



Development Code Update

**Subdivision Regulations
Site Design and Development
Standards
Development Procedures**

*Workshop
September 24, 2025*

Today's Speakers

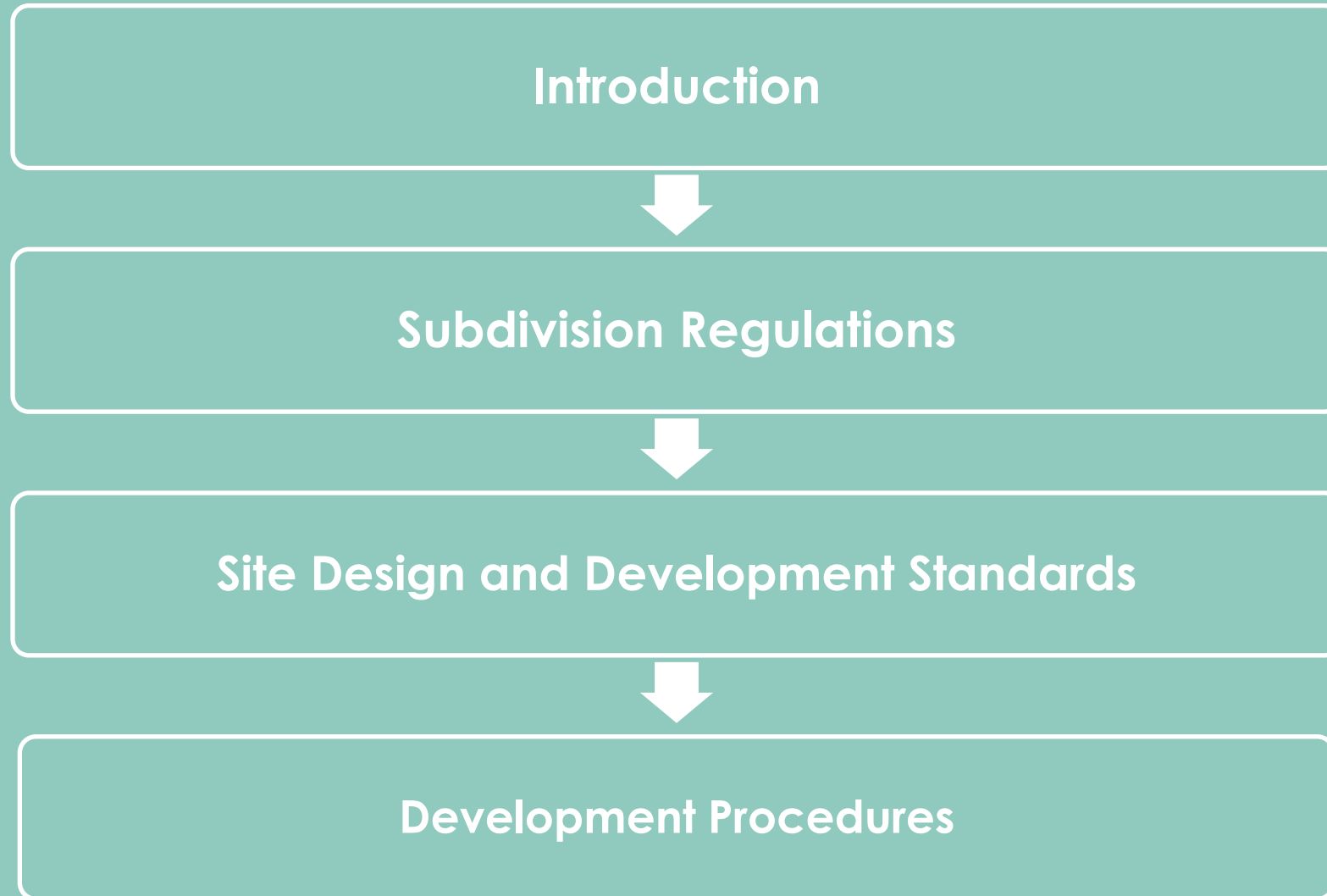


Dawn Thomas, AICP
Project Manager



Jake Lange, AICP
Project Planner

Overview



Introduction



Code Structure



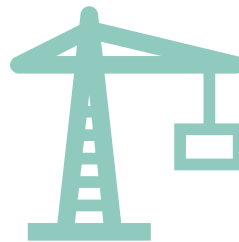
General Provisions



Zoning Regulations



Subdivision Regulations



**Site Design and
Development Standards**



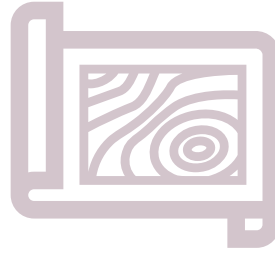
Stormwater Drainage



Code Structure



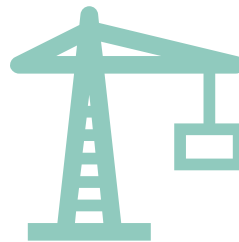
General Provisions



Zoning Regulations



Subdivision Regulations

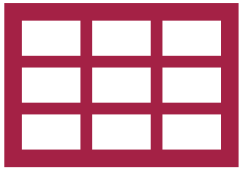


Site Design and
Development Standards



Stormwater Drainage

Summary of Feedback To Date



**Permitted
Uses**



**Clarity/
Distinction
between
Districts**



**Setbacks
and
Dimensional
Standards**

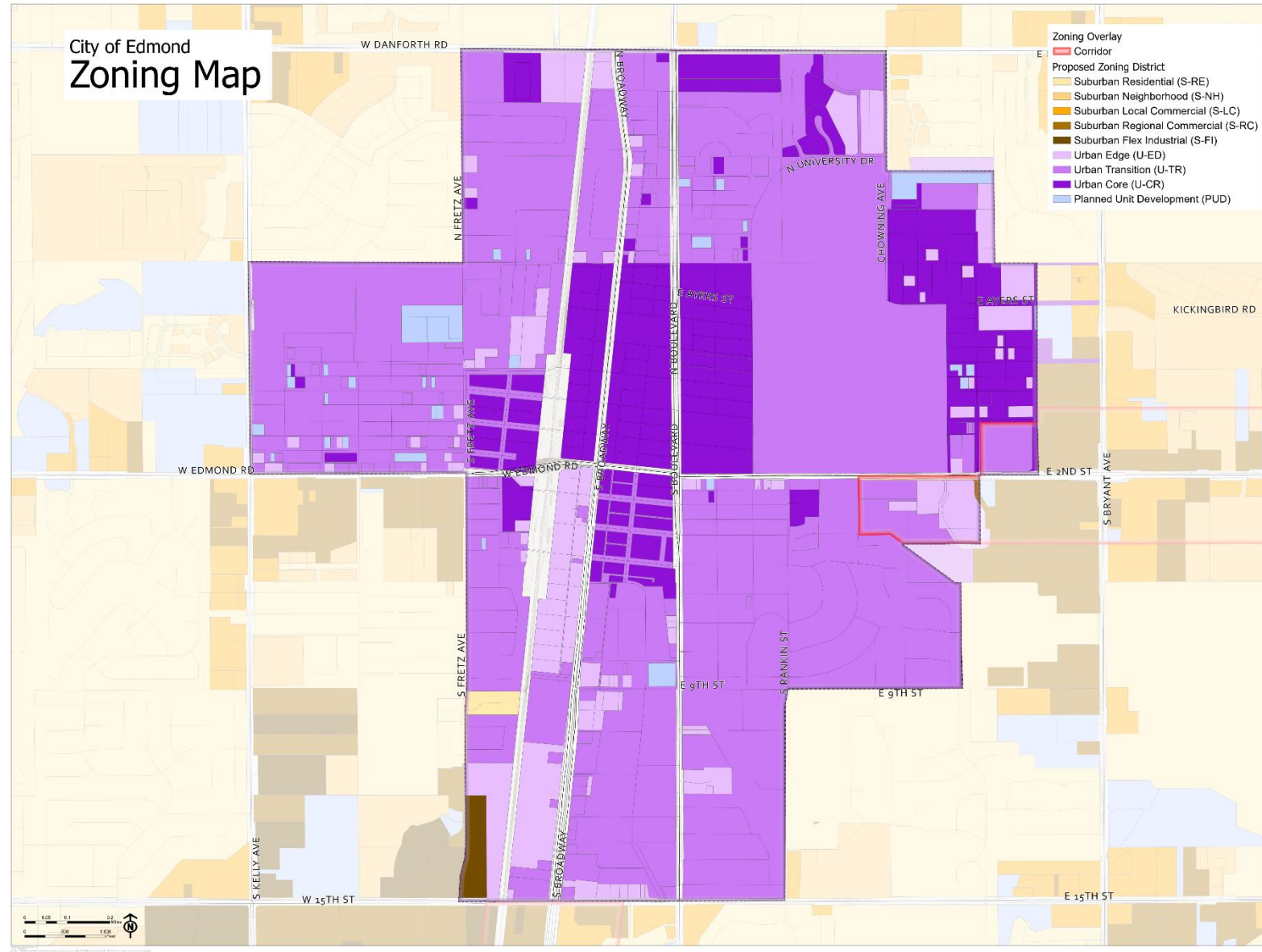


**Landscape
and Site Plan
Requirements**

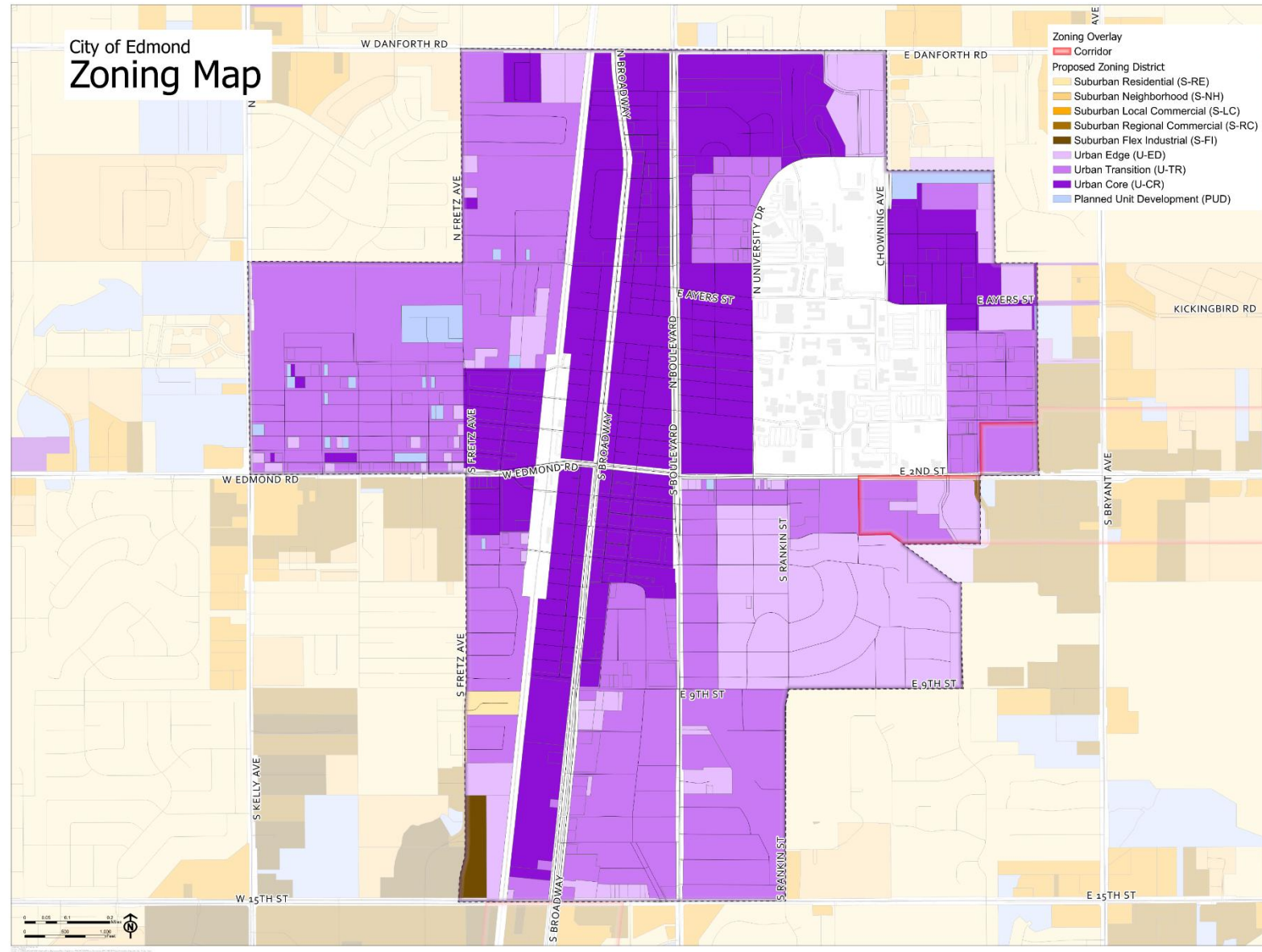


**Flexibility
and PUDs**

Map Revisions



Map Revisions



Subdivision Regulations



Subdivision General Provisions

Components

- Generally
- Land Division Types
- Platting Required

Intent

- This Section provides purpose and applicability statements for the Chapter, establishes different land division types including Preliminary Plats, Final Plats, Lot Splits, and Lot Line Adjustments, and specifies those circumstances under which platting is required

Plat Improvements

Components

- Adequate Improvements Required
- Approval of Construction Plans
- Pre-Construction Meeting
- Construction Release
- Construction, Inspection, and Acceptance of Improvements
- Financial Security for Improvements

Intent

- This Section establishes the constitution of adequacy for public improvements required concurrently or prior to development, the standards and processes for construction and inspection of those improvements, and the manner in which applicants must provide financial guarantees to the City for these improvements

Subdivision Procedures

Components

- Subdivision Process Overview
- Preliminary Plat
- Final Plat
- Lot Splits and Lot Line Adjustments
- Vacation of Plats and Replats
- Subdivision Waiver

Intent

- This Section establishes the submittal requirements and review and approval processes for each land division type specified previously

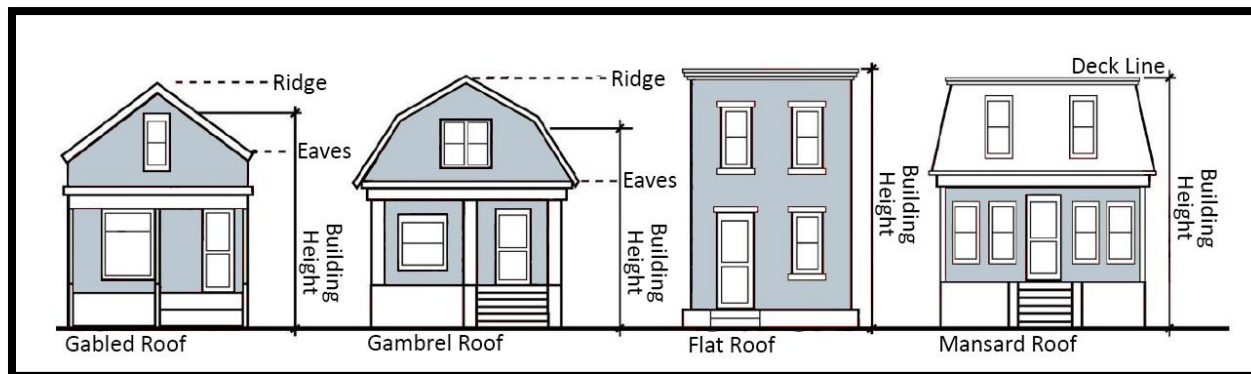
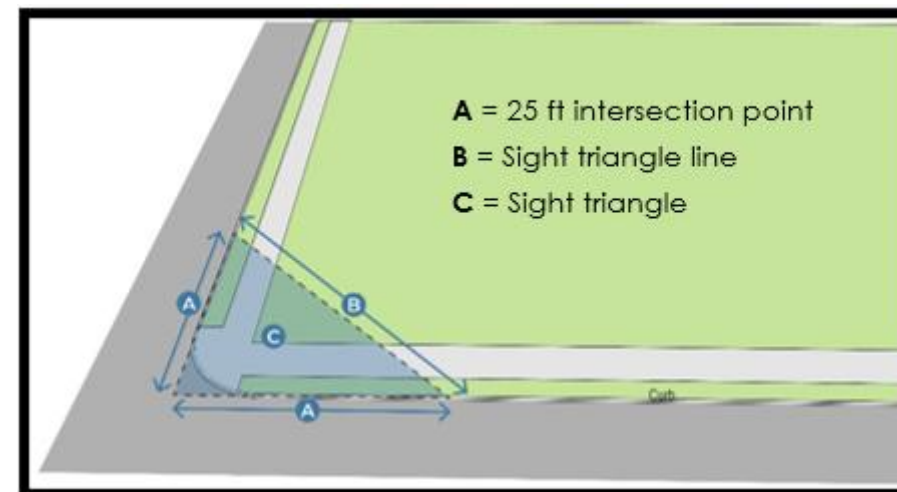
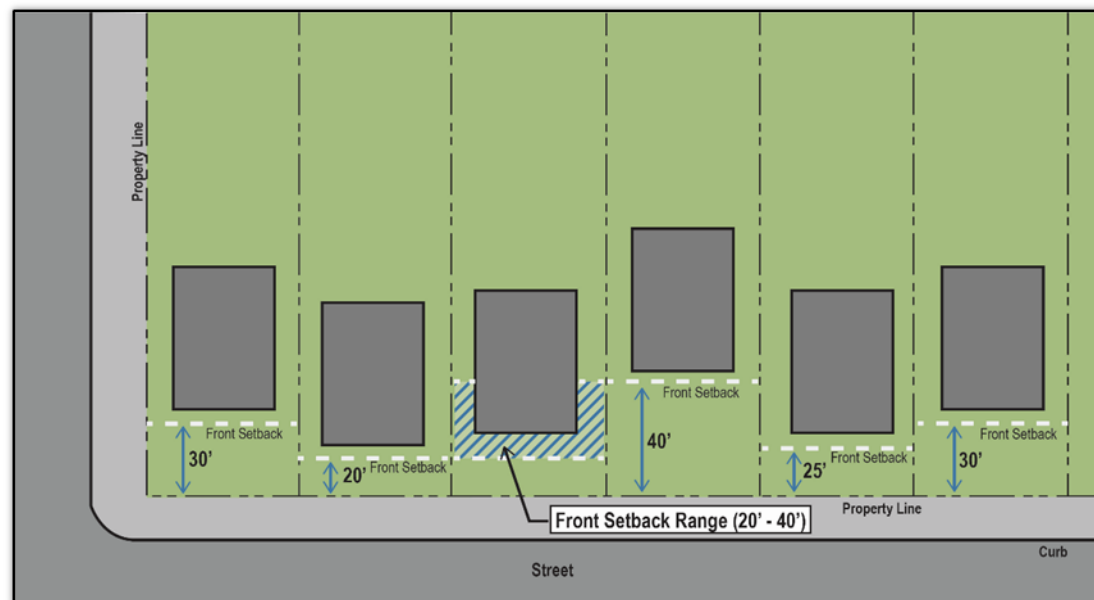
Site Design and Development Standards



Big Picture



Dimensional Regulations



Parking



Bicycle Parking Facility Types		
Facility Type	Description	Graphic
U-Rack	A "U-shaped" bicycle facility affixed to pavement that stores up to two bicycles which are locked from the outside	
Bollard Rack	A bicycle facility affixed to pavement that stores up to two bicycles that are locked from the outside	
Low-Profile Rack	A low-lying bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles that are locked from the outside	
Grid Rack	A dual-sided bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles that are locked from the outside	
Decorative	Rack designed to accent and support a nearby development or branded for a district; its use is often indicated by its design	
Bicycle Locker	A locker or box in which multiple bicycles can be placed, stored, and locked	

Activity Type	Minimum Stacking Spaces	Measured From
Automated teller machine	2	Machine
Automobile service	1	Entrance to stall
Bank teller lane	3	Teller window
Carwash stall, automated	3	Entrance to wash bay
Carwash stall, self-service	2	Entrance to wash bay
Gasoline pump island	2	Pump island
Parking area, controlled entrance	4	Key code box
Pharmacy pickup	3	Pharmacy window
Restaurant drive-thru	4	Order box/ to pickup window
Other	Determined by City	

Form Standards



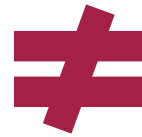
Screening

Use Required to Install Screening → Abutting Use ↓	Low-Density Residential	High-Density Residential	Commercial	Industrial
Low-Density Residential	-	B	B	C
High-Density Residential	-	-	A	C
Commercial	-	-	-	C
Industrial	-	-	-	-
Key	A = Type A Screening B = Type B Screening C = Type C Screening - = No Screening Required			

Screening

Screening Types		
Screen Type	Composition Options	Minimum Specifications
A: Low Intensity	Tubular-Steel/Wrought Iron Fence with Trees	- Minimum 6-foot-tall tubular steel/wrought iron fence with masonry columns at 20 feet on center 1 tree per 30 linear feet
	Masonry Wall	Minimum 6-foot-tall masonry wall
	Vegetative Wall	Minimum 6-foot-tall vegetative wall with evergreen plantings
	Shrubs	Continuous 6-foot-tall evergreen shrubs spaced at a maximum of 5 feet on center
	Berm	Minimum 6-foot-tall slope peak with a maximum slope ratio of 3 feet of horizontal plane for each one foot of vertical height
B: Moderate Intensity	Tubular-Steel/Wrought Iron fence with Trees and Shrubs	- Minimum 6-foot-tall tubular-steel/wrought iron fence with masonry columns at 20 feet on center 1 tree per 20 linear feet - Continuous 6-foot-tall evergreen shrubs spaced at a minimum of 3 feet on center
	Masonry Wall with Trees	- Minimum 6 ft tall masonry wall 1 tree per 25 linear feet
	Shrubs with Trees	- Continuous 6-foot-tall evergreen shrubs spaced at a maximum of 5 feet on center 1 tree per 30 linear feet
	Berm with Trees	- Minimum 6-foot-tall slope peak with a maximum slope ratio of 3 feet of horizontal plane for each one foot of vertical height 1 tree located at the base between 2 slopes
C: Heavy Intensity	Masonry Wall with Trees and Shrubs	- Minimum 8-foot-tall masonry wall 1 tree per 15 linear feet, staggered into two rows
	Berm with Trees and Shrubs	- Minimum 6-foot-tall slope peak with a maximum slope ratio of 3 feet of horizontal plane for each one foot of vertical height 1 tree located at the base between 2 slopes

Fencing



Outdoor Lighting



Objective

- Balance nighttime safety and visibility for pedestrians, cyclists, and vehicles with protections against light trespass and light pollution

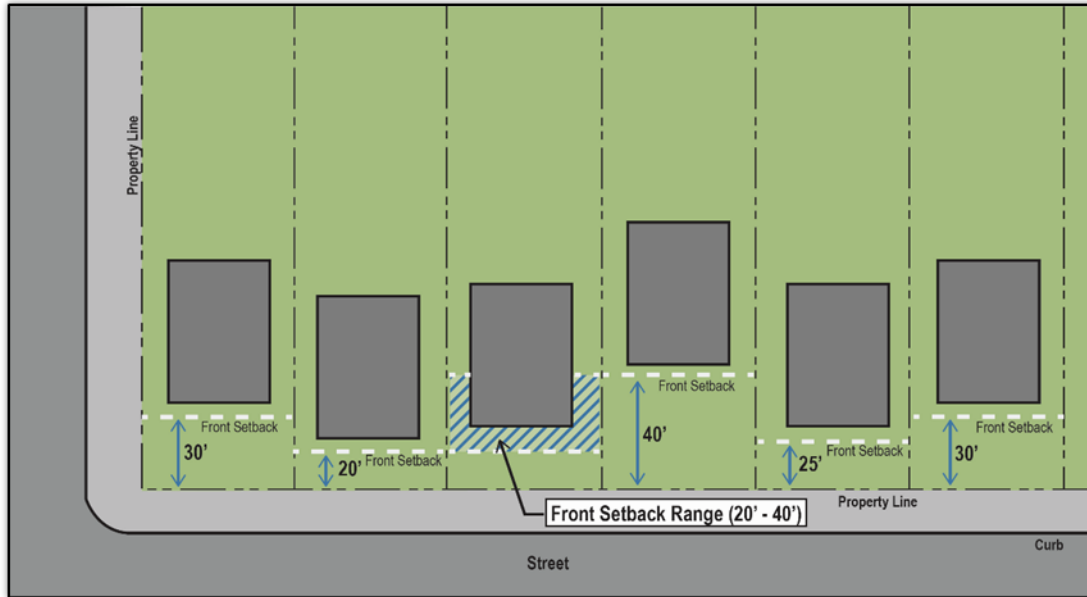
Standards

- Sources and Fixture Types
- Color Temperature
- Light Confinement and Fixture Orientation
- Lighting Height Standards

Refuse Management



Infill Development



Accessory Buildings

	Residential Lots			All Other Lots
	Lots less than 20,000 sq. ft.	Lots 20,000 sq. ft. to 1 acre	Lots over 1 acre	
Maximum Floor Area of All Accessory Buildings Combined	All Accessory Buildings that are not a part of the main building shall not occupy more than 30 percent of the rear yard			
Maximum Height	Equal to or less than the main building	Equal to or less than the main building	N/A	Equal to or less than the main building
Minimum Front Setback	Behind the front façade of the main building			
Minimum Side and Rear Setback	5' if height does not exceed 12; otherwise same standards as main building, except in S-RE District where 5' is allowed regardless of accessory building height		Same standards as the main building	

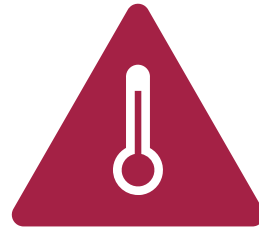
Performance Standards



Noise



Hazards



Heat

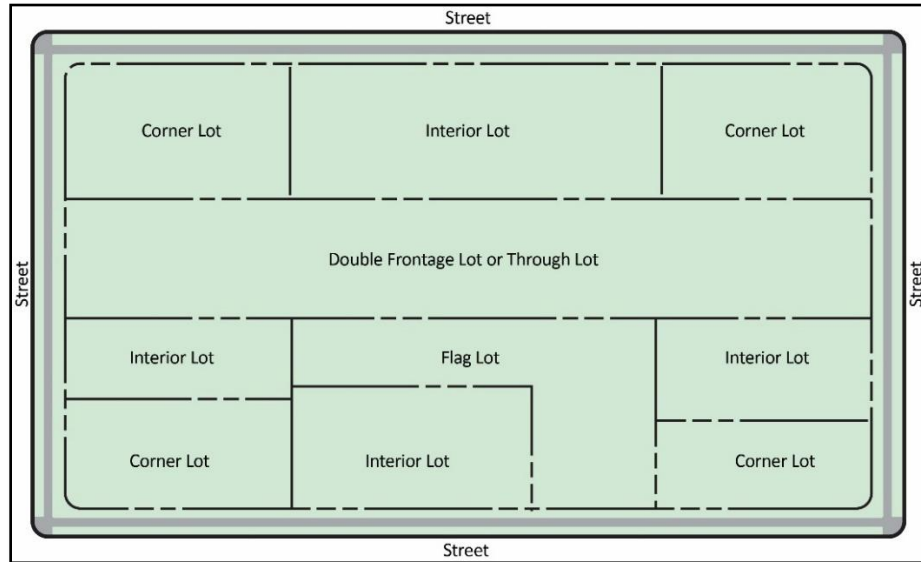


Light



Vibration

Lots



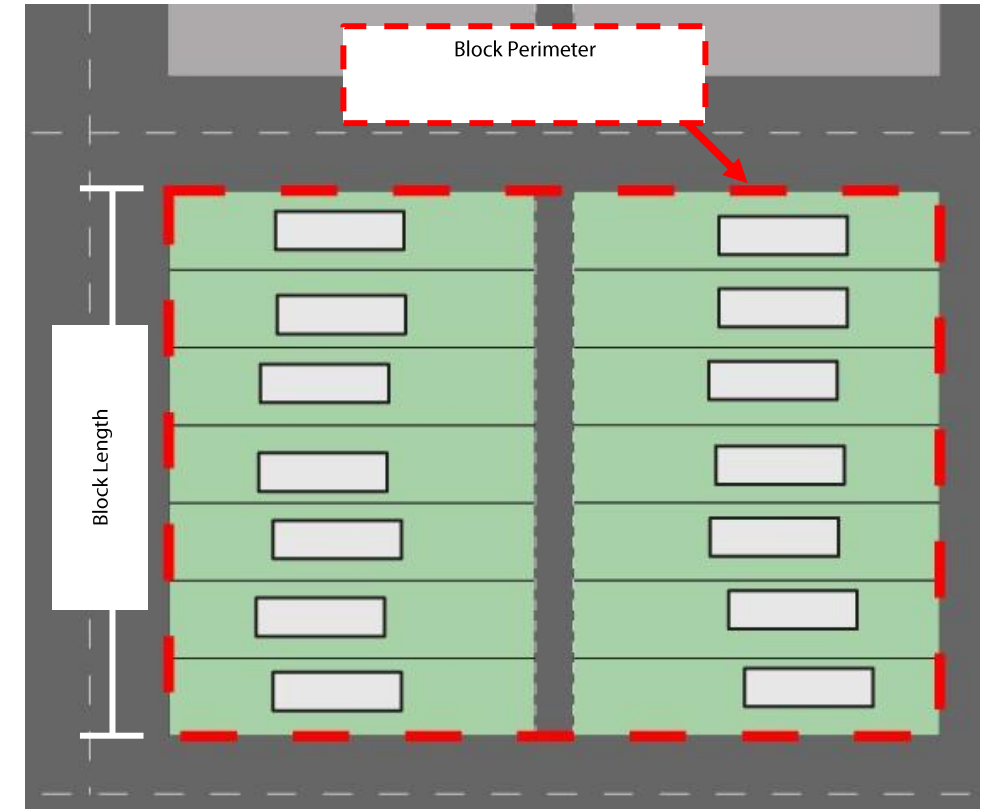
Objective

- Provide for the orderly arrangement of lots through clear dimensional and locational standards

Standards

- Lot Arrangement
- Lot Dimensions
- Lot Drainage
- Double Frontage or Through Lots
- Flag Lots
- Reserve Lots and Common Areas
- Proximity to Railroads and Limited Access Highways
- Access
- Platted Building Lines

Streets and Sidewalks



Maintenance of Physical Facilities



Utilities in the Right-of-Way or Easements

Easements Along Streams

Parks and Trails

Low-Impact Development

Water Lines

Objective

- Provide clear standards for when an applicant must connect a development to City water

Standards

- Different between Residential Acreage Subdivisions and all others
- Specifications other than the 0.5 mile distance requiring connection are moving to the ECM

Sanitary Sewers

Residential vs. Other Subdivisions

Objective

- Provide clear standards for when an applicant must connect a development to City water

Standards

- Different between Residential Acreage Subdivisions and all others
- Specifications other than the 0.5 mile distance requiring connection are moving to the ECM

On-Site Wastewater Treatment System

Objective

- Establish standards for the installation, operation, and maintenance of on-site wastewater treatment systems

Standards

- Setbacks from bodies of water
- Other ODEQ compliance mechanisms
- Maintenance sureties from builders

Connection to Electrical System

Objective

- Ensure connection to the City's electric utility and provide for proper installation of service laterals and the Underground Residential Distribution (URD)

Generally

Components

- Purpose
- Applicability
- Exemptions

Intent

- This Section establishes the submittal requirements and review and approval processes for each land division type specified previously

Generally

Requirement	Platting	New Low-Density Residential*	New Non-Residential and High-Density	Residential Additions/Alterations**	Non-Residential Additions/Alterations**
Provision of Forested Area	X		X		
Tree Preservation	X	X	X	X	X
Landscape Design Standards			X		X

*Except as exempted below

**That increase impermeable surface of the site by 10 percent or more than 2,500 square feet, whichever is less

Requirement	Platting	New Low-Density Residential*	New Non-Residential and High-Density	Residential Additions/Alterations**	Non-Residential Additions/Alterations**
Provision of Forested Area	X		X		
Tree Preservation	X	X	X	X	X
Landscape Design Standards			X		X

*Except as exempted below

**That increase impermeable surface of the site by 10 percent or more than 2,500 square feet, whichever is less

Provision of Forest Area

Components

- Forest Area Required
- Tree Planting in the Forest Area

Intent

- This Subsection establishes the 20% platted area minimum for Forest Area, and specifies standards for compliant Forest Areas; it also provides standards for tree planting in the Forest Area such as size, location, and species

Tree Preservation and Protection

Components

- Purpose
- Tree Preservation Required
- Tree Protection Required

Intent

- This Section establishes standards for preserving tree canopy area and tree preservation areas within, and requires installation of protective measures for trees within these areas against potential damage during development activity

Landscape Design Standards

Components

- Universal Standards
- Suburban Context Area Standards
- Urban Context Area Standards

Intent

- This Section provides for landscape area, plant units, landscaping in and around parking areas, maintenance of landscaping, and unique standards for landscaping and plantings in the Suburban and Urban contexts, most notably added buffers and street trees, respectively

Form Standards



Universal Standards

Components

- Residential Development
- Nonresidential and Mixed-Use Development

Intent

- Provides standards for building articulation, building materials and colors, the inclusion of a minimum provision of design elements like dormers, window decorations like awnings and shutters, and other similar components, as well as multifamily amenities like swimming pools, dog parks, and other similar amenities

Urban Context Area Standards

Residential

Key	● = required ○ = allowed X = prohibited		
Zoning District → Standard ↓	Urban – Core	Urban – Transition	Urban – Edge
Building and Site Design			
Buildings shall provide a rectilinear form with a clear base, middle, and top	●	●	○
Parking, including off-street parking, is permitted; however, it shall not be located between the building and the right-of-way and must be fully screened from view of the right-of-way	X	X	○
Stairwells between floors and corridors providing access to units shall be placed in the interior of the building and shall not be visible with the exception of the exit doors and may or may not be conditioned	●	●	○
A minimum of 75% of all units must provide balconies or patios containing at least 50 square feet in size and shall be a minimum of 5 feet in depth	●	●	●
Roof			
Roof Style			
Gabled/pitch	○	○	○
Gambrel	X	X	○
Flat	○	○	○
Mansard	X	X	○
Shed	X	○	○
Roof Materials			
Roofs must be covered with one or more of the following materials: (a) Natural clay tiles; (b) Slate; (c) Concrete tiles, (with natural texture and color); (d) Wood shakes or shingles (with adequate fire protection);	●	●	○

Urban Context Area Standards

Nonresidential

Key	● = required ○ = allowed X = prohibited		
Zoning District → Standard ↓	Urban – Core	Urban – Transition	Urban – Edge
Facades and Exterior Walls			
Buildings shall provide a rectilinear form with a clear base, middle, and top	●	●	○
Facades fronting public streets shall maintain the traditionally prevalent <i>and consistent façade treatment that may be expressed through</i> changing materials, or color, or by using design elements such as fenestration, columns, and pilasters, or by varying the setback of portions of the building façade.	●	●	○
Roof Style			
Gabled/pitch	X	○	○
Gambrel	X	X	○
Flat	●	○	○
Mansard	X	X	○
Shed	X	○	○
Hip	X	○	○
Windows			
Fenestration			
All ground floor facades fronting a public street shall have windows covering at least 50% of the façade area.	●	●	○
Glazing			
Ground floor windows: Visible Transmittance (VT) of 0.6 or higher	●	●	○
Ground floor windows: Visible Transmittance (VT) of 0.4 or higher	X	X	○
Upper floor windows: Visible Transmittance (VT) of 0.4 or higher	●	●	○

Urban Context Area Standards

Frontage Types

Zoning District → Frontage Type ↓	Urban – Core	Urban – Transition	Urban – Edge
Arcade	✓	✓	
Shopfront	✓	✓	
Forecourt		✓	
Stoop	✓	✓	✓
Porch		✓	✓
Open Yard		✓	✓
Terrace		✓	✓

Urban Context Area Standards

Arcade Frontage

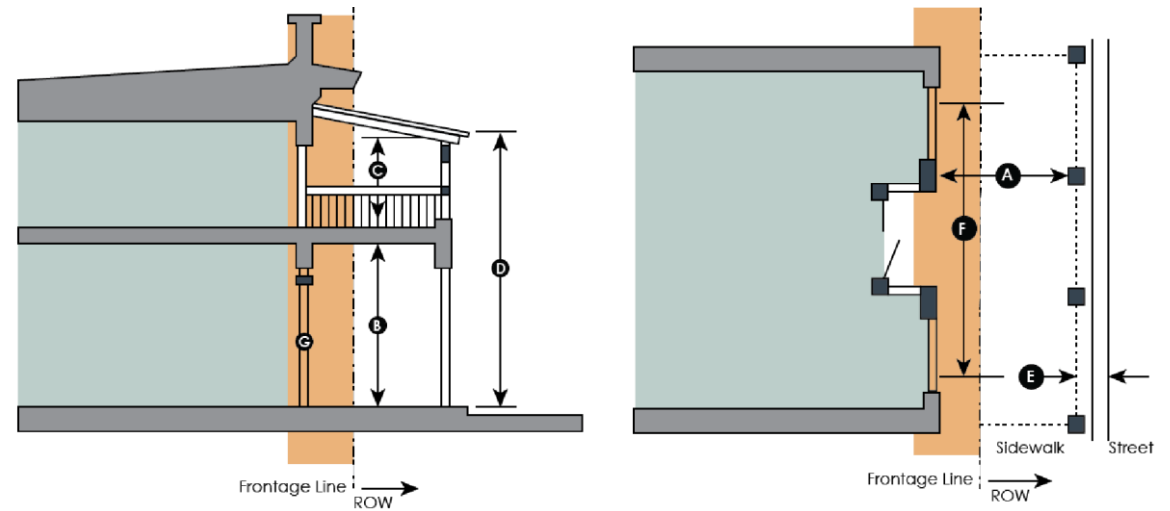
“... A covered walkway with or without habitable space above encroaches over a sidewalk or walkway...”

Form Requirements		
A	Depth, Clear (min.)	8 ft
B	Ground Floor Height (min.)	11 ft
C	Upper Floor Height (min.)	9 ft
D	Height (max.)	2 stories with encroachment
E	Setback from Back of Curb (min.)	2 ft
F	Width (min.)	75% of façade width

Urban Context Area Standards

Arcade Frontage

“... A covered walkway with or without habitable space above encroaches over a sidewalk or walkway...”



Urban Context Area Standards

Porch Frontage

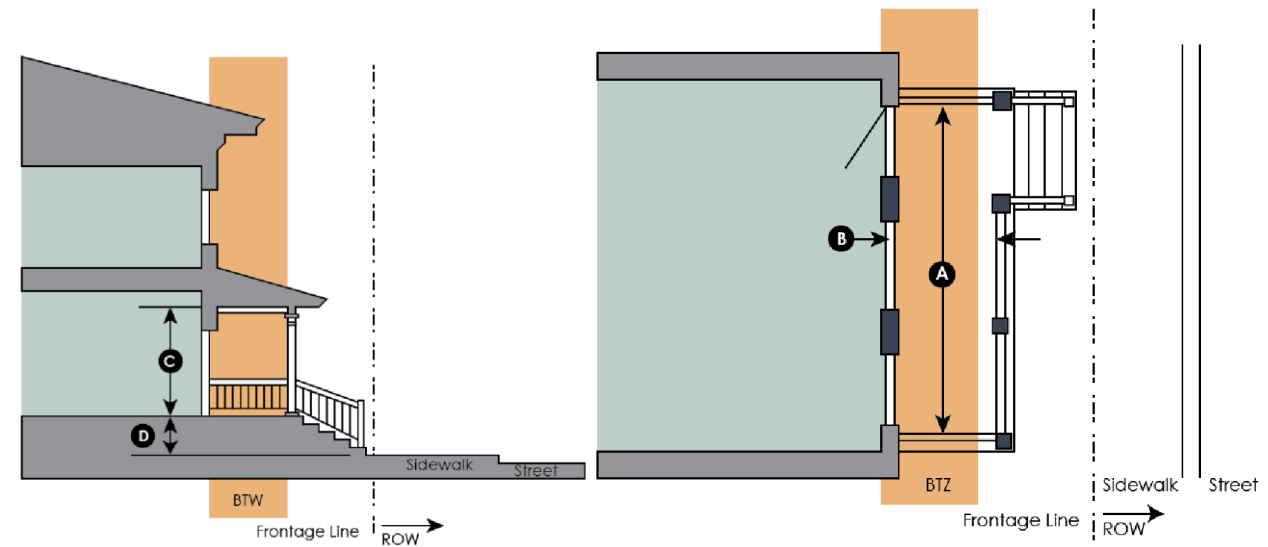
“... the front façade of the building is at the front setback and the porch projects forward...”

Form Requirements		
A	Width, Clear (min.)	8 ft
B	Depth, Clear (min.)	6 ft
C	Height, Clear (min.)	8 ft
D	Height (max.)	2 stories
E	Finish Level above Sidewalk (min.)	1.5 ft

Urban Context Area Standards

Porch Frontage

“... the front façade of the building is at the front setback and the porch projects forward...”



Development Procedures



Applicability

Provides constrained opportunity for administrative approval of adjustments to design and dimensional standards – thus, opportunity for alternative compliance

Standards

Standards Subject to Minor Modifications

- Setbacks
- Building height
- Parking, loading, and stacking spaces
- Certain form standards
- Fence location and design
- Lighting height
- Tree preservation required
- Landscape area
- Plan unit requirements
- Parking area landscaping

Limitations

Quantitative standards may be increased or reduced by up to 10%

Non-quantitative standards (e.g. location/presence of amenities) may have their location or composition altered

Must not degrade health/safety/welfare

Must not create greater adverse impacts than strict compliance

Must demonstrate commensurate or greater provision of desirable site features (ergo, alternative compliance)

Site Plans

New Construction



☐ Use Subcategories

☐ **Not** based on Building Criteria

☐ Site Criteria

Alterations



☐ **Not** related to Use Subcategories

☐ Building Criteria

☐ Site Criteria

Site Plans

Type	Purpose	Building Criteria
0	Low-Density Living	Any addition/alteration
I	High-Density Living; Group Living	0-10% increase in GFA or height
II	Low-impact Nonresidential	11-30% increase in GFA or height Structure(s) 15-24 years old
III	High-impact Nonresidential	31%+ increase in GFA or height Structure(s) 25+ years old

Site Plans

Type	Building Criteria	Site Criteria
0	Any addition/alteration	5-9% site disturbance
I	0-10% increase in GFA or height	10-20% site disturbance; 0-10% impervious surface increase; local street access; 1,000 ft.+ from Residential property line
II	11-30% increase in GFA or height Structure(s) 15-24 years old	21-30% site disturbance; 11-30% impervious surface increase; collector/arterial access; 501-999 ft. from Residential property line
III	31%+ increase in GFA or height Structure(s) 25+ years old	31%+ site disturbance; 31%+ impervious surface increase; collector/arterial access; 0-500 ft. from Residential property line

Site Plans – Submittal Requirements

Layout Plan

Parking Plan

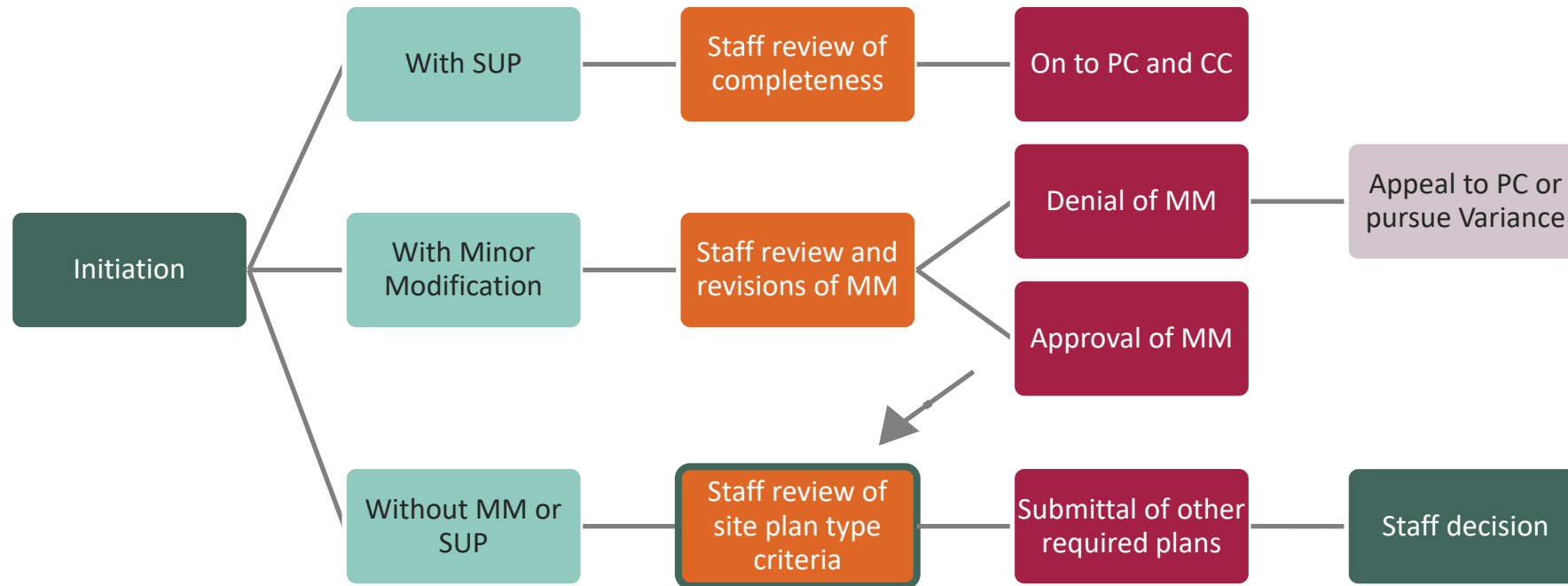
Landscape Plan

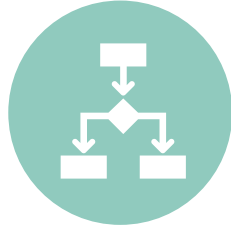
Lighting Plan

Façade Plan

Grading and Stormwater Plan

Site Plans – Submittal Requirements



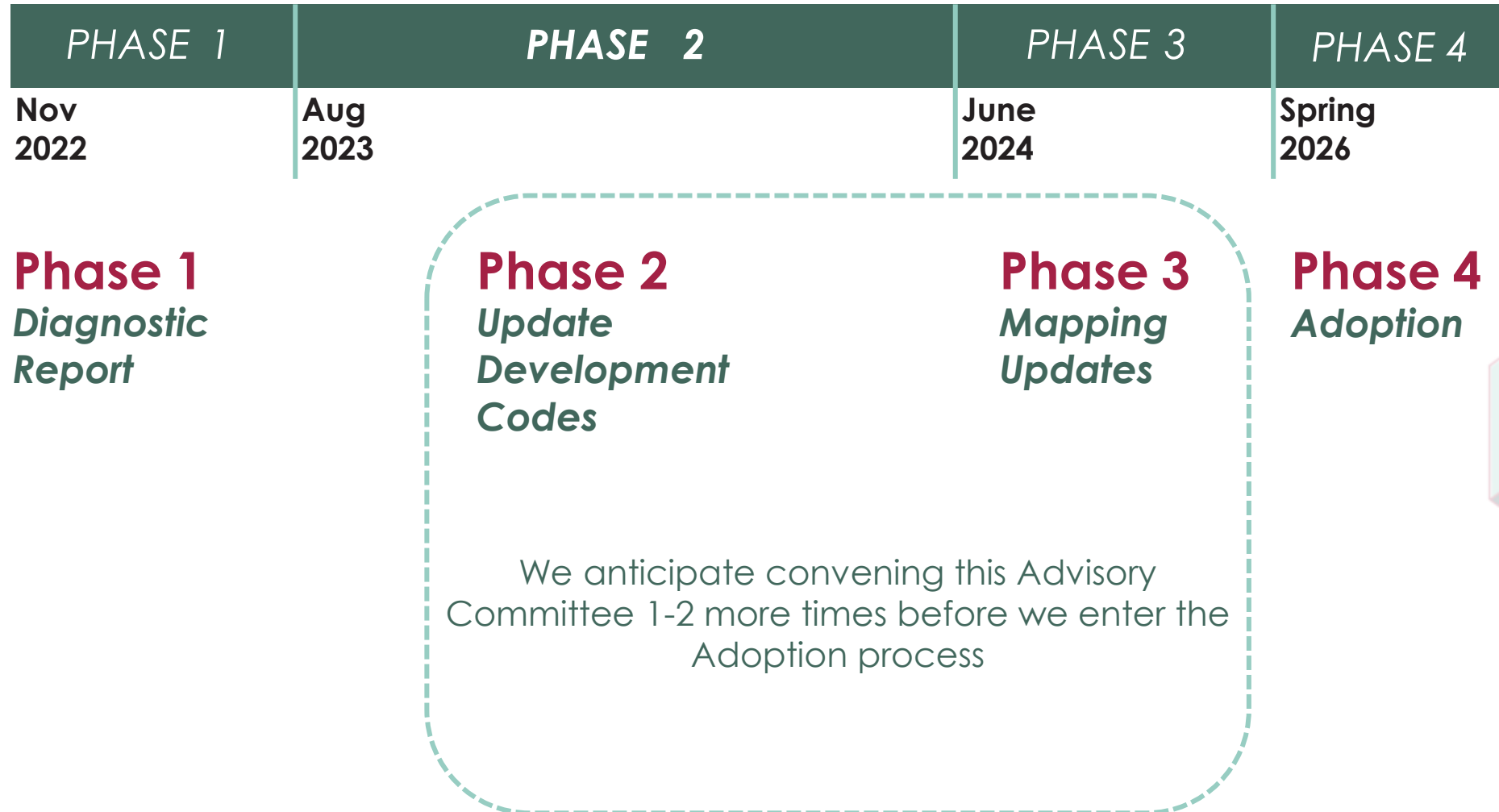


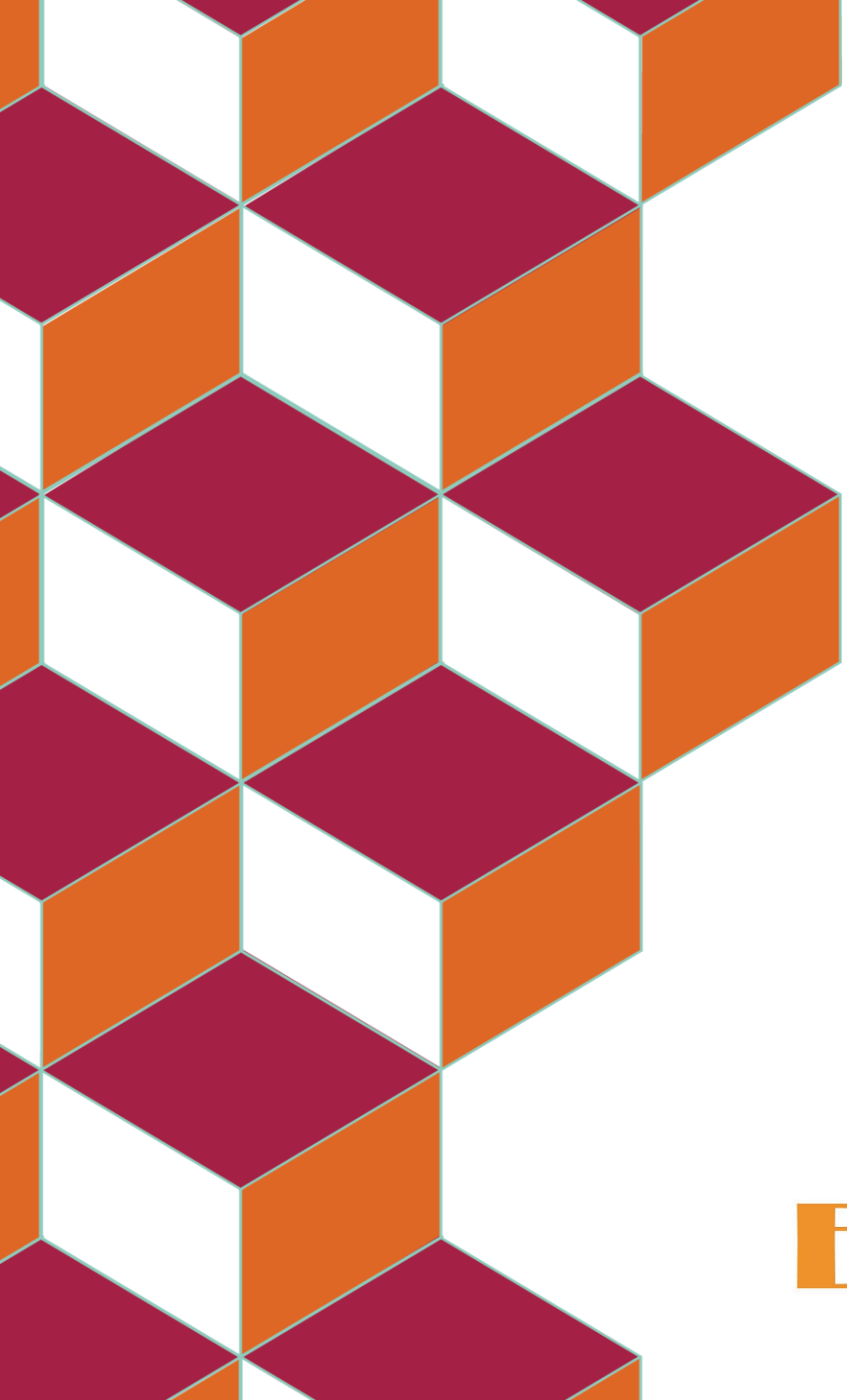
Site Plans Exercise



Let's use some real-world examples to test the proposed site plan standards and procedures

PROJECT SCHEDULE





Thank you!

Discussion

