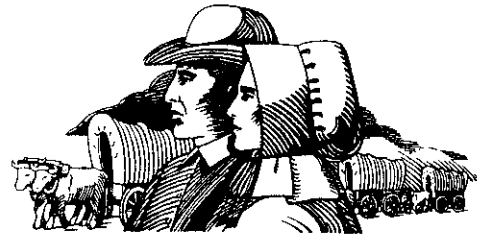


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL (503) 657-0891

OREGON CITY, OREGON 97045
FAX (503) 657-7892



AGENDA

City Hall Chambers
September 15, 2004 at 5:00 P.M.

The Planning Commission will be attending the Urban Renewal Commission meeting to listen to a presentation from Dave Leland concerning Economic Development opportunities in Oregon City. The Planning Commission Works Session will begin at the conclusion of the presentation in the City Hall Lunch Room.

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PLANNING COMMISSION WORK SESSION CITY HALL LUNCH ROOM

1. WORK SESSION:

Review and discuss potential "clean up" code changes and map amendments as part of the Comprehensive Plan and Zoning Code update that was implemented on June 18th, 2004 (Planning File L 03-01).

Review Single-Family Housing Design Standards.

Review Farm uses in Oregon City.

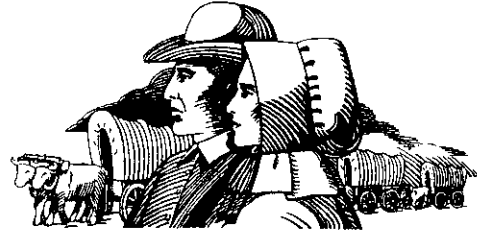
NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

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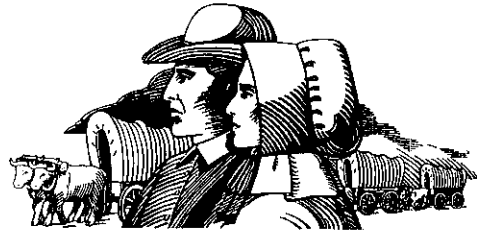
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City of Oregon City Design Standards

Irregular lots:

Add a section 17.020.030

- G. Lots that have one or more of the following criteria:
1. 5 or more sides,
 2. A slope (up or down) from front to back, greater than fifteen percent,
 3. Dimensions such that the width (measured along the street frontage) is less than 35% of the depth,
- shall be considered irregular for purposed of administering chapter 17.20 of this code.

On irregular lots, the director may approve an application to construct a dwelling that does not strictly comply with the criteria set forth in sections 17.020.030, but shall assure that the application comports as closely as possible to the criteria with recognition of the constraints of the site.

Chapter 17.20 Residential Design Standards

Sections

17.20.010	Purpose
17.20.020	Applicability
17.20.030	Residential Design Options
17.20.040	Residential Design Standards
17.20.050	Main Entrances
17.20.060	Maximum Lot Coverage

17.20.010 Purpose.

These design standards:

- A. Enhance Oregon City through the creation of attractively designed housing and streetscapes.
- B. Ensure that there is a physical and visual connection between the living area of the residence and the street.
- C. Improve public safety on the public way and the front yards by providing “eyes on the street”.
- D. Provide for community interaction by designing the public way, front yards and open spaces so that they are attractive and inviting for neighbors to interact.
- E. Prevent garages from obscuring or dominating the main entrance of the house.
- F. Provide guidelines for good design at reasonable costs and with multiple options to achieve the purposes of this chapter.

17.20.020 Applicability.

The standards in section 17.20.030 through 17.20.050 apply to the street facing facades of all new single-family dwellings, manufactured homes and two-family dwelling units (duplexes) with or without a garage. Additions and alterations that add less than 50% to the existing floor area of the house are exempt from section 17.20.030 through 17.20.050. Additions or alterations that are not visible from the street side of the home are exempt.

The standards in section 17.20.060 – Maximum Lot Coverage shall apply to all new and existing homes in the R-10, R-8 and R-6 single-family dwelling districts.

17.20.030 Residential Design Options.

There are six options outlined in 17.20.030 for complying with the residential design standards. Homes on corner lots and through lots shall comply with one of the six options below for the front of the lot. The “non-front” side of the lot shall have windows for a minimum of 15% of the façade and comply with three of the residential design standards in 17.20.040.A.

- A. The garage may be up to 50% of the length of the street-facing façade if:
 1. The garage is not closer to the street than the street-facing façade; and
 2. 4 of the residential design standards in 17.20.040.A are met.

- B. The garage may be up to 60% of the length of the street-facing-façade if:
 - 1. The garage is recessed 2 feet or more from the street-facing façade; and
 - 2. 5 of the residential design standards in 17.20.040.A are met.
- C. The garage may be up to 60% of the length of the street-facing façade and extend up to 4 feet in front of the street-facing façade if:
 - 1. 6 of the residential design standards in 17.20.040.A are met; and
 - 2. 1 of the 2 options in 17.20.040.B is met.
- D. The garage may be up to 50% of the length of the street-facing façade and extend up to 8 feet in front of the street-facing façade if:
 - 1. 7 of the residential design standards in 17.20.040.A are met; and
 - 2. 1 of the 2 options in 17.20.040.B is met.
- E. The garage may be side orientated to the front lot line and up to 32 feet long if:
 - 1. Windows occupy a minimum of 15% of the street-facing wall; and
 - 2. 4 of the residential design standards in 17.20.040.A are met.
- F. Where the street-facing façade of the building is less than 24 feet long, the garage wall facing the street may be up to 12 feet long if:
 - 1. The garage does not extend past the street-facing façade; and
 - 2. 6 of the design standards in 17.20.040.A are met; and
 - 3. 1 of the following is met:
 - a. Interior living area above the garage is provided. The living area must be set back no more than 4 feet from the street-facing garage wall; or
 - b. A covered balcony above the garage is provided. The covered balcony must be at least the same length as the street-facing garage wall, at least 6 feet deep and accessible from the interior living area of the dwelling unit.

17.20.040 Residential Design Standards.

- A. The residential design standards below shall be provided as required in section 17.20.030 above.
 - 1. Dormers.
 - 2. Gables or hip roof.
 - 3. Recessed entry at least 2 feet behind the front façade and a minimum 5 feet wide.
 - 4. Minimum 60 square-foot covered front porch that is a minimum 5 feet deep with a porch rail.
 - 5. Bay windows.
 - 6. Offset of 16-inches or greater on building face or roof.
 - 7. Windows and main entrance doors that occupy a minimum of 15% of the front façade (not including the roof and excluding any windows in a garage door).
 - 8. Window trim (minimum 4-inches).

9. Front facing balconies.
10. Shakes, shingles, brick, stone or other similar decorative materials shall occupy a minimum of 60 square feet of the street façade.
11. Maximum 8-foot wide garage doors, a garage door designed to resemble 2 smaller garage doors and/or windows in the garage door.
12. A third garage door that is recessed a minimum of 2 feet.

B. The residential design standards below shall be provided as required in section 17.20.030 above. The use of one of the residential design standards below shall not count towards the number of residential design standard required to be provided from Section 17.20.040.A above.

1. Minimum 60 square-foot covered front porch that is a minimum 5 feet deep with a porch rail; or
2. The garage is part of a 2-level façade that has a window (minimum 12 square feet) with window trim (minimum 4-inches).

17.20.050 Main Entrances.

At least 1 main entrance for each structure shall:

- A. Face the street; or
- B. Be at an angle up to 45 degrees from the street; or
- C. Open onto a covered porch on the front or side of the residence that is at least 60 square feet, a minimum depth of 5 feet and designed with a porch rail.

17.20.060 Maximum Lot Coverage.

The maximum lot coverage for the R-10, R-8 and R-6 single-family dwelling districts shall be 40% of the lot area. Accessory building 200 square feet or less are exempt from the maximum lot coverage calculation.

17.20.70 Exceptions.

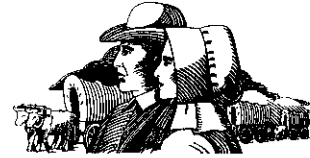
To be added based on discussion and review of Home Builders proposal.

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320 WARNER-MILNE ROAD
TEL (503) 657.0891

OREGON CITY, OREGON 97045
FAX (503) 722.3880



TO: Planning Commission

FROM: Tony Konkol, Senior Planner

DATE: September 15, 2004

SUBJECT: Farm Uses

Provided below is a brief summary of various cities approaches to farms and animals.

City	Approach to Farming	Approach Animals
Canby	Farms are only permitted in the Agricultural Zone	Animals other than household pets are not permitted within the city limits. The City administrator may grant special permits for animals other than domestic pets. Signatures of abutting owners are encouraged.
Bend	Agricultural uses are currently permitted in residential districts. However, the city is in the process of revising their code and within those changes agriculture will only be permitted in the largest residential zone bordering the county.	Livestock requires a conditional use in a residential zone and is subject to additional standards.
Springfield	Agricultural uses are permitted in all residential districts. Temporary sales/display of produce is allowed and subject to additional standards.	Farm animals are permitted in low-density residential districts however, additional standards apply.
Tualatin	Agricultural uses are permitted in low-density residential districts.	Animals other than household pets are not permitted within the city limits.
Beaverton	Farms only permitted in the Residential Agricultural District.	Animals other than domestic pets are not permitted within the city limits.



PC Mailing List

Meeting Date: 9-8-04

Sent On: 9-15-04

Number	Recipients	Sent
10	Copies for Front Table	
1	PC Binder	
1	Front Counter	
1	Dan Drentlaw	\
1	Tony Konkol	\
1	Christina Robertson-Gardiner	\
1	Sean Cook	\
1	Larry Patterson	\
1	Bob Cullison	\
1	Nancy K	\
1	City Recorder	\
1	Fire Department	\
1	Public Works	\
1	Police Department	\
1	Library	\
1	Carnegie Center	\
1	Pioneer Center	\
5	City Commission	\

*In addition to the names on the following page

Total:

CICC Chairman/Hillendale Nbrhd
 John Hollister
 1544 Clairmont Way
 Oregon City, OR 97045

Barclay Hills Nbrhd Assoc.
 Elizabeth Klein, Land Use
 13569 Jason Lee Drive
 Oregon City, OR 97045

Canemah Nbrhd Assoc.
 Howard Post, Chairman
 302 Blanchard Street
 Oregon City, OR 97045

Caufield Nbrhd Assoc.
 Cathi VanDamm
 15092 S. Persimmon Way
 Oregon City, OR 97045

Caufield Nbrhd Assoc.
 Mike Mermelstein, Land Use
 20114 Kimberly Rose Drive
 Oregon City, OR 97045

Gaffney Lane Nbrhd Assoc.
 Joan Schultze
 19413 Stillmeadow Drive
 Oregon City, OR 97045

Hazel Grove / Westling Farm N/A
 Kathy Hogan, Chairman
 19721 S. Central Point Road
 Oregon City, Oregon 97045

Hillendale Nbrhd. Assoc.
 Debbie Watkins, Co-Chairman
 13290 Clairmont Way
 Oregon City, OR 97045

McLoughlin Nbrhd Assoc.
 Denyse McGriff, Land Use
 815 Washington Street
 Oregon City, OR 97045

McLoughlin Nbrhd Assoc.
 Dean Walch, Co-Chairman
 516 Madison Street
 Oregon City, OR 97045

Park Place Nbrhd. Assoc.
 Ralph and Lois Kiefer
 15119 Oyer Drive
 Oregon City, OR 97045

Park Place Nbrhd. Assoc.
 Don Slack
 16163 Widman Court
 Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.
 Diane McKnight, Chairman
 161 Barclay Avenue
 Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.
 Patti Brown, Land Use
 P.O. Box 1222
 Oregon City, OR 97045

South End Nbrhd. Assoc.
 Karen Montoya, Chairman
 137 Deerbrook Drive
 Oregon City, OR 97045

South End Nbrhd. Assoc.
 Kathy Robertson, Land Use
 210 Elmer Drive
 Oregon City, OR 97045

Canemah Neighborhood Assoc.
 Alan Shull
 713 5th Place
 Oregon City, Oregon 97045

Garvey Schubert Barer
 Bill Kabeiseman
 121 SW Morrison Street, 11th Floor
 Portland, Oregon 97204

Planning Commission
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 1145 Molalla Avenue
 Oregon City, Or 97045

Planning Commission
 Lynda Orzen
 14943 Quinalt Ct.
 Oregon City, Or 97045

Planning Commission
 Dan Lajoie
 143 John Adams Street
 Oregon City, OR 97045

Planning Commission
 Tim Powell
 819 6th Street
 Oregon City, OR 97045

Planning Commission
 Renate Mengelberg
 2263 South Gilman
 Oregon City, Or 97045

Park Place Neighborhood Assoc.
 Julie Puderbaugh
 15022 South Highland Road
 Oregon City, OR 97045

DJC
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 Portland, OR 97296

Oregonian Metro South-News
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Attn: Steve Mays

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