. Boat rental, sales or services.
- G. Warehouse storage and freight movement.
- H. Wholesale distribution and sales.
- I. Marine related recreational support facilities, including sales and rental of marine related recreational equipment, on sites adjacent to the Columbia River.
- J. Marine related facilities including, but not limited to docks, wharfs, dolphins and related riverside infrastructure.
- K. Commercial uses, which require large land areas for display or storage; such as lumberyards, nursery stock production and sale, heavy equipment rental facilities, and recreational vehicle storage.
- L. Truck and trailer rental.
- M. Public park and community service uses with no permanent structures.
- N. Storage of rail cars and rail car switching facilities incidental to and necessary for the approved industrial uses on site.
- O. Daycare up to 3,000 square feet in floor area.
- P. Public safety facilities.
- Q. Telecommunications facilities, subject to Chapter 7.108.
- R. Dwelling for a caretaker or watchman.
- S. Computer Server Hotel/Data Center.
- T. Customer Call Center.
- U. Offices.

- V. Self-Service Storage, Commercial.
- W. Veterinary Clinic. May include kennels as an accessory use to the veterinary clinic.
- X. Mass Communication Facilities.
- Y. Drive-Through Service.
- Z. Beverage manufacture and bottling facility. May include retail sales and eating area up to 3,000 square feet as an accessory use.
- AA. Hotel.

7.66.030 Conditional Uses. The following uses and their accessory uses may be permitted when authorized by the Planning Commission in accordance with the requirements of Chapter 7.130, Conditional Use, other relevant sections of this Ordinance and any conditions imposed by the Planning Commission:

- A. Daycare greater than 3,000 square feet in floor area.
- B. Public safety facilities greater than 3,000 square feet in floor area.
- C. Parking structure or lot as a primary use.
- D. Barge and ship construction and repair on sites adjacent to the Columbia River.
- E. Repair and Service, includes fueling station, wash facilities, tire sales and repair/replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc.
- F. Commercial or Public Off-street Parking.
- G. Medical Clinic, Outpatient.
- H. Hospital, including Acute Care Center.
- I. Public Works Utilities Storage Yards; includes Vehicle and Equipment Storage, Maintenance, and Repair.
- J. College or Vocational School.
- K. Kennels when not accessory to a veterinary clinic.
- L. Auction Yard.
- M. Mortuary.

7.66.040 Development Standards.

- A. The minimum lot size shall be as required to satisfy the standards of applicable ordinances.
- B. The minimum lot width shall be as required to satisfy the standards of applicable ordinances.
- C. The minimum lot depth shall be as required to satisfy the standards of applicable ordinances.
- D. Unless otherwise specified, the minimum setback requirements are as follows:
 - 1. There is no minimum front yard setback except as required for buffering of off street parking in accordance with Section 7.96.050;
 - 2. On corner lots, the minimum setback for the side facing the street shall be ten (10) feet;
 - 3. No additional side or rear yard setback shall be required except where industrially zoned property abuts a residential zoned district. Where industrial zoning abuts residential zoning, fifty (50) feet of separation from the nearest residential use shall be required. The separation may include public right of way and shall include twenty (20) feet of screening and buffering in accordance with Chapter 7.96, Landscaping.
- E. Generally, no building height in the Industrial (I) zoning district shall exceed forty (40) feet. The Planning Commission may approve heights in excess of forty (40) feet where the applicant demonstrates that the additional height is necessary and is customary for the use. "Building Height" means the vertical distance from the "building grade" to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof. Building height limitations are not applicable to exterior cranes and emissions stacks.
- F. Landscaping shall be in accordance with Chapter 7.96. All outside storage areas require perimeter buffering and screening as defined in Chapter 7.96. The perimeter of outside sales areas shall be landscaped in accordance with Chapter 7.96.
- G. Parking shall be in accordance with Chapter 7.100.
- H. Signs shall be in accordance with Chapter 7.102.
- I. Additional requirements shall include any applicable section of this Ordinance.

Section 4. Ordinance No. 03-586-O, Chapter 7.90 Environmental Performance Standards, shall be amended to read as follows:

4 - Ordinance No. 14-681-O

Chapter 7.90
ENVIRONMENTAL PERFORMANCE STANDARDS

7.90.010 Purpose. The purpose of this Chapter is to apply the local requirements and federal and state environmental laws, rules, and regulations to all land use within the City.

7.90.020 General Provisions.

- A. In addition to the regulations adopted in this Chapter, each use, activity or operation within the City shall comply with the applicable state and federal standards pertaining to noise, odor and discharge of matter into the atmosphere, ground, sewer system, or stream. Regulations adopted by the State Environmental Quality commission pertaining to non-point source pollution control and contained in the Oregon Administrative Rules shall by this reference be made a part of this Chapter.
- B. Prior to issuance of a building permit, the Planning Director may require submission of evidence demonstrating compliance with state, federal and local environmental regulations and receipt of necessary permits including, but not limited to, Air Contaminant Discharge Permits (ACDP), National Pollutant Discharge Elimination System Storm Water Discharge Permit (1200-c) or Indirect Source Construction Permits (ISCP).
- C. Compliance with state, federal and local environmental regulations is the continuing obligation of the property owner and operator.
- D. No use shall have emissions of noise, smoke, glare, vibration, fumes or other environmental effects which will have a measurable adverse effect on people, property or uses beyond the property lines.

7.90.030 Noise.

- A. For the purposes of noise regulation, noise resulting from any use shall not be audible beyond the property line where the source is located between the hours of 8:00 p.m. and 7:00 a.m. except as permitted by the Planning Commission.
- B. The current version of the Columbia City Public Nuisance Ordinance shall apply.

7.90.040 Visible Emissions.

- A. Within any zoning district, there shall be no use, operation or activity which results in a stack or other point source emission, other than an emission from space heating, the emission of pure uncombined water (steam) which is visible from a property line, and residential burning authorized and conducted in accordance with the requirements of the Columbia River Fire and Rescue District.

- B. The Department of Environmental Quality rules for visible emissions (including, but not limited to, 340-21-015 and 340-28-070) shall apply.

7.90.050 Vibration. No vibration, which is discernible without instruments at the property line of the use concerned, other than that caused by highway vehicles, river traffic, trains and aircraft, is permitted in any given zoning district.

7.90.060 Odors.

A. The emission of odorous gases or other matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.

- B. DEQ rules for odors (including, but not limited to, 340-028-090) shall apply.

7.90.070 Glare and Heat.

A. No direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, which is visible at the property line shall be permitted except at the property line shared with the Columbia River.

- B. There shall be no emission or transmission of heat or heated air, which is discernible at the property line of the source.

7.90.080 Insects and Rodents. All materials including wastes shall be stored and all grounds shall be maintained in a manner, which will not attract or aid the propagation of insects or rodents or create a health hazard.

7.90.090 Electrical/Electronic Interference. Within any zoning district, there shall be no use, operation or activity, which results in any off-site electrical or electronic interference.

Section 5. Ordinance No. 03-586-O, Chapter 7.96 Landscaping, Screening and Fencing, shall be amended to read as follows:

**Chapter 7.96
LANDSCAPING, SCREENING AND FENCING**

7.96.010 Purpose. The purpose of this Chapter is to establish standards for landscaping, buffering and screening in order to enhance the environment of the City through the use of plant materials as a unifying element and by using trees and other landscaping materials to mitigate the effects of the sun, wind, noise and lack of privacy.

7.96.020 Applicability and Approval Process.

- A. Section 7.96.020 and Section 7.96.060 shall apply to all properties in Columbia City. All other sections of this Chapter shall apply to all development except single-family residences, duplexes and accessory buildings including accessory dwelling units.
- B. In residential zones, at least 10% of the total area shall be landscaped. Turf or municipally approved landscaping shall be installed in front yards prior to issuance of a certificate of occupancy.
- C. In the commercial and industrial zones, landscaping shall be as required by the Planning Commission and shall satisfy the requirements of this chapter. Required landscaping shall not exceed 10% of the total lot area.
- D. Storm drainage swales shall qualify as landscaping where plantings are approved by the Planning Commission and swales are maintained to present a healthy, neat and orderly appearance free of refuse and debris.

7.96.030 General Provisions.

- A. Unless otherwise provided by the lease agreement, the owner, tenant and their agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.
- B. All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:
 - 1. Public utilities can be maintained or repaired;
 - 2. Pedestrian or vehicular access is unrestricted;
 - 3. Visual clearance provisions are met. (See Chapter 7.98, Visual Clearance Areas.)
- C. Certificates of Occupancy shall not be issued unless the landscaping requirements have been met or a bond has been posted with the City to insure the completion of landscaping requirements.
- D. Existing plant materials may be used to satisfy landscaping requirements if no soil is removed or added in the area identified as the dripline of the plantings and such plantings are not otherwise damaged during the construction process.
- E. Plant materials are to be watered at intervals sufficient to ensure survival and growth.
- F. The use of native plant materials is encouraged to reduce irrigation and maintenance demands.

- G. The prescribed height of required landscaping shall be measured from where the plant meets the ground after planting to the top of the plant.

7.96.040 Buffering and Screening Requirements.

- A. Buffering and screening a minimum width of twenty (20) feet shall be required between any non-residential use which abuts a residential use when the residential use is located in a residential zone.
- B. In industrial zones, a landscaped buffer no less than ten feet in width shall be located on the perimeter of the site except where the perimeter is adjacent to the Columbia River. Where the perimeter is adjacent to a public right of way, landscaping shall be designed and located specifically to enhance the visual appearance when viewed from the public right of way.
- C. Occupancy of a buffer area shall be limited to utilities, screening, and landscaping. No buildings, internal vehicular accessways or parking areas shall be allowed in a buffer area, except driveways may cross the buffer area.
- D. The minimum improvements within a buffer area shall include:
 - 1. One row of trees or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than ten feet tall for deciduous trees and five feet tall for evergreen trees measured from where the tree meets the ground after planting to the top of the tree. Spacing for trees shall be as follows:
 - a. Small or narrow stature trees, under twenty-five feet tall or less than sixteen feet wide at maturity shall be spaced no further than fifteen feet apart;
 - b. Medium sized trees between twenty-five feet to forty feet tall and with sixteen feet to thirty-five feet wide branching at maturity shall be spaced no greater than twenty-five feet apart;
 - c. Large trees, over forty feet tall and with more than thirty-five feet wide branching at maturity, shall be spaced no greater than thirty feet apart.
 - 2. In addition, at least one shrub shall be planted for each 100 square feet of required buffer area.
 - 3. The remaining area shall be planted in groundcover, or spread with bark mulch.
- E. Where screening is required, in addition to subsection 7.96.040 (D) a six-foot fence or wall providing a continuous sight obscuring screen is required. Fences

and walls shall be constructed of materials commonly used in the construction of fences and walls such as wood or brick, or otherwise acceptable by the Planning Director. Corrugated metal is not considered to be acceptable fencing material. Green or black chain link fences with slats may qualify as screening if approved by the Planning Commission.

- F. Buffering and screening provisions shall be superseded by the vision clearance requirements as set forth in Chapter 7.98, Visual Clearance Areas.
- G. When the use to be screened is downhill from the adjoining property, the prescribed heights of required fences, walls or landscape screening shall be measured from the actual grade of the adjoining property.

7.96.050 Special Provisions.

- A. If four or more off-street parking spaces are required under this Ordinance, off-street parking adjacent to a public street shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall be located between the parking lot and the public right of way. The minimum standard for such landscaping shall consist of shrubbery at least two feet in height located adjacent to the street as much as practical and one tree for each fifty lineal feet of street frontage or fraction thereof. In industrial zones, when the parking lot is located adjacent to a perimeter buffer, no additional landscaping shall be required between the parking lot and the public right of way.
- B. Landscaping in or adjacent to parking areas shall include special design features, which effectively screen the parking lot areas from view. These design features may include the use of landscaped berms, decorative walls, and raised planters. Landscape planters may be used to define or screen the appearance of off-street parking areas from the public right-of-way. Materials to be installed shall achieve a balance between low lying and vertical shrubbery and trees.
- C. Screening of loading areas and outside storage is required according to specification in Section 7.96.040 (E), except in the industrial zone the Planning Commission may waive screening of outside storage areas. In all zones and all uses except one-family and two-family dwellings, any refuse container or disposal area and service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area, shall be entirely screened from view by placement of a solid wood fence or masonry. All refuse materials shall be contained within the screened area.

7.96.060 Fences or Walls.

- A. Fences or walls up to 42" in height may be constructed in required front yards, except in the vision clearance area where no fence shall exceed 36" as required by Chapter 7.98, Visual Clearance Areas. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to six feet in height without any additional permits. Any fence or fence/berm combination greater than six feet in height shall require Planning Commission approval and may require a building permit.
- B. The prescribed heights of required fences or walls shall be measured from the lowest of the adjoining levels of finished grade on the property where the fence is being constructed.
- C. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood or brick, or otherwise acceptable by the Planning Director. Material, which will do bodily harm or is considered hazardous or dangerous, such as electric, barbed wire, corrugated metal, or broken glass, is not considered to be acceptable fencing material. Barbed wire shall be allowed on cyclone fences around City water reservoirs or where provided by State Laws. Where permitted, barbed wire shall be stretched along and across arms so that the barbed wire is inside the property line and none of it lower than six feet above the ground.

Section 6. Ordinance No. 03-586-O, Chapter 7.112 Accessory Dwelling Units shall be amended to read as follows:

**Chapter 7.112
ACCESSORY DWELLING UNITS**

7.112.010 Purpose. Accessory dwelling units are allowed in certain situations to:

- A. Allow more efficient use of existing housing stock and infrastructure;
- B. Provide a mix of housing that responds to changing family needs and smaller households;
- C. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- D. Provide a broader range of accessible and more affordable housing.

7.112.020 Applicability and Administration.

- A. An attached accessory dwelling unit may be added to any single-family detached dwelling or manufactured home.
- B. Approvals for accessory dwellings shall be approved administratively pursuant to 7.164, Limited Land Use Decision-Making.

7.112.030 Application Submittal Requirements.

- A. All applications for accessory dwelling units shall be made on forms provided by the City and shall be accompanied by:
 - 1. A site plan drawn to standard engineering scale showing the location of the accessory dwelling unit, the entrance and exits from the site, and areas to be designated for parking;
 - 2. A completed building permit application, if applicable.

7.112.040 Approval Standards.

- A. Standards for creating accessory dwelling units address the following purposes:
 - 1. Ensure that accessory dwelling units are compatible with the desired character and livability of Columbia City's residential zones;
 - 2. Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards;
 - 3. Ensure that accessory dwelling units are smaller in size than principal dwelling units; and
 - 4. Provide adequate flexibility to site buildings so that they fit the topography of sites.
- B. The design standards for accessory dwelling units are stated in this Section. If not addressed in this Section, the base zone development standards apply.
- C. Only one entrance to a residence may be located on the front facade of the single-family dwelling or manufactured home facing the street, unless the single-family dwelling or manufactured home contained additional front doors entrances before the conversion accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
- D. The size of the accessory dwelling unit may be no more than 50% of the living area of the single-family detached dwelling or manufactured home or the maximum allowed for an accessory dwelling unit in the applicable zone or overlay, whichever is less.
- E. Accessory dwelling units must meet the following:
 - 1. The exterior finish material must be the same or visually match in type, size and placement, the exterior finish material of the existing single-family detached dwelling or manufactured home.

2. The roof pitch must be the same as the predominant roof pitch of the existing single-family detached dwelling or manufactured home.
 3. Trim on edges of elements on the addition must be the same in type size and location as the trim used on the rest of the existing single-family detached dwelling or manufactured home.
 4. Windows must match those in the existing single-family detached dwelling or manufactured home in proportion (relationship of width to height) and orientation (horizontal or vertical).
- F. All parking must meet the requirements of Chapter 7.100, Off Street Parking and Loading, for single-family residences, except as follows:
1. No additional parking space is required for the accessory dwelling unit if it is created on a site within an existing single-family dwelling or manufactured home and the paved surface of the street providing vehicular access to the site is at least 18 feet wide.
 2. One additional parking space is required for the accessory dwelling unit when:
 - a. The paved surface of the street providing vehicular access to the site is less than 18 feet wide; or
 - b. The accessory dwelling unit is detached from the primary dwelling unit.

Section 7. In support of the above amendments, the City Council hereby adopts the recommendations of the Planning Commission and the findings, conclusions and recommendations in the staff report dated March 28, 2014, as amended at the April 17, 2014 Council Meeting following the public hearing..

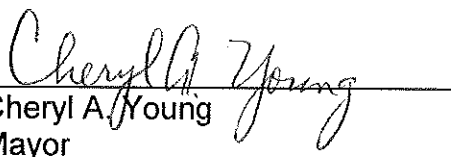
First reading: April 17, 2014

Second reading: May 1, 2014

Adopted by the City Council this 1st day of May, 2014, by the following vote:

AYES: 5 NAYS: 0 ABSENT: 0 ABSTAIN: 0

Approved by the Mayor the 2nd day of May, 2014.


Cheryl A. Young
Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Leahnette Rivers", written over a horizontal line.

Leahnette Rivers
City Administrator/Recorder

Effective date: June 1, 2014