

Overview of Woodburn Development Ordinance Rewrite

LA 2012-01

December 21, 2012

Approximately 31/2 years ago the Woodburn City Council directed staff to rewrite the Woodburn Development Ordinance (WDO). As part of that process sign standards were revised in 2010 with LA 2010-01; the definitions, administration, and procedures sections were revised in 2011 with LA 2011-01. Legislative Amendment (LA) 2012-01 completes the ordinance rewrite, revising the following; Section 1 (Definitions), Section 2 (Land Use & Specific Use Standards) & Section 3 (Development Guidelines & Standards). LA 2012-01 also includes minor amendments to Section 5 (Applications Requirements) clarifying design review thresholds for medium density residential development.

In addition amendments are included street design standards and block length requirements (Section 3.101). Revisions to street standards provide for narrower rights-of-way and for curb tight sidewalks. Block standards also include provisions for mid block pedestrian connections where needed due to overall block length.

In general the revisions stay with the overall objective of improving readability, and consolidating and clarifying standards. Most definitions (Section 1.1) have been consolidated in one section of the Ordinance, with the exceptions of definitions for telecommunications facilities and signs.

The Zoning Districts (Section 2.1) have been combined into general use tables for Residential, Commercial and Industrial Zones. Maps have been included for specific overlay districts. Standards for walls and fences (Section 2.2) have been consolidated, while Special Use Standards for outdoor marketing and special events have been clarified and modified to meet access standards.

The WDO currently requires streets serving development to be fully improved; otherwise a street exception is needed. Proposed text (Section 3.101) requires internal street serving development to be fully improved, with boundary and connecting access streets have lessening improvement standards, while providing for safe access.

Setback and open space (section 3.10.03) requirements have been clarified with conflicting standards eliminated. Setbacks for accessory buildings have been standardized at 5 ft. Vision clearance standards recognize future street rights-of-way.

Access standards (section 3.101.04) provide for improved access control and coordination with Marion County and the Oregon Department of Transportation. The revisions also address the recommendations included in the 99E Corridor Plan, which was adopted this past summer.

Off-street parking (section 3.105) has been reorganized and simplified. Parking for restaurants is based upon square footage and does not have a minimum requirement of 10 spaces, a difficult standard for coffee kiosks to meet. Outside storage and display would no longer be included in determining parking requirements. Off street loading is not longer required for smaller retail and/or office developments.

Landscape requirements (Section 3.106) have been revised, lessening the required plant density in the front yard setback for non residential structures. Street tree requirements have been standardized and revised to recognize street classifications; large trees along major streets and smaller trees along local streets.

Architectural standards (Section 3.107) for all dwelling types (manufactured and site built dwellings) have been standardized. Design standards in new residential developments provide more flexibility. Dwellings, accessory buildings, and exterior remodeling in the Neighborhood Conservation Overlay District, Woodburn's Historic Neighborhood, would be subject to specific design standards which further recognize the historic character of the area.

At Council's direction the sign provisions (Section 3.110) proposes to establish a 10 year sign amortization period, phasing out non-conforming signs throughout the city. Also included are sign standards for the recently created Mixed Use Village Zoning District, recently enacted with the Highway 99E Corridor Study.

Amendments are also proposed for design review thresholds (Section 5.1 Application requirements) clarifying when Type I, II & III review is required for multi-family dwellings. The current text is ambiguous on what level of review is required for multi-family dwellings, regardless of size.

Section 6.1 (Appendices) is proposed for elimination. Application submittal requirements are now included on application forms; figures have been moved into the appropriate sections of the ordinance (flag lots, parking, etc), tree guidelines are moved into landscape standards, and uses classification are included in individual use sections (Residential, Commercial, and Industrial) of the ordinance.

Two outstanding tasks associated with Periodic Review included block length and street width standards. Section 3.101 includes standards to that minimize block length, requires mid block pedestrian connections for larger blocks and street design figures that narrow pavement width. In addition the Transportation System Plan; Figure 7-2

(Street Design Standards) is being amended to include additional street cross sections, as required by Periodic Review.

A summary of all of the changes is included along with ordinance text. Given the extensiveness of the changes, entire sections of the ordinance are being completely replaced. The materials are denote as ***new text*** or ~~deleted text~~ in Section 1.102 (Definitions), Section 3.110 (Signs) and Section 5.1 (Application Requirements) however, similar formatting was not done for other sections of the WDO, since entire sections are being replaced.