

ORDINANCE NO. 1338

**AN ORDINANCE AMENDING TITLE 16 OF THE CANBY MUNICIPAL CODE
CONCERNING LOW IMPACT DESIGN STANDARDS**

WHEREAS, the City of Canby initiated an application for an amendment to the text of Title 16 to address Low Impact Development Standards, Outdoor Lighting Standards, and Fencing Standards, and

WHEREAS, the Planning Commission, after providing appropriate public notice, conducted a public hearing on September 27, 2010, during which the citizens of Canby were given the opportunity to present testimony on these proposed changes; and

WHEREAS, the Planning Commission found that the standards and criteria of section 16.88.160 of the Land Development and Planning Ordinance concerning Text Amendments were met, and recommended by a vote of 4-0 to forward a recommendation of approval to the City Council, and

WHEREAS, the City Council, after reviewing the text amendment application, the record of the Planning Commission hearing on September 27, 2010 and Planning Commission recommendation to adopt the amendments, hereby finds that the proposed amendment complies with the Comprehensive Plan of the city; the plans and policies of the county, state, and local districts; that they will preserve function and local aspects of land conservation and development; that there is a public need for the change; that the amendment will serve the public need better than any other change which might be expected to be made; that the amendment preserves and protects the health, safety, and general welfare of the residents in Canby; that it complies with the Statewide Planning Goals; NOW THEREFORE

THE CITY OF CANBY ORDAINS AS FOLLOWS:

Section 1. The City Council hereby approves Text Amendment 10-004 to Title 16 of the Canby Municipal Code.

Section 2. Title 16, the Land Development and Planning Ordinance of the City of Canby, is amended as detailed in Exhibit 1 attached to this Ordinance.

SUBMITTED to the Canby City Council and read the first time at a regular meeting thereof on Wednesday, October 6, 2010 and ordered posted in three (3) public and conspicuous places in the City of Canby as specified in the Canby City Charter and to come before the City Council for final reading and action at a regular meeting thereof on Wednesday, October 20, 2010, commencing at the hour of 7:30 P.M. in the Council Meeting Chambers located at 155 N.W. 2nd Avenue, Canby, Oregon.,

Kimberly Scheafer
Kimberly Scheafer
City Recorder

PASSED on the second and final reading by the Canby City Council at a regular meeting thereof on October 20, 2010 by the following vote:

YEAS 5 NAYS 0

Melody Thompson
Melody Thompson, Mayor

ATTEST:

Kimberly Scheafer
Kimberly Scheafer, CMC
City Recorder

DIVISION I – GENERAL PROVISIONS

Chapter 16.04 Definitions

16.04.212 Eco-roof

Eco-roof means a vegetated roof constructed for water quality and quantity control. Eco-roofs are vegetated roof covers with growing media and plants taking the place of bare membrane, gravel ballast, shingles or tiles. The number of layers and the layer placement vary from system to system and roof type, but all eco-roofs include a single to multi-ply waterproofing layer, drainage, growing media and the plants, covering at least 50% of the roof deck surface.

16.04.253 Impervious surface

Impervious surface means a surface area that creates a barrier to or hinders the entry of water into the soil in comparison with natural conditions prior to development, thus causing water to run off the surface in greater quantities or at an increased rate of flow. Impervious surfaces include, but are not limited to, buildings, paved parking areas and driveways, roads, sidewalks, patios, packed earth, and oiled surfaces. Open, uncovered retention/detention facilities, green roofs, and permeable surfacing materials shall not be considered impervious surfaces. Roof surfaces are also considered ‘pervious’ when 100% of the annual average roof runoff is captured and reused on-site for irrigation or approved interior uses.

16.04.257 Infiltration

Infiltration means the process or rate at which water percolates from the land surface into the ground. Infiltration is also a general category of best management practices (BMP) designed to collect runoff and allow it to flow through the ground for pollutant removal.

16.04.383 Low impact development

Low impact development (LID) means a stormwater management and land development strategy applied at the parcel, multiple parcel and/or subdivision level that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale controls to more closely mimic predevelopment hydrologic functions. LID tools are designed to reduce environmental impacts of development, such as increased storm water runoff due to impervious areas, poor water quality and inconsistent water quantity in streams and rivers. LID techniques control storm water runoff volume and reduce pollutant loadings to receiving waters. Not all sites are suitable for LID. Considerations such as soil permeability, depth of water table and slope should be considered, in addition to other factors. LID techniques may not completely replace the need for conventional stormwater controls.

16.04.570 Street.

Street means the entire width between the right-of-way line of every way which provides for public use for the purpose of vehicular and pedestrian traffic, and the placement of utilities and including the terms road, highway, lane, place, avenue, alley, or other similar designations.

I. Green street means a street that has been designed to integrate a system of stormwater management within its right of way. Green streets are intended to reduce the amount of runoff that is piped directly to the city stormwater system and/or streams and rivers. Green streets make

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the best use of the street tree canopy and natural filtration and drainage systems for stormwater interception and provide temperature mitigation and air quality improvements.

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DIVISION III - ZONING

**Chapter 16.08
GENERAL PROVISIONS**

16.08.110 Fences.

~~A.~~ Fences not more than three and one-half feet in height may be constructed ~~up to property lines~~ within the street setbacks of any R-1, R-1.5, R-2 or C-1 zone. Fences not more than six feet in height may be constructed in any interior yard, rear yard, ~~street yard along the side of a corner lot, or street yard along an alley~~; provided, however, that in no case shall a fence be constructed in violation of the requirements of a vision clearance area.

~~B.~~ On corner lots, the 3.5-foot height limit will apply within the required setback along both street-facing yards.

~~B C.~~ Arbors that are added to a fence that is constructed of proper design (height and setbacks) and in accordance with this section (16.08.110), is are allowed with the following limitations; ~~given the following considerations~~:

1. The arbor shall not exceed eight (8) feet in height (including the fence and vegetation);
2. The arbor, or any part of the arbor, shall not obstruct the view of drivers or pedestrians navigating the streets and/or sidewalks in the area;
3. Vegetation on the arbor shall not be allowed to grow solid at any time, creating a solid barrier that blocks visibility;
4. If the vegetation becomes too full or too high, the owner is financially responsible to rectify the situation, and to maintain the vegetation, fence, and arbor;
5. Color, construction, and design must be consistent with other like arbors/fences in the immediate area;
6. The arbor shall not block, or in any way impede any present significant vistas enjoyed by neighboring homes and/or other points of interest existing at the time of the building of the fence or arbor;
7. The primary purpose of the arbor is to support and sustain foliage/vegetation.

~~D.~~ No more than one row of fencing is allowed within a required street yard setback.

~~C E.~~ The Planning Commission may require site sight-blocking or noise mitigating fences for any development it reviews.

~~D E.~~ The Planning Commission may require fences of up to eight feet in height for any development in C-2, C-M, M-1 or M-2, or Planned Unit Development zones.

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E G. No fence/wall shall be constructed throughout a subdivision, planned unit development or be part of a project that is/was subject to site and design review approval where the effect or purpose is to wall said project off from the rest of the community unless reviewed and approved by the Planning Commission. (Ord. 890 section 8, 1993; Ord. 740 section 10.3.05(K), 1984; Ord. 955 section 2, 1996; Ord. 981 section 43, 1997)

H. In all zones, private fences along a public pedestrian/bicycle pathway shall comply with the following in order to provide security and visibility for pathway users while maintaining privacy for the residence.

1. Fencing installed as part of a new subdivision shall comply with either (a) or (b) below.
2. Fencing installed by a property owner on an individual lot shall comply with either (a), (b) or (c) below.
 - a. Solid fencing shall be no greater than four (4) feet in height; or
 - b. Fencing shall be constructed with black open wire material, wooden slats, or some other material that allows visual access between the pathway and adjacent uses; or
 - c. Solid fencing shall be set back at least three (3) feet from the property line that abuts the pathway;

Chapter 16.10 OFF-STREET PARKING & LOADING

16.10.030 General requirements.

C. In the event several uses occupy a single structure, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately. If the applicant can demonstrate that the uses do not have overlapping parking needs (based on days and hours of operation) and can share parking, the total requirement for combined uses may be reduced by up to 60 percent.

D. Off-street parking spaces for dwellings shall be located on the same lot, or adjacent lot, with the dwelling. Parking spaces located within an on-site garage shall count toward the minimum parking requirement for residential uses. Other required parking spaces may be located on a separate parcel, provided the parcel is not greater than five hundred (500) feet from the entrance to the building to be served, measured along the shortest pedestrian route to the building. The applicant must prove that the parking located on another parcel is functionally located and that there is safe vehicular and pedestrian access to and from the site.

G. Parking facilities may be shared by users on adjacent parcels if all of the following standards are met, or the Planning Commission determines a lesser combination meets the intent of the ordinance:

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1. One of the parcels has excess parking spaces, considering the present use of the property; and the other parcel lacks sufficient area for required parking spaces. Excess parking spaces can be determined by considering when the uses need the parking spaces, such as time of day or day of week.
2. The total number of parking spaces meets the standards for the sum of the number of spaces, ~~which that~~ would be separately required for each use. If the applicant can demonstrate that the uses do not have overlapping parking needs (based on days and hours of operation) and can share parking, the total requirement for combined uses may be reduced by up to 60 percent.
3. Legal documentation, to the satisfaction of the City Attorney, shall be submitted verifying ~~permanent~~ present use of the excess parking area on one lot by patrons of the uses deficient in required parking areas.
4. Physical access between adjoining lots shall be such that functional and reasonable access is ~~actually~~ provided to uses on the parcel deficient in parking spaces.
5. Adequate directional signs shall be installed specifying the joint parking arrangement.

16.10.050 Parking standards designated.

The parking standards set out in Table 16.10.050 shall be observed.

TABLE 16.10.050

Off-street Parking Provisions - The following are the minimum standards for off-street vehicle parking:

USE	PARKING REQUIREMENT
<i>Residential Uses:</i>	
a. Single-family dwellings	2.00 spaces per dwelling unit for new construction. (Existing single-family dwellings having only a single parking space shall not be considered to be nonconforming.)
b. Two-family dwellings	2.00 spaces per dwelling unit.
c. Multi-family dwellings in complexes with private internal driveways	2.00 spaces per unit. <u>One space per studio or 1-bedroom unit. 2.00 spaces per 2-bedroom or larger unit.</u> One additional guest parking space shall be provided for every five units for each development of ten or more units.
d. Retirement/assisted living housing	1.5 <u>1.0</u> space per unit
e. Residential day care facility and home occupation	1.00 space per employee
<i>Institutions:</i>	

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a. Convalescent home, nursing home or sanitarium	1.00 spaces per two beds for patients or residents, plus 1.00 space sanitarium per employee
b. Hospital	4.00 spaces per two beds
<i>Places of Public Assembly:</i>	
a. Library, reading room	1.00 space per 400 square feet of public area
b. Nursery, primary/elementary, or junior high school	2.00 spaces per employee
c. Senior high school	1.00 space per classroom, plus 1.00 space per six students
d. Other places of public assembly, including churches	1.00 space per four seats or eight feet of bench length
<i>Commercial Amusement:</i>	
a. Theater	1.00 per six seats
b. Bowling alley	5.00 spaces per alley <u>3.0 spaces per 1,000 square feet of floor area</u>
c. Dance hall, skating rink	1.00 space per 100 square feet of floor area <u>3.0 spaces per 1,000 square feet of floor area</u>
d. Racquet courts, health clubs	2.00 spaces per court plus one space per 2 employees or exercise area <u>3.0 spaces per 1,000 square feet of floor area</u>
<i>Commercial</i>	
a. Retail shops (under 100,000 sq. ft. gross leasable area)	2.00 spaces per 1,000 square feet of floor area
b. Retail store handling exclusively bulky merchandise such as furniture, automobile and service repair shops	1.00 space per 1,000 square feet of sales floor area
c. Shopping center (over 100,000 square feet of gross leasable area)	3.00 spaces per 1,000 square feet of gross leasable area
d. Banks/savings and loans	5.00 <u>2.00</u> spaces per 1,000 gross square feet of floor area
e. Medical/dental offices	5.00 <u>3.00</u> spaces per 1,000 gross square feet of floor area
f. General offices	2.00 spaces per 1,000 gross square feet of floor area
g. Real estate offices	2.00 spaces per 1,000 gross square feet of floor area
h. Government offices	3.50 spaces per 1,000 gross square feet of floor area

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i. Restaurant	8.00 spaces per 1,000 gross square feet of floor area
j. Take-out restaurant	8.00 spaces per 1,000 gross square feet of floor area
k. Motel	75 <u>0.75</u> spaces per <u>rentable room</u>
l. Residential hotel, rooming house, boarding house, or bed and breakfast	Spaces equal to 80 percent of the number of guest accommodations <u>0.75 spaces per rentable room</u>
m. Hotel	Spaces equal to 50 percent of the number of guest accommodations <u>0.75 spaces per rentable room</u>
n. Club or lodge	One <u>1.00</u> space per 200 square feet of floor area
o. Day care , adult or child care; does not include Family Daycare (12 or fewer children) under ORS 657A.250	1.00 space per 500 square feet of floor area
p. All others	1.00 space per 550 square feet
q. Wireless telecommunication systems	1.00 space per site
<i>Industrial:</i>	
a. Manufacturing	3.50 <u>2.00</u> spaces per 1,000 gross square feet of office space, plus 1.00 space per 1,000 gross square feet of non-office manufacturing space. Minimum of 5 parking spaces overall.
b. Warehousing	3.50 <u>2.00</u> spaces per 1,000 gross square feet of office space, plus 1.00 <u>0.5</u> spaces per 1,000 gross square feet of non-office warehousing space. Minimum of 5 parking spaces overall.
c. Wholesale establishments	3.50 <u>2.00</u> spaces per 1,000 gross square feet of office space, plus 1.50 spaces per 1,000 gross square feet of non-office wholesale space. Minimum of 5 parking spaces overall.

16.10.070 Parking lots and access.

A. Parking Lots. A parking lot, whether as accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

3. Areas used for standing or maneuvering of vehicles shall have paved asphalt, concrete, solid concrete paver surfaces, or paved “tire track” strips maintained adequately for all weather use and so drained as to avoid the flow of water across sidewalks or into public streets, with the following exception:

a. The Planning Commission may approve the use of an engineered aggregate system for outdoor storage and/or non-required parking areas as part of a Conditional Use Permit provided that the applicant can demonstrate that City Standards related to:

i. minimizing dust generation,

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- ii. minimizing transportation of aggregate to city streets, and
- iii. minimizing infiltration of environmental contaminants including, but not limited to, motor oils, fuels, volatile organic compounds (e.g. benzene, toluene, ethylbenzene, xylene), and ethylene glycol are met.

The Planning Commission may impose conditions as necessary to meet City Standards.

b. Use of permeable surfacing materials for parking lots and driveways is encouraged whenever site and soil conditions make permeable surfacing feasible. Permeable surfacing includes, but is not limited to: paving blocks, turf block, pervious concrete, and porous asphalt. All permeable surfacing shall be designed, constructed, and maintained in accordance with the Canby Public Works Design Standards and the manufacturer's recommendations.

- 4. The full width of driveways ~~to single family homes or their accessory structures~~ must be paved in accordance with (3) above:
 - a. For a minimum of 20 feet from the right-of-way line back into the private property to prevent debris from entering public streets, and
 - b. To within 150 feet of all portions of the exterior wall of the first story of any structure(s) served by the driveway to ensure fire and emergency service provision.

Chapter 16.16 R-1 LOW DENSITY RESIDENTIAL ZONE

16.16.030 Development standards.

The following subsections indicate the required development standards of the R-1 zone:

~~F. Maximum lot coverage:~~

- ~~1. Principal building: no limit;~~
- ~~2. Accessory building: no more than the area covered by the main building, unless lot area exceeds twelve thousand square feet in which case no limit is specified.~~

F. The maximum amount of impervious surface allowed the R-1 zone shall be 60 percent of the lot area.

- 1. Impervious surface includes all surface areas that create a barrier to or hinder the entry of water into the soil in comparison with natural conditions prior to development. Impervious surfaces include, but are not limited to, buildings, paved parking areas and driveways, roads, sidewalks, patios, packed earth, and oiled surfaces. Open, uncovered retention/detention facilities, green roofs, and permeable surfacing materials shall not be

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considered impervious surfaces. Roof surfaces are also considered ‘pervious’ when 100% of the annual average roof runoff is captured and reused on-site for irrigation or approved interior uses.

2. To limit impervious surface, alternative surfacing materials may be used. Alternative surfacing includes, but is not limited to paving blocks, turf block, pervious concrete, and porous asphalt. Other similar approved materials are encouraged. Utilization of alternative surfacing methods shall be subject to review by the City Public Works Department for compliance with applicable regulations and development standards.

G. Other regulations:

1. Vision clearance distance shall be ten feet from a street to an alley or a street to a driveway, and thirty feet from a street to any other street.
2. All setbacks to be measured from the foundation line of the building; overhangs shall not exceed two feet; mechanical units, used for the heating/cooling of residential units are exempt from interior and/or rear yard setback requirements.
3. Required yards on southern and western exposures may be reduced by not more than five feet for eaves or canopies to provide shade. (Ord. 890 section 17, 1993; Ord. 740 section 10.3.18(C), 1984; Ord. 955 section 5, 1996; Ord. 981 section 45, 1997; Ord. 1080, 2001; Ord. 1111 section 7, 2003; Ord 1237, 2007)
4. Accessory buildings shall not have a larger footprint than the primary building, unless lot area exceeds twelve thousand square feet.

Chapter 16.18 R-1.5 MEDIUM DENSITY RESIDENTIAL ZONE

16.18.030 Development standards.

The following subsections indicate the required development standards of the R-1.5 zone:

~~—F. Maximum lot coverage: sixty percent.~~

F. The maximum amount of impervious surface allowed the R-1.5 zone shall be 70 percent of the lot area.

1. Impervious surface includes all surface areas that create a barrier to or hinder the entry of water into the soil in comparison with natural conditions prior to development. Impervious surfaces include, but are not limited to, buildings, parking areas, driveways, roads, sidewalks, patios, packed earth, and oiled surfaces. Open, uncovered retention/detention facilities, green roofs, and permeable surfacing materials shall not be considered impervious surfaces. Roof surfaces are also considered ‘pervious’ when 100%

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of the annual average roof runoff is captured and reused on-site for irrigation or approved interior uses.

2. To limit impervious surface, alternative surfacing materials may be used. Alternative surfacing includes, but is not limited to paving blocks, turf block, pervious concrete, and porous asphalt. Other similar approved materials are encouraged. Utilization of alternative surfacing methods shall be subject to review and approval by the City Public Works Department for compliance with other applicable regulations and development standards.

G. Other regulations:

1. Vision clearance distance shall be ten feet from a street to an alley or a street to a driveway, and thirty feet from a street to any other street.
2. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet; mechanical units, used for the heating/cooling of residential units are exempt from interior and/or rear yard setback requirements.
3. Required yards on southern and western exposures may be reduced by not more than five feet for eaves or canopies to provide shade. (Ord. 890 sect. 19, 1993; Ord. 740 sect. 10.3.20(C), 1984; Ord. 955 sect. 6, 1996; Ord. 981 sect. 46, 1997; Ord. 1019 sect. 8, 1999; Ord. 1080, 2001; Ord 1237, 2007.)
4. Accessory buildings shall not have a larger footprint than the primary building.

Chapter 16.20 R-2 HIGH DENSITY RESIDENTIAL ZONE

16.20.030 Development standards.

The following subsections indicate the required development standards of the R-2 zone:

~~E. Maximum lot coverage: forty percent of the lot for multiple family developments; sixty percent of the lot for duplex and triplex developments; seventy percent of the lot for single-family residences.~~

E. The maximum amount of impervious surface allowed the R-2 zone shall be 70 percent of the lot area.

1. Impervious surface includes all surface areas that create a barrier to or hinder the entry of water into the soil in comparison with natural conditions prior to development. Impervious surfaces include, but are not limited to, buildings, parking areas, driveways, roads, sidewalks, patios, packed earth, and oiled surfaces. Open, uncovered retention/detention facilities, green roofs, and permeable surfacing materials shall not be considered impervious surfaces. Roof surfaces are also considered 'pervious' when 100%

of the annual average roof runoff is captured and reused on-site for irrigation or approved interior uses:

2. To limit impervious surface, alternative surfacing materials may be used. Alternative surfacing includes, but is not limited to paving blocks, turf block, pervious concrete, and porous asphalt. Other similar approved materials are encouraged. Utilization of alternative surfacing methods shall be subject to review and approval by the City Public Works Department for compliance with other applicable regulations and development standards.

F. Other regulations:

1. Vision clearance distance shall be ten feet from a street to an alley or a street to a driveway, and thirty feet from a street to any other street.
2. All setbacks to be measured from the foundation line of the building. Overhangs shall not exceed two feet; mechanical units, used for the heating/cooling of residential units are exempt from interior and/or rear yard setback requirements.
3. Required setbacks on southern and western exposures may be reduced by not more than five feet for eaves or canopies to provide shade.
4. Multi-family developments exceeding ten units shall provide 150 square feet of recreation space per dwelling unit. Recreation spaces shall be no less than 1,500 square feet in size. (Ord. 890 sect. 23, 1993; Ord. 740 sect. 10.3.21 (C), 1984; Ord. 955 sect. 7, 1996; Ord. 981 sect. 47, 1997; Ord. 1080, 2001; Ord. 1107, 2002; Ord 1237, 2007)
5. Accessory buildings shall not have a larger footprint than the primary building.

Chapter 16.21 RESIDENTIAL DESIGN STANDARDS

16.21.010 Purpose.

The purpose of the residential design objectives is ~~are~~ to promote:

- A. Community livability through the creation of attractive design housing and streetscapes.
- B. Compatibility (in height, bulk, setback and overall design) between infill housing and adjacent established housing, to the extent practicable. Additionally, the standards are intended to promote compatibility and transitions between multi-family housing and adjacent uses.
- C. Community safety for neighborhood streets and front yards by providing “eyes on the street.”
- D. Community interaction by designing neighborhood streets, front yards and open spaces so that they are attractive and inviting places for neighbors to interact.

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E. Good design at reasonable cost through design standards that improve residential design within reasonable cost parameters, process, and with options for how to meet the standards. (Ord. 1107, 2002)

F. Low impact developments that manage stormwater through the use of on-site features, preserve natural conditions and open space, minimize impervious surfaces, and use land efficiently.

16.21.070 Multi-family design standards.

A. For design review applications for multi-family dwellings (three or more units) or for development that contain 3 or more units on a single lot located in any zone, the following menu in Table 16.21.070 shall apply. This ~~matrix menu~~ replaces the general matrix menu contained in Chapter 16.49 for such applications.

B. A design review application for multi-family dwellings shall be considered to be compatible if:

(1) ~~the Design Menu standard is~~ At least five of the Design Elements for Street Facing Facades are achieved. ~~(it is a pass/fail standard, meaning it must be met regardless of compliance with other standards);~~

(2) a minimum of ~~65~~ 70 percent of the total possible points from the Design Menu (not including bonuses) are accumulated for the whole development;

(3) 15 percent of the points used to meet (2) above are from the LID category; and,

~~(3)~~ 4 if the applicant has received a minimum of one point in each applicable category.

C. Those elements that are not applicable to a project shall not be counted toward the total possible points.

TABLE 16.21.070
[New table is attached separately]

Chapter 16.43
OUTDOOR LIGHTING STANDARDS

[new chapter]

16.43.010 Purpose.

The purpose of this section is to provide regulations for outdoor lighting that will:

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- A. Regulate uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce.
- B. Minimize glare, particularly in and around public rights-of-way.
- C. Minimize light trespass, so that each owner of property does not cause unreasonable light spillover to other property.
- D. Preserve the night sky for astronomy and enjoyment.
- E. Conserve energy and resources to the greatest extent possible.

16.43.020 Definitions

The following words, phrases and terms as used in this chapter shall have the following meaning:

- A. Artificial sky glow means the brightening of the night sky attributable to man made sources of light.
- B. Candela means the unit of luminous intensity of a lighting source emitted in a given direction.
- C. Curfew means a time each night after which certain electric illumination must be turned off or reduced in intensity.
- D. Glare means light that causes visual discomfort, annoyance or disability, or a loss of visual performance.
- E. Landscape lighting means luminaires mounted in or at grade (not to exceed 3 feet above grade) and used solely for landscape rather than area lighting, or fully shielded luminaires mounted in trees and used solely for landscape or Facade lighting.
- F. Light trespass means light flowing across the property boundary. See Figure 16.43.1 for illustration.
- G. Lumen means the unit of luminous flux: a measure of the amount of light emitted by a lamp.
- H. Luminaire means a complete lighting unit consisting of one or more electric lamps, the lamp holder or holders, reflector, lens, diffuser, ballast, and/or other components and accessories.
- I. Luminous flux means a measure of the total light output from a source, the unit being the lumen.
- J. Mounting height means the vertical distance between the lowest part of the luminaire and the ground surface directly below the luminaire. See Figure 16.43.2 for illustration.
- K. Photometric test report means a report by an independent testing laboratory or one certified by the National Institute of Standards and Technology (NIST) describing the candela distribution, shielding type, luminance, and other optical characteristics of a specific luminaire.
- L. External point of service means an outdoor service which a business provides some service to a customer, such as drive up food service, a bank transaction, or the like

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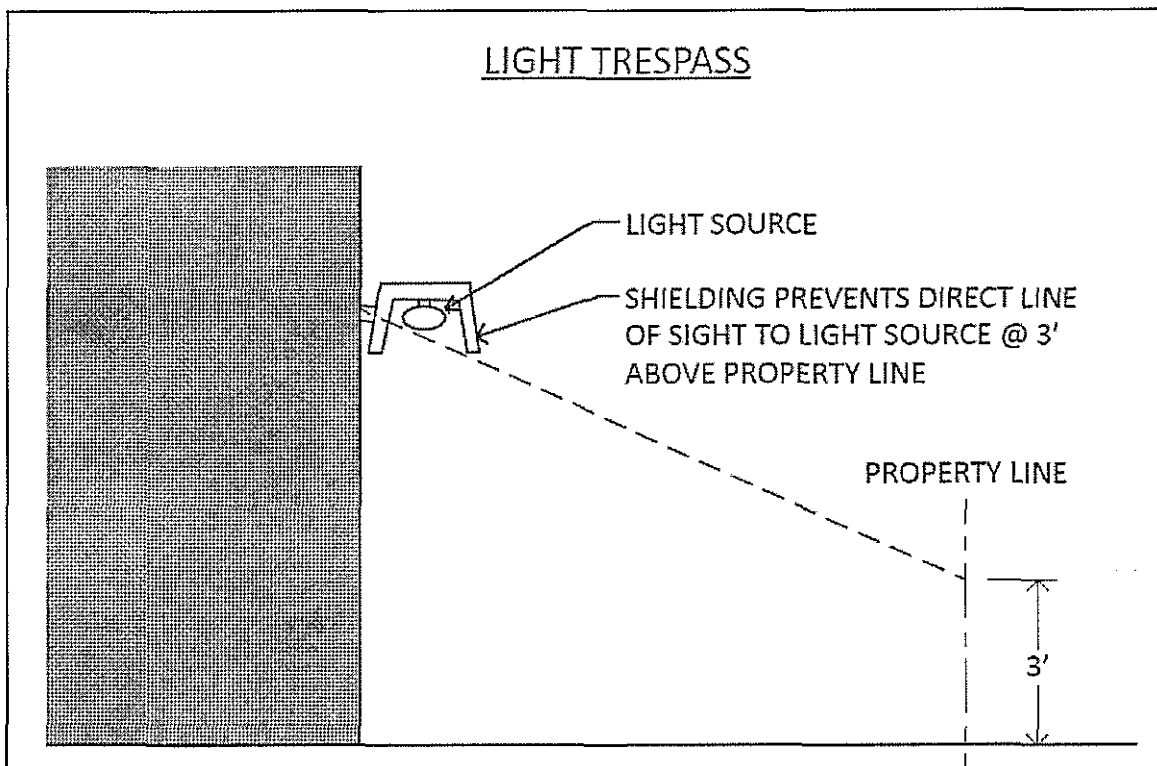
M. Shielding means a device or technique for controlling the distribution of light. Four levels of shielding are defined as follows:

1. Fully Shielded – A luminaire emitting no luminous flux above the horizontal plane;
2. Shielded – A luminaire emitting less than 2.0 percent of its luminous flux above the horizontal plane;
3. Partly Shielded – A luminaire emitting less than 10 percent of its luminous flux above the horizontal plane;
4. Unshielded – A luminaire that may emit its flux in any direction.

N. Spill light means lighting from a lighting installation that falls outside of the boundaries of the property on which the installation is sited.

O. Temporary lighting means lighting installed with temporary wiring and operated for less than 60 days in any calendar year.

Figure 16.43.1: Light Trespass



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16.43.030 Applicability.

The outdoor lighting standards in this section apply to the following:

A. New uses, buildings, and major additions or modifications:

1. For all proposed new land uses, developments, buildings, and structures that require a building permit, all outdoor lighting fixtures shall meet the requirements of this Code.
2. All building additions or modifications of fifty (50) percent or greater in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall invoke the requirements of this Code for the entire property, including previously installed and any new outdoor lighting.

B. Minor additions. Additions or modifications of less than fifty (50) percent to existing uses, as defined in Section A(2) above, and that require a building permit, shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting. Any new lighting on the site shall meet the requirements of this Code with regard to shielding and lamp type. The total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Code, whichever is larger.

16.43.040 Lighting Zones.

- A. Zoning districts designated for residential uses (R-1, R-1.5 and R-2) are designated Lighting Zone One (LZ 1). All other zoning districts are designated Lighting Zone Two (LZ 2).
- B. The designated Lighting Zone of a parcel or project shall determine the limitations for lighting as specified in this ordinance.

Table 16.43.040 Lighting Zone descriptions

<u>Zone</u>	<u>Ambient Illumination</u>	<u>Representative Locations</u>
<u>LZ 1</u>	<u>Low</u>	<u>Rural areas, low-density urban neighborhoods and districts, residential historic districts. This zone is intended to be the default for residential areas.</u>
<u>LZ 2</u>	<u>Medium</u>	<u>High-density urban neighborhoods, shopping and commercial districts, industrial parks and districts. This zone is intended to be the default condition for commercial and industrial districts in urban areas.</u>

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16.43.050 Exempt Lighting.

The following luminaires and lighting systems are exempt from the requirements of this Section.

- A. Externally illuminated signs in conformance with provisions in section 16.42.040 of this code.
- B. Internal lighting for signs in conformance with provisions in section 16.42.040 of this code.
- C. Temporary lighting for theatrical, television, and performance events.
- D. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
- E. Code-required exit signs.
- F. Code-required lighting for stairs and ramps.
- G. Lighting required and regulated by the Federal Aviation Administration, U.S. Coast Guard, or other federal, state, or county agency.
- H. Interior lighting.
- I. Temporary lights for emergency public or private utility maintenance or public safety.
- J. Lighting fixtures existing prior to this ordinance not exceeding 30 watts.

16.43.060 Prohibited Light and Lighting.

- A. All outdoor light sources, except street lights, shall be shielded or installed so that there is no direct line of sight between the light source or its reflection at a point 3 feet or higher above the ground at the property line of the source. Light that does not meet this requirement constitutes light trespass. Streetlights shall be fully shielded.
- B. The following lighting systems are prohibited from being installed or used except by special use permit:
 - 1. Aerial Lasers.
 - 2. “Searchlight” style lights.
 - 3. Other very intense lighting, defined as having a light source exceeding 300 watts.

16.43.070 Luminaire Lamp Wattage, Shielding, and Installation Requirements.

- A. All outdoor lighting shall comply with the limits to lamp wattage and the shielding requirements in Table 16.43.070 per the applicable Lighting Zone. These limits are the upper limits. Good lighting design will usually result in lower limits.
- B. The city may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the requirements of the shielding classification.

- C. Such shielded fixtures must be constructed and installed in such a manner that all light emitted by the fixture complies with the specification given. This includes all the light emitted by the fixture, either directly from the lamp or by a diffusing element, or indirectly by reflection or refraction from any part of the fixture. Any structural part of the fixture providing this shielding must be permanently affixed.
- D. All canopy lighting must be fully shielded. However, indirect upward light is permitted under an opaque canopy provided that no lamp or vertical element of a lens or diffuser is visible from beyond the canopy and such that no direct upward light is emitted beyond the opaque canopy. Landscape features shall be used to block vehicle headlight trespass while vehicles are at an external point of service (i.e. drive-thru aisle).
- E. All facade lighting must be restricted to the facade surface. The margins of the facade shall not be illuminated. Light trespass is prohibited. The sides of commercial buildings without a customer entrance shall not be lit.

Table 16.43.070 – Luminaire Maximum Wattage and Required Shielding

<u>Lighting Zone</u>	<u>Fully Shielded</u>	<u>Shielded</u>	<u>Partly Shielded</u>	<u>Unshielded</u> (Shielding is highly encouraged. Light trespass is prohibited.)
<u>LZ 1</u>	<u>150</u>	<u>60</u>	<u>None Permitted</u>	<u>Low voltage landscape lighting and temporary holiday lighting.</u>
<u>LZ 2</u>	<u>450</u>	<u>100</u>	<u>60</u>	<u>Landscape and facade lighting 100 watts or less; ornamental lights of 60 watts or less.</u>

16.43.080 Height Limits.

Pole and surface-mounted luminaires under this section must conform with Section 16.43.070.

- A. Lighting mounted onto poles or any structures intended primarily for mounting of lighting shall not exceed a mounting height of 40% of the horizontal distance of the light pole from the property line, nor a maximum height according to Table 16.43.080, whichever is lower. The following exceptions apply:
 1. Lighting for residential sports courts and pools shall not exceed 15 feet above court or pool deck surface.
 2. Lights specifically for driveways, and then only at the intersection of the road providing access to the site, may be mounted at any distance relative to the property line, but may not exceed the mounting height listed in Table 16.43.080.
 3. Mounting heights greater than 40% of the horizontal distance to the property line but no greater than permitted by Table 16.43.080 may be used provided that the luminaire is side-shielded toward the property line.
 4. Landscape lighting installed in a tree. See the Definitions section.

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5. Street and bicycle path lights.

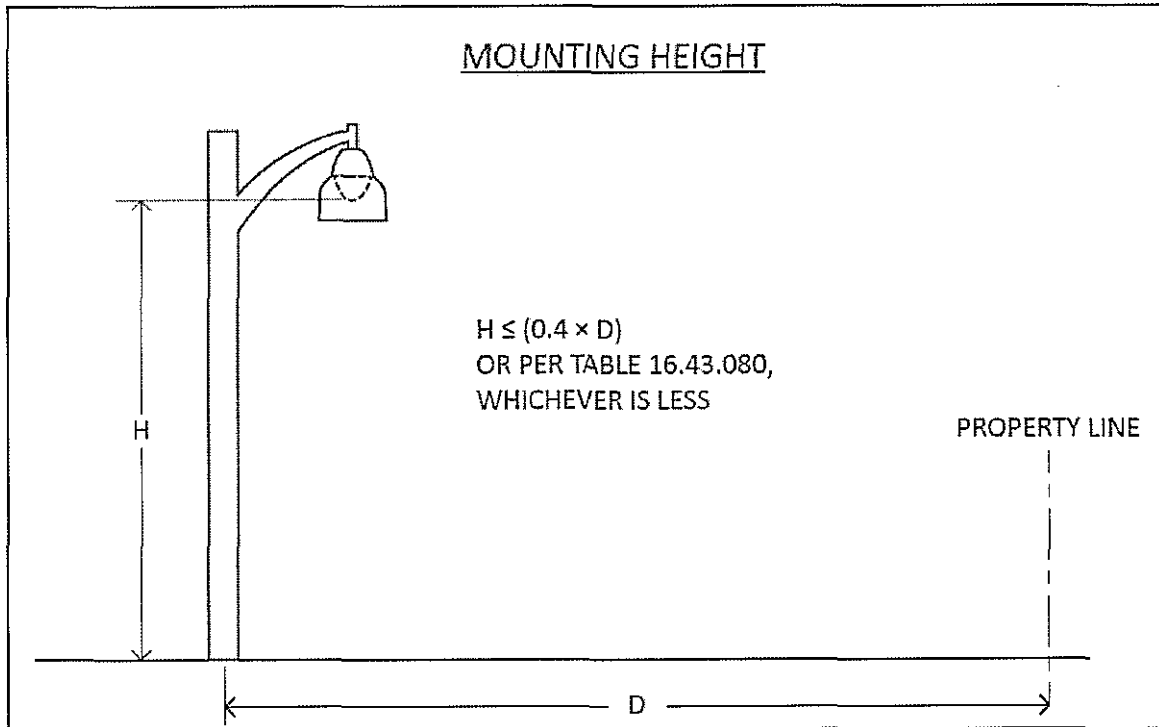
B. Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4 feet higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 40% of the horizontal distance of the light from the property line, whichever is less. The following exceptions apply:

1. Lighting attached to single family residences shall not exceed the height of the eave. Lighting for driveways shall conform to Table 16.43.080.
2. Lighting for facades may be mounted at any height equal to or less than the total height of the structure being illuminated regardless of horizontal distance to property line.
3. For buildings less than 40 feet to the property line, including canopies or overhangs onto the sidewalk or public right of way, luminaires may be mounted to the vertical facade or the underside of canopies at 16 feet or less.
4. The top exterior deck of parking garages should be treated as normal pole mounted lighting rather than as lights mounted to buildings. The lights on the outside edges of such a deck must be side shielded to the property line.

Table 16.43.080 – Maximum Lighting Mounting Height in Feet

<u>Lighting Zone</u>	<u>Lighting for Driveways, Parking and Transit</u>	<u>Lighting for Walkways, Plazas and other Pedestrian Areas</u>	<u>All Other Lighting</u>
<u>LZ 1</u>	<u>35.0</u>	<u>18.0</u>	<u>8.0</u>
<u>LZ 2</u>	<u>37.5</u>	<u>18.0</u>	<u>15.0</u>

Figure 16.43.2: Mounting Height



16.43.090 Lighting Controls

The city strongly recommends the use of timers and/or motion detectors on outdoor lighting, and that motion detectors be set to minimize unnecessary activation. For example, motion detectors for entryway or driveway lights should not activate for off-site pedestrians or cars.

16.43.100 Exceptions to Standards.

- A. Exceptions to the lighting standards in this section may be approved by the Planning Director. Lighting systems not complying with the technical requirements of this ordinance but consistent with the intent of the ordinance may be approved for the following:
1. Sport fields.
 2. Construction lighting.
 3. Industrial lighting for hazardous areas where the heat of the lighting fixture may cause a dangerous situation.
 4. National and State Flag lighting with spotlights greater than 40 watts.
- B. To obtain such approval of an exception, applicants shall demonstrate that the proposed lighting installation:

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1. Has received every reasonable effort to mitigate obtrusive light and artificial sky glow, supported by a signed statement from a registered engineer or by a lighting certified professional describing the mitigation measures.
2. The Planning Director shall review each such application. Approval may be granted if, upon review, the Planning Director believes that the proposed lighting will not create unwarranted glare, sky glow, or light trespass.

16.43.110 Lighting Plan Required

A lighting plan shall be submitted with the development or building permit application and shall include:

- A. A site plan showing the location of all buildings and building heights, parking, and pedestrian areas.
- B. The location and height (above grade) of all proposed and existing luminaires on the subject property.
- C. Luminaire details including type and wattage of each lamp, shielding and cutoff information, and a copy of the manufacturer's specification sheet for each luminaire.
- D. Control descriptions including type of control (time, motion sensor, etc.), the luminaire to be controlled by each control type, and the control schedule when applicable.
- E. Any additional information necessary to demonstrate compliance with the standards in this section.

**Chapter 16.49
SITE AND DESIGN REVIEW**

16.49.010 Findings and objectives.

B. The City Council declares that the purpose and objectives of site development requirements and the design review procedures are to:

10. Encourage the use of Low Impact Development (LID) techniques to manage stormwater through the use of natural features, protect native vegetation, preserve and create open space, and minimize impervious surfaces.

16.49.040 Criteria and standards.

1. In review of a Type III Site and Design Review Application described in Section 16.49.035.B, the Board shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following A through ~~D~~ E, and with Criteria 4, 5, and 6 below:

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A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable city ordinances insofar as the location, height and appearance of the proposed development are involved; and

B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and

C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

D. The proposed development incorporates the use of LID best management practices whenever feasible based on site and soil conditions. LID best management practices include, but are not limited to, minimizing impervious surfaces, designing on-site LID stormwater management facilities, and retaining native vegetation.

~~D E.~~ The Board shall, in making its determination of compliance with subsections B through D and ~~C~~ above, use the following matrix in Table 16.49.040 to determine compatibility unless this matrix is superseded by another matrix applicable to a specific zone or zones under this title. An application is considered to be compatible, in regards to subsections B, C, and D above, if the following conditions are met: a minimum of 65 percent of the total possible number of points (not including bonuses) are accumulated for the whole development.

a. The development accumulates a minimum of 70 percent of the total possible number of points from the list of design criteria in Table 16.49.040; and

b. At least 15 percent of the points used to comply with (a) above must be from the list of LID Elements in Table 16.49.040.

TABLE 16.49.040

[New table is attached separately]

16.49.065 Bicycle and pedestrian facilities.

Developments coming under design review shall meet the following standards:

A. The internal walkway system shall be extended to the boundaries of the property to adjoining properties developed or zoned for commercial, public, or multi-family uses. The walkway shall connect to an existing walkway system on adjoining property or be located so as to provide for development of a logical connection in the future when the adjoining property is developed or redeveloped.

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B. On-site facilities shall be provided to accommodate safe and convenient pedestrian and bicycle access within new subdivisions, multi-family developments, planned development, shopping centers, and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers. Residential developments shall include streets with sidewalks and accessways.

C. For new office parks and commercial development:

1. At least one sidewalk connection between the proposed development and each abutting commercial or office property shall be provided. One connection shall also be provided to each neighborhood.
2. Walkways shall be provided to the street for every 300 feet of developed frontage.
3. Walkways shall be direct with minimal driveway crossings.
4. Walkways shall be linked to the internal circulation of the building.
5. Walkways shall be at least five feet wide and shall be raised, ~~have curbing,~~ or have different paving materials when crossing driveways or other vehicle maneuvering areas. (Ord. 1043 section 3, 2000)

D. Use of permeable surfacing materials for walkways is encouraged whenever site and soil conditions make it feasible. Permeable surfacing includes, but is not limited to, paving blocks, turf blocks, and porous asphalt. All permeable surfacing shall be designed, constructed, and maintained in accordance with the Canby Public Works Design Standards.

16.49.080 General provisions for landscaping.

1. The standards set forth in this section are minimum standards for landscaping.
2. The purpose of these landscaping standards is to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way. The purpose of landscaping is to improve the livability of residential neighborhoods, enhance the customer attraction of commercial areas, increase property values, improve the compatibility of adjacent uses, provide visual separation and physical buffers between incompatible adjacent land uses, provide visual relief from the expanse of parking lots, screen undesirable views, contribute to the image and appeal of the overall community, and mitigate air and noise pollution.

These standards are also intended to facilitate Low Impact Development (LID) techniques through the retention of existing native vegetation and mature, healthy trees, to the extent feasible. Additional LID related goals of this chapter are to; reduce erosion and storm water runoff; preserve and promote urban wildlife habitats; reduce the amount of carbon dioxide in the air; shade and reduce the temperature of adjacent waterways; and enhance the streetscapes along the city's public rights-of-way with an emphasis on trees and LID stormwater management facilities.

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~~2~~ 3. The minimum area requirement for landscaping for developments coming under design review shall be the percentage of the total land area to be developed as follows:

- A. Fifteen (15) percent for all industrial and commercial zones (except the Downtown-Commercial zone, but including the Commercial-Residential zone).
- B. Seven and one-half (7.5) percent for the Downtown-Commercial zone.
- C. Thirty (30) percent for all residential zones.

4. LID stormwater management facilities, such as rain gardens and bioretention areas, may be counted toward the minimum landscaping requirement when they are located on private property. LID facilities in the public right-of-way cannot be counted toward the minimum landscaping requirement. The integration of LID stormwater management facilities within required landscaping must be approved by the city and shall comply with the design and construction standards set forth in the Canby Public Works Design Standards.

3 5. Trees and other plant materials to be retained shall be identified on the landscape plan. The Site and Design Review Board encourages the retention, to the extent practicable, of existing healthy trees and vegetation.

810. All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species. The use of tree and plant species native to the Pacific Northwest is encouraged. Any new tree planted must be included on the city's list of approved tree species.

16.49.110 Landscape area credit for preservation of existing trees and tree groves.

1. Policy. It being the policy of the City of Canby to preserve healthy, mature trees wherever possible within its city limits, a system of landscape area credits is hereby established as an incentive for property owners and developers to preserve existing healthy, mature trees and to include them in the landscape plan for a proposed development.

2. Purpose. The primary goal of the landscape credit is to prevent haphazard removal and destruction of trees and tree groves, in order to preserve the ecological health, aesthetic character, and quality of life in Canby. Tree retention provides substantial benefits, including but not limited to erosion prevention, reductions in storm-water runoff, improved water and air quality, energy conservation, carbon sequestration, reductions in the development impacts on the stormwater drainage system, and better transition between adjacent land uses.

~~2~~ 4. Landscape Credit.

A. Program for Landscape Credit. One hundred percent (100%) of the area preserved under any mature, healthy tree or group grove of trees retained in the landscape (as approved by the Site and Design Review Board) may apply be counted directly toward the percentage of landscaping required for a development.

B. Limit to Landscape Area Credit.

i. Landscape credits for preserved trees or tree groves shall not eliminate or reduce the landscaping requirements pertaining to parking lots, buffering, and screening.

~~**ii.**~~ Furthermore, such Landscape credits for individual trees shall not comprise reduce the total landscaping requirements more than 40 percent of the total landscape requirement. ~~(i.e., For example, in districts requiring 15 percent landscaping, preserved tree area shall not count toward more than 9 percent of the requirement).~~ ~~shall not be reduced to less than 9 percent).~~

iii. Landscape credits for preserved tree groves shall not comprise more than 60 percent of the total landscape requirement. A grove is defined as a stand of three or more healthy, mature trees located close together to provide some overlap in canopy coverage.

C. Trees Near a Property Line:

i. When the drip line of a tree extends beyond the owner's property line, credit can be granted for that portion of the drip line within the property line if that area exceeds 75 percent of the total drip line area. Trees so close to the property line that their drip line area is less than 75 percent of the total, can only be given credit if a qualified arborist, nurseryman or landscape architect can assure the survival of the tree and its long term health if root damage is sustained by future development on the adjacent property.

ii. Where trees have been preserved near a property line, such that the drip line of the tree spreads onto adjacent property, credit can be obtained by the adjacent property owner for protection of the drip line area that extends onto that adjacent property. (Ord. 890 section 48, 1993; Ord. 848, Part IV, section 5, 1990)

5. Trees and tree groves to be preserved and counted toward the landscape credit shall be identified on the landscape plan.

16.49.120 Parking lot landscaping standards.

1. General Provisions. In addition to the objectives stated in section 2 of this ordinance, goals of parking lot standards are to create shaded areas in parking lots to reduce glare, ~~and to~~ enhance the visual environment, and encourage the use of LID practices. The design of the parking area shall be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. Trees shall not be cited as a reason for applying for or granting a variance on placement of signs.

2. Application. Parking lot landscaping standards shall apply to any surface passenger vehicle parking area of ten (10) spaces or more, or to any paved vehicular use area 3,500 square feet or larger on the same tax lot or on contiguous tax lots under common ownership. Any paved vehicular area which is used specifically as a utility storage lot or a truck loading area shall be exempt from landscaping requirements within a parking lot.

3. Landscaping Within a Parking Lot.

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- A. Area within a parking lot shall include the paved parking and maneuvering area, as well as any paved area within ten (10) feet of any exterior face of curb surrounding the paved parking and maneuvering area.
- B. Each interior landscaped area shall be a minimum of ~~five~~ six (6) feet wide, unless the area is added to the required perimeter landscaping.
- C. The use of LID best management practices in parking lots is encouraged whenever site and soil conditions make it feasible. Such practices include, but are not limited to, permeable surfacing materials, and integrating LID stormwater management facilities into the required landscaping areas.

4. Computing Minimum Area Required to be Landscaped Within a Parking Lot. Minimum area required to be landscaped within a parking lot shall be as follows:

- A. Fifteen (15) percent for all residential, industrial, and commercial zones (except as provided below in subsections B and C).
- B. Five (5) percent for the Downtown-Commercial Zone for any off-street parking spaces provided.
- C. Ten (10) percent for the Core Commercial (CC) sub-area of the Downtown Canby Overlay Zone for any off-street parking spaces provided, ~~except as follows: For parking lots with 10 or more spaces and two or more drive aisles, there shall be a minimum of 50 square feet of interior landscaping for each parking space provided.~~

~~The area landscaped to meet minimum parking lot interior landscaping requirements shall be located within ten (10) feet of the parking lot area.~~

~~5. Trees Required Within Parking Lots. Deciduous, evergreen and/or shade trees shall be planted within all parking lots and shall be distributed on the basis of one (1) tree for each eight (8) parking spaces or 2,800 square feet of paved vehicular use area, whichever is greater. The Site and Design Review Board explicitly encourages the use of planter islands with trees for landscaping parking lots.~~

5. All parking areas with more than 16 spaces shall include landscape islands to break up the parking area into rows of not more than 8 contiguous parking spaces.

- A. Landscape islands shall have a minimum area of 48 square feet and a minimum width of six (6) feet.
- B. Landscape islands shall contain at least one tree that meets the standards in subsection (6) below.
- C. Landscape islands may be counted toward the minimum parking lot landscaping requirements.

6. Criteria for Trees in Parking Lots. Deciduous, evergreen and/or shade trees shall meet the following criteria:

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- A. Reach a mature height of ~~twenty (20) to thirty (30) feet~~ forty (40) to fifty (50) feet. Trees must be at least three-inch (3”) caliper at the time of planting.
- B. Cast moderate to dense shade in summer.
- C. ~~Long~~ Be long lived, i.e., over sixty (60) years.
- D. Do well in an urban environment:
 - i. Be pollution tolerant; and
 - ii. Be tolerant of direct and reflected heat.
- E. Require little maintenance:
 - i. Be mechanically strong;
 - ii. Be insect and disease resistant; and
 - iii. ~~Require~~ Require little pruning.
- F. Be resistant to drought conditions.
- G. Be barren of fruit production.

~~7. Size of Landscape Planter Islands:~~

~~A. Landscape planter islands containing trees shall have a minimum planting area of twenty five (25) square feet; shall have a minimum width of forty eight (48) inches measured from back of curb; and shall be designed so as to prevent vehicular damage to trees. (Curb height to be six (6) inches minimum.)~~

~~B. Sidewalks shall not encroach upon the minimum planting width.~~

8. Perimeter of Parking and Loading Areas:

A. Screening of parking and loading areas is required. Within three (3) years of planting, screening shall be of such height and density as to shield vehicle headlights from head-on visibility.

B. In addition, one (1) deciduous, evergreen and/or shade tree shall be planted every forty (40) feet, minimum, along the required setback of the vehicular use area.

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9. Irrigation System or Available Water Supply Required. Landscaped areas shall be provided with automatic irrigation systems or a readily available water supply with at least one (1) outlet located within 150 feet of all plant materials to be maintained. (Ord. 890 section 49, 1993; Ord. 848, Part IV, section 6, 1990, Ord 1296, 2008)

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DIVISION IV – LAND DIVISION REGULATION

Chapter 16.62 SUBDIVISIONS - APPLICATIONS

16.62.020 Standards and criteria.

Applications for a subdivision shall be evaluated based upon the following standards and criteria:

~~A. Conformance with the text and applicable maps of the Comprehensive Plan;~~

~~B. A.~~ Conformance with other applicable requirements of the Land Development and Planning Ordinance;

~~C. B.~~ The overall design and arrangement of lots shall be functional and shall adequately provide building sites, utility easements, and access facilities deemed necessary for the development of the subject property without unduly hindering the use or development of adjacent properties;

C. Subdivision design and layout shall incorporate Low Impact Development techniques where possible to achieve the following:

1. Manage stormwater through a land development strategy that emphasizes conservation and use of onsite natural features integrated with engineered stormwater controls to more closely mimic predevelopment hydrologic conditions.
2. Encourage creative and coordinated site planning, the conservation of natural conditions and features, the use of appropriate new technologies and techniques, and the efficient layout of open space, streets, utility networks and other public improvements.
3. Minimize impervious surfaces.
4. Encourage the creation or preservation of native vegetation and permanent open space.
5. Clustering of residential dwellings where appropriate to achieve (1 – 4) above. The arrangement of clustered dwellings shall be designed to avoid linear development patterns.

~~D.~~ It must be demonstrated that all required public facilities and services are available, or will become available through the development, to adequately meet the needs of the proposed land division. (Ord. 890 section 53, 1993; Ord. 740 section 10.4.40(B), 1984)

E. The layout of subdivision streets, sidewalks, and pedestrian ways supports the objectives of the Safe Routes to Schools Program by providing safe and efficient walking and bicycling routes within the subdivision and between the subdivision and all schools within a one-mile radius. During review of a subdivision application, city staff will coordinate with the appropriate school district representative to ensure safe routes to schools are incorporated into subdivision design to the greatest extent possible.

Chapter 16.64 SUBDIVISIONS - DESIGN STANDARDS

16.64.010 Streets.

A. Generally. The location, width and grade of streets shall be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation pattern with intersection angles, grades, tangents, and curves appropriate for the traffic to be carried. Where location is not shown in a development plan, the arrangement of streets shall either:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
2. Conform to a plan for the neighborhood approved or adopted by the commission to meet a particular situation where topographical or other conditions make continuance of conformance to existing street patterns impractical;
3. Minimum right-of-way and roadway width shall follow the requirements of the Canby Public Works Design Standards, Division VII;
4. Consider opportunities to incrementally extend and connect local streets to provide for safe and convenient bike and pedestrian circulation.

B. Permeable surfacing alternatives and on-site stormwater management facilities, are encouraged for street improvements. Permeable surfacing and LID stormwater management facilities shall be constructed in accordance with the Canby Public Works Design Standards and the manufacturer's recommendations. Permeable surfacing includes, but is not limited to: paving blocks, turf block, pervious concrete, porous asphalt, and other similar approved materials. Alternative surfacing methods may be approved for public and private roads, road shoulders, pedestrian ways, driveways, and easement service roads unless site constraints make use of such materials detrimental to water quality. Use of permeable surfacing methods shall meet the imposed load requirements for fire apparatus, and shall be subject to review and approval by the Canby Public Works Department.

~~H. Cul-de-sacs. A cul-de-sac shall be as short as possible and shall have a maximum length of four hundred fifty feet and serve building sites for not more than eighteen dwelling units. A cul-de-sac shall terminate with a circular turnaround or other design approved by the City and emergency service providers.~~
A cul-de-sac shall only be allowed when environmental or topographical constraints, existing development patterns, or compliance with other standards in this code preclude street extension and through circulation. When cul-de-sacs are provided, all of the following shall be met:

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1. The cul-de-sac shall not exceed a length of 400 feet. Length of the cul-de-sac shall be measured along the centerline of the roadway from the near side of the intersecting street to the farthest point of the cul-de-sac;
2. The cul-de-sac shall be designed in accordance with the Canby Public Works Design Standards.
3. The cul-de-sac may have a vegetated center island that will serve to treat stormwater runoff generated by the cul-de-sac. Specifications for cul-de-sac design are located in the Public Works Design Standards.
4. The cul-de-sac shall provide a pedestrian connection between it and adjacent streets, access ways, parks, or other right-of-way. Such pedestrian ways shall conform to Section 16.64.030(C).

J. Alleys.

1. Alleys shall be provided to commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are made as approved by the commission.
2. Alleys shall be provided within residential subdivisions when streets are designed to meet the narrow “green” street standards in the Canby Public Works Design Standards. Visitor parking areas may be required by the city to mitigate the lack of on-street parking.
3. When alleys are provided as part of a new residential subdivision, streets shall be designed in accordance with the narrow “green” street standards in the Canby Public Works Design Standards. Visitor parking areas may be required by the city to mitigate the lack of on-street parking.
4. Alley intersection corners shall have a minimum radius of ten feet.

16.64.020 Blocks.

A. Generally. The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type of use contemplated, needs for access, circulation, control and safety of street traffic and limitations and opportunities of topography.

B. Sizes. Block length shall be limited to 300 feet in the C-1 zone, 400 feet in residential zones, and 600 feet in all other zones, except for ~~800~~ 1,000 feet on arterials. Exceptions to this prescribed block standard shall be permitted where topography, barriers such as railroads or arterial roads ~~freeways~~, or environmental constraints prevent street extension. The block depth shall be sufficient to provide two lot depths appropriate to the sizes required by Division III. (Ord. 740 section 10.4.40(C)(2), 1984; Ord. 1043 section 3, 2000; Ord. 1076, 2001)

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16.64.030 Easements.

C. Pedestrian Ways. In any block over six hundred feet in length, a pedestrian way or combination pedestrian way and utility easement shall be provided through the middle of the block. If unusual conditions require blocks longer than one thousand two hundred feet, two pedestrian ways may be required. When essential for public convenience, such ways may be required to connect to cul-de-sacs, or between streets and other public or semipublic lands or through green way systems. ~~Long blocks parallel to arterial streets may be approved without pedestrian ways if desirable in the interest of traffic safety.~~ Sidewalks to city standards may be required in easements where insufficient right-of-way exists for the full street surface and the sidewalk. All pedestrian ways shall address the following standards to provide for the safety of users:

1. Length should be kept to a minimum and normally not in excess of two hundred feet;
2. Width should be maximized and shall not be below ten feet. For pathways over one hundred feet long, pathway width shall increase above the minimum by one foot for every twenty feet of length; while
3. A minimum of three foot-candles illumination shall be provided. Lighting shall minimize glare on adjacent uses consistent with the outdoor lighting provisions in section 16.43 of this code;
4. Landscaping, ~~fences,~~ grade differences, and other obstructions should not hinder visibility into the pedestrian way from adjacent streets and properties. Fencing along public pedestrian ways shall conform with the standards in Section 16.08.110;
5. Surrounding land uses should be designed to provide surveillance opportunities from those uses into the pedestrian way, such as with the placement of windows; and
6. Exits shall be designed to maximize safety of users and traffic on adjacent streets; and
7. Use of permeable surfacing materials for pedestrian ways and sidewalks is encouraged whenever site and soil conditions make permeable surfacing feasible. Permeable surfacing includes, but is not limited to: paving blocks, turf block, pervious concrete, and porous asphalt. All permeable surfacing shall be designed, constructed, and maintained in accordance with the Canby Public Works Design Standards and the manufacturer's recommendations.

16.64.040 Lots.

A. Size and Shape. The lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated. To provide for proper site design and prevent the creation of irregularly shaped parcels, the depth of any lot or parcel shall not exceed three times its width (or four times its width in rural areas) unless there

is a topographical or environmental constraint or an existing man-made feature such as a railroad line.

B. Minimum Lot Sizes:

1. Lot sizes shall conform with requirements of Division III unless the applicant chooses to use an alternative lot layout per subsection (3) below to accommodate interconnected and continuous open space and or other natural resources. In this case, the average minimum lot size may be reduced to 5,000 square feet after subtracting access tracts. Overall development densities shall comply with the underlying maximum density allowed by the zone.

2. In areas that cannot be connected to sewer trunk lines, minimum lot sizes shall be greater than the minimum herein specified if necessary because of adverse soil structure for sewage disposal by septic systems. Such lot sizes shall conform to the requirements of Clackamas county for sewage disposal unless provisions are made for sanitary sewers.

3. Alternative lot layout. Applicants may deviate from standard lot setbacks and dimensions to accommodate dedicated interconnected open space or other natural areas. Clustered housing, lot-size averaging, and a mixture of approaches where building lots can be grouped into a smaller portion of the total development, reserving the remainder for open space or other natural areas. Alternative development layouts shall not exceed the underlying maximum density allowed by the zone.

4. When using the alternative lot layout option, the following must be met:

a. The arrangement of the alternative lot layout shall be designed to avoid development forms commonly known as linear, straight-line or highway strip patterns.

b. To the maximum extent possible, open space and natural areas, where used, shall be continuous, interconnected, and concentrated in large usable areas.

c. Where possible, open space shall be connected to adjacent off-site open space areas.

d. Open space and natural areas shall be maintained permanently by the property owner or the property owner's association.

16.64.070 Improvements.

B. The following improvements shall be installed at the expense of the subdivider unless specifically exempted by the Planning Commission:

1. Streets, including drainage and street trees;

2. Complete sanitary sewer system;

3. Water distribution lines and fire hydrants;

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~~construction, provisions shall be made to handle any drainage from preexisting subsurface drain tile. It shall be the design engineer's duty to investigate the location of drain tile and its relation to public improvements and building construction.~~

2. Stormwater Management through Low Impact Development (LID). Low impact development is a stormwater management approach aimed at emulating predevelopment hydrologic conditions using a combination of site design and stormwater integrated management practices. This approach focuses on minimizing impervious surfaces, promoting rainfall evaporation and uptake by plants, and maximizing stormwater infiltration. Specific LID strategies and integrated management practices include:

- a. Protection and restoration of native vegetation and soils.
- b. Minimizing impervious surface area through use of pervious materials (e.g. pavers and pervious concrete).
- c. Vegetated roofs.
- d. Rainfall reuse.
- e. Stormwater dispersion and bioretention (recharge).

3. All new subdivisions in Canby are required to treat stormwater on site. Stormwater management using LID practices is required where feasible, pursuant to requirements of this chapter and other applicable sections of this code. LID facilities shall be constructed in accordance with the Canby Public Works Design Standards.

5. A conceptual stormwater management report must be submitted with the subdivision application. The report must demonstrate how and where stormwater will be managed at the subdivision level through the use of LID practices. Where LID practices are not used, the applicant must demonstrate why LID is not feasible. The report will be reviewed by the Canby Public Works Department and shall be consistent with the Public Works Design Standards. Generally, the stormwater management plan must include the following:

- a. A description of existing conditions including a map;
- b. A description of the proposed stormwater system including a map;
- c. An estimate of existing storm water run off;
- d. An estimate of proposed storm water run off
- e. The detention/retention requirements; and
- f. The discharge location, treatment method and sizing, and if discharging to the ground, the expected infiltration rates based upon soils mapping data.

6. Responsibility for maintenance of LID facilities shall be as follows:

- a. The Canby Public Works Department shall be responsible for maintaining all LID facilities located within the public right-of-way, and for providing for the safety of the public as related to LID facilities.
- b. Private property owners shall be responsible for maintaining all LID facilities on their property. The city reserves the right to inspect such facilities at any time. Upon

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4. Sidewalks and any special pedestrian ways;
5. Street name and traffic-control signs;
6. Streetlights;
7. Lot, street and perimeter monumentation;
8. Underground power lines and related facilities;
9. Underground telephone lines, CATV lines, natural gas lines, and related facilities;
10. Where dedicated or undedicated open space is proposed or provided, it shall be the subdivider's responsibility to provide standard public improvements to and through that open space.
11. If fencing is being proposed as part of subdivision development, the subdivider shall be responsible for installing fencing along public streets and pedestrian ways. Fencing shall be constructed in accordance with the standards in Section 16.08.110.

C. Streets.

1. All streets, including alleys, within the subdivision and streets adjoining, but only partially within the subdivision shall be improved.
2. All public and private streets shall be constructed to city standards for permanent street and alley construction. ~~Catch basins and dry wells shall be installed and interconnected to provide drainage as may be required by the City.~~ LID alternatives, such as permeable surfacing and integrated stormwater management facilities, are required where site and soil conditions make it a feasible alternative. Upon completion of the street improvement, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street centerlines as required by Oregon Revised Statutes Chapter 92.
3. Street Trees. Street trees shall be provided consistent with the provisions of Chapter 12.32.

D. Surface Drainage and Storm Sewer System.

1. Drainage facilities shall be provided within the subdivision and to connect the subdivision to drainage ways or storm sewers outside the subdivision, if necessary, as determined by the City.
2. ~~Capacity, grade and materials shall be by a design approved by the City. Design of drainage within the subdivision shall take into account the location, capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such area. In addition to normal drainage design and~~

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written notice by the city to the owner that the facility has been compromised to the point where the design capacity is no longer available or the facility is not functioning as designed and approved, the owner shall correct the problem. If the owner fails to respond to the written notice within 15 days, the city may undertake the work and bill all time and material to the owner.

- c. For LID facilities that are not located in the public right-of-way and serve multiple private residential properties, a public easement for the LID facility shall be established and the Canby Public Works Department shall be responsible for maintenance of the facility. All property owners served by the facility shall pay a fee to the city to cover the cost of maintenance of the facility.

- G. Sidewalks. Sidewalks shall be required on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of identified arterials, or industrial districts, the commission may approve a subdivision without sidewalks if alternative pedestrian routes are available. Sidewalk construction may be postponed until the actual construction of buildings on the lots, provided that adequate assurance is given that such sidewalks will be installed. Where LID practices are implemented in subdivision street design, alternative sidewalk design may be permitted with approval from the city. Alternative sidewalk design resulting from LID best management practices may include, but is not limited to: flat curbs, LID bioretention areas incorporated in conjunction with required landscaping, and alternative sidewalk widths. LID best management practices shall be designed in accordance with the Canby Public Works Design Standards.

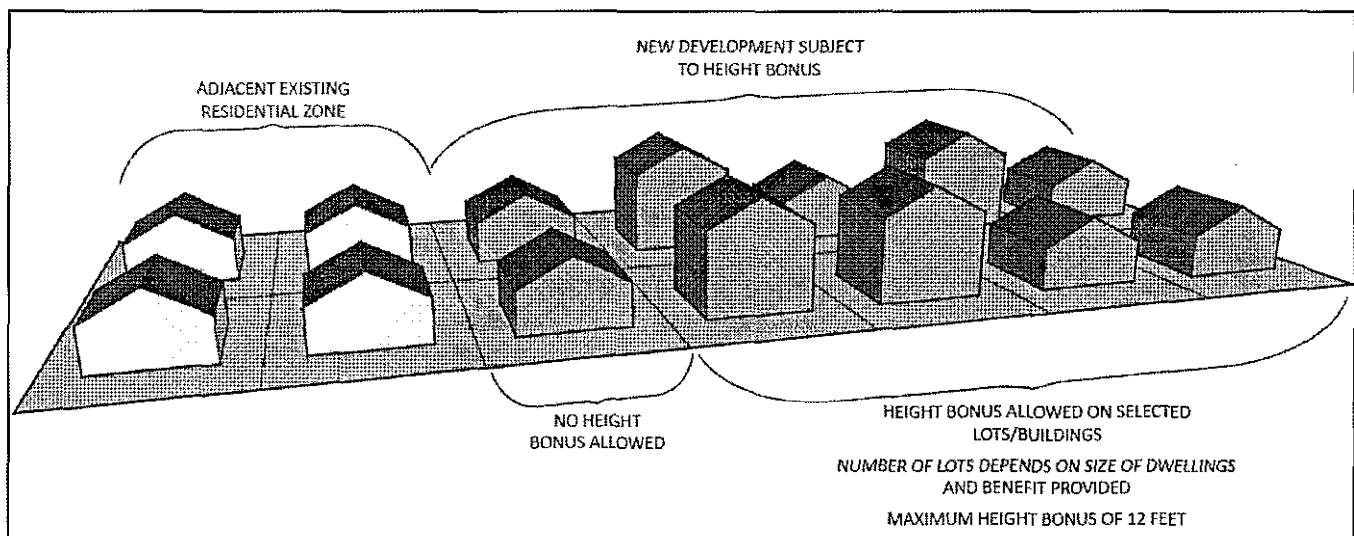
16.64.80 Low Impact Development Incentives

The purpose of this section is to encourage the use of certain low impact development (LID) practices in subdivision development beyond the minimum requirements of this code. The provisions in this section are voluntary and are not required of new subdivisions. These provisions are applicable only when an applicant elects to utilize the incentives provided in this section. Only one incentive is permitted at a time. For example, an applicant cannot utilize a height bonus and density bonus in the same subdivision application.

- A. Building height bonus. A building height bonus will be allowed for subdivision proposals that include one of the following:
1. Additional park land beyond what is required in Chapter 16.120.
 2. The use of pervious surfacing materials such as pavers or pervious concrete.
 3. Provision of a rain garden that provides on-site stormwater management for all or part of the subdivision.
 4. Mitigation of tree removal by replanting.
- B. Standards for building height bonus (see Figure 16.64.1 for illustration). Proposals that utilize the building height bonus shall comply with the following:

1. A proposal that includes one of the LID practices listed in A(1-4) above may request an increase in building height up to 12 feet within the building footprint.
2. The square footage of the building footprint allowed to receive the height increase shall be calculated using the following ratios:
 - i. For park land, the ratio is 1:1 square feet of additional park land to square feet of building footprint. For example, if 1,000 square feet of additional park land are provided, the height increase may be applied to 1,000 square feet of the building footprint.
 - ii. For pervious surfacing, the ratio is 1:0.5. For example, if 1,000 square feet of pervious surfacing are provided, the height increase may be applied to 500 square feet of the building footprint.
 - iii. For rain gardens, the ratio is 1:0.75.
 - iv. For mitigation of tree removal, the ratio is 10 caliper-inches to 1,000 square feet of building footprint. For example, if five 4-inch caliper mitigation trees are planted, the height increase may be applied to 2,000 square feet of building footprint. Caliper inches are measured by diameter at breast height (DBH). Tree mitigation must comply with Subsection (C) below.
3. The building height increase shall not result in buildings that exceed 12 feet of height above the maximum building height standard of the underlying zone.
4. The building(s) receiving the height increase shall be located within the same subdivision where the LID benefit is being provided.
5. The height bonus may not be used on buildings that are directly adjacent to an existing lot in a residential zone (R-1, R-1.5 or R-2).
6. Additional park land provided to utilize the height bonus shall be consistent with all applicable standards and regulations of Chapter 16.120.

Figure 16.64.1: Height Bonus Diagram



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C. Standards for mitigation of tree removal. Proposals that mitigate tree removal in order to utilize the height bonus shall comply with the following:

1. Only mitigation for removal of existing, healthy trees over six-inch caliper DBH shall be counted toward the height or density bonus.
2. Trees planted as mitigation for tree removal shall be at least two-inch caliper DBH and must be approved by the city arborist.
3. The subdivision application must show the location, size and species of exiting trees that will be removed and the location, size and species of trees to be planted as mitigation.
4. Trees planted to comply with the street tree requirements in Chapter 12.32 may not be counted toward the height or density bonus.

D. Density bonus. A density bonus will be allowed for subdivision proposals that provide additional park land beyond what is required in Chapter 16.120. Proposals that utilize the density bonus shall comply with the following:

1. To qualify for the density bonus, a proposal must provide at least 110% of the park land required in Chapter 16.120. For example, if Chapter 16.120 requires 1,000 square feet of park land, the proposal must provide at least 1,100 square feet of park land to qualify.
2. The percent density bonus allowed will be as follows:
 - i. For provision of park land between 110 – 120% of the minimum requirement, a 5% density bonus will be allowed.
 - ii. For provision of park land between 121 – 130% of the minimum requirement, a 10% density bonus will be allowed.
 - iii. For provision of park land between 131 – 140% of the minimum requirement, a 15% density bonus will be allowed.
 - iv. For provision of park land over 140% of the minimum requirement, a 20% density bonus will be allowed.
3. No subdivision will be allowed to exceed 120% of the density standard for the underlying zone.
4. Additional park land provided to utilize the density bonus shall be consistent with all applicable standards and regulations of Chapter 16.120.

DIVISION V - PLANNED UNIT DEVELOPMENT AND CONDOMINIUM REGULATIONS

Chapter 16.70 GENERAL PROVISIONS

16.70.020 Purpose.

A. The purpose of this division is to prescribe the procedures for the development of a planned unit development ~~project or subdivision~~. It is also the purpose of this division to enable the development of planned unit developments ~~projects or subdivisions~~ in order to permit a degree of flexibility and diversification in the use of land through grouped buildings or large-scale land planning and the arrangements of specific structures and open spaces within such development. For these reasons and to permit the accomplishment of this purpose, the provisions of this division are superimposed upon the regulatory provisions of Division III and IV.

B. It is therefore the purpose of a planned unit development, as the term is employed in this title, of permitting the development of land in a manner which would be as good as, or better than, that resulting from the traditional lot-by-lot development while generally maintaining the same population density and area coverage permitted in the zone in which the project is located. A planned unit development of open spaces, circulation facilities, off-street parking areas and the best utilization of site potentials characterized by special features of geography, topography, size, location or shape. (Ord. 740 section 10.5.10(A), 1984)

C. Planned unit developments are also intended to preserve the natural environment and water quality through the use of Low Impact Development (LID) techniques when feasible and practical.

Chapter 16.76 PUD REQUIREMENTS

16.76.010 Minimum requirements.

The minimum requirements for a residential planned unit development shall include the following ~~two~~ items:

A. A minimum of ~~ten~~ fifteen percent of the gross area of the development shall be devoted to open space, and shall be located in a common area or dedicated to the public, except in the case of conversions of existing rentals to unit ownership, where the Planning Commission may permit a lesser requirement if it is found that adequate recreation facilities exist for the units.

B. The average area per dwelling unit shall not be less than that allowed within the zoning district in which the subdivision is located, unless alternative lot layout is used pursuant to 16.64.040(B). The average area shall be calculated by dividing the number of dwelling units into the gross area of the total land development, minus that area occupied by streets. ~~Except,~~ however, that the The commission may grant a density bonus of not more than fifteen percent to planned unit developments where it is found that unique, beneficial design features (such as solar

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efficiency, recreation facilities, or other community assets) warrant such a bonus. The commission shall clearly state its findings in support of granting or denying a requested density bonus. (Ord. 740 section 10.5.50, 1984)

C. To achieve the goals of low impact development, buildings are encouraged to be clustered within the designated development area of the site. Clustering is intended to preserve open space, reduce total impervious surface area, and minimize development impacts on critical areas and associated buffers. Preservation of open space reduces potential stormwater runoff and associated impacts and provides area for dispersion, filtration and infiltration of stormwater. The arrangement of clustered buildings shall be designed to avoid development forms commonly known as linear, straight-line or highway strip patterns.

D. The use of LID best management practices in site design and development is required where site and soil conditions make it a feasible option. LID practices shall meet the standards set forth in the Canby Public Works Design Standards.

Division VII - STREET ALIGNMENTS

**Chapter 16.86
REGULATIONS**

16.86.010 Purpose.

This chapter is intended to insure that adequate space is provided in appropriate locations for the planned expansion, extension, or realignment of public streets. Further, it is intended to allow for the safe utilization of streets once developed. The street standards are also intended to encourage the efficient layout of streets, minimize impervious surfaces, and incorporate LID green street treatments whenever feasible. This section is to be used in conjunction with other general ordinances of the city which affect public improvements, roads, highways, etc. (Ord. 740 section 107.10, 1984)

16.86.020 General provisions.

~~A. The street classifications identified in Chapter 7 of the Transportation System Plan street circulation map of the Comprehensive Plan shall be used to determine which streets are to be arterials, collectors, and neighborhood connectors. Based upon this, new arterial street rights-of-way shall be between sixty and eighty feet in width, depending upon the previously determined plan for each such street. New collector street rights-of-way shall have a minimum width of sixty feet. New neighborhood connectors shall have a minimum right-of-way width of sixty feet. All new streets shall comply with the roadway standards shown in Section 16.86.040.~~

B. Right-of-way widths and cross section standards for new streets shall be in conformance with the Canby Transportation System Plan and the Public Works Design Standards.

~~B. New local residential streets shall have a minimum right-of-way width of forty feet. Existing local residential streets shall have a minimum right-of-way width of fifty feet unless a forty-foot width is specified in section 16.86.030.~~

~~C. New streets intended to serve commercial and industrial areas shall have a minimum right-of-way width of fifty feet.~~

~~D. The Planning Commission shall have the authority to modify right-of-way requirements where warranted because of anticipated traffic volumes, anticipated truck traffic, planned bicycle or pedestrian paths, or other unique conditions.~~

E C. The city engineer Public Works Director shall be responsible for establishing and updating appropriate alignments for all streets. Street surface widths and specific design details shall also be the responsibility of the city engineer, except as may be altered by the Planning Commission or City Council for special circumstances.

~~F D. No building permit shall be issued for the construction of a new structure within the planned right-of-way of a new street, or the appropriate setback from such a street as established in Division III.~~

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G E. Existing structures which were legally established within a planned road alignment or abutting setback shall be regarded as nonconforming structures.

H F. Bikeways and bike lanes shall be provided consistent with the Bicycle Plan element of the along arterial and collector streets as provided in the Transportation System Plan.

I G. Pedestrian facilities shall be provided consistent with the Pedestrian Plan element of the Transportation System Plan. Sidewalks shall be required along arterials, collectors, connectors, and local streets. (Ord. 740 section 10.7.20, 1984; Ord. 1043 section 3, 2000; Ord 1237, 2007)

16.86.030 – Street widening.

The following list of streets shall be utilized in conjunction with the street circulation map of the Comprehensive Plan and the requirements of applicable city ordinances to determine the required rights-of-way. Rights-of-way for the following streets are to become or remain forty feet in width:

- ~~_____~~ A. N. Knott between NE 4th Avenue and NE 9th Avenue;
- ~~_____~~ B. N. Locust Street between NE 3rd Avenue and NE Territorial Road;
- ~~_____~~ C. N. Juniper Court;
- ~~_____~~ D. NW 6th Avenue from N. Grant Street to Canby Village Apartments;
- ~~_____~~ E. NW 7th Avenue between N. Grant Street and N. Holly Street;
- ~~_____~~ F. SW 3rd Avenue between S. Elm Street and S. Ivy Street;
- ~~_____~~ G. SE 3rd Avenue between S. Ivy Street and S. Knott Street;
- ~~_____~~ H. SW 5th Avenue between Highway 99 E and S. Birch Street;
- ~~_____~~ I. SW 7th Avenue between S. Fir Street and S. Ivy Street;
- ~~_____~~ J. S. Knott Street between SE 2nd Avenue and SE Township Road;
- ~~_____~~ K. S. Fir Street between SW 3rd Avenue and SW 4th Avenue. (Ord. 740 section 10.7.30, 1984; Ord 1043 section 3, 2000)

16.86.040 Recommended Roadway Standards

See Figure 16.86.040. (Ord. 1043 section 3, 2000)

Specific standards for roadway design are located in the Transportation System Plan and Canby Public Works Design Standards.

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~~16.86.050 – Reduced Roadway Width Standards~~

- ~~A. The minimum roadway width for neighborhood collector and local streets may be reduced in accordance with 16.86.050(B) if the Planning Commission or City Council finds that all of the following criteria have been met:~~
- ~~1. Adequate access is available for emergency vehicles, street maintenance vehicles, utility provision, and other necessary services;~~
 - ~~2. Adequate parking is available for residents and visitors; and~~
 - ~~3. Adequate provisions have been made for ongoing enforcement of parking restrictions and for installation and maintenance of signage, painting, or other measures providing notice of such restrictions.~~
- ~~B. Allowable roadway widths under 16.86.050(A):~~
- ~~1. On neighborhood connectors, a minimum of 30 feet if parking is restricted to one side only and a minimum of 22 feet with no parking on either side.~~
 - ~~2. On local streets, a minimum of 28 feet if parking is restricted to one side only and a minimum of 20 feet with no parking on either side.~~
- ~~C. Public right of way width may be reduced by the same amount as roadway width as part of the same process. (Ord. 1043 section 2, 2000)~~

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TABLE 16.49.040 SITE DESIGN REVIEW MENU

Required for approval: 70% of total possible points (15% of which must be from LID elements)

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Access	0	1	2	3	4
Distance of access to nearest intersection.	≤70 feet	71 - 100 feet	>100 feet	-	-
Pedestrian walkways from public street to building entrance.	One entrance connected.	-	All entrances connected.	-	-
Pedestrian walkways from parking lot to building entrance.	No walkways	Walkway next to building	No more than one undesignated crossing of access drive.	-	-
Tree Retention	0	1	2	3	4
For trees outside of building footprint and parking/access areas (3 or more trees)	No arborist report or follows <10% of arborist report	Follows 25-50% of arborist report	Follows 51-75% of arborist report	Follows >75% of arborist report	-
Replacement of trees removed (percent of those recommended for retention in arborist report)	<50%	≥50%	-	-	-
Signs	0	1	2	3	4
Dimensional size of sign (% of maximum permitted)	>75%	50-75%	<50%	-	-
Similarity of sign color to building color	Not similar	Somewhat similar	Similar	-	-
Pole sign used	Yes	No	-	-	-
Location of sign	>25 feet from driveway entrance	Within 25 feet of driveway entrance	-	-	-
Building Appearance	0	1	2	3	4
Style (similar to surroundings)	Not similar	Somewhat similar (1 or 2 points possible depending on level of similarity)		-	-
Color (subdued and similar to surroundings is better)	Neither	Similar or subdued	Both	-	-
Material (concrete, wood and brick are best)	Either 1 or 2 points may assigned at the discretion of the Site and Design Review Board				
Size of building (smaller is better)	>20,000 square feet	≤20,000 square feet	-	-	-
Landscaping	0	1	2	3	4
Number of non-required trees provided	-	At least one tree per 500 square feet of landscaping.	-	-	-
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Location of shrubs	Foreground	Background	-	-	-

TABLE 16.49.040 SITE DESIGN REVIEW MENU

Required for approval: 70% of total possible points (15% of which must be from LID elements)

Design Criteria	Possible Points				
	0	1	2	3	4
Low Impact Development (LID)					
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area for public use	None	-	Open space	-	Park
Use of drought tolerant species* in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities (existing buildings only)	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
			Total Possible Points = 61		

*Drought tolerant species per Metro's list.

TABLE 16.21.070 MULTI-FAMILY DESIGN MENU

Required for approval: 70% of total possible points (15% of which must be from LID elements)

Design Criteria	Possible Points				
	0	1	2	3	4
Parking					
Screening of loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Tree Retention	0	1	2	3	4
For trees outside of building footprint and parking/access areas (3 or more trees)	No arborist report or follows <10% of arborist report	Follows 10-50% of arborist report	Follows 51-75% of arborist report	Follows >75% of arborist report	-
Replacement of trees removed (percent of those recommended for retention in arborist report)	<50%	≥50%	-	-	-
Building Orientation to the Street	0	1	2	3	4
Primary entrances face the street	Not street-facing	Entrance breezeway faces street	All entrances face the street	-	-
Site's frontage has buildings within 25 feet of front lot line. (Full points may be given when courtyards are adjacent to the frontage.)	0-25% of street frontage	26-50% of street frontage	≥51% of street frontage	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment is screened from view.	Not screened	Partially screened	Fully screened	-	-
Prevention of Monotonous and Incompatible Design	0	1	2	3	4
Horizontal length of all buildings is a maximum of 120 feet.	101 - 120 feet	81 - 100 feet	≤80 feet	-	-
Roofs have a gable, hip or gambel form, minimum pitch of 3 to 12 with at least 6-inch overhang.	No	Yes	-	-	-
A minimum of 15% of street façade areas contains windows or doors. All windows provide trim, recess, or other method of providing shadowing.	No	Yes	-	-	-
Garages are located to minimize their visual impact.	Front of building	Side of building	Back of building	-	-
Exterior design features include offsets, balconies, projections, window reveals, or similar elements to break up large building expanses.	Less than one design feature within every 30 feet of longest façade.	One design feature within every 30 feet of longest façade.	Two or more design features within every 30 feet of longest façade.	-	-
Private Open Space and Landscaping	0	1	2	3	4
Private open space provided in addition to what is required for the base zone.	No additional open space.	Patios or balconies (at least 48 square feet) provided for 50% of units.	Patios or balconies (at least 48 square feet) provided for 51-100% of units.	Sport court, tot lot, pool or community room is provided.	-
Number of non-required trees provided.	-	At least one tree per 500 square feet of landscaping.	-	-	-

TABLE 16.21.070 MULTI-FAMILY DESIGN MENU

Required for approval: 70% of total possible points (15% of which must be from LID elements)

Design Criteria	Possible Points				
	0	1	2	3	4
Street and Block Framework					
Multi-family developments 8 acres or larger are developed as a series of complete blocks bounded by a network of public or private streets with sidewalks and street trees.	No blocks or network.	10-50% of units are along a street with sidewalks, street trees, and on-street parking.	51-100% of units are along a street with sidewalks, street trees, and on-street parking.	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area for public use	None	-	Open Space	-	Park
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities (existing buildings only)	None	Some downspouts disconnected	All downspouts disconnected	-	-
*Drought tolerant species per Metro's list.	Total Possible Points = 57				