

ATTACHMENT B

page 1

CITY OF COBURG PROPOSED CODE AMENDMENT MATRIX (JULY 2022)

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|-----------------------------------|--|---|------------------------|
| Title Page | <i>City of Coburg Development Code May, 2018 (Amended November, 2019)</i> | Change title to the Coburg, Oregon Zoning Code , as the document is referenced in Article 1. Title (page 1) | Title page |
| Table of Contents | <i>Ordinance No. A-200-I</i> | Update to current ordinance Ordinance No. A-200-L | i |
| ARTICLE VII. DISTRICT REGULATIONS | | | |
| C. Central Business District | <i>Section C.2.c Conditional Uses</i> | Add (9) Formula based businesses with a total area of floor space less than 10,000 square feet | 20 |
| | <i>Section C.2.d Prohibited Uses</i> | Add (8) Formula based businesses with a total area of floor space of 10,000 square feet or greater (to be defined in Article XXV. Definitions) Renummer (9) All uses not listed as permitted, accessory, or conditional uses | 20-21 |
| | <i>Section C. 3. Building or Structural Height Standards, 4. Lot Dimensions, 5. Maximum Lot Coverage, 6. Minimum Yard Requirements, 7. Parking and Access Requirements, 8. Street Standards, 9. Pedestrian Amenities, 10. Building Orientation, and 11. Historic Building Design</i> | All of these regulations are in the new form-based code overlay (District Regulations Section K.) Building or Structural Height Standards, Lot Dimensions, Maximum Lot Coverage, Minimum Yard Requirements, Parking and Access Requirements, Street Standards, Pedestrian Amenities, Building Orientation, and Historic Building Design | 21-23 strikethrough |
| | | Add reference to Article VII. Section K. Form Based Code Overlay: | 23 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|---|--|--|------------------|
| | | 3. See Article VII Section K. Downtown Coburg Form Based Code Overlay for Central Business District for building standards and other regulations and requirements in this zoning district. (Attachment B) | |
| D. Highway Commercial District | . | Add a new image showing what potential development could look like titled Figure VII.D.14.f Add rendering/illustration Figure VII.D.14.f (Attachment C) | 34-35 |
| E. Light Industrial District | <i>Add Section 2.a(2)(xv)</i> | Add beer and wine as permitted use Section 2.a(2)(xv) Beer and Wine | 36 |
| F. Campus Industrial District | <i>F.2.a(2) (2) Manufacturing and Assembly, and including Associated Sales, where the use does not require a permit from an air quality public agency and where any industrial activity occurs within an enclosed building</i> | Remove air quality permit language as recommended by Lane Regional Air Protection Agency (LRAPA) (2) Manufacturing and Assembly, and including Associated Sales, where the use does not require a permit from an air quality public agency and where any industrial activity occurs within an enclosed building. | 41 strikethrough |
| <i>New Section J. Public Facilities</i> | <i>Add new Section. There is no Public Facilities section or regulations currently</i> | Add Section J. Public Facilities. (Attachment E) | 52 |
| <i>New Section K. Form Based Code Central Business District Overlay</i> | <i>Add new Section for Downtown Coburg Overlay District</i> | Add Section K. Downtown Coburg Overlay District (Attachment B) | 55-72 |
| ARTICLE VIII. SUPPLEMENTARY DISTRICT REGULATIONS | | | |
| E. Streets, Alleys and Other Public Way Standards | <i>Table VIII(E)(1)(b)(i): Coburg Street Design Standards</i> | Relabel Table VIII(E)(1)(b)(i): Coburg Street Design Standards to specify standards pertain to new roadways Table VIII(E)(1)(b)(i): Coburg Street Design Standards – New Roadways | 82 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|-----------------------------|---|---|-------------------|
| | | <p>Adding table of alternative design standards for existing roadways</p> <p>Table VIII(E)(1)(b)(vii): Coburg Street Design Standards – Existing Roadways</p> <p>Table VIII(E)(1)(b)(vii): Coburg Street Design Standards – Existing Roadways (Attachment D)</p> | 89 |
| K. Accessory Dwelling Units | <p><i>1.e Owner/Occupancy Requirements</i></p> <p><i>Owner/Occupancy Requirements. Either the primary dwelling or the ADU shall be the principal residence of the property owner. The principal residence must be occupied for a minimum of 6 months of each calendar year by a property owner who is the majority owner of the property as shown in the most recent Lane County Assessor's roll. If there is more than one property owner of record, the owner with the majority interest in the property shall be deemed the property owner. Prior to issuance of a building permit for an ADU, the property owner must provide the City with a copy of the property deed to verify ownership, and two forms of documentation to verify occupancy of the primary residence. Acceptable documentation for this purpose includes voter's registration, driver's license, homeowner's insurance, income tax filing, and/or utility bill. When both the primary and ADU are constructed</i></p> | <p>Remove 1.e Owner/Occupancy Requirements</p> <p>1.e Owner/Occupancy Requirements</p> <p>Owner/Occupancy Requirements. Either the primary dwelling or the ADU shall be the principal residence of the property owner. The principal residence must be occupied for a minimum of 6 months of each calendar year by a property owner who is the majority owner of the property as shown in the most recent Lane County Assessor's roll. If there is more than one property owner of record, the owner with the majority interest in the property shall be deemed the property owner. Prior to issuance of a building permit for an ADU, the property owner must provide the City with a copy of the property deed to verify ownership, and two forms of documentation to verify occupancy of the primary residence. Acceptable documentation for this purpose includes voter's registration, driver's license, homeowner's insurance, income tax filing, and/or utility bill. When both the primary and ADU are constructed at the same time, such documentation must be provided prior to final occupancy.</p> | 100 strikethrough |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|------------------------------------|---|--|--------------------------|
| | <i>at the same time, such documentation must be provided prior to final occupancy.</i> | | |
| | <i>f. Temporary Leave. A property owner may temporarily vacate the principal residence up to one year due to a temporary leave of absence for an employment, educational, volunteer opportunity, or medical need. The property owner must provide the City proof of temporary leave status from the property owner's employer, educational facility, volunteer organization or medical provider, and a notarized statement that the property owner intends to resume occupancy of the principal residence after the one year limit. During the temporary leave, the property owner may rent or lease both units on the property. Leaves in which property owner is temporarily absent shall not be consecutive and shall not occur more than once every 5 years. This standard may be adjusted at the discretion of the City.</i> | Remove 1.f Temporary Leave f. Temporary Leave. A property owner may temporarily vacate the principal residence up to one year due to a temporary leave of absence for an employment, educational, volunteer opportunity, or medical need. The property owner must provide the City proof of temporary leave status from the property owner's employer, educational facility, volunteer organization or medical provider, and a notarized statement that the property owner intends to resume occupancy of the principal residence after the one year limit. During the temporary leave, the property owner may rent or lease both units on the property. Leaves in which property owner is temporarily absent shall not be consecutive and shall not occur more than once every 5 years. This standard may be adjusted at the discretion of the City. | 100-101 strikethrough |
| L. Design Standards and Guidelines | | | |
| | <i>3.a. Purpose – The purpose statement explains the intent of the standard for use in interpretations and discretionary reviews where the standards are applied. Design Standard – The design standards are clear and objective standards that shall be applied during administrative and/or discretionary reviews.</i> | “Design Standard” should have its own numbering instead of being tucked in with “a. Purpose”. Indent Design Standard and renumber Design Guideline: 3.a. Purpose – The purpose statement explains the intent of the standard for use in interpretations and discretionary reviews where the standards are applied. | 102 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|--------------|--|---|-------------|
| | <i>b. Design Guidelines – The design guidelines are encouraged but not required as part of administrative reviews. They may be required as part of discretionary reviews.</i> | b. Design Standard – The design standards are clear and objective standards that shall be applied during administrative and/or discretionary reviews. c. Design Guidelines – The design guidelines are encouraged but not required as part of administrative reviews. They may be required as part of discretionary reviews. | |
| | <i>4.a(2)(ii) The minimum finished height of a front porch is 16 inches above grade. The maximum-finished grade for an entry porch in a single-family residential zone is 3 feet above grade.</i> | Reducing the minimum to 13 inches: The minimum finished height of a front porch is 13 inches above grade. The maximum-finished grade for an entry porch in a single-family residential zone is 3 feet above grade. | 102 |
| | <i>4.b(2)(ii) (ii) No more than 30 percent of the front yard area shall be pavement.</i> | Adding clarification that a driveway is not included in the calculation: (ii) No more than 30 percent of the front yard area shall be pavement. Driveway area is not included in this calculation. | 103 |
| | | Add standard 4.f(iii) to Materials section 4.f(iii) The use of metal siding is prohibited on accessory structures over 200 sq. ft. | 106 |
| M. Mixed Use | <i>The maximum height allowed in the zone may be increased by 10 feet above the maximum otherwise allowed where residential uses are provided above the ground floor (vertical mixed use) and where no height variance has been approved</i> | The maximum height allowed in the zone may be increased by 10 feet above the maximum otherwise allowed where residential uses are provided above the ground floor (vertical mixed use) and where no height variance has been approved to a maximum height of 45 feet. | 115 |
| | <i>2.b(1) (1) Parking, Garages, and Driveways. All off-street vehicle parking, including surface lots and garages, shall be oriented to alleys or located in</i> | Strikethrough the recess requirement for garages (1) Parking, Garages, and Driveways. All off-street vehicle parking, including surface lots and garages, | 115 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|------------------------|---|---|-------------|
| | <i>parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances shall be oriented to a side street when access cannot be provided from an alley. These standards do not apply when prevented by existing developments or topography. Each dwelling unit shall provide the required number of parking and bicycle spaces as required in Article VIII.</i> | shall be oriented to alleys or located in parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances shall be oriented to a side street when access cannot be provided from an alley. These standards do not apply when prevented by existing developments or topography. Each dwelling unit shall provide the required number of parking and bicycle spaces as required in Article VIII. | |
| N. Mobile Food Vending | | N.2 Design Standards Add: f. Mobile food carts must be set back 5 feet from all other structures including the outside of awnings and other food carts. | 117 |
| | | N.3 Utilities Add: e. A fire extinguisher is required. f. The maximum propane (LPG) is 200 lbs. | 117 |
| | | N.6 Approvals Add c. Mobile Food Cart operators shall meet Oregon fire code as required d. Type I Procedure | 118 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|---|---|---|-------------|
| ARTICLE IX. SPECIAL DISTRICTS | | | |
| New Section C. Downtown Coburg Overlay District | | Add Section C. Downtown Coburg Overlay District to Central Business District boundaries. (Attachment B) See Article VII District Regulations Section K. Downtown Coburg Overlay District See Attachment B for full Section including regulating plan and development checklist | 127 |
| ARTICLE X. TYPES OF REVIEW PROCEDURES | | | |
| Table X.1 | <i>Subdivision – Final Type III</i> | The final plat should be a Type I administrative procedure. It is clear and objective. Update table to: Subdivision – Final Type I | 129 |
| | | Adding the type of review procedure for Mobile Food Vending Mobile Food Vending – Type I -- see ARTICLE VIII Supplementary District Regulations | 129 |
| E. Type IV Procedure (Legislative). | <i>E.4(b)(4) (4) The Oregon Department of Land Conservation and Development (DLCD) shall be notified in writing of proposed comprehensive plan and development code amendments at least 45 days before the first public hearing at which public testimony or new evidence will be received. The notice to DLCD shall include a DLCD Certificate of Mailing.</i> | Adjust for “35/45-day” notice rule. DLCD changed notice requirement to 35 days instead of 45 days. Further, notices are now able to be submitted online instead of postal mail. (4) The Oregon Department of Land Conservation and Development (DLCD) shall be notified in writing or through the online PAPA process of proposed comprehensive plan and development code amendments at least 35 days before the first public hearing at which public testimony or new evidence will be received. The notice to DLCD shall include a DLCD Certificate of Mailing. | 143 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|--|---|--|-------------|
| ARTICLE XI. LAND USE REVIEW AND SITE DESIGN REVIEW | | | |
| E. Site Design Review- Application Submission Requirements | <i>Article XI.E.2.j Other information determined by the City Planning Official</i> | <p>Add the development checklist as j. and renumber other information to k.</p> <p>Article XI.E.2.j Development Checklist (Attachment B) required for applications within the Central Business District. See ARTICLE VII.K</p> <p>Article XI.E.2.k Other information determined by the City Planning Official</p> | 164-170 |
| ARTICLE XII. LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS | | | |
| C. Tentative Approval | <p>2(a), 7(bb), 7(bb)(4)</p> <p><i>a. Process. Applications for tentative partition plan review shall be processed as Type III applications in accordance with ARTICLE X.D.</i></p> <p><i>(bb) The proposed partition will:</i></p> <p><i>4. The proposed partition provides direct bicycle and pedestrian access to nearby and adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment and industrial areas, and provides safe, convenient and direct transit circulation, provided the City makes findings to demonstrate consistency with constitutional requirements. "Nearby" means uses within 1/4 mile that can reasonably be expected to be used by pedestrians,</i></p> | <p>There is currently a scrivener's error where "partition" should be replaced with "subdivision". It appears this was a copy and paste error.</p> <p>Replace "partition" with "subdivision" where partition was placed in error</p> <p>2(a), 2.c(7)(bb), 2.c(7)(bb).4</p> <p>a. Process. Applications for tentative partition subdivision plan review shall be processed as Type III applications in accordance with ARTICLE X.D.</p> <p>(bb) The proposed partition subdivision will:</p> <p>4. The proposed partition subdivision provides direct bicycle and pedestrian access to nearby and adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment and</p> | 181-182 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|--------------------------------------|--|---|-------------|
| | <i>and uses within 2 miles that can be reasonably expected to be used by bicyclists.</i> | industrial areas, and provides safe, convenient and direct transit circulation, provided the City makes findings to demonstrate consistency with constitutional requirements. “Nearby” means uses within 1/4 mile that can reasonably be expected to be used by pedestrians, and uses within 2 miles that can be reasonably expected to be used by bicyclists. | |
| ARTICLE XIII CONDITIONAL USE PERMITS | | | |
| | <p><i>Article XIII.D.1</i></p> <p><i>1. Use Criteria.</i></p> <p><i>a. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;</i></p> <p><i>b. The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval; and</i></p> <p><i>c. All required public facilities have adequate capacity to serve the proposal.</i></p> | <p>Add</p> <p>d. Formula-Based Businesses less than 10,000 sq ft may be allowed if it does not adversely impact the character of downtown based on consideration of the following criteria:</p> <ol style="list-style-type: none"> 1. The availability of other similar uses within the district and within the vicinity of the proposed project. 2. The formula-based establishment will contribute to the small business and entrepreneurial environment. 3. The proposed use, together with its design and improvement, is consistent with the unique historic character of Coburg, and would preserve the distinctive visual appearance and shopping experience of Coburg for its residents and visitors. 4. The formula-based establishment will serve an appropriate balance, and be mutually beneficial to surrounding businesses by contributing to the economic health of the whole district. 5. The existing commercial vacancy rates within the district and within the vicinity of the proposed project. | 191 |

| Code Section | Current Code Language or Description | Potential Amendments | Page Number |
|--------------------------|--------------------------------------|---|-------------|
| ARTICLE XXV. DEFINITIONS | | | |
| | | Formula based business: A business which is required by contractual or other arrangement to maintain one or more of the following items: standardized ("formula") array of services and/or merchandise, trademark, logo, service mark, symbol, decor, architecture, layout, uniform, or similar standardized features and which causes it to be substantially identical to more than five (5) other businesses regardless of ownership or location. Formula businesses can include, but are not limited to: restaurants, retail stores, banks, real estate sales offices, spas, hair and nail salons, and hotel/motel/inn/B&B. | 245 |

