

Note: Anyone wishing to speak at any Planning Commission meeting is encouraged to do so. If you wish to speak, please fill out a Speaker Request Form and place it in the Speaker Request Box by staff. You will then be allowed to speak. Please note that the public testimony may be limited by the Chair and normally is not allowed after the Public Hearing is closed.

**ASHLAND PLANNING COMMISSION
SPECIAL MEETING
April 28, 2020
AGENDA**

- I. **CALL TO ORDER:** 7:00 PM, Civic Center Council Chambers, 1175 E. Main Street

- II. **ANNOUNCEMENTS**
 - A. Election of Officers – May 12, 2020
 - B. Virtual Planning Commission Meetings

- III. **CONSENT AGENDA**
 - A. Approval of Minutes
 - 1. March 10, 2020 Regular Meeting

- IV. **PUBLIC FORUM**

- V. **LEGISLATIVE PUBLIC HEARING**
 - A. **PLANNING ACTION: PA-L-2020-00008**
 - APPLICANT: City of Ashland**
 - DESCRIPTION: A public hearing on ordinance amendments to the Ashland Land Use Ordinance to update and clarify the open space requirements and design standards for multifamily and single-family housing developments, and to correct terminology related to open space and other minor wording edits. The proposed amendments include two ordinances: 1) An ordinance amending Chapters 18.2.5 Standards for Residential Zones, 18.3.9 Performance Standards Option and PSO Overlay, 18.4.2 Building Placement, Orientation, and Design, 18.4.4 Landscaping, Lighting, and Screening, and 18.6 Definitions of the Ashland Land Use Ordinance to amend the open space requirements and design standards, and 2) an ordinance amending chapters 18.2.2 Base Zones and Allowed Uses, 18.2.3 Special Use Standards, 18.2.5 Standards for Residential Zones, 18.3.2 Croman Mill District, 18.3.4 Normal Neighborhood District, 18.3.5 North Mountain Neighborhood District, 18.3.9 Performance Standards Option and PSO Overlay, 18.3.10 Physical and Environmental Constraints Overlay, 18.3.11 Water Resources Protection Zones (Overlays), 18.3.14 Transit Triangle Overlay, 18.4.2 Building Placement, Orientation, and Design, 18.4.2 Parking, Access, and Circulation, 18.4.4 Landscaping, Lighting, and Screening, 18.4.5. Tree Preservation and Protection, 18.4.6. Public Facilities, 18.5.2 Site Design Review, 18.5.3 Land Divisions and Property Line Adjustments, and 18.5.7 Tree Removal Permits of the Ashland Land Use Ordinance for consistency in terminology related to open space and other minor wording edits.**

- VI. **ADJOURNMENT**

**CITY OF
ASHLAND**



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).

**CITY OF
ASHLAND**
ASHLAND PLANNING COMMISSION
REGULAR MEETING
MINUTES - *Draft*
March 10, 2020

I. CALL TO ORDER:

Chair Roger Pearce called the meeting to order at 7:01 p.m. in the Civic Center Council Chambers, 1175 East Main Street.

Commissioners Present:

Michael Dawkins
Alan Harper
Haywood Norton
Roger Pearce
Lynn Thompson

Staff Present:

Bill Molnar, Community Development Director
Brandon Goldman, Senior Planner
Linda Reid, Housing Program Specialist
Dana Smith, Executive Assistant

Absent Members:

Troy Brown, Jr.
Kerry KenCairn

Council Liaison:

Stefani Seffinger, absent

II. ANNOUNCEMENTS

Community Development Director Bill Molnar discussed the annual retreat. He addressed the online Revitalize Downtown survey and Restrictions on Political Campaigning for Public Employees. The Council on appeal upheld the Housing Authority of Jackson County for the Snowberry Brook Phase II project. There was no date set for the Regional Planners Network at this time other than it would occur at the end of April. The planning action for 1511 Hwy 99, PA-T3-00001, was going before the Transportation Commission in March. It would come back before the Planning Commission in April.

III. AD-HOC COMMITTEE UPDATES - None

IV. CONSENT AGENDA

A. Approval of Minutes

1. February 11, 2020 Regular Meeting
2. February 25, 2020 Study Session

Chair Pearce deemed both sets of minutes approved without exception.

V. PUBLIC FORUM

Huelz Gutcheon/Ashland/Spoke about electric cars.

VI. UNFINISHED BUSINESS

A. Approval of Findings for PA-T2-2020-00016, Kestrel Area 3.

The Commission had no ex parte contact on the matter. Commission Thompson abstained. She was absent during the public hearing.

Commissioner Harper/Dawkins m/s to approve the Findings for PA-T2-2020-00016, Kestrel Area 3 as presented. Voice Vote: all AYES. Motion passed.

VII. DISCUSSION ITEMS

A. Affordable Housing Standards and Annexation criteria.

Senior Planner Brandon Goldman and Housing Program Specialist Linda Reid provided a presentation (see attached):

- **Resale Formula Options**

An increase in the Home Owner Association rates would not affect the price of the home.

- **Rental Cost Formula Change (18.2.5.050.B.1)**
- **Household Asset Limitations (Net Asset Limitations – Ownership affordable Housing 18.2.5.050.C.1.c)**
- **Land Use Ordinance Amendments 18.2.5.050**
- **Base Density (18.2.5.050.G.1)**
- **Land Use Ordinance Amendments**
 - Affordable Housing Unit Equivalence Values (18.2.5.050.G.1.c&d)
 - Household sizes used for calculating initial Purchase Price (18.2.5.050.C)
 - Affordable Housing Development Timing (18.2.5.050.G.4)

Commissioner Harper did not support removing the amendment. He thought there should be a bond or timeframe to ensure affordable units would be built. Commissioner Dawkins agreed. Mr. Goldman provided background on the amendment. The developer could transfer the title with compensation only to an affordable housing provider with a deed restriction on the lot(s) to develop affordable housing. He would bring back some options for the Commission to consider. Mr. Molnar clarified it was a provision that encouraged private developers to meet the affordable housing requirement.

- Affordable Housing Distribution (18.2.5.050.G.5)
- Affordable Housing Comparable Bedroom Number/Materials (18.2.5.050.G.6)
- Term of Affordability (18.2.5.050.G.8)

Commissioner Harper wanted to recapture provisions with part of the funds from the sale going into a trust fund. Mr. Goldman would research that possibility. Ms. Reid noted there was an equity recapture formula.

- Annexation Density Bonus (18.2.5.050.G.8)
- Annexation: Contiguous with the present city limits (18.5.8.050.C)

Chair Pearce thought the City could annex the railroad right of way.

- Annexation: 5-year supply of land Criteria (18.2.5.050.H.1)
- **Next Steps**

Commissioner Thompson asked about incentivizing family type housing versus two-person housing. Ms. Reid explained the only projects providing 3-bedroom units had been through mutual self-help programs. They were land trusted programs and looked at the families before determining what was needed. Phase II of Snowberry Brook would have 3-bedroom units. They were mandated by the state. Studies indicated a need for more 2-bedroom units. Incentives included the SDC deferrals, the Affordable Housing Trust Fund, Community Development Block Grant funds and land use incentive pieces. It would be up to the developer. The Housing and Human Services Commission would discuss it at one of their meetings.

Staff would make refinements and prepare a draft ordinance for a future study session. They would conduct a stakeholders meeting to get their feedback and bring the draft ordinance to the City Council Study Session May 18, 2020.

VIII. ADJOURNMENT

Meeting adjourned 8:27 p.m.

*Submitted by,
Dana Smith, Executive Assistant*



AFFORDABLE HOUSING STANDARDS

Resale/Rent Formula Land Use Ordinance

RESALE FORMULA OPTIONS

Resale Restrictions are included in covenants recorded on the deed of affordable housing units. These Resale restrictions ensure a covered unit remains affordable at changes in ownership.

Indexed Based Resale Formula	Fixed Rate Resale Formula
<ul style="list-style-type: none"> • Variable • Factors in Area Median Income • Factors in interest rates • Factors in Home Owner Dues • Can result in little or no appreciation when wages are stagnant, interest rates rise, or HOA dues increase 	<ul style="list-style-type: none"> • Predictable • 1.5% annual appreciation • Less than average market rate increases • Can outpace wage increases



CITY OF ASHLAND

RENTAL COST FORMULA CHANGE (18.2.5.050.B.1)

Current Formula	Proposed Formula
<p>Calculation based on household sizes and 23% of gross income toward rent.</p> <ul style="list-style-type: none"> • 1BDR @ 60%AMI = \$576 • 2BDR @ 60%AMI = \$610 • 3BDR @ 60%AMI = \$759 • 1BDR @ 80%AMI - \$844 • 2BDR @ 80%AMI - \$986 • 3BDR @ 80%AMI - \$1,112 	<p>Match the Annual State of Oregon and HUD HOME Program:</p> <p>HOME- LOW RENT</p> <ul style="list-style-type: none"> • 1BDR @ 60%AMI = \$608 • 2BDR @ 60%AMI = \$730 • 3BDR @ 60%AMI = \$842 <p>HOME- HIGH RENT</p> <ul style="list-style-type: none"> • 1BDR @ 80%AMI - \$747 • 2BDR @ 80%AMI - \$926 • 3BDR @ 80%AMI - \$1061



CITY OF ASHLAND

HOUSEHOLD ASSET LIMITATIONS

Net Asset Limitations – Ownership affordable Housing (18.2.5.050.C.1.c)

- Amend the provisions of the Ashland Land Use Ordinance relating to the maximum net assets for households in the affordable housing program to adjust the limits for consumer price index changes since 2005:
 - Current: \$20,000 asset maximum or \$130,000 for retired households.
 - Proposed: \$25,000 asset maximum or \$175,000 for retired households.



CITY OF ASHLAND

Land Use Ordinance Amendments

Chapter 18.2.5.050 sets forth affordable housing standards in the Land Use Ordinance.

Annexations, Zone Changes, Condo-Conversions, and projects getting a density bonuses for affordable housing, must address the affordable housing standards.



LAND USE ORDINANCE AMENDMENTS

**Base Density
(18.2.5.050.G.1.)**

- Clarify that the “Base Density” of a property for determining affordable housing unit requirements shall be calculated using the area to be developed.
- Excluding portions of the property containing undevelopable areas such as:
 - Wetlands
 - Floodplain Corridor & Riparian Lands
 - Slopes Greater Than 35%
 - Land Dedicated As A Public Park.



LAND USE ORDINANCE AMENDMENTS

Affordable Housing Unit Equivalence Values (18.2.5.050.G.1.c&d)	Income Target	Equivalency Value
• Newly include rental units within the 80%AMI level as qualified affordable housing.	120% AMI Ownership	.75
	100% AMI Ownership	1.0
• Remove the 60%AMI ownership and rental units as having an equivalence value of 1.5 units.	80%AMI Ownership OR RENTAL	1.25
	60%AMI Ownership or Rental	1.5



LAND USE ORDINANCE AMENDMENTS

Affordable Housing Unit Equivalence Values (18.2.5.050.G.1.c&d)	Income Target	Equivalency Value
Units created by non-profit housing providers, targeted to households earning 60% AMI or below, would still qualify as affordable housing as they would comply the 80% AMI or below level.	120% AMI Ownership	.75
	100% AMI Ownership	1.0
	80%AMI Ownership OR RENTAL	1.25
	60%AMI Ownership or Rental	1.5



LAND USE ORDINANCE AMENDMENTS

Household sizes used for calculating initial Purchase Price (18.2.5.050.C)

Unit Type	Occupancy
Studio	1 person household income for the designated income level
1 Bdr	2 person household income for the designated income level
2 Bdr	4 3 person household income for the designated income level
3 Bdr	6 5 person household income for the designated income level
4 Bdr	7 6 person household income for the designated income level

remain eligible for covered units but the sale price shall not be adjusted based on the median incomes of the larger household sizes.




LAND USE ORDINANCE AMENDMENTS

Affordable Housing Development Timing (18.2.5.050.G.4)

- Dedication of land through transfer of title to a non-profit affordable housing provider will satisfy the timing requirements and there would be no further timing restriction for the market rate units.




LAND USE ORDINANCE AMENDMENTS

Affordable Housing Distribution (18.2.5.050.G.5)

- Remove the provision within the Ashland Land Use Ordinance that requires affordable units be distributed throughout the project.




LAND USE ORDINANCE AMENDMENTS

Affordable Housing Comparable Bedroom Number / Materials (18.2.5.050.G.6)

- Amend the provisions of the Ashland Land Use Ordinance that require affordable housing units to have a comparable bedroom number, and similar building materials, to newly allow different housing types provided the number of bedrooms remains comparable.
- Example
 - Market Rate Unit = 3BDR detached SFR
 - Affordable Unit = 3 BDR attached SFR, condominium, apartment, cottage etc.




LAND USE ORDINANCE AMENDMENTS

Term of Affordability (18.2.5.050.G.8)

- Amend the provisions of the Ashland Land Use Ordinance requiring a long term of affordability for covered affordable units through annexation or zone changes.
 - Current: 60 years
 - Proposed: 30 years



LAND USE ORDINANCE AMENDMENTS

Annexation Density Bonus (18.2.5.050.G.8)

- Amend the provision of the Ashland Land Use Ordinance that limits the density bonus allowable for affordable housing provided as part of an annexation to 25%.
 - Inconsistent with Performance Standards allowable bonuses
 - Performance Standards ordinance provisions currently allow for 35% maximum density bonus for affordable housing and a cumulative bonus of up to 60%



LAND USE ORDINANCE AMENDMENTS

Annexation : Contiguous with the present city limits (18.5.8.050.C)

- Amend the Land Use Ordinance to clarify that land separated only by a County, City, or Railroad Right-of-Way, qualify as meeting the "contiguous" criteria.



LAND USE ORDINANCE AMENDMENTS

Annexation : 5-year supply of land Criteria (18.2.5.050.H.1)

- Amend the provisions of the Ashland Land Use Ordinance that relate to residential annexations requiring there be less than a five-year supply of vacant or redevelopable land in the current City Limits.
- Removal of this requirement was a recommendation of the Ashland Housing Strategy Implementation Plan:

"Revise the City's annexation policies to eliminate the requirement to demonstrate less than a five-year supply of land. Existing policies were intended to help ensure orderly growth; however, this is the role of the City's Urban Growth Boundary (UGB). Creating obstacles to annexing land within the UGB for housing contributes to higher land costs and makes it difficult to find land for larger housing developments."



NEXT STEPS

- Planning Commission
Study Session:
April 21, 2020
- Housing and Human Services
Commission:
Study Session:
April 23, 2020
- City Council:
Study Session:
May 18, 2020



ASHLAND

**LEGISLATIVE
PUBLIC HEARINGS**

PA-L-2020-00008

ASHLAND PLANNING DIVISION
STAFF REPORT
April 28, 2020

PLANNING ACTION: PA-L-2020-00008

APPLICANT: City of Ashland

ORDINANCE REFERENCES:

- AMC 18.2.5** Standards for Residential Zones
- AMC 18.3.9** Performance Standards Option and PSO Overlay
- AMC 18.4.2** Building Placement, Orientation, and Design
- AMC 18.4.4** Landscaping, Lighting, and Screening
- AMC 18.6.1** Definitions

REQUEST: The proposal includes a series of amendments to the Ashland Municipal Code (AMC) Title 18 Land Use to update and clarify the open space requirements for multifamily and single-family housing developments.

The area and design requirements for open space are consolidated in one section in AMC 18.4.4 Landscaping, Lighting, and Screening. Currently, the standards are located in AMC 18.3.9 Performance Standards Option and PSO Overlay and AMC 18.4.2 Building Placement, Orientation, and Design.

The total amount of required open space is unchanged. New design standards are proposed and the existing design standards for open space are retained. The density bonus for major recreational facilities is deleted.

The definitions for common area, open space and yard are revised to eliminate inconsistent use of the term open space. Several new definitions are included and the definition of unbuildable area and buildable area are revised to correct an unintended omission in the 2015 code update.

Finally, the draft amendments include a second ordinance that has minor edits and corrections to terminology throughout Title 18 Land Use to provide consistency in the use of the terms open space and parks. The edits are primarily consistent of distinguishing common open space, private open space, public open space or parks, and the use of open space as a general term.

I. Ordinance Amendments

A. Summary of Proposed Amendments

The proposal includes a series of amendments to the Ashland Municipal Code (AMC) Title 18 Land Use to update and clarify the open space requirements for multifamily and single-family housing developments. There are two ordinances included in the amendments.

The primary objectives of the amendments to the open space standards are: 1) to make the requirements clear for applicants in developing projects, the general public in reviewing projects, and the Planning Commission in administering and applying the standards to planning applications, and 2) to improve the function of common open spaces in multifamily and single-family housing developments.

Ordinance 1

The first ordinance includes the primary and substantive changes to the open space standards. The first ordinance is titled “AN ORDINANCE AMENDING CHAPTERS 18.2.5 STANDARDS FOR RESIDENTIAL ZONES, 18.3.9 PERFORMANCE STANDARDS OPTION AND PSO OVERLAY, 18.4.2 BUILDING PLACEMENT, ORIENTATION, AND DESIGN, 18.4.4 LANDSCAPING, LIGHTING, AND SCREENING, AND 18.6 DEFINITIONS OF THE ASHLAND LAND USE ORDINANCE TO AMEND THE OPEN SPACE STANDARDS.”

The amendments clarify that the required open space can be composed of common and private open space in multifamily and attached single-family housing developments, and that the open space in subdivisions of detached single-family homes is required to be common open space. The total amount of required open space is unchanged, and remains eight percent of the total lot area in multifamily and attached single-family developments and five percent of the total lot area in subdivision of detached single-family homes.

The area and design requirements are consolidated in one section in AMC 18.4.4 Landscaping, Lighting, and Screening. Currently, the standards are located in AMC 18.3.9 Performance Standards Option and PSO Overlay and AMC 18.4.2 Building Placement, Orientation, and Design.

New design standards for required common and private open spaces are proposed including the following.

- The common open space required for multifamily and attached single-family housing is changed from five to four percent of the total lot area.

- Common open space is required for multifamily and attached single-family housing developments of 10 or more dwelling units. Currently the existing code does not clearly specify the common open space requirement.
- A credit for up to 50 percent of the common open space is available for multifamily and attached single-family housing developments that are within 1/8 of a mile of a public park.
- Common open space is required to have minimum dimensions.
- Common open space is required to be located outside buffers and perimeter yard setback areas.
- Common open space that includes active use areas is required to be located on slopes less than five percent.
- Clarification is added that structures such as gazebos and decks can be located in common open space.
- Areas occupied by utility vaults and pedestals are not included in required open space.
- Fencing on the perimeter of common open space is limited to four feet in height unless it is located in a front yard area or on the perimeter of the development.
- Private open space in multifamily and attached single-family housing developments is required to be accessed directly by a door from the dwelling unit the private open space serves.
- Walkways and storage space is not included in required private open space.
- Private open space is required to have minimum dimensions.

Note: The design standards for private open spaces only apply to new multifamily and attached single-family housing developments that elect to count private open spaces towards the required eight percent of total lot area. The private open space design standards will not apply to existing private open spaces, new private open spaces that are not included in the required eight percent, or private open spaces in subdivisions of detached single-family homes.

The existing area requirements and design standards for open space are included in the proposed draft and include the following.

- The base density of a project is calculated using the total site area and includes areas identified for open space are counted in the area for base density of a project.
- Clarification is added requiring common open space to either be installed or bonded for before the issuance of a building permit or the final survey plat is signed. Required private open space is required to be installed prior to the certificate of occupancy being issued for the housing unit.

- Maintenance of the open space is the responsibility of the property owner or by an association of owners.
- Natural features such as wetlands and riparian areas can be incorporated into open space.
- Play areas for children are required for projects of greater than 20 units for multifamily and attached single-family housing developments.
- The surface of common open space is required to be appropriate for human use and cannot be covered by shrubs, mulch and other ground covers. This standard is amended to provide flexibility and allow 50 percent of the site to be covered by shrubs, mulch and other ground covers if the open space is designed so that residents can move through and interact with the space (e.g., trail or sitting area in natural area or garden area).

The definitions for common area, open space and yard are revised to eliminate inconsistent use of the term open space. New definitions are added for common open space, private open space and public open space or park. Other new definitions include buildable area, ground-floor dwelling unit, park, play area, and upper-floor dwelling unit. The definition of unbuildable area and buildable area are revised to correct an unintended omission in the 2015 code update.

The density bonus for open space includes two revisions. First, the density bonus for major recreational facilities is deleted. Second, clarification is added that multifamily and attached single-family housing developments are eligible for an open space density bonus for open space area that exceeds the base requirement of eight percent of the total lot area in open space.

The recommendation to delete the density bonus for major recreation facilities is included for three reasons. First, current development in Ashland rarely has the physical space or the resources to incorporate the major recreational facilities that are included in the existing code language - swimming pools, tennis courts, and playgrounds. The facilities seem to be outdated on the development or subdivision level and the density bonus has rarely been used over the past three decades. Second, any major recreational facilities would be located in common open spaces and maintained by a property owner of a multifamily development or an owners association. Major recreational facilities are expensive to maintain and appear to be beyond the capacity of most current day owners or owners associations. Third, the density bonus for major recreational facilities is based on the cost of the facility submitted with the planning application and the value is difficult to verify.

Ordinance 2

The second ordinance is focused on consistent use of terminology related to open space through Title 18 Land Use. The second ordinance is titled “AN ORDINANCE AMENDING CHAPTERS 18.2.2 BASE ZONES AND ALLOWED USES, 18.2.3 SPECIAL USE STANDARDS, 18.2.5 STANDARDS FOR RESIDENTIAL ZONES, 18.3.2 CROMAN MILL DISTRICT, 18.3.4 NORMAL NEIGHBORHOOD DISTRICT, 18.3.5 NORTH MOUNTAIN NEIGHBORHOOD DISTRICT, 18.3.9 PERFORMANCE STANDARDS OPTION AND PSO OVERLAY, 18.3.10 PHYSICAL AND ENVIRONMENTAL CONSTRAINTS OVERLAY, 18.3.11 WATER RESOURCES PROTECTION ZONES (OVERLAYS), 18.3.14 TRANSIT TRIANGLE OVERLAY, 18.4.2 BUILDING PLACEMENT, ORIENTATION, AND DESIGN, 18.4.3 PARKING , ACCESS, AND CIRCULATION, 18.4.4. LANDSCAPING, LIGHTING, AND SCREENING, 18.4.5 TREE PRESERVATION AND PROTECTION, 18.4.6 PUBLIC FACILITIES, 18.5.2 SITE DESIGN REVIEW, 18.5.3 LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS AND 18.5.7 TREE REMOVAL PERMITS OF THE ASHLAND LAND USE ORDINANCE FOR CONSISTENCY IN TERMINOLOGY RELATED TO OPEN SPACE.”

The draft amendments include a second ordinance that has minor edits and corrections to terminology throughout Title 18 Land Use to provide consistency in the use of the terms open space and parks. The edits primarily consist of distinguishing common open space, private open space, public open space or parks, and the use of open space as a general term.

The first draft of the second ordinance was reviewed by a subcommittee of three Planning Commissioners. The subcommittee's comments were largely incorporated into the attached ordinance.

B. Project Background

The Planning Commission discussed amendments to the open space standards at five public meetings including January 22, 2019, March 26, 2019, August 27, 2019, October 22, 2019 and February 25, 2019. The Planning Commission initiated the legislative amendment to amend the open space standards at the October 22, 2019 meeting.

The Planning Commission began reviewing the open space amendments because of difficulties in applying the standards to several planning applications for housing developments in the multifamily zones. In addition, each year the Commission has an annual retreat and visits completed projects that received a planning approval. The Commission observed the finished open spaces to the site visits and noted reoccurring problems with the design and functionality of the open spaces. Finally, staff continues to receive questions from development and design professionals regarding the open space standards.

II. Procedural

18.5.9.020 Applicability and Review Procedure

Applications for Plan Amendments and Zone Changes are as follows:

B. Type III. It may be necessary from time to time to make legislative amendments in order to conform with the Comprehensive Plan or to meet other changes in circumstances or conditions. The Type III procedure applies to the creation, revision, or large-scale implementation of public policy requiring City Council approval and enactment of an ordinance; this includes adoption of regulations, zone changes for large areas, zone changes requiring comprehensive plan amendment, comprehensive plan map or text amendment, annexations (see chapter 18.5.8 for annexation information), and urban growth boundary amendments. The following planning actions shall be subject to the Type III procedure.

1. Zone changes or amendments to the Zoning Map or other official maps, except where minor amendments or corrections may be processed through the Type II procedure pursuant to subsection 18.5.9.020.A, above.
2. Comprehensive Plan changes, including text and map changes or changes to other official maps.
3. Land Use Ordinance amendments.
4. Urban Growth Boundary amendments.

III. Conclusions and Recommendations

If the Planning Commission recommends approval of the attached ordinances, staff will forward the Commission's recommendation to the City Council for a public hearing.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTERS 18.2.5, 18.3.9, 18.4.2 AND 18.6
OF THE ASHLAND LAND USE ORDINANCE TO AMEND THE OPEN
SPACE STANDARDS**

Annotated to show ~~deletions~~ and additions to the code sections being modified. Deletions are **~~bold lined through~~** and additions are **bold underlined**. Unchanged text is grey.

SECTION 1. Section 18.4.2.030 [Residential Development – Building Placement, Orientation, and Design] of the Ashland Land Use Ordinance is hereby amended as follows:

18.4.2.030 Residential Development

A. Purpose and Intent. For new multi-family residential developments, careful design considerations must be made to assure that the development is compatible with the surrounding neighborhood. For example, the use of earth tone colors and wood siding will blend a development into an area rather than causing contrast through the use of overwhelming colors and concrete block walls.

1. Crime Prevention and Defensible Space.

- a. *Parking Layout.* Parking for residents should be located so that distances to dwellings are minimized. However, avoid designs where parking areas are immediately abutting dwelling units because there is little or no transition from public to private areas. Parking areas should be easily visible from adjacent areas and windows.
- b. *Orientation of Windows.* Windows should be located so that vulnerable areas can be easily surveyed by residents.
- c. *Service and Laundry Areas.* Service and laundry areas should be located so that they can be easily observed by others. Windows and lighting should be incorporated to assure surveillance opportunities. Mail boxes should not be located in dark alcoves out of sight. Barriers to police surveillance such as tall shrubs and fences should be avoided.
- d. *Hardware.* Reliance solely upon security hardware in lieu of other alternatives is discouraged.
- e. *Lighting.* Site development should utilize lighting prudently. More lighting does not necessarily mean better security. Lighting should be oriented so that areas vulnerable to crime are accented.
- f. *Landscaping.* Plant materials such as high shrubs should be placed so that surveillance of semi-public and semi-private areas is not blocked. Thorny shrubs will discourage crime activity. Low shrubs and canopy trees will allow surveillance, hence, reduce the potential for crime.

- B. Applicability.** Except as otherwise required by an overlay zone or plan district, the following standards apply to residential development pursuant to section 18.5.2.020. See conceptual site plan of multi-family development in Figure 18.4.2.030.
1. **Accessory Residential Units.** Unless exempted from Site Design Review in 18.2.3.040.A, only the following standards in Chapter 18.4.2 apply to accessory residential units: building orientation requirements in 18.4.2.030.C, garage requirements in 18.4.2.030.D, and building materials in 18.4.2.030.E. If an accessory residential unit is located in the Historic District overlay, the standards in 18.4.2.050 also apply. See the Special Use Standards for accessory residential units in section 18.2.3.040.
- C. Building Orientation.** Residential buildings that are subject to the provisions of this chapter shall conform to all of the following standards. See also, solar orientation standards in section 18.4.8.050.
1. **Building Orientation to Street.** Dwelling units shall have their primary orientation toward a street. Where residential buildings are located within 20 feet of a street, they shall have a primary entrance opening toward the street and connected to the right-of-way via an approved walkway.
 2. **Limitation on Parking Between Primary Entrance and Street.** Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or on one or both sides.
 3. **Build-to Line.** Where a new building is proposed in a zone that requires a build-to line or maximum front setback yard, except as otherwise required for clear vision at intersections, the building shall comply with the build-to line standard.
- D. Garages.** The following standards apply to garages, carports, canopies, and other permanent and temporary structures used for parking or storing vehicles, including those parking and vehicle storage structures accessory to detached single-family dwellings. The standards are intended to balance residents' desire for a convenient, safe, and private vehicle access to their homes with the public interest in maintaining safe and aesthetically pleasing streetscapes. The standards therefore promote pedestrian safety and visibility of public ways, while addressing aesthetic concerns associated with street-facing garages. For the purpose of this subsection, a garage opening is considered to be facing a street where the opening is parallel to or within 45 degrees of the street right-of-way line.
1. **Alleys and Shared Drives.** Where a lot abuts a rear or side alley, or a shared driveway, including flag drives, the garage or carport opening(s) for that dwelling shall orient to the alley or shared drive, as applicable, and not a street.
 2. **Setback for Garage Opening Facing Street.** The minimum setback for a garage (or carport) opening facing a street is 20 feet. This provision does not apply to alleys.
- E. Building Materials.** Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors, which attract attention to the building or use, are unacceptable.
- F. Streetscape.** One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.

G. **Landscaping and Recycle/Refuse Disposal Areas.** Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.

H. **Open Space.** Residential developments that are subject to the provisions of this chapter shall conform to all of the following standards. Open space area shall be provided pursuant to section 18.4.4.070.

1. Recreation Area. An area equal to at least eight percent of the lot area shall be dedicated to open space for recreational use by the tenants of the development.
2. Surfacing. Areas covered by shrubs, bark mulch, and other ground covers that do not provide suitable surface for human use may not be counted towards this requirement.
3. Decks and Patios. Decks, patios, and similar areas are eligible for open space.
4. Play Areas. Play areas for children are required for projects of greater than 20 units that are designed to include families. Play areas are eligible for open space.

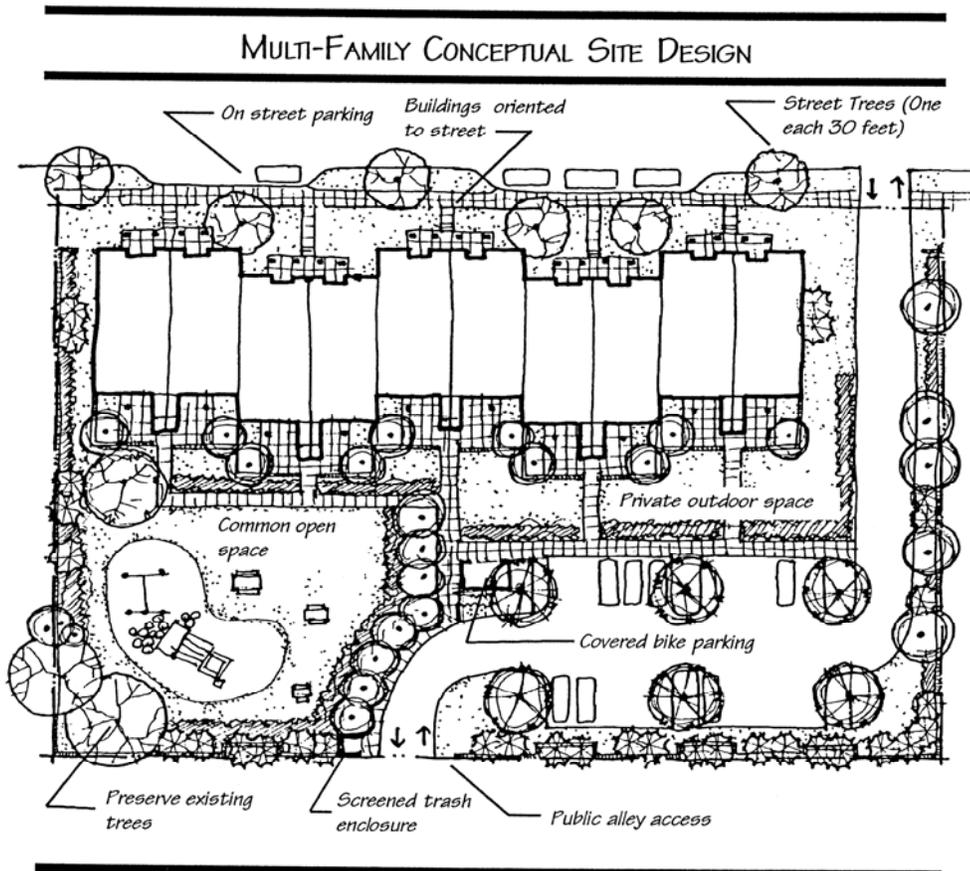


Figure 18.4.2.030
Multi-Family Conceptual Site Design

SECTION 2. Section 18.2.5.080 [Residential Density Calculation in R-2 and R-3 Zones - Standards for Residential Zones] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.2.5.080 Residential Density Calculation in R-2 and R-3 Zones

A. Density Standard. Except density gained through bonus points under section 18.2.5.080 or chapter 18.3.9 Performance Standards Option, development density in the R-2 and R-3 zones shall not exceed the densities established by this section.

B. Density Calculation.

1. Except as specified in the minimum lot area dimensions below, the density in R-2 and R-3 zones shall be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public, and subject to the exceptions below.
2. Units less than 500 square feet of gross habitable area shall count as 0.75 units for the purposes of density calculations.
3. Accessory residential units are not required to meet the density or minimum lot area requirements of this section. See section 18.2.3.040 for accessory residential unit standards.

C. Minimum Density.

1. The minimum density shall be 80 percent of the calculated base density.
2. Exceptions to minimum density standards. The following lots are totally or partially exempt from minimum density standards.
 - a. Lots less than 10,000 sq. ft. in existence prior to the effective date of this ordinance.
 - b. Lots located within any Historic District designated within the Ashland Municipal Code.
 - c. Lots with existing or proposed conditional uses may be exempt for that portion of the property that is subject to the conditional use for calculations of the minimum base density standard.
 - d. Where a lot is occupied by a single-family residence January 9, 2005 (Ord. 2914), the single-family residence may be enlarged or reconstructed without being subject to the minimum base density standard.
 - e. In the event that a fire or natural hazard destroys a single-family residence, such residence may be replaced without being subject to the minimum base density standard.
 - f. Where floodplains, streams, land drainages, wetlands, and/or steep slopes exist upon the lot an exception to minimum density requirements may be obtained to better meet the standards of chapter 18.3.10 Physical and Environmental Constraints.
 - g. A lot that is nonconforming in minimum density may not move further out of conformance with the minimum density standard. However, units may be added to the lot which bring the lot closer to conformance without coming all the way into

conformance provided it is demonstrated that the minimum density will not be precluded.

D. Base Densities and Minimum Lot Dimensions.

1. R-2 Zone. Base density for the R-2 zone shall meet the following standards:
 - a. Minimum lot area for one unit shall be 5,000 square feet, except as allowed in section 18.2.3.040 for accessory residential units.
 - b. Minimum lot area for two units shall be 7,000 square feet.
 - c. Minimum lot area for three units shall be 9,000 square feet, except that the residential density bonus in subsection 18.2.5.080.F, below, may be used to increase density of lots greater than 8,000 square feet up to three units.
 - d. For more than three units, the base density shall be 13.5 dwelling units per acre. The permitted base density shall be increased by the percentage gained through the residential density bonus in subsection 18.2.5.080.F.
2. R-3 Zone. Base density for the R-3 zone shall meet the following standards:
 - a. Minimum lot area for one unit shall be 5,000 square feet, except as allowed in section 18.2.3.040 for accessory residential units.
 - b. Minimum lot area for two units shall be 6,500 square feet.
 - c. Minimum lot area for three units shall be 8,000 square feet.
 - d. For more than three units, the base density shall be 20 dwelling units per acre. The permitted base density shall be increased by the percentage gained through the residential density bonus in subsection 18.2.5.080.F, below.

E. Exceptions. An accessory residential unit is not required to meet density or minimum lot area requirements per section 18.2.3.040.

F. Residential Density Bonus.

1. Density Bonus Points Authorized. Except as allowed under chapter 18.3.9 Performance Standards Option, the permitted base density shall be increased only pursuant to this section.
2. Maximum **Density** Bonus Points. The total maximum bonus permitted shall be 60 percent.
3. **Density** Bonus Point Criteria. The following bonuses shall be awarded:
 - a. *Conservation Housing.* The maximum bonus for conservation housing is 15 percent. One hundred percent of the homes or residential units approved for development, after **density** bonus point calculations, shall meet the minimum requirements for certification as an Earth Advantage home, as approved by the Conservation Division under the City's Earth Advantage program as adopted by resolution 2006-6.
 - b. **Common OpenOutdoor Recreation** Space. The maximum bonus for provision of **common openoutdoor recreation** space above **the** minimum requirement established by this ordinance is ten percent. **A one percent bonus shall be**

~~**awarded for each one percent of the total project area in common open space in excess of the requirement in 18.4.4.070.A. The purpose of the density bonus for outdoor recreational space is to permit areas that could otherwise be developed as a recreational amenity. It is not the purpose of this provision to permit density bonuses for incidental open spaces that have no realistic use by project residents on a day-to-day basis. One percent increased density bonus for each percent of the project dedicated to outdoor recreation space beyond the minimum requirement of this ordinance.**~~

~~**c. Major Recreational Facilities. The maximum bonus for provision of major recreational facilities is ten percent. Density bonus points shall be awarded for the provision of major recreational facilities, such as tennis courts, swimming pools, playgrounds, or similar facilities. For each one percent of the total project cost devoted to recreational facilities, a six percent density bonus shall be awarded to a maximum of ten percent. Total project cost shall be defined as the estimated sale price or value of each residential unit times the total number of units in the project. Estimated value shall include the total market value for the structure and land. A qualified architect or engineer using current costs of recreational facilities shall estimate the cost of the recreational facility for City review and approval.**~~

dc. Affordable Housing. The maximum bonus for affordable housing is 35 percent. Developments shall receive a density bonus of two units for each affordable housing unit provided. Affordable housing bonus shall be for residential units that are guaranteed affordable in accord with the standards of section 18.2.5.050.

SECTION 3. Section 18.3.9.050 [Performance Standards for Residential Developments - Performance Standards Option and PSO Overlay] of the Ashland Land Use Ordinance is hereby amended as follows:

18.3.9.050 Performance Standards for Residential Developments

A. Base Densities. The density of the development shall not exceed the density established by this section. The density shall be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public. Fractional portions of the final answer, after bonus point calculations, shall not apply towards the total density. Accessory residential units are not required to meet the density requirements of this chapter in accordance with section 18.2.3.040.

1. The base density, for purposes of determining density bonuses allowed under this section, for developments other than cottage housing, is as provided in Table 18.3.9.050.

Table 18.3.9.050.A.1 Base Densities for Determining Allowable Density Bonus with Performance Standards Option	
Zone	Allowable Density (dwelling units per acre)

WR-2	0.30 du/acre
WR-2.5	0.24 du/acre
WR-5	0.12 du/acre
WR-10	0.06 du/acre
WR-20	0.03 du/acre
RR-1	0.60 du/acre
RR-.5	1.2 du/acre
R-1-10	2.40 du/acre
R-1-7.5	3.60 du/acre
R-1-5	4.50 du/acre
R-1-3.5	7.2 du/acre
R-2	13.5 du/acre
R-3	20 du/acre

2. **Cottage Housing.** The base density for cottage housing developments, for purposes of determining density bonuses, allowed under this section is as provided in Table 18.3.9.050.A.2.

Table 18.3.9.050.A.2 Base Densities for Determining Allowable Density Bonus with Performance Standards Option					
Zones	Maximum Cottage Density	Minimum number of cottages per cottage housing development	Maximum number of cottages per cottage housing development	Minimum lot size (accommodates minimum number of cottages)	Maximum Floor Area Ratio (FAR)
R-1-5, NN-1-5 NM-R-5	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7,500 sq.ft.	0.35
R-1-7.5 NM-R-1-7.5	1 cottage dwelling unit per 3,750 square feet of lot area	3	12	11,250 sq.ft.	0.35

3. **Common Open Space Required.** ~~All developments with a base density of ten units or greater shall be required to provide a minimum of five percent of the total lot area in Open Space; that area is not subject to bonus point calculations, however, density bonuses shall be awarded to open space in excess of the five percent~~

~~required by this subsection.~~ **Common open space area shall be provided pursuant to section 18.4.4.070.**

B. **Density Bonus Point Calculations.** The permitted base density shall be increased by the percentage gained through **density** bonus points. In no case shall the density exceed that allowed under the Comprehensive Plan. The maximum density bonus permitted shall be 60 percent (base density x 1.6), pursuant to the following criteria.

1. **Conservation Housing.** A maximum 15 percent bonus is allowed. One-hundred percent of the homes or residential units approved for development, after bonus point calculations, shall meet the minimum requirements for certification as an Earth Advantage home, as approved by the Ashland Conservation Division under the City's Earth Advantage program as adopted by resolution 2006-06.
2. ~~Provision of~~ **Common Open Space.** A maximum ten percent bonus is allowed, pursuant to the following.

a. *Purpose.* Common open spaces may be provided in the form of natural areas, wetlands, playgrounds, active or passive recreational areas, and similar areas in common ownership. ~~All areas set aside for common open space may be counted for base density, unless otherwise excluded by subsection 18.3.9.050.A.2.~~ However, for the purposes of awarding density bonus points, the Planning Commission shall consider whether or not the common open space is a significant amenity to project residents, and whether project residents will realistically interact with the **common** open space on a day-to-day basis. ~~The purpose of the density bonus for common open space is to permit areas, which could otherwise be developed or sold as individual lots, to be retained in their natural state or to be developed as a recreational amenity. It is not the purpose of this provision to permit density bonuses for incidental open spaces that have no realistic use by project residents on a day-to-day basis. Open space provided in cottage housing developments, meeting the standards of section 18.2.3.090 Cottage Housing, is not eligible for density bonus points.~~

b. *Standard.* Developments with fewer than ten units that provide more than two percent of the project area for common open space, or for developments of ten units or greater that provide more than five percent **common** open space, a one percent bonus shall be awarded for each one percent of the total project area in common open space **in excess of the requirement in 18.4.4.070.A, except as specified below.**

i. **Cottage Housing. Common open space provided in cottage housing developments, meeting the standards of section 18.2.3.090 Cottage Housing, is not eligible for density bonus points.**

3. ~~Provision of Major Recreational Facilities.~~ ~~A maximum ten percent bonus is allowed, pursuant to the following.~~

a. ~~Purpose.~~ ~~Points may be awarded for the provision of major recreational facilities.~~

- ~~b. **Standard.** For each percent of total project cost devoted to recreational facilities, a six percent density bonus may be awarded up to a maximum of ten percent bonus. Total project cost shall be defined as the estimated sale price or value of each residential unit times the total number of units in the project. Estimated value shall include the total market value for the structure and land. A qualified architect or engineer shall prepare the cost of the recreational facility using current costs of recreational facilities.~~
- ~~c. **Major recreational facilities provided in cottage housing developments, meeting the standards of section 18.2.3.090 Cottage Housing, are not eligible for density bonus points.**~~

43. Affordable Housing. A maximum bonus of 35 percent is allowed. Developments shall receive a density bonus of two units for each affordable housing unit provided. Affordable housing bonus shall be for residential units that are guaranteed affordable in accordance with the standards of section 18.2.5.050 Affordable Housing Standards.

SECTION 4. Section 18.4.4.020 [Applicability – Landscaping, Lighting, and Screening] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.4.4.020 Applicability

The requirements of chapter 18.4.4 apply, as follows.

- A. Landscaping and Screening.** Section [18.4.4.030](#) establishes design standards for landscaping and screening, and applies to residential, commercial, and manufacturing developments that are subject to chapter [18.5.2 Site Design Review](#).
- B. Recycling and Refuse.** Section [18.4.4.040](#) establishes design standards for recycle and refuse disposal areas, and applies to residential, commercial, and manufacturing developments that are subject to chapter [18.5.2 Site Design Review](#).
- C. Outdoor Lighting.** Section [18.4.4.050](#) establishes standards for outdoor lighting, and applies to all new outdoor lighting installed or replaced after *[effective date]*.
- D. Fences and Walls.** Section [18.4.4.060](#) establishes design standards for fences and walls. This section applies where a fence or wall is erected, extended, or otherwise altered; it also applies to hedges and screen planting and situations where this ordinance requires screening or buffering.
- E. Open Space. Section 18.4.4.070 establishes area requirements and design standards for open space, and applies to residential developments that are subject to chapter 18.5.2 Site Design Review, chapter 18.3.9 Performance Standards Option and PSO Overlay, or require approvals under both chapter 18.5.2 Site Design Review and chapter 18.3.9 Performance Standards Option and PSO Overlay.**
- EE. Exceptions and Variances.** Requests to depart from the landscaping and screening requirements in section [18.4.4.030](#), recycling and refuse requirements in [18.4.4.040](#), and outdoor lighting in section [18.4.4.050](#) are subject to subsection [18.5.2.050.E](#) Exception to the Site Development and Design Standards. Requests to depart from the fence and wall

requirements in section 18.4.4.060 are subject to chapter 18.5.5 Variances.

SECTION 5. Section 18.4.4.070 Open Space [Landscaping, Lighting, and Screening] is added to the Ashland Land Use Ordinance as follows.

18.4.4.070 Open Space

A. Required Area. Table 18.4.4.070.A contains the minimum required area for open space. See definition of open space in part 18-6.

Table 18.4.4.070.A – Required Open Space Area by Type of Review Procedure				
Required Planning Action	Minimum Area Required for Open Space	Minimum Area Required for Common Open Space	Open Space Requirement May Be Met by Combining Common and Private Open Spaces	Density Bonus Available for Open Space In Excess of Base Requirement
18.5.2 Site Design Review	8 percent of total lot area	4 percent of total lot area for developments of 10 units or more	yes	After 8 percent of total lot area is met
18.3.9 Performance Standards Option	5 percent of total lot area for all developments with a base density of 10 units or more	5 percent of total lot area	no	After 5 percent of total lot area is met
18.5.2 Site Design Review and 18.3.9 Performance Standards Subdivision	8 percent of total lot area	4 percent of total lot area for developments of 10 units or more	yes	After 8 percent of total lot area is met

- 1. Common and Private Open Space. For developments that are subject to chapter 18.5.2 Site Design Review, the required open space area may be met by combining common and private open spaces meeting the requirements of this section.**
- 2. Density Calculation. All areas set aside for open space shall be counted for base density. The required open space is not subject to bonus point calculations.**
- 3. Utilities. Areas occupied by utility vaults and pedestals shall not be counted in the required open space area.**
- 4. Timing.**
 - a. Common Open Space. Common open space shall be constructed and landscaped prior to submission of the final plat or issuance of a building permit, whichever is later. The City may approve a final plat or building permit prior to completion of required common open space improvements if the**

applicant provides a bond by a surety authorized to do business in the State of Oregon, irrevocable letter of credit from a surety or financial institution acceptable to the City, cash, or other form of security acceptable to the City. Phased developments shall meet the requirements of subsection 18.3.9.040.A.4.

b. Private Open Space. Private open space shall be constructed and landscaped prior to final occupancy of the respective dwelling unit.

5. Maintenance. Maintenance of open space shall be the responsibility of the property owner(s) or by an association of owners (i.e., homeowners association), set aside as common area for the use of residents of the development. Maintenance of common open space shall be the responsibility of the property owner(s) or by an association of owners (i.e., homeowners association).

B. Common Open Space. Common open space shall meet the following standards. See definition of common open space in part 18-6.

1. Credit for Proximity to a Park. A credit of up to 50 percent for common open space may be granted when the development is located within one-eighth of a mile walking distance of an existing public park. Distance from the development to the park shall be measured from the lot line via a sidewalk, multi-use path or pedestrian way located in a public right-of-way or public pedestrian easement.

2. Dimensional Standards. Common open space shall have no dimension that is less than 20 feet and a minimum area of 400 square feet, except as outlined below.

a. Pedestrian Connections. Walkways and multi-use paths shall contribute toward meeting the required common open space area when at least one area meeting the minimum area required in subsection 18.4.4.040.A.3.b, above, is met. Sidewalks in the public right-of-way (i.e., public street) and walkways providing access to individual units may not be counted towards this requirement.

b. Natural Features. Natural features located in common open space shall be counted toward meeting common open space requirements.

3. Location. Common open space shall not be located within a required buffer or perimeter yard setback area.

4. Slope. Common open space designed for active use, such as lawn and picnic areas, shall be located on slopes less than five percent, except for areas regulated by the Building Code (e.g., walkways). Natural areas designed for passive use, such as riparian corridors and wetlands, may be located on slopes greater than five percent.

5. Improvements. The common open space shall contain one or more of the following: outdoor recreational area or facilities, lawn and picnic areas, community gardens, natural area with benches, seating areas, or walking paths, or similar outdoor amenities as appropriate for the intended residents.

a. Surfacing. A maximum of 50 percent of the required common open space may

be covered by shrubs, mulch, and other ground covers that do not provide suitable surface for human use if residents have the ability to move through and interact with the common open space.

b. *Structures.* Common open space may include structures and outdoor furniture typically associated with outdoor recreation such as decks, gazebos, arbors, benches and tables. Structures located in common open space shall be unenclosed and uninhabitable. Unenclosed for the purpose of this subsection means 50 percent or more of the walls or 42 inches in height or less, but the structure may be covered.

c. *Natural Areas.* Common open space may include areas that provide for the preservation or enhancement of natural features such as wetlands, floodplain corridors, ponds, large trees, and rock outcroppings.

d. *Play Areas.* Play areas for children are required for projects of greater than 20 units that are designed to include families. Play areas are eligible for common open space.

e. *Fences and Walls.* Fences, walls, hedges, and screen planting that are located on the perimeter of common open space shall not exceed four feet in height, except that fences in front yards and on the perimeter of the development shall meet the fence height requirements of section 18.4.4.060. This requirement shall not apply to fences located on properties adjoining but not located within a proposed development. See section 18.4.4.060 Fencing and Walls for fence permit and design standard requirements.

f. *Landscaping.* Common open space shall be landscaped in accordance with section 18.4.4.030 Landscaping and Screening.

C. *Private Open Space.* Private open space that is provided to meet the required open space area in 18.4.4.070.A shall meet the following standards. See definition of private open space in part 18-6.

1. *Eligible Spaces.* Decks, patios, porches, balconies, side and rear yards, and similar areas are eligible for private open space.

a. *Access.* Private open space shall be directly accessible by a door from the interior of the individual dwelling unit served by the space.

b. *Walkways and Storage Space.* The minimum area required for private open space shall not include area for ingress and egress to a ground-floor dwelling unit (e.g., walkway to dwelling unit door) or storage space (storage or bicycle rack). The ingress and egress area shall be measured as 36 inches in width and the length of the pedestrian route.

2. *Ground-Floor Dwelling Units.* Decks, patios, porches, or yards shall be at least six feet deep and measuring at least 48 square feet. Ground-floor private open space shall not be located within 12 feet of recycling and refuse disposal areas. See definition of ground-floor dwelling unit in part 18-6.

3. *Upper-Floor Dwelling Units.* Balconies shall be at least six feet deep and

measuring at least 48 square feet. See definition of upper-floor dwelling unit in part 18-6.

SECTION 6. Section 18.6.1.030 [Définitions – Definitions] of the Ashland Land Use Ordinance is hereby amended to read as follows:

Buildable Area. That portion of an existing or proposed lot that can be built upon.

Common Area. Land jointly owned by an association of owners or permanently designated for the use of all residents of a development ~~to that~~ includes shared site facilities and amenities such as open space, landscaping, streets, driveways, parking, loading areas or recreation, recycling and refuse disposal areas, and storage structures (e.g., ~~may be managed by a homeowners' association~~).

Ground-Floor Dwelling Unit. A residential unit with the entrance, front or rear, that is within five feet of the finished grade. The distance to finished grade is measured vertically at a right angle from the doorsill to the finished grade.

Open Space. ~~A common area designated on the final plans of the development, permanently set aside for the common use of the residents of the development. Open space area is landscaped and/or left with a natural vegetation cover, and does not include thoroughfares, parking areas, or improvements other than recreational facilities. Land or water with its surface predominately open to the sky or predominantly undeveloped unless otherwise specified, that is designated or set aside to serve the purpose of providing park and recreation activities, conserving natural resources, collecting and treating storm water, providing amenity space for private developments, or creating a pattern of development.~~ Open space does not include thoroughfares, parking areas or improvements other than recreational facilities areas such as streets, driveways, parking, loading areas, recycling and refuse disposal areas, and storage structures.

- **Common Open Space. An area for the use or enjoyment of all residents of a development (e.g., multifamily dwelling units) or subdivision such as recreational area or facilities, lawn and picnic areas, community gardens, or natural area with benches, seating areas, or walking paths.**
- **Private Open Space. An area intended for private outdoor use by residents of an individual dwelling unit. Private open space includes decks, patios, porches, balconies, side and rear yards, and similar areas.**
- **Public Open Space or Park. An area owned or managed by a public or private agency and maintained for the use and enjoyment of the general public. Examples of public open space include public parks and recreation facilities, trail easements and systems, nature preserves, public plazas, and other public outdoor meeting areas.**

Park. See definition of Public Open Space.

Play Area. A piece of land specifically designed for and equipped to enable children to play outdoors.

Upper-Floor Dwelling Unit. A residential unit with the entrance, front or rear, that is more than five feet above the finished grade. The distance from finished grade is measured vertically at a right angle from finished grade to the doorsill.

Unbuildable Area. All areas outside of building envelopes and within open space. That portion of an existing or proposed lot that building upon is restricted by regulations. Unbuildable area includes but is not limited to required yards, easements, and Flood Plain Corridor and Severe Constraints Lands as classified in section 18.3.10.060. For the purposes of implementing chapter 18.4.8 Solar Access, unbuildable area does not include a required yard area.

Yard. An ~~open space on~~ outdoor area of a lot which is unobstructed by a structure, except as allowed in section 18.2.4.050 Yard Requirements and General Exceptions, and measured from a lot line to the nearest point of a building. May also be an area defined by required setbacks (e.g., between a building or structure and nearest property line).

- **Yard, Front.** A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of the building.
- **Yard, Side.** ~~An open space~~ **yard** between the front and rear yards measured horizontally and at right angles from the side lot line to the nearest point of the building.
- **Yard, Rear.** A yard between side lot lines and measured horizontally at right angles to the rear yard line from the rear yard line to the nearest point of the building.

SECTION 7. Codification. In preparing this ordinance for publication and distribution, the City Recorder shall not alter the sense, meaning, effect, or substance of the ordinance, but within such limitations, may:

- (a) Renumber sections and parts of sections of the ordinance;
- (b) Rearrange sections;
- (c) Change reference numbers to agree with renumbered chapters, sections or other parts;
- (d) Delete references to repealed sections;

- (e) Substitute the proper subsection, section, or chapter numbers;
- (f) Change capitalization and spelling for the purpose of uniformity;
- (g) Add headings for purposes of grouping like sections together for ease of reference; and
- (h) Correct manifest clerical, grammatical, or typographical errors.

SECTION 8. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the ____ day of _____, 2020, and duly PASSED and ADOPTED this ____ day of _____, 2020.

Melissa Huhtala, City Recorder

SIGNED and APPROVED this ____ day of _____, 2020.

John Stromberg, Mayor

Reviewed as to form:

David H. Lohman, City Attorney

1 **ORDINANCE NO.**

2
3 **AN ORDINANCE AMENDING CHAPTERS 18.2.2 BASE ZONES AND ALLOWED**
4 **USES, 18.2.3 SPECIAL USE STANDARDS, 18.2.5 STANDARDS FOR RESIDENTIAL**
5 **ZONES, 18.3.2 CROMAN MILL DISTRICT, 18.3.4 NORMAL NEIGHBORHOOD**
6 **DISTRICT, 18.3.5 NORTH MOUNTAIN NEIGHBORHOOD DISTRICT, 18.3.9**
7 **PERFORMANCE STANDARDS OPTION AND PSO OVERLAY, 18.3.10 PHYSICAL**
8 **AND ENVIRONMENTAL CONSTRAINTS OVERLAY, 18.3.11 WATER RESOURCES**
9 **PROTECTION ZONES (OVERLAYS), 18.3.14 TRANSIT TRIANGLE OVERLAY, 18.4.2**
10 **BUILDING PLACEMENT, ORIENTATION, AND DESIGN, 18.4.3 PARKING ,**
11 **ACCESS, AND CIRCULATION, 18.4.4. LANDSCAPING, LIGHTING, AND**
12 **SCREENING, 18.4.5 TREE PRESERVATION AND PROTECTION, 18.4.6 PUBLIC**
13 **FACILITIES, 18.5.2 SITE DESIGN REVIEW, 18.5.3 LAND DIVISIONS AND**
14 **PROPERTY LINE ADJUSTMENTS AND 18.5.7 TREE REMOVAL PERMITS OF THE**
15 **ASHLAND LAND USE ORDINANCE FOR CONSISTENCY IN TERMINOLOGY**
16 **RELATED TO OPEN SPACE**

17

18 Annotated to show deletions and additions to the Ashland Municipal Code sections being 19 modified. Deletions are bold-lined through , and additions are <u>bold underlined</u> .
--

20 **WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

21 Powers of the City The City shall have all powers which the constitutions, statutes, and common
22 law of the United States and of this State expressly or impliedly grant or allow municipalities, as
23 fully as though this Charter specifically enumerated each of those powers, as well as all powers
24 not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter
25 specifically granted. All the authority thereof shall have perpetual succession.

26
27 **WHEREAS**, the above referenced grant of power has been interpreted as affording all
28 legislative powers home rule constitutional provisions reserved to Oregon Cities. City of
29 Beaverton v. International Ass’n of Firefighters, Local 1660, Beaverton Shop 20 Or. App. 293;
30 531 P 2d 730, 734 (1975); and

1 **WHEREAS**, the City of Ashland Planning Commission considered the above-referenced
2 recommended amendments to the Ashland Comprehensive Plan at a duly advertised public
3 hearing on April 28, 2020, and following deliberations, recommended approval of the
4 amendments by a vote of #-#; and

5
6 **WHEREAS**, the City Council of the City of Ashland conducted a duly advertised public hearing
7 on the above-referenced amendments on (date); and

8
9 **WHEREAS**, the City Council of the City of Ashland, following the close of the public hearing
10 and record, deliberated and conducted first and second readings approving adoption of the
11 Ordinance in accordance with Article 10 of the Ashland City Charter; and

12
13 **WHEREAS**, the City Council of the City of Ashland has determined that in order to protect and
14 benefit the health, safety and welfare of existing and future residents of the City, it is necessary
15 to amend the Ashland Comprehensive Plan in manner proposed, that an adequate factual base
16 exists for the amendments, the amendments are consistent with the comprehensive plan and that
17 such amendments are fully supported by the record of this proceeding.

18
19 **THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

20 **SECTION 1.** Ashland Municipal Code Title 18 Land Use is hereby amended as follows.

21
22 **SECTION 2.** Section 18.2.2.030 [Allowed Uses – Base Zones and Allowed Uses] of the
23 Ashland Land Use Ordinance is hereby amended to read as follows:

24 **18.2.2.030 Allowed Uses**

25 **A. Uses Allowed in Base Zones.** Allowed uses include those that are permitted, permitted
26 subject to special use standards, and allowed subject to approval of a conditional use
27 permit. Where Table 18.2.2.030 does not list a specific use and chapter 18.6 does not
28 define the use or include it as an example of an allowed use, the City may find that use is
allowed, or is not allowed, following the procedures of section 18.1.5.040.

29 **B. Permitted Uses and Uses Permitted Subject to Special Use Standards.** Uses listed as
30 “Permitted (P)” are allowed. Uses listed as “Permitted Subject to Special Use Standards (S)”
are allowed, provided they conform to chapter 18.2.3 Special Use Standards. All uses are
subject to the development standards of zone in which they are located, any applicable
overlay zone(s), and the review procedures of part 18.5. See section 18.5.1.020.

- 1 **C. Conditional Uses.** Uses listed as “Conditional Use Permit Required (CU)” are allowed
2 subject to the requirements of chapter [18.5.4](#).
- 3 **D. Prohibited Uses.** Uses not listed in Table 18.2.2.030 and not found to be similar to an
4 allowed use following the procedures of section [18.1.5.040](#) are prohibited. Prohibited uses
5 are subject to the violations, complaints, and penalties sections in [18-1.6.080](#), [18-1.6.090](#),
6 and [18-1.6.100](#).
- 7 **E. Uses Regulated by Overlay Zones.** Notwithstanding the provisions of chapter 18.2.2,
8 additional land use standards or use restrictions apply within overlay zones. An overlay zone
9 may also provide for exceptions to some standards of the underlying zone. For uses allowed
10 in special districts CM, HC, NM, NN and SOU, and for regulations applying to the City’s
11 overlays zones, refer to part 18.3.
- 12 **F. Accessory Uses.** Uses identified as “Permitted (P)” are permitted as primary uses and as
13 accessory uses. For information on other uses that are customarily allowed as accessory,
14 please refer to the description of the land use categories in part [18.6](#) Definitions.
- 15 **G. Mixed-Use.** Uses allowed in a zone individually are also allowed in combination with one
16 another, in the same structure or on the same site, provided all applicable development
17 standards and building code requirements are met.
- 18 **H. Temporary Uses.** Temporary uses require a Conditional Use Permit under chapter [18.5.4](#);
19 except as follows:
- 20 1. Short-Term Events. The Staff Advisor may approve through Ministerial review short-term
21 temporary uses occurring once in a calendar year and lasting not more than 72 hours
22 including set up and take down. Activities such as races, parades, and festivals that
23 occur on public property (e.g., street right-of-way, parks, sidewalks, or other public
24 grounds) require a Special Event Permit pursuant to AMC [13.03](#).
 - 25 2. Garage Sales. Garage sales shall have a duration of not more than two days and shall
26 not occur more than twice within any 365-day period. Such activity shall not be
27 accompanied by any off-premises advertisement. For the purpose of this ordinance,
28 garage sales meeting the requirements of this subsection shall not be considered a
29 commercial activity.
 - 30 3. Temporary Buildings. Temporary occupancy of a manufactured housing unit or similar
structure may be permitted for a period not to exceed 90 calendar days upon the
granting of a permit by the Building Official. Such occupancy may only be allowed in
conjunction with construction on the site. Said permit shall not be renewable within a six-
month period beginning at the first date of issuance, except with approval of the Staff
Advisor.
- 31 **I. Disclaimer.** Property owners are responsible for verifying whether a proposed use or
development meets the applicable standards of this ordinance.

Table 18.2.2.030 – Uses Allowed by Zone

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	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
A. Agricultural Uses										
Agriculture, except Keeping of Bees, Livestock and Micro-Livestock, Homegrown Marijuana Cultivation, and Marijuana Production	P	P	P	P	P	P	N	N	N	Animal sales, feed yards, keeping of swine, commercial compost, or similar uses not allowed
Keeping of Bees	S	S	S	S	S	S	N	N	N	Sec. 18.2.3.160
Keeping of Livestock	S	N	N	N	S	S	N	N	N	
Keeping of Micro-Livestock	S	S	S	S	S	S	N	N	N	
Marijuana Cultivation, Homegrown	S	S	S	S	S	S	S	S	S	Sec. 18.2.3.190 See General Industrial, Marijuana Production
B. Residential Uses										
Single-Family Dwelling	P	P	P	P	P	P	S	S	N	See Single-Family standards in Sec. 18.2.5.090 Sec. 18.2.3.130 for C-1 zone and E-1 zone Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Accessory Residential Unit	P or S	P or S	S	S	P or S	N	N	N	N	Sec. 18.2.3.040 and Sec. 18.5.2.020.C.2
Cottage Housing	S	N	N	N	N	N	N	N	N	Sec. 18.2.3.090 Cottage Housing
Duplex Dwelling	S	P	P	P	N	N	S	S	N	Sec. 18.2.3.110 Duplex Dwelling

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Manufactured Home on Individual Lot	S	S	S	S	N	N	N	N	N	Sec. 18.2.3.170 and not allowed in Historic District Overlay
Manufactured Housing Development	N	S	CU+S	N	N	N	N	N	N	Sec. 18.2.3.180
Multifamily Dwelling	N	P	P	P	N	N	S	S	N	Sec. 18.2.3.130 for C-1 zone and E-1 zone Dwellings in Transit Triangle (TT) overlay, see chapter 18.3.14 Dwellings and additions in Historic District Overlay, see Sec. 18.2.3.120 and 18.2.5.070
Cottage Housing	S	N	N	N	N	N	N	N	N	Sec. 18.2.3.090 Cottage Housing
Rental Dwelling Unit Conversion to For-Purchase Housing	N	N	S	S	N	N	N	N	N	Sec. 18.2.3.200
Home Occupation	S	S	S	S	S	S	S	S	N	Sec. 18.2.3.150
C. Group Living										
Nursing Homes, Convalescent Homes	CU	CU	CU	CU	CU	CU	N	N	N	See chapter 18.3.3 Health Care Services
Residential Care Home	P	P	P	P	P	P	N	N	N	Subject to State licensing requirements
Residential Care Facility	CU	P	P	P	CU	CU	N	N	N	Subject to State licensing requirements
Room and Boarding Facility	N	P	P	P	N	N	N	N	N	
D. Public and Institutional										

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Uses										
Airport										See chapter 18.3.7 Airport Overlay
Cemetery, Mausoleum, Columbarium	N	N	N	N	CU	N	N	N	N	
Child Care Facility	CU	CU	CU	CU	CU	CU	P	P	P	Family Child Care Home exempt from planning application procedure pursuant to ORS 329A.440, see part 18.6 for definition Subject to State licensing requirements
Club Lodge, Fraternal Organization	CU	CU	CU	CU	CU	CU	P	CU	CU	
Electrical Substation	N	N	N	N	N	N	CU	CU	P	
Hospitals	CU	CU	CU	CU	CU	N	N	N	N	See chapter 18.3.3 Health Care Services
Governmental Offices and Emergency Services (e.g., Police, Fire); excluding Outdoor Storage	CU	CU	N	N	CU	CU	P	P	P	
Mortuary, Crematorium	N	N	N	N	CU	N	P	P	P	
Public Park, Open Space, and Recreational Facility, including playgrounds, trails, nature preserves, athletic fields, courts, swim pools, and similar uses	P	P	P	P	P	P	N	N	N	
Public Parking Facility	N	N	N	N	N	N	P	N	N	

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Recycling Depot	N	N	N	N	N	N	N	P	P	Not allowed within 200 ft of a residential zone
Religious Institution, Houses of Worship	CU	CU	CU	CU	CU	CU	CU	CU	CU	
School, Private (Kindergarten and up)	CU	CU	CU	CU	CU	CU	N	N	N	
School, Public (Kindergarten and up)	P	P	P	P	P	CU	N	N	N	
School, Private College/Trade/Technical School	N	N	N	N	N	N	N	CU	P	
Utility and Service Building, Yard and Structure, Public and Quasi-Public, excluding electrical substations	CU	CU	N	N	CU	CU	P	P	P	Includes public service building, yard, and structures such as public works yards Yards not allowed in the RR, WR, and C-1 zone
Wireless Communication Facility	CU	CU	CU	CU	CU	CU	P or CU	P or CU	P or CU	Sec. 18.4.10
E. Commercial Uses										
Amusement/Entertainment, includes theater, concert hall, bowling alley, miniature golf, arcade; excluding drive-up uses	N	N	N	N	N	N	P	CU	P	

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Automotive and Truck Repair, or Service; includes fueling station, car wash, tire sales and repair/replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc.	N	N	N	N	N	N	S or CU	S or CU	P	Sec. 18.2.3.050 In C-1 zone, fuel sales and service is a permitted use provided within the Freeway Overlay, see chapter 18.3.8 ; conditional use in locations outside of Freeway Overlay In E-1 zone, auto and truck repair is a permitted use if 200 feet or more from residential zones; fuel sales and service requires CU permit
Automotive Sales and Rental includes motorcycles, boats, RVs, and trucks	N	N	N	N	N	N	CU	CU	P	Not allowed within Historic District Overlay
Accessory Travelers' Accommodation (See also Travelers' Accommodation)	N	N	CU+S	CU+S	N	N	N	N	N	Sec. 18.2.3.220
Bakery, except as classified as Food Processing	N	N	N	N	N	N	P	P	P	
Commercial Laundry, Cleaning, and Dyeing Establishment	N	N	N	N	N	N	S	S	P	Sec. 18.2.3.080
Commercial Recreation, includes country club, golf course, swimming club, and tennis club; excluding intensive uses such as driving range, race track, or amusement park	CU	CU	N	N	CU	CU	N	N	N	

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Commercial Retail Sales and Services, except Outdoor Sales and Services	N	N	CU+S	N	N	N	P	S	S	In R-2 zone, uses limited to personal and professional services, except see Sec. 18.2.3.210 for retail uses allowed in Railroad Historic District In E-1 zone, Retail limited to 20,000 sq ft of gross leasable floor space per lot. In M-1 zone, uses limited to serving persons working in zone See Marijuana Retail Sales
Drive-Up Use	N	N	N	N	N	N	S	N		Per Sec. 18.2.3.100 , Drive-Up uses are limited to area east of Ashland St at intersection of Ashland St/Siskiyou Blvd
Hostel	N	N	CU	CU	N	N	CU*	N	N	*In C-1 zone, requires annual Type I review for at least the first three years, after which time the Planning Commission may approve a permanent facility through the Type II procedure
Hotel/Motel	N	N	N	N	N	N	CU	CU	P	
Kennel (See also Veterinary Clinic)	N	N	N	N	N	N	S	S	CU	No animals kept outside within 200 feet of a residential zone
Limited Retail Uses in Railroad Historic District	N	CU	CU	CU	N	N	N	N	N	Sec. 18.2.2.210 for Retail Uses Allowed in Railroad Historic District
Lumber Yard and Similar Sales of Building or Contracting Supplies, or Heavy Equipment	N	N	N	N	N	N	N	CU	P	

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Marijuana Retail Sales, includes sale of medical and recreational marijuana	N	N	N	N	N	N	S or CU	S or CU	N	Per Sec. 18.2.3.190 , marijuana retail sales are limited to the C-1 and E-1 zones and located on a boulevard or 200 feet or more from any residential zone, see Sec 18.2.3.190 .
Nightclub, Bar	N	N	N	N	N	N	S	CU	P	Not allowed within the Historic District Overlay unless located in C-1-D
Office	N	N	CU	CU	N	N	P	P	P	
Outdoor Storage of Commodities or Equipment associated with an allowed use	N	N	N	N	N	N	CU	CU	P	
Plant Nursery, Wholesale, except Marijuana Production	N	N	CU	CU	N	N	N	N	N	
Self-Service Storage, Commercial (Mini-Warehouse)	N	N	N	N	N	N	N	CU	P	
Traveler's Accommodation (See also Accessory Travelers' Accommodation)	N	N	CU+S	CU+S	N	N	N	N	N	Sec. 18.2.3.220
Veterinary Clinic	N	N	N	N	N	N	P	P	P	
F. Industrial and Employment Uses										
Cabinet, Carpentry, and Machine Shop, and related Sales, Services, and Repairs	N	N	N	N	N	N	N	S or CU	P	In the E-1 zone, uses within 200 feet of a residential zone require CU permit
Commercial Excavation and Removal of Sand, Gravel, Stone, Loam, Dirty or Other Earth Products	N	N	N	N	CU+S	N	N	N	N	Sec. 18.2.3.070

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Concrete or Asphalt Batch Plant	N	N	N	N	N	N	N	N	CU	
Dwelling for a caretaker or watchman	N	N	N	N	N	N	N	CU	CU	
Food Products Manufacture/Processing/Preserving, including canning, bottling, freezing, drying, and similar processing and preserving.	N	N	N	N	N	N	S	S	P	<p>In the C-1 zone, manufacture or assembly of items sold is a permitted use, provided such manufacturing or assembly occupies 600 square feet or less, and is contiguous to the permitted retail outlet</p> <p>In the E-1 zone, See Sec. 18.2.3.140</p>
Manufacture, General, includes Marijuana Laboratory, Processing, and Production	N	N	N	N	N	N	N	P or S	P or S	<p>In E-1 and M-1 zones, marijuana laboratory, processing, and production are subject to the special use standards in Sec. 18.2.3.190</p> <p>See Marijuana Cultivation, Homegrown</p>

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Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
Manufacture, Light; excluding saw, planning or lumber mills, or molding plants.	N	N	N	N	N	N	S	P	P	Requires assembly, fabricating, or packaging of products from previously prepared materials such as cloth, plastic, paper, cotton, or wood In the C-1 zone, manufacture or assembly of items sold in a permitted use, provided such manufacturing or assembly occupies 600 square feet or less, and is contiguous to the permitted retail outlet
Outdoor Storage of Commodities or Equipment associated with an allowed use	N	N	N	N	N	N	CU	CU	P	
Television and Radio Broadcasting Studio	N	N	N	N	N	N	N	P	P	
Wholesale Storage and Distribution, includes Marijuana Wholesale	N	N	N	N	N	N	N	S	S	Deliveries and shipments limited to 7AM-9PM_within 200 feet of a residential zone In E-1 and M-1 zones, marijuana wholesale is subject to the special use standards in Sec. 18.2.3.190
Wrecking, Demolition, and Junk Yards	N	N	N	N	N	N	N	N	CU	

Table 18.2.2.030 – Uses Allowed by Zone										
	R-1	R-1-3.5	R-2	R-3	RR	WR	C-1 & C-1-D	E-1	M-1	Special Use Standards
G. Other Uses										
Temporary Tree Sales	N	N	N	N	N	N	P	N	N	Allowed from November 1 to January 1
Temporary Use	CU, except uses lasting less than 72 hours are subject to Ministerial review, per Sec. 18.2.2.030.H									

SECTION 3. Section 18.2.3.090 [Cottage Housing – Special Use Standards] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.2.3.090 Cottage Housing

A. Purpose and Intent. The purpose and intent of this chapter is to encourage innovative site planning and variety in housing while ensuring compatibility with established neighborhoods, and to provide opportunities for ownership of small detached single family dwellings for a population diverse in age, income, and household size. Where cottage housing developments are allowed, they are subject to Site Design Review under chapter 18.5.2, and shall meet all of the following requirements.

B. Exceptions and Variances. Requests to depart from the requirements of this chapter are subject to the approval criteria under section 18.5.2.050.E Exception to the Site Development and Design Standards.

C. Development Standards. Cottage housing developments shall meet all of the following requirements.

1. Density. Cottage Housing Density the permitted number of units and minimum lot areas shall be as follows.

Table 18.2.3.090.C.1 Cottage Housing Development Density					
Zones	Maximum Cottage Density	Minimum number of cottages per cottage housing development	Maximum number of cottages per cottage housing development	Minimum lot size (accommodates minimum number of cottages)	Maximum Floor Area Ratio (FAR)

R-1-5, NN-1-5 NM-R-1-5	1 cottage dwelling unit per 2,500 square feet of lot area	3	12	7,500 sq.ft.	0.35
R-1-7.5 NM-R-1-7.5	1 cottage dwelling unit per 3,750 square feet of lot area	3	12	11,250 sq.ft.	0.35

2. Building and Site Design.

- a. *Maximum Floor Area Ratio.* The combined gross floor area of all cottages and garages shall not exceed a 0.35 floor area ratio (FAR). Structures such as parking carports, green houses, and common accessory structures are exempt from the maximum floor area calculation.
- b. *Maximum Floor Area.* The maximum gross habitable floor area for 75 percent or more of the cottages, within developments of four units or greater, shall be 800 square feet or less per unit. At least two of the cottages within three unit cottage housing developments shall have a gross habitable floor area of 800 square feet or less. The gross habitable floor area for any individual cottage unit shall not exceed 1000 square feet.
- c. *Height.* Building height of all structures shall not exceed 18 feet. The ridge of a pitched roof may extend up to 25 feet above grade.
- d. *Lot Coverage.* Lot coverage shall meet the requirements of the underlying zone outlined in Table 18.2.5.030.A.
- e. *Building Separation.* A cottage development may include two-unit attached, as well as detached, cottages. With the exception of attached units, a minimum separation of six feet measured from the nearest point of the exterior walls is required between cottage housing units. Accessory buildings (e.g., carport, garage, shed, multipurpose room) shall comply with building code requirements for separation from non-residential structures.
- f. *Fences.* Notwithstanding the provisions of section 18.4.4.060, fence height is limited to four feet on interior areas adjacent to **common** open space except as allowed for deer fencing in subsection 18.4.4.060.B.6. Fences in the front and side yards abutting a public street, and on the perimeter of the development shall meet the fence standards of section 18.4.4.060.

3. Access, Circulation, and Off-Street Parking Requirements. Notwithstanding the provisions of chapter 18.3.9 Performance Standards Option and 18.4 Site Development and Site Design Standards, cottage housing developments are subject to the following requirements.

- a. *Public Street Dedications.* Except for those street connections identified on the Street Dedication Map, the Commission may reduce or waive the requirement to dedicate

1 and construct a public street as required in 18.4.6.040 upon finding that the cottage
2 housing development meets connectivity and block length standards by providing
3 public access for pedestrians and bicyclists with an alley, shared street, or multi-use
4 path connecting the public street to adjoining properties.

- 5 b. *Driveways and parking areas.* Driveway and parking areas shall meet the vehicle
6 area design standards of section 18.4.3.
- 7 i. Parking shall meet the minimum parking ratios per 18.4.3.040.
 - 8 ii. Parking shall be consolidated to minimize the number of parking areas, and shall
9 be located on the cottage housing development property.
 - 10 iii. Off-street parking can be located within an accessory structure such as a multi-
11 auto carport or garage, but such multi-auto structures shall not be attached to
12 individual cottages. Single-car garages and carports may be attached to
13 individual cottages. Uncovered parking is also permitted provided that off street
14 parking is screened in accordance with the applicable landscape and screening
15 standards of chapter 18.4.4.

- 16 4. **Common Open space.** **Common** Open space shall meet all of the following standards.
- 17 a. A minimum of 20 percent of the total lot area is required as **common** open space.
 - 18 b. **Common** Open space(s) shall have no dimension that is less than 20 feet unless
19 otherwise granted an exception by the hearing authority. Connections between
20 separated **common** open spaces, not meeting this dimensional requirement, shall
21 not contribute toward meeting the minimum **common** open space area.
 - 22 c. Shall consist of a central space, or series of interconnected spaces.
 - 23 d. Physically constrained areas such as wetlands or steep slopes cannot be counted
24 towards the **common** open space requirement.
 - 25 e. At least 50 percent of the cottage units shall abut a **common** open space.
 - 26 f. The **common** open space shall be distinguished from the private **common spaces**
27 **outdoor areas** with a walkway, fencing, landscaping, berm, or similar method to
28 provide a visual boundary around the perimeter of the common area.
 - 29 g. Parking areas and driveways do not qualify as **common** open space.
 - 30



Figure 18.2.3.090 Cottage Housing Conceptual Site Plans

5. **Private Open Space Outdoor Area.** Each residential unit in a cottage housing development shall have a private open space outdoor area. Private open space outdoor areas shall be separate from the common open space to create a sense of separate ownership.
 - a. Each cottage unit shall be provided with a minimum of 200 square feet of usable private open space outdoor area. Private open space outdoor areas may include gardening areas, patios, or porches.
 - b. No dimension of the private open space outdoor area shall be less than eight feet.
6. **Common Buildings, Existing Nonconforming Structures and Accessory Residential Units.**
 - a. *Common Buildings.* Up to 25 percent of the required common open space, but no greater than 1,500 square feet, may be utilized as a community building for the sole use of the cottage housing residents. Common buildings shall not be attached to cottages.
 - b. *Carports and garage structures.* Consolidated carports or garage structures, provided per 18.2.3.090.C.3.b, are not subject to the area limitations for common buildings.
 - c. *Nonconforming Dwelling Units.* An existing single-family residential structure built prior to the effective date of this ordinance (date), which may be nonconforming with respect to the standards of this chapter, shall be permitted to remain. Existing nonconforming dwelling units shall be included in the maximum permitted cottage density. 1,000 square feet of the habitable floor area of such nonconforming dwellings shall be included in the maximum floor area permitted per 18.2.3.090C.2.a. Existing garages, other existing non-habitable floor area, and the nonconforming dwelling's habitable floor area in excess of 1,000 square feet shall not be included in the maximum floor area ratio.
 - d. *Accessory Residential Units.* New accessory residential units (ARUs) are not permitted in cottage housing developments, except that an existing ARU that is accessory to an existing nonconforming single-family structure may be counted as a

1 cottage unit if the property is developed subject to the provisions of this chapter.

2 7. Storm Water and Low-Impact Development.

- 3 a. Developments shall include open space and landscaped features as a component of
4 the project's storm water low impact development techniques including natural
5 filtration and on-site infiltration of storm water.
- 6 b. Low impact development techniques for storm water management shall be used
7 wherever possible. Such techniques may include the use of porous solid surfaces in
8 parking areas and walkways, directing roof drains and parking lot runoff to landscape
9 beds, green or living roofs, and rain barrels.
- 10 c. Cottages shall be located to maximize the infiltration of storm water run-off. In this
11 zone, cottages shall be grouped and parking areas shall be located to preserve as
12 much contiguous, permanently undeveloped open space and native vegetation as
13 reasonably possible when considering all standards in this chapter.

14 8. Restrictions.

- 15 a. The size of a cottage dwelling may not be increased beyond the maximum floor area
16 in subsection 18.2.3.090.C.2.a. A deed restriction shall be placed on the property
17 notifying future property owners of the size restriction.

18 **SECTION 4.** Section 18.2.3.180 [Manufactured Housing Developments – Special Use
19 Standards] of the Ashland Land Use Ordinance is hereby amended to read as follows:

20 **18.2.3.180 Manufactured Housing Developments**

21 **A. Purpose.** The purpose of this section is to encourage the most appropriate use of land for
22 manufacturing housing development purposes, to encourage design standards which will
23 create pleasing appearances, to provide sufficient open space for light, air, and recreation,
24 to provide adequate access to and parking for manufactured housing sites, and to refer
25 minimum utility service facilities to appropriate City codes.

26 **B. General Provisions.**

- 27 1. Manufactured housing development may be located or relocated only in R-1-3.5 and R-2
28 zones.
- 29 2. No manufactured housing developments may be located, relocated, or increased in size
30 or number of units within any other zone.
3. No manufactured housing developments may be located within the Historic District
Overlay.
4. Manufactured housing developments shall be subject to regulations of this chapter and
shall be located only on sites approved for use under the provisions of such chapter. No
person shall establish, operate, manage, maintain, alter, or enlarge any manufactured
housing development contrary to the provisions of this ordinance.
5. In addition to the requirements of this chapter, all manufactured housing developments
shall conform to the regulations of ORS 446, together with such administrative rules as

1 may be adopted from time to time, except where such regulations are exceeded by the
2 requirements of this chapter, in which case the more stringent requirements shall apply.

3 **C. Procedure for Approval.** The procedure for approving a manufactured home development
4 is the same as for the Performance Standards Option (Outline Plan and Final Plan),
pursuant to chapter [18.3.9](#).

5 **D. Manufactured Housing Development Design Standards.**

- 6 1. Minimum Court Size. A manufactured housing development shall occupy a site of not
7 less than one acre in size.
- 8 2. Density. The maximum density permitted shall be eight manufactured housing units per
9 acre of developed court area. Manufactured housing which is 14 feet wide or less, or
10 which is less than 800 square feet in size will count as 0.75 units for this calculation.
- 11 3. Manufactured Housing Sites or Lots. All manufactured housing sites or lots must be at
12 least 2,000 square feet in size, at least 35 feet wide, and at least 40 feet deep.
- 13 4. Lot Coverage. Maximum lot coverage of any individual manufactured housing lot or site
14 shall be 65 percent in the R-2 zone and 55 percent in the R-1-3.5 zone. In addition, the
15 general lot coverage requirements of the parent zone shall also be complied with for the
16 entire project site.
- 17 5. Setbacks.
 - 18 a. *Exterior Setbacks.* Manufactured housing sites along the exterior boundary of the
19 court shall have the same setbacks as required in the parent zone, and no less than
20 a minimum of five feet from a property boundary line.
 - 21 b. *Interior Front Yard Setbacks.* There shall be a front yard on each manufactured
22 home lot or space of at least ten feet.
 - 23 c. *Interior Side and Rear Yard Setbacks.* There shall be side or rear yards of at least
24 five feet. There shall be a minimum separation of ten feet between manufactured
25 housing units.
- 26 6. Street Standards. Public streets shall comply with the design standards contained in
27 chapter [18.4.6](#). Private streets shall be a minimum of 20 feet in width, and constructed to
28 the same standards as specified for an alley. A private street may be a dead-end street
29 no more than 300 feet in depth from a higher order road. Adequate turn-around shall be
30 provided according to standards established by the Planning Commission.
7. Sidewalk Standards. Every manufactured housing development shall have a permanent
pedestrian walkway at least 48 inches wide connecting all manufactured housing units to
public or private streets, common open spaces, ~~recreational areas~~, parks, and
commonly-owned buildings and facilities.
8. Off-Street Parking Standards. Each manufactured housing unit shall be provided with
one off-street parking space on each manufactured housing site, setback 20 feet from
the street. In addition, guest parking facilities of one parking space for each
manufactured housing site shall also be provided on the project site, within 200 feet of
the units they are intended to serve, either adjacent to the road or in a off street parking
lot. Parking space construction, size, landscaping, and design requirements shall be

- 1 according to chapters [18.4.3](#) and [18.4.4](#).
- 2 9. Utilities. Provisions for electric, water, and sanitary service shall be made in accordance
- 3 with established City procedures and law, including number, size, quality, and location of
- 4 fixtures, connections, and facilities. Telephone and electric lines shall be placed
- 5 10. Landscaping.
- 6 a. All areas of the development not occupied by paved roadways, pathways, parking
- 7 areas, or not occupied by other facilities shall be landscaped. Areas that contain
- 8 significant natural vegetation may be left in a natural state, if approved on the final
- 9 landscaping plans.
- 10 b. Manufactured housing developments located in an R-1-3.5 zone shall have 45
- 11 percent of the entire site landscaped. Developments located in the R-2 zone shall
- 12 have 35 percent of the entire site landscaped.
- 13 11. Fencing. Fencing shall comply with all fencing requirements as per section [18.4.4.060](#).
- 14 12. Common Open Space. All developments are required to provide a minimum of five
- 15 percent of the total lot area in **common** open space.
- 16 13. Play Area. If the manufactured housing development accommodates children less than
- 17 14 years of age, a separate general play area a minimum of 2,500 square feet in size, or
- 18 100 square feet of play area per unit, whichever is greater, shall be provided.

- 16 **E. Manufactured Housing Unit Standards**. All manufactured housing units located in
- 17 approved manufactured housing developments shall comply with all of the following
- 18 requirements.
- 19 1. Manufactured housing units shall be a minimum of 650 square feet in size.
- 20 2. Manufactured housing units shall be at least 12 feet wide.
- 21 3. Manufactured housing units shall have the Oregon Department of Commerce "insignia of
- 22 Compliance." The Building Official shall inspect the manufactured housing unit and
- 23 occupancy shall be approved only if the Building Official has determined that the
- 24 manufactured housing unit has a valid insignia of compliance and has not deteriorated
- 25 beyond an acceptable level of compliance.
- 26 4. Manufactured housing units shall be placed on permanent foundations, with wheels and
- 27 hitches removed, be fully skirted or bermed, and shall have no uncovered ~~open spaces~~
- 28 **openings** except for vents of sufficient strength to support the loads imposed by the
- 29 manufactured housing unit, based on accepted engineering design standards, as
- 30 approved by the Building Official.
- 5. Manufactured housing units shall be provided with City water, sewer, electricity,
- telephone, and storm drainage, with easements dedicated where necessary.
- 6 Manufactured housing units shall comply with the thermal envelope requirements for
- heat loss required by the building code for single-family detached homes.
- 7. Manufactured housing units shall have a deck or patio area adjacent to the home. The
- deck or patio shall be constructed of a permanent material and shall be at least 80

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square feet in size, with a minimum width of eight feet in its least dimension.

- 8. Each manufactured housing unit shall have a one parking space located on or adjacent to the unit space. The parking space shall be setback at least 20 feet from the street.
- 9. Notwithstanding the above, any manufactured home legally located within the Ashland Urban Growth Boundary prior to July 1, 1990 may be relocated to an approved manufactured home development, subject to a fire and life safety inspection by the Building Official.

F. Storage and Temporary Occupancy of Manufactured Homes.

- 1. A no-charge permit from the Staff Advisor is required for the storage of any manufactured housing unit on the home premises of the owner for any length of time when not used for living purposes; provided, however, that all units so stored shall abide by the yard requirements for accessory buildings in this chapter.
- 2. No manufactured housing unit shall be stored on a public street except for temporary maneuvering purposes.
- 3. For temporary occupancy of a manufactured housing unit, see subsection [18.2.2.030](#).H.3.

G. Nonconforming Manufactured Housing Developments. Notwithstanding the provisions of chapter [18.1.4](#) Nonconforming Situations, manufactured housing development and an individual manufactured housing unit utilized for living purposes on the effective date of this ordinance or of amendments thereto, which do not conform to the regulations of this chapter, shall be deemed to be nonconforming and may be continued, subject to the following regulations.

- 1. Routine maintenance and repairs may be performed within the manufactured housing development or upon individual manufactured housing units.
- 2. No nonconforming manufactured housing development shall be enlarged, remodeled, or modernized except in conformance with all requirements of this chapter, except that an area of less than two acres for a development to be enlarged, remodeled, or modernized may be approved through the conditional use permit procedure contained in this ordinance.
- 3. No manufactured housing unit shall be located on the site of, or substituted for, a nonconforming manufactured housing unit, the use of which has been discontinued, except within a manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, issued prior to the effective date of this chapter. Relocation of existing units within the Ashland Urban Growth Boundary is exempted as provided in subsection [18.2.3.180](#).E.9.
- 4. If a nonconforming manufactured housing development holding a certificate of sanitation issued by the Board of Health, State of Oregon, ceases operation for a period of six months or more, said development shall be considered abandoned and shall be reinstated only in conformance with the requirements of this chapter.

H. Special Conditions. For the mitigation of adverse impacts, the City may impose conditions, including, but not limited to, requiring view-obscuring shrubbery, walls, or fences, and

1 requiring retention of specified trees, rocks, water ponds or courses, or other natural
2 features.

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4 **SECTION 5.** Section 18.2.3.190 [Marijuana-Related Uses – Special Use Standards] of the
5 Ashland Land Use Ordinance is hereby amended to read as follows:

6 **18.2.3.190 Marijuana-Related Uses**

7 **A. Homegrown Marijuana Cultivation.** Where homegrown marijuana cultivation is allowed, it
8 shall meet all of the following requirements. See definition of homegrown marijuana
cultivation in part 18-6.

- 9 1. Primary Residence. The resident grower must live on the property where the cultivation
10 of homegrown marijuana is located and that same property must be the primary
11 residence of the resident grower.
- 12 2. Related Activities. Any drying, keeping, storage, or processing of homegrown marijuana
13 shall be located inside the dwelling unit or an accessory structure and shall not be
14 located outdoors.
- 15 3. Homegrown marijuana cultivation and any related activities must meet all applicable
16 Oregon Revised Statutes and Oregon Administrative Rules.
- 17 4. Outdoor Cultivation. Up to four marijuana plants per lot for recreational marijuana or up
18 to six marijuana plants per lot for medical marijuana are allowed to be grown outdoors in
19 accordance with applicable Oregon Revised Statutes and Oregon Administrative Rules
20 including the requirement to obtain and display a medical marijuana grow site
21 registration card in ORS 475.320(2)(B)(d). Outdoor homegrown marijuana cultivation
22 shall meet all of the following requirements.
 - 23 a. Locate marijuana plants so the plants are not visible from a public place, public street
24 or any area that the general public has access (e.g., schools, playgrounds, parks,
25 commonly-owned open space, pedestrian and bicycle paths and trails). Marijuana
26 plants shall not be located in a front yard.
 - 27 b. Screen marijuana plants to limit view and access from adjacent residential properties
28 with a solid wood fence or masonry wall. Any access points to the cultivation area
29 must be secured at all times to prevent unauthorized access. For fence and wall
30 design requirements, see section [18.4.4.060](#).
 - c. *Dimensional Standards.* Marijuana plants grown in outdoor cultivation areas shall
meet all of the following dimensional standards including Table 18.2.3.190.4.c.
 - i. Locate cultivation area closer to the primary residence of the resident grower
than to dwellings on adjoining properties or to dwellings in the same multifamily
development.
 - ii. Marijuana plants may be located in one cultivation area or in separate cultivation
areas throughout a yard.

1 **Table 18.2.3.190.4.c Outdoor Cultivation Dimensional Standards for Homegrown Marijuana¹**

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Number of Marijuana Plants per Lot ²	Maximum Cultivation Area Allowed per Lot ³	Maximum Marijuana Plant Height ⁴	Minimum Setback from Any Property Line	Minimum Setback from Dwellings on Adjoining Properties ⁵
6 or fewer plants	50 square feet	10 Feet	10 feet	20 feet

5 ¹Contiguous lots under single ownership shall be considered one lot for the purpose of calculating the dimensional standards for homegrown marijuana.

6 ²Up to four plants for recreational marijuana or six plants for medical marijuana may be grown outdoors.

7 ³ All parts of a marijuana plants that are visible above the ground level shall be contained within the perimeter of the cultivation area. Where plants are located separately, the combined total of the individual cultivation areas shall not exceed the maximum cultivation area.

8 ⁴Marijuana plants shall not exceed ten feet in height from the top of the average surrounding grade.

9 ⁵Marijuana plants must also be located the setback distance from any multifamily dwelling unit within a multifamily development.

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14 d. *Multi-Family Development.* Homegrown marijuana may be cultivated outdoors on a lot containing multi-family dwellings in conformance with the requirements of subsection 18.2.3.190.A and provided all of the following requirements are met.

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16 i. The property owner provides written notification to all residents of the development and to the City that verifies the cultivation of marijuana plants will comply with the requirements of subsection 18.2.3.190.A. The written notification shall include the following information.

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1. Property owner, property manager, or home owner association representative contact information including the name, address, and phone number(s).
 2. Contact information for an onsite resident designated as the primary responsible party for the marijuana plants and maintenance. Contact information shall include the name, address, and phone number of the responsible party.
 3. The City requirements for the outdoor cultivation of marijuana including the maximum number of plants per lot and the requirements of subsection 18.2.3.190.A.

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26 5. Indoor Cultivation.

27 a. *Building Code.* Any structure, accessory structure, electrical service, plumbing, or mechanical equipment (e.g., lighting, fans, heating and cooling systems) associated with marijuana cultivation shall satisfy the Building Code requirements and obtain all required building permits prior to installation. See section 18.2.5.040 Accessory Buildings and Structures.

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- 1 b. *Light and Glare*. Shield lighting systems and use window coverings to confine light
2 and glare from light systems associated with indoor cultivation to the interior of the
3 structure.
4 c. No dwelling unit shall be used primarily as a place to cultivate marijuana. Vacant or
5 uninhabited dwelling units shall not be used for marijuana cultivation.

6 **B. Marijuana-Related Businesses.**

- 7 1. Marijuana-related businesses may require Site Design Review under chapter 18.5.2 or a
8 Conditional Use Permit under chapter 18.5.4. See Table 18.2.2.030 – Uses Allowed by
9 Zone for zones where marijuana-related businesses are allowed. See definition of
10 marijuana-related businesses in part 18.6. Marijuana-related businesses shall meet all of
11 the following requirements.
12 a. The business must be located in a permanent building and may not locate in a trailer,
13 cargo container, or motor vehicle. Outdoor marijuana production, cultivation, and
14 storage of merchandise, raw materials, or other material associated with the
15 business are prohibited.
16 b. Any modifications to the subject site or exterior of a building housing the business
17 must be consistent with the Site Design Use Standards, and obtain Site Design
18 Review approval if required by section 18.5.2.020. Security bars or grates on
19 windows and doors are prohibited.
20 c. The business must provide for secure disposal of marijuana remnants or by-
21 products; such remnants or by-products shall not be placed within the business’
22 exterior refuse containers.
23 d. *Light and Glare*. Shield lighting systems and use window coverings to confine light
24 and glare from light systems associated with indoor cultivation so as to confine light
25 and glare to the interior of the structure. Grow light systems within a greenhouse are
26 prohibited.
27 e. *Building Code*. Any structure, accessory structure, electrical service, plumbing, or
28 mechanical equipment (e.g., lighting, fans, heating and cooling systems) associated
29 with a business shall satisfy the Building Code requirements and obtain all required
30 building permits prior to installation.
31 f. *Methodology for Measuring Separation Requirements*. The following methodology
32 shall be used for marijuana related- businesses that are required to be separated by
33 a specific distance (i.e., marijuana production facility, marijuana wholesale facility,
34 marijuana retail outlet). For the purposes of determining the distance between a
35 marijuana related-business and another marijuana-related business, “within 1,000
36 feet” means a straight line measurement in a radius extending for 1,000 feet or less
37 in every direction from the closest point anywhere on the premises of an approved
38 marijuana related- business to the closest point anywhere on the premises of a
39 proposed marijuana-related business of the same type. If any portion of the premises
40 of a proposed marijuana related-business is within 1,000 feet of an approved
41 marijuana related business of the same type, it may not be approved. For the
42 purpose of this section, premises is all public and private enclosed areas within a

1 building at the location that are used in the business operation, including offices,
2 kitchens, rest rooms, and storerooms.

3 g. The property owner shall record a declaration which waives any claim or right to hold
4 the City liable for damages they or a tenant may suffer from state or federal
5 enforcement actions for activities the City permits as a result of its approval of the
6 proposed use or development once such approval is granted. Furthermore, the
7 owner and tenant agrees not to unreasonably disobey the City's order to halt or
8 suspend business if state or federal authorities order or otherwise subject the City to
9 enforcement to comply with laws in contradiction to the continued operations of the
10 business as permitted under section 18.2.3.190.

11 h. A marijuana-related business must obtain an approved license or registration from
12 the State of Oregon and meet all applicable Oregon Revised Statutes and Oregon
13 Administrative Rules.

14 2. **Marijuana Laboratories, Processing, Production, and Wholesale.** In addition to the
15 standards described in subsection 18.2.3.190.B.1, above, marijuana laboratories,
16 processing, production, and wholesale shall meet the following requirements as
17 applicable. See definition of marijuana processing and production in part 18.6.

18 a. Marijuana laboratories, processing, production, and wholesale shall be located 200
19 feet or more from residential zones.

20 b. *Marijuana Production.*

21 i. Marijuana production shall be limited to 5,000 square feet of gross leasable floor
22 area per lot.

23 ii. A marijuana production facility shall be located more than 1,000 feet from
24 another marijuana production facility. See subsection 18.2.3.190.B.1.f for
25 methodology for measuring the required distance between marijuana related-
26 businesses.

27 c. *Marijuana Wholesale.* A marijuana wholesale facility shall be located more than
28 1,000 feet from another marijuana wholesale facility. See subsection 18.2.3.190.B.1.f
29 for methodology for measuring the required distance between marijuana related-
30 businesses.

3. **Marijuana Retail Sales.** In addition to the standards described above in subsection
18.2.3.190.B.1, marijuana retail sales shall meet the following requirements. See
definition of marijuana retail sales in part 18.6.

a. *Location.*

i. Marijuana retail sales are allowed if located on a property with a boundary line
adjacent to a boulevard.

ii. Marijuana retail sales, except as allowed above in subsection 18.2.3.190.B.3.a.i,
must be located 200 feet or more from a residential zone and are subject to a
Conditional Use Permit under chapter 18.5.4.

iii. Marijuana retail sales are not permitted in the Downtown Design Standards
Zones.

iv. A marijuana retail sales outlet shall be located more than 1,000 feet from another marijuana retail sales outlet. Medical and recreational marijuana retail sales do not need to be separated by 1,000 feet if located together in one building if the configuration meets all applicable Oregon Revised Statutes and Oregon Administrative Rules. No more than two registrations or licenses issued by the State of Oregon (e.g., a medical dispensary registration and a recreational sales license) may be located in one building. See subsection 18.2.3.190.B.1.f for methodology for measuring the required distance between marijuana related-businesses.

c. *Drive-up Use.* The marijuana retail sales outlet must not include a drive-up use.

SECTION 6. Section 18.2.3.200 [Multiple-Family Rental Unit Conversion to For-Purchase Units – Special Use Standards] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.2.3.200 Multiple-Family Rental Unit Conversion to For-Purchase Units

- A.** Section 18.2.3.200 applies to existing multiple-family rental units, which for the purpose of this section, are defined as dwelling units designed to house multiple households within one or more structures on a single property that were constructed and occupied prior to November 3, 2007 (Ord. 2942).
- B.** Multi-family rental units constructed after November 3, 2007 are not subject to the provisions of this section.
- C.** Conversion of existing multiple-family dwelling rental units into for-purchase units, including the demolition of existing multiple-family dwelling rental units, is subject to the following.
 - 1. Existing multiple-family dwelling structures may be converted from rental units to for-purchase housing, where all or only a portion of the structure is converted, as set forth in Table 18.2.3.200.C.1, provided the existing structure meets the following regulations of the applicable zone: permitted density, yard requirements, maximum height, maximum lot coverage, ~~outdoor recreation open~~ space, maximum permitted floor area, waste enclosures, parking, and bike storage.

Table 18.2.3.200.C.1: Conversion of Multiple-Family Rental Units to For-Purchase Units				
Number of Dwelling Units on Tax Lot	Market Rate Ownership	Affordable Ownership (per Sec. 18.2.5.050)	Market Rate Rentals	Affordable Rentals (per Sec. 18.2.5.050)
2-4	100%	0%	0%	0%
5-12	75%	0%	25%	0%
13-24	50%	0%	50%	0%
25-48	25%	0%	75%	0%
49+	0%	0%	100%	0%

- 1 2. Where an existing multiple-family dwelling structure does not meet the regulations of the
 2 applicable zone, as listed in subsection 18.2.3.200.C.1, rental units may be converted to
 3 for-purchase units, as set forth in Table 18.2.3.200.C.2 and the standards below:
- 4 a. Conversion of existing multiple-family structures to for-purchase housing shall
 5 comply with the following general regulations and the site development and design
 6 standards in part 18.4: number of bike and automobile parking spaces, trash, and
 7 recycling enclosures.
 - 8 b. Conversion of existing multiple-family structures to for-purchase housing shall
 9 demonstrate that there are adequate public facilities and public services available to
 10 serve the development, including but not limited to water, sewer, electric, fire
 11 protection, and storm drainage.
 - 12 c. Conversion of existing multiple-family structures to for-purchase housing shall
 13 improve the street frontage to meet adopted the applicable design standards of this
 14 ordinance, including landscaping, sidewalks and street trees, pursuant to part 18.4.

15 **Table 18.2.3.200.C.2: Conversion of Nonconforming Multifamily Dwelling Rental Units
 16 to For-Purchase Units**

17 Number of Dwelling Units on Tax Lot	18 Market Rate Ownership	19 Affordable Ownership (per Sec. 18.2.5.050)	20 Market Rate Rentals	21 Affordable Rentals (per Sec. 18.2.5.050)
2-4	75%	25%	0%	0%
5-12	56.25%	0%	25%	18.75%
13-24	37.50%	0%	50%	12.50%
25-48	18.75%	0%	75%	6.25%
48+	0.00%	0%	100%	0%

- 22 3. As an incentive to provide affordable rental housing units above minimum requirements
 23 in projects of five or more units, an applicant shall be granted an equal percentage of for-
 24 purchase ownership units per Table 18.2.3.200.C.3.

25 **Table 18.2.3.200.C.3: For-Purchase Unit Bonus Where Affordable Units Exceed
 26 Minimum**

27 Number of Dwelling Units on Tax Lot	28 Market Rate Ownership	29 Affordable Ownership (per Sec. 18.2.5.050)	30 Market Rate Rentals	31 Affordable Rentals (per Sec. 18.2.5.050)
2-4	na	na	na	na
5-12	68.75%	na	0%	31.25%
13-24	62.50%	na	0%	37.50%
25-48	56.25%	na	0%	43.75%
48+	50.00%	na	0%	50.00%

4. Units designated as market rate or affordable rental units shall be retained as one
 condominium tract under one ownership. This remaining rental tract shall be restricted
 from further consideration of conversion to for-purchase housing.

5. Affordable Housing Units provided under 18.2.3.200.C.2 and 18.2.3.200.C.3 shall meet the following affordability standards:
 - a. Affordable Rental Units shall be affordable for rent by households earning at or below 60 percent of the AMI in accordance with the standards established by section 18.2.5.050 (Resolution 2006-13).
 - b. Affordable Ownership Units shall be affordable for purchase by households earning at or below 80 percent of the AMI in accordance with the standards established by section 18.2.5.050 (Resolution 2006-13).
6. Prior to offering any units for sale the developer must comply with AMC 15.04.
7. Conversion of existing rental units into for-purchase housing shall comply with AMC 10.115.

SECTION 7. Section 18.2.5.030 [Unified Standards for Residential Zones – Standards for Residential Zones] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.2.5.030 Unified Standards for Residential Zones

A. Standards for Urban Residential Zones. Table 18.2.5.030.A contains standards for the R-1, R-1-3.5, R-2, and R-3 zones. Standards for the RR and WR zones are contained in subsections 18.2.5.030.B and 18.2.5.030.C.

Table 18.2.5.030.A – Standards for Urban Residential Zones						
(Except as modified under chapter 18.5.5 Variances or chapter 18.3.9 Performance Standards Option.)						
Standard	R-1				R-2	R-3
	R-1-10	R-1-7.5	R-1-5	R-1-3.5		
Residential Density (dwelling units/acre) - Minimum - Maximum See also Sec. 18.2.5.080, for R-2 and R-3 zones	NA Per Min. Lot Area	NA Per Min. Lot Area	NA Per Min. Lot Area	NA Per Min. Lot Area	See density standards in Sec. 18.2.5.080	
Lot Area – Minimum (square feet) - Lot	10,000 sf	7,500 sf	5,000 sf, 6,000 sf for corner lots	5,000 sf ¹	See density standards in Sec. 18.2.5.080	

Table 18.2.5.030.A – Standards for Urban Residential Zones

(Except as modified under chapter [18.5.5](#) Variances or chapter [18.3.9](#) Performance Standards Option.)

Standard	R-1				R-2	R-3
	R-1-10	R-1-7.5	R-1-5	R-1-3.5		
¹ Exception providing for minimum lot area of 3,500 sf in R-1-3.5 zone applies only where the lot contains an existing single-family dwelling that meets setback, density, and lot coverage standards; variances under this section are subject to Type I procedure.						
Lot Width – Minimum (feet)	75 ft ²	65 ft ²	50 ft ²	50 ft ²	50 ft	50 ft
² Width shall not exceed depth						
Lot Depth (feet)						
- Minimum	80 ft	80 ft	80 ft	80 ft	80 ft	80 ft
- Maximum ³	150 ft	150 ft	150 ft	250% of width	250% of width	250% of width
³ Does not apply to Partitions						
Standard Yards – Minimum ⁴ (feet)						
- Front – Standard, except:	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
- Front – Unenclosed Porch ⁵	8 ft	8 ft	8 ft	8 ft	8 ft	8 ft
- Front – Garage Opening	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
- Side – Standard	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft
- Side – Corner Lot Adjacent to Street	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
- Rear – Single-Story Building	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
- Rear – Multi-Story Building	10 ft per Bldg Story, 5 ft per Half Story	10 ft per Bldg Story, 5 ft per Half Story	10 ft per Bldg Story, 5 ft per Half Story	10 ft per Bldg Story, 5 feet per Half Story	10 ft per Bldg Story, 5 feet per Half Story	10 ft per Bldg Story, 5 feet per Half Story
⁴ See sections 18.2.4.050 and 18.2.5.060 for yard exceptions, and 18.2.5.040 for accessory structure setback exceptions; additional setbacks may be required to avoid easement encroachments, and to comply with Solar Access requirements in chapter 18.4.8 .						
⁵ For setback, or the width of any existing public utility easement, whichever is greater; an unenclosed porch must be no less than 6 feet in depth and 8 feet in width, see section 18.6.1.030 for definition of porch; in the Historic District Overlay unenclosed porch provisions do not apply, and the minimum front yard is 20 ft.						
⁶ Does not apply to a side yard adjacent to an alley.						

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Table 18.2.5.030.A – Standards for Urban Residential Zones

(Except as modified under chapter [18.5.5](#) Variances or chapter [18.3.9](#) Performance Standards Option.)

Standard	R-1				R-2	R-3
	R-1-10	R-1-7.5	R-1-5	R-1-3.5		
Building Separation, On Same Site – Minimum	NA ⁷	NA ⁷	NA ⁷	NA ⁷	½ the height of the tallest building, where building height is measured at the two closest exterior walls; maximum separation required is 12 ft ⁸ (see Figure 18.3.9.070.B)	
⁷ Except as required under chapter 18.3.9 Performance Standards Option. ⁸ Except as required by building code; accessory structures are exempt from this requirement and subject to applicable building code requirements.						
Building Height – Maximum ⁹ (feet)	35 ft or 2 ½ stories, whichever is less, except structures within Historic District Overlay shall not exceed 30 ft				35 ft or 2 ½ stories, except up to 50 ft with CU permit approval	
⁹ See figure in the definition of “height of building” in section 18.6.1.030 .						
Lot Coverage – Maximum ¹⁰ (% of lot area)	40%	45%	50%	55%	65%	75%
¹⁰ A total area up to 200 sf or 5% of the permitted lot coverage, whichever is less, may be developed in an approved, porous solid surface that allows storm water infiltration, and is exempt from the lot coverage maximum; the porous solid surface exemption does not apply to driveways and parking areas. ¹¹ Within Cottage Housing Developments up to 10% of the permitted lot coverage may be developed in an approved, porous solid surface that allows storm water infiltration, and is exempt from the lot coverage maximum.						
Landscape Area – Minimum (% of developed lot area)	60%	55%	50%	45%	35%	25%

Table 18.2.5.030.A – Standards for Urban Residential Zones

(Except as modified under chapter [18.5.5](#) Variances or chapter [18.3.9](#) Performance Standards Option.)

Standard	R-1				R-2	R-3
	R-1-10	R-1-7.5	R-1-5	R-1-3.5		
Outdoor Recreation Open Space - Minimum (% of site area)¹¹ ¹² See chapter 18.3.9 for additional common open space requirements in Performance Standard Options developments.	NA	NA	NA	NA	8%	8%

B. Woodland Residential Zone. Standards for the Woodland Residential (WR) zone follow:

Table 18.2.5.030.B – Standards for Woodland Residential (WR) Zone

(Except as modified under chapter [18.5.5](#) Variances or chapter [18.3.9](#) Performance Standards Option.)

Minimum Lot Area and Maximum Density	Slope	Min. Lot Size	DU/Acre
<i>Limits on density transfer.</i> All developments, with the exception of partitioning, must be developed under the Performance Standards Option, chapter 18.3.9 . Not more than 25% of the density allowed in a WR zone may be transferred to a higher density zone in a Performance Standard Options development.	Less than 40%	2.0	.5
	40 to 50%	2.5	.4
	50 to 60%	5.0	.2
	Over 60%	10.0	.1
	Outside UGB	20.0	.05
Lot Coverage – Maximum ¹ (% of lot area)	7%		
¹ A total area up to 200 sf or 5% of the permitted lot coverage, whichever is less, may be developed in an approved, porous solid surface that allows storm water infiltration, and is exempt from the lot coverage maximum; the porous solid surface exemption does not apply to driveways and parking areas.			
Lot Width - Minimum (feet)	100 ft		
Lot Depth - Minimum and Maximum (feet)	150 ft		
Standard Yards – Minimum ² (feet)			
- Front – Standard	20 ft		
- Side – Standard, except:	6 ft		
- Side – Corner-Street/Alley Side	10 ft		
- Rear – Single-Story Building	10 ft		
- Rear – Multi-Story Building	10 ft per Bldg Story		
² See sections 18.2.4.050 and 18.2.5.060 for yard exceptions, and 18.2.5.040 for accessory structure setback exceptions; additional setbacks may be required to avoid easement encroachments, and to comply with Solar Access requirements in chapter 18.4.8 .			
Maximum Building Height	35 ft or 2 ½ stories, whichever is less.		

C. Rural Residential Zone. Standards for the Rural Residential (RR) zone follow:

Table 18.2.5.030.C – Standards for Rural Residential (RR) Zone

(Except as modified under chapter 18.5.5 and Variances or chapter 18.3.9 Performance Standards Option.)

Minimum Lot Area and Maximum Density ¹	Zone	Min. Lot Size*
See also 18.2.5.080 Residential Density.	RR-.5	0.5 acre
	RR-1	1 acre
	RR-2.5	2.5 acres
¹ The minimum lot size depends on the topographic nature, service availability, surrounding land uses, and other relevant characteristics of the area.		
Lot Coverage – Maximum (% of lot area) ²	Lot Type	Lot Coverage
	RR-.5	20%
	RR-1	12%
	RR-2.5	7%
² A total area up to 200 sf or 5% of the permitted lot coverage, whichever is less, may be developed in an approved, porous solid surface that allows storm water infiltration, and is exempt from the lot coverage maximum; the porous solid surface exemption does not apply to driveways and parking areas.		
Lot Width - Minimum (feet)	100 ft	
Lot Depth - Minimum and Maximum (feet)	150 ft and not more than 300% of width	
Standard Yards – Minimum ³ (feet)		
- Front – Standard	20 ft	
- Side – Standard, except:	6 ft	
- Side – Corner-Street/Alley Side	10 ft	
- Rear – Single-Story Building	10 ft	
- Rear – Multi-Story Building	10 ft per Bldg Story	
³ See sections 18.2.4.050 and 18.2.5.060 for yard exceptions, and 18.2.5.040 for accessory structure setback exceptions; additional setbacks may be required to avoid easement encroachments, and to comply with Solar Access requirements in chapter 18.4.8.		
Maximum Building Height	35 ft or 2 ½ stories, whichever is less; except the height of agricultural structures is not limited, when the structure is placed 50 feet or more from all property lines.	

SECTION 8. Section 18.3.2.060 [Site Development and Design Standards - Croman Mill District] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.3.2.060 Site Development and Design Standards

B. Site and Building Design Standards. The Croman Mill District Design Standards provide specific requirements for the physical orientation, uses, and arrangement of buildings; the management of parking; and access to development parcels. Development located in the Croman Mill District shall be designed and constructed consistent with the following design standards. Additional design standards apply and are specified for developments located adjacent to an active edge street, or that are located within the NC, MU, and OE zones. A site layout, landscaping, or building design in a manner inconsistent with the Croman Mill District Design Standards requires a minor amendment in accordance with subsection 18.3.2.030.B.

1. Building Orientation and Scale – General Requirements. The following standards apply to all buildings, except the Staff Advisor may waive one or more of the following where a

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building is not adjacent to an active edge street and is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices.

- a. Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk.
- b. All front doors must face streets and walkways. Where buildings are located on a corner lot, the entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets.
- d. Buildings on corner lots shall be located as close to the intersection corner as practicable.
- e. Public sidewalks shall be provided adjacent to a public street along the street frontage.
- f. Building entrances shall be located within ten feet of the public right of way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple buildings where this standard is met by other buildings. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours.
- g. Automobile circulation or parking shall not be allowed between the building and the right-of-way.
- h. Buildings shall incorporate lighting and changes in mass, surface or finish giving emphasis to entrances.

2. Building Orientation and Scale – Additional Requirements Adjacent to Active Edge Street or Within NC, MU or OE Zones. Where development is adjacent to an active edge street as illustrated in Figure 18.3.2.060.B.2 or is within a NC, MU or OE zones, it shall conform to all of the following standards.

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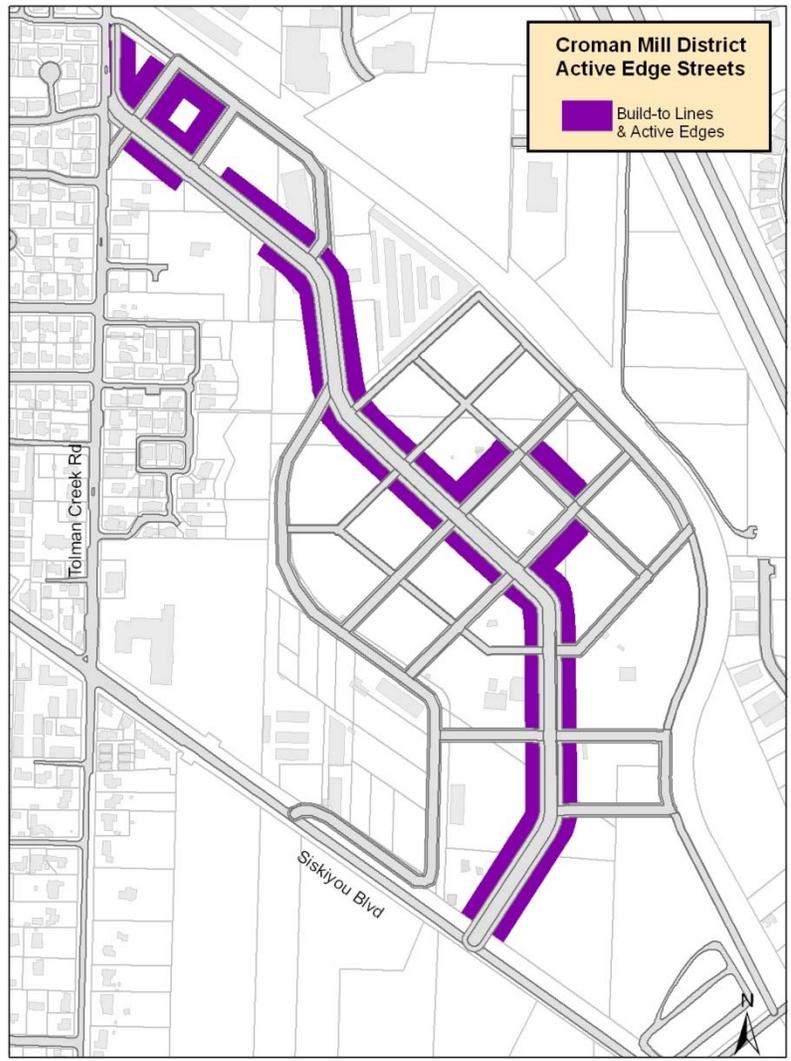


Figure 18.3.2.060.B.2
Active Edge Streets

- a. Buildings shall be setback not more than ten feet from a public sidewalk unless addition setback area is used for pedestrian entries, such as alcoves, or for pedestrian activities such as plazas or outside eating areas. This standard shall apply to both street frontages on corner lots. If more than one structure is proposed for a site, at least 65 percent of the aggregate building frontage shall be within ten feet of the sidewalk.
- b. Building frontages greater than 100 feet in length shall have offsets, jogs or have other distinctive changes in the building façade.
- c. Buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.
- d. Buildings shall incorporate display areas, windows, and doorways as follows. Windows must allow view into working areas or lobbies, pedestrian entrances, or displays areas. Blank walls within 30 feet of the street are prohibited.

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- e. At least 50 percent of the first-floor façade is comprised of transparent openings (clear glass) between three and eight feet above grade.
- 3. Building Orientation for Within the NC, MU, and OE Zones, and Not Adjacent to an Active Edge Street. Any wall that is within 30 feet of the street, plaza or other **public park or common** open space shall contain at least 20 percent of the wall area facing the street in display areas, windows, or doorways. Up to 40 percent of the length of the building perimeter can be exempted for this standard if oriented toward loading or service areas.
- 4. Parking Areas and On-Site Circulation. Except as otherwise required by this chapter, automobile parking, loading, and circulation areas shall comply with the requirements of chapter part 18.4 Site Development and Design Standards and the following standards.
 - a. Primary parking areas shall be located behind buildings with limited parking on one side of the building, except that parking shall be located behind buildings only where development is adjacent to an active edge street or is within a NC, MU or OE zone.
 - b. Parking areas shall be shaded by deciduous trees, buffered from adjacent non-residential uses and screened from non-residential uses.
 - c. *Maximum On-Site Surface Parking.* After a parking management strategy for the Croman Mill District is in place, a maximum of 50 percent of the required off-street parking can be constructed as surface parking on any development site. The remaining parking requirement can be met through one or a combination of the credits for automobile parking in chapter 18.4.3 Parking, Access, and Circulation.
- 5. Streetscapes. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street. Street trees shall meet the standards of section 18.4.4.030 Landscaping and Screening. Developments adjacent to active edge streets, or within NC, MU, and OE zones shall utilize hardscape (paving material) to designate people areas. Sample materials could be unit masonry, scored and colored concrete, pavers, or combinations of these materials.
- 6. Building Materials. Buildings may not incorporate glass as a majority of the building skin, and bright or neon paint colors used extensively to attract attention to the building or use are prohibited.
- 7. Building Height Standards. All buildings shall have a minimum height, as indicated in the Building Height Requirements map and Table [18.3.2.050](#) Croman Mill Dimensional Standards, and shall not exceed the maximum height standards in that table, except as approved under subsection 18.3.2.060.C.
 - a. *Street Wall Height.* Maximum street wall façade height for the Croman Mill District for all structures located outside the Residential Buffer Zone is 50 feet.
 - b. *Upperfloor Setback.* Buildings taller than 50 feet must step back upper stories, beginning with the fourth story, by at least six feet measured from the façade of the street wall facing the street, alleyway, **public** park or **common** open space.
 - c. *Residential Buffer Zone.* All buildings in the Croman Mill District within the Residential Buffer Zone (see Figure 18.3.2.060.B.7.c) shall meet the following height

standards.

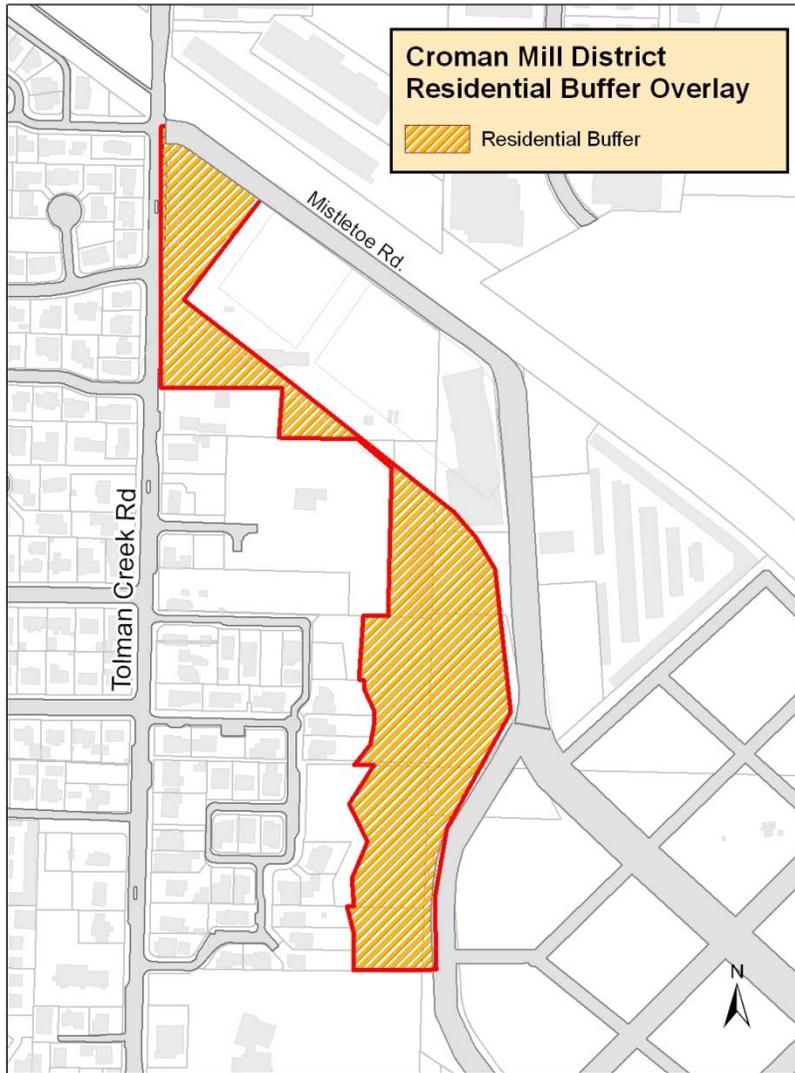


Figure 18.3.2.060.B.7.c
Residential Buffer Zone

- i. Maximum Height. The maximum height allowance without a performance standards bonus for all structures within the Residential Buffer Zone is 35 feet in the NC zone and 40 feet in the MU zone, and the maximum height with a bonus is 40 feet in accordance with subsection 18.3.2.060.C.13.
 - ii. Upper Floor Setback Requirements. Buildings taller than two stories must step back the third story by at least six feet measured from the façade facing the street, alleyway, **public** park or **common** open space.
8. Design of Large-Scale Buildings. For buildings located adjacent to active edge streets, or within NC, MU, and OE Zones, the following architectural standards apply to buildings with a gross floor area greater than 10,000 square feet, a façade length in excess of 100 feet, or a height taller than 45 feet.
- a. On upper floors, use windows and/or architectural features that provide interest on all

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four sides of the building.

- b. Use recesses and projections to visually divide building surfaces into smaller scale elements.
- c. Use color or materials to visually reduce the size, bulk, and scale of the building.
- d. Divide large building masses into heights and sizes that relate to human scale by incorporating changes in building masses or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
- e. On-site circulation systems shall incorporate a streetscape containing curbs, sidewalks, pedestrian-scale light standards and street trees.

9. Landscaping. In addition to the requirements of chapter [18.4.4](#) Landscaping, Lighting, and Screening, development shall conform to the following standards.

- a. Efforts shall be made to save as many existing healthy trees and shrubs on the site as possible.
- b. Landscaping design shall utilize a variety of low water use deciduous and evergreen trees, shrubs, and flowering plant species as described in subsection [18.4.4.030.I](#).
- c. For developments in the CI zone and not adjacent to an active edge street, buildings adjacent to streets shall be buffered by landscaped areas at least ten feet in width, unless the area is used for entry features such as alcoves or as hardscape areas for pedestrian activities such as plazas or outside eating areas.
- d. Loading facilities shall be screened and buffered when adjacent to residentially zoned land.
- e. Landscaping shall be designed so that 50 percent coverage occurs after one year and 90 percent coverage occurs after five years.
- f. Irrigation systems shall be installed to ensure landscaping success.

10. Lighting. Development shall provide adequate lighting, including pedestrian-scale lighting not greater than 14 feet in height along pedestrian pathways. All lighting shall conform to section [18.4.4.050](#) Outdoor Lighting.

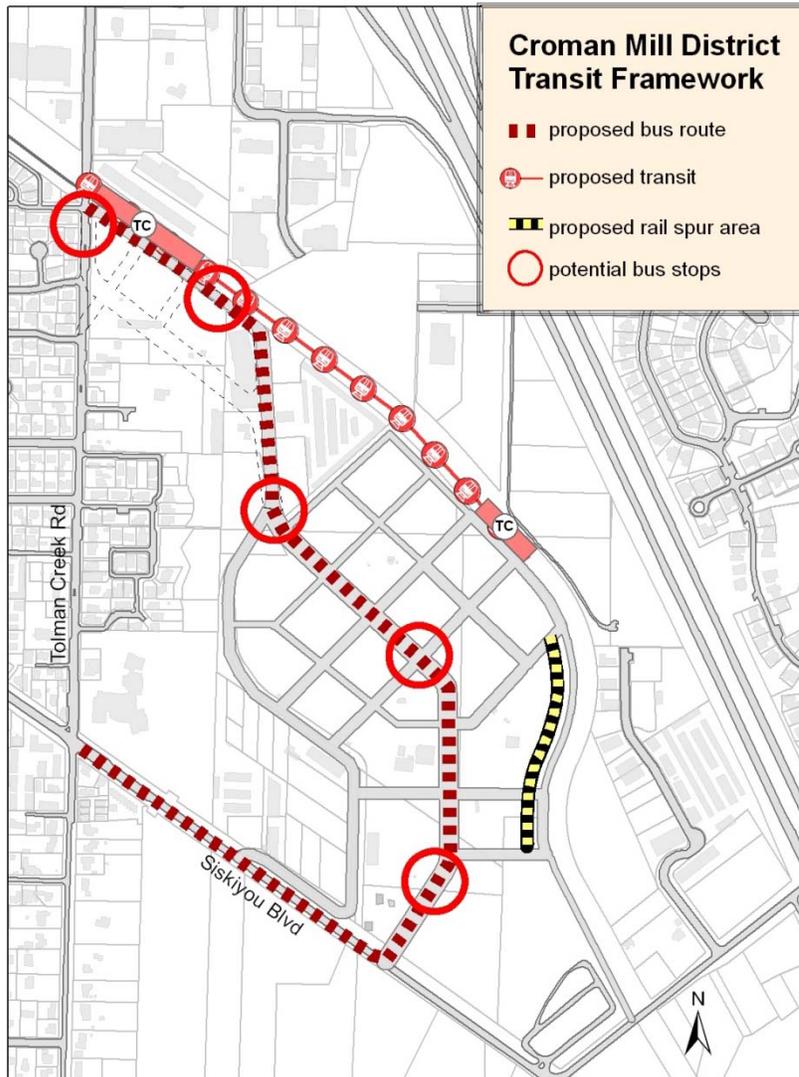
11. Screening Mechanical Equipment. In addition to meeting the requirements of chapter [18.4.4](#) Landscaping, Lighting, and Screening all development shall conform to the following standards.

- a. Screen rooftop mechanical equipment from public rights-of-way or adjacent residentially zoned property through extended parapets or other roof forms that are integrated into the overall composition of the building.
- b. Parapets may be erected up to five feet above the height limit specified in the district in accordance with section [18.3.2.050](#) Dimensional Standards.
- c. Screen ground floor mechanical equipment from public rights-of-way and adjacent residentially zoned property.
- d. Solar energy systems are exempt from the screening requirements in subsections [18.3.2.060.B.11.a](#) and [18.3.2.060.B.11.c](#), above. Additionally, rooftop solar energy

1 systems may be erected up to five feet above the calculated building height, and
2 shall be no greater than five feet above the height limit specified in the district in
3 accordance Table [18.3.2.050](#) Dimensional Standards.

- 4 e. Installation of mechanical equipment requires Site Design Review approval, unless
5 otherwise exempted per chapter [18.5.2](#) Site Design Review.

6 12. Transit Facilities Standards. The location of planned transit routes within the Croman Mill
7 District shall be defined according to the Croman Mill District Transit Framework map
8 (see Figure 18.3.2.060.B.12) in collaboration with the local transit authority. Transit
9 service facilities such as planned bus rapid transit facilities, shelters, and pullouts shall
10 be integrated into the development application consistent with the following standards.



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Figure 18.3.2.060.B.12
Transit Framework

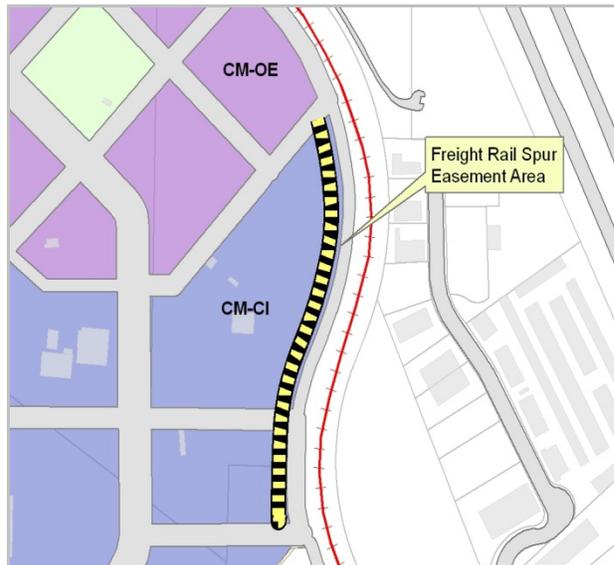
- a. All large scale development located on an existing or planned transit route shall
accommodate a transit stop and other associated transit facilities unless the
Community Development Director determines that adequate transit facilities already

1 exist to serve the needs of the development; or

- 2 b. Provide the City with a bond or other suitable collateral ensuring satisfactory
3 completion of the transit facilities at the time transit service is provided to the
4 development. Suitable collateral may be in the form of security interest, letters of
5 credit, certificates of deposit, cash bonds, bonds or other suitable collateral as
6 determined by the City Administrator.

7 **13. Freight Rail Spur Easement – CI zone**

- 8 a. A Rail Spur easement a minimum of 500 feet in length by 25 feet in width shall be set
9 aside at the approximate location in the Transit Framework Map in Figure
10 18.3.2.060.B.12 (see also, easement area in Figure 18.3.2.060.B.13.a).



20 **Figure 18.3.2.060.B.13.a**
21 **Freight Rail Spur**

- 22 b. No buildings or permanent structures can be established within the spur easement
23 so not to preclude installation of a rail spur for freight loading and unloading.
24 c. Buildings adjacent to the reserve strip shall be designed and configured to permit
25 loading and unloading.

26 **14. Commuter Rail Platform Easement – NC Zone**

- 27 a. A commuter rail platform easement or designated railroad right-of-way a minimum of
28 400 feet in length and 25 feet in width shall be set aside at the approximate location
29 presented on the Transit Framework map (see also, easement area in Figure
30 18.3.2.060.B.14.a).

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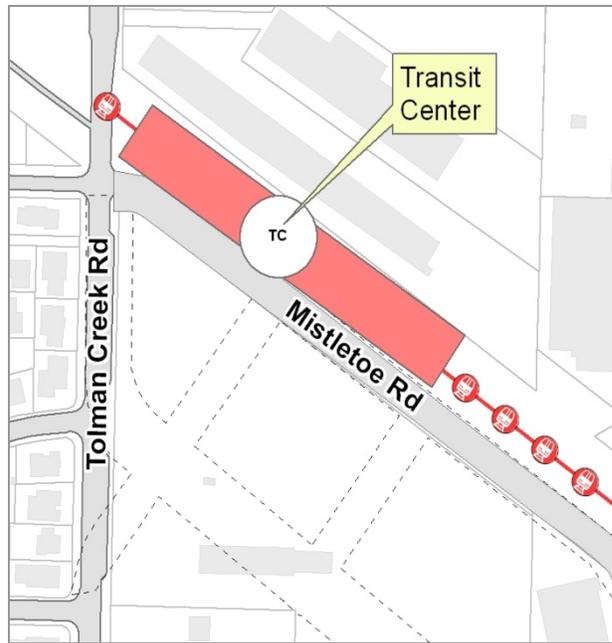


Figure 18.3.2.060.B.14.a
Transit Center

- b. No building or permanent structure shall be placed within the platform easement or in such a way as to preclude installation of a commuter rail platform or planned bus rapid transit facility.
 - c. Buildings adjacent to the reserve strip shall be designed and configured to permit loading and unloading.
15. Transit Plaza. A location for the transit plaza shall be reserved between the commuter rail platform and commercial uses along the central boulevard. The design of the plaza as illustrated in Figure 18.3.2.060.B.15 shall include the following elements.
- a. A passenger waiting, loading, and unloading area.
 - b. Outdoor gathering space adjacent to commercial uses.
 - c. Accommodate the central bike path.
 - d. Conveniently located and secure bike parking.

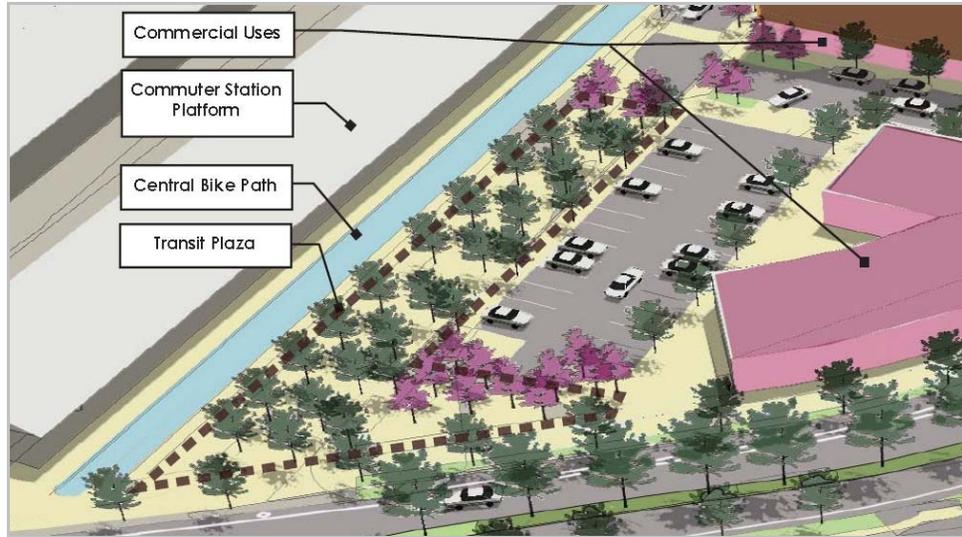


Figure 18.3.2.060.B.15
Transit Plaza

16. **Open spaces** — Central Park. The purpose of the central park is to serve as a public amenity and accommodate the daily needs of employees (e.g., breaks, lunch time) as well as for special events that will attract residents citywide. The central park design as illustrated in Figure 18.3.2.060.B.16 shall provide a minimum of the following elements.

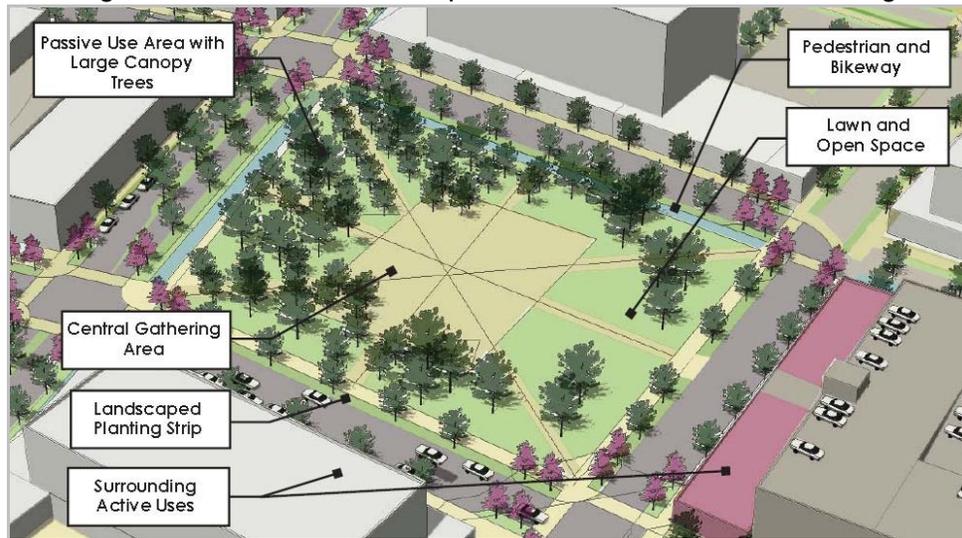


Figure 18.3.2.060.B.16
Central Park

- a. Circulation through and around the **central** park.
- b. A centrally located hardscape area to accommodate large gatherings, and of no more than 50 percent of the total **central** park area.
- c. Street furniture, including lighting, benches, low walls, and trash receptacles along walkways and the **central** park perimeter.
- d. Simple and durable materials.
- e. Trees and landscaping that provide visual interest with a diversity of plant materials.

- 1 f. Irregular placement of large-canopy trees within passive areas adjacent to the
- 2 central boulevard.
- 3 g. Eight-foot minimum sidewalk width and seven-foot minimum park row width.
- 4 h. Landscaped swales to capture and treat runoff.
- 5 i. Porous solid surfacing for at least 50 percent of the hardscape area, and paving
- 6 materials that reduce heat absorption (Solar Reflective Index (SRI) of at least 29).
- 7 17. Compact Development. New development shall provide a compact development pattern.
- 8 This standard is met where the site layout enables future intensification of development
- 9 and changes to land use over time, as applicable. The following measures shall be used
- 10 to demonstrate compliance with this standard.
- 11 a. The development achieves the required minimum floor area ratio (FAR) and
- 12 minimum number of stories, or shall provide a shadow plan that demonstrates how
- 13 development may be intensified over time for more efficient use of land and to meet
- 14 the required FAR and minimum number of stories.
- 15 b. Opportunities for shared parking are utilized.

14 **SECTION 9.** Section 18.3.2.070 [Open Space Zone - Croman Mill District] of the Ashland Land
 15 Use Ordinance is hereby amended to read as follows:

16 **18.3.2.070 Open Space Zone**

17 All projects containing land identified as open space on the Croman Mill District Zoning map
 18 shall dedicate those areas as ~~common areas or public park or common~~ **common** open space. It is
 19 recognized that the master planning of the properties as part of the Croman Mill Site
 20 Redevelopment Plan imparted significant value to the land, and the required dedication of those
 21 lands within the Croman Mill District for open space and conservation purposes is proportional
 22 to the value bestowed upon the property through the change in zoning designation.

22 **SECTION 10.** Section 18.3.4.030 [General Regulations - Normal Neighborhood] of the Ashland
 23 Land Use Ordinance is hereby amended to read as follows:

24 **18.3.4.030 General Regulations**

- 25 **A. Conformance with the Normal Neighborhood Plan.** Land uses and development,
 26 including construction of buildings, streets, multi-use paths, and **common** open space
 27 shall be located in accordance with those shown on the Normal Neighborhood Plan maps
 28 adopted by Ordinance #3117, 3118 & 3119 (December 15, 2015)
- 29 **B. Performance Standards Overlay.** All applications involving the creation of three or
 30 more lots shall be processed under chapter [18.3.9](#) Performance Standards Option.
- C. Amendments.** Major and minor amendments to the Normal Neighborhood Plan shall
 comply with the following procedures:

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1. Major and Minor Amendments

- a. Major amendments are those that result in any of the following.
 - i. A change in the land use overlay designation.
 - ii. A change in the maximum building height dimensional standards in section 18.3.4.050
 - iii. A change in the allowable base density, dwelling units per acre, in section 18.3.4.050.
 - iv. A change in the Plan layout that eliminates a street, access way, multi-use path or other transportation facility.
 - v. A change in the Plan layout that provides an additional vehicular access point onto East Main Street or Clay Street.
 - vi. A change not specifically listed under the major and minor amendment definitions.
- b. Minor amendments are those that result in any of the following.
 - i. A change in the Plan layout that requires a street, access way, multi-use path or other transportation facility to be shifted 50 feet or more in any direction as long as the change maintains the connectivity established by Normal Avenue Neighborhood Plan.
 - ii. A change in a dimensional standard requirement in section 18.3.4.050, but not including height and residential density.
 - iii. A change in the Plan layout that changes the boundaries or location of an open space area to correspond with a delineated wetland and water resource protection zone, or relocation of a designated open space area.

2. Major Amendment. Type II Procedure.-A major amendment to the Normal Neighborhood Plan is subject to a public hearing and decision under a Type II Procedure. A major amendment may be approved upon finding that the proposed modification will not adversely affect the purpose of the Normal Neighborhood Plan. A major amendment requires a determination by the City that:

- a. The proposed amendment maintains the transportation connectivity established by the Normal Neighborhood Plan.
- b. The proposed amendment furthers the street design and access management concepts of the Normal Neighborhood Plan.
- c. The proposed amendment furthers the protection and enhancement of the natural systems and features of the Normal Neighborhood Plan, including wetlands, stream beds, and water resource protection zones by improving the quality and function of existing natural resources.
- d. The proposed amendment will not reduce the concentration or variety of housing types permitted in the Normal Neighborhood Plan.

- 1 e. The proposed amendment is necessary to accommodate physical constraints
2 evident on the property, or to protect significant natural features such as trees,
3 rock outcroppings, streams, wetlands, water resource protection zones, or similar
4 natural features, or to adjust to existing property lines between project boundaries.

4 3. Minor Amendment.

5 a. Type 1 Procedure. Minor amendments to the Normal Neighborhood Development
6 Plan as identified in 18.3.4.030.C.1.b.i and 18.3.4.030.C.1.b.ii are subject to an
7 administrative decision under the Type I Procedure.

8 b. Type II Procedure. A minor amendment to the Normal Neighborhood Development
9 Plan as identified in 18.3.4.030.C.1.b.iii is subject to a public hearing and decision
10 under a Type II Procedure.

11 c. Minor amendments are subject to the Exception to the Site Design and Use
12 Development Standards of chapter [18.5.2.050.E](#).

12 **SECTION 11.** Section 18.3.4.040 [Use Regulations - Normal Neighborhood District] of the
13 Ashland Land Use Ordinance is hereby amended to read as follows:

14 **18.3.4.040 Use Regulations**

15 **A. Plan Overlay Zones.** There are four Land Use Designation Overlays zones within the
16 Normal Neighborhood Plan are intended to accommodate a variety of housing opportunities,
17 preserve natural areas and provide open space.

- 18 1. Plan NN-1-5 zone. The use regulations and development standards are intended to
19 create, maintain and promote single-dwelling neighborhood character. A variety of
20 housing types are allowed, in addition to the detached single dwelling. Development
21 standards that are largely the same as those for single dwellings ensure that the overall
22 image and character of the single-dwelling neighborhood is maintained.
- 23 2. Plan NN-1-3.5 zone. The use regulations and development standards are intended to
24 create, maintain and promote single-dwelling neighborhood character. A variety of
25 housing types are allowed including multiple compact attached and/or detached
26 dwellings. Dwellings may be grouped around common open space promoting a scale
27 and character compatible with single family homes. Development standards that are
28 largely the same as those for single dwellings ensure that the overall image and
29 character of the single-dwelling neighborhood is maintained.
- 30 3. Plan NN-1-3.5-C zone. The use regulations and development standards are intended to
provide housing opportunities for individual households through development of multiple
compact attached and/or detached dwellings with the added allowance for
neighborhood-serving commercial mixed-uses so that many of the activities of daily
living can occur within the Normal Neighborhood. The public streets within the vicinity
of the NN-1-3.5-C overlay are to provide sufficient on-street parking to accommodate
ground floor neighborhood business uses.

1 4. Plan NN-2 zone. The use regulations and development standards are intended to create
2 and maintain a range of housing choices, including multi-family housing within the
3 context of the residential character of the Normal-Neighborhood Plan.

4 **B. Normal Neighborhood Plan Residential Building Types.** The development standards for
5 the Normal Neighborhood Plan will preserve neighborhood character by incorporating four
6 distinct land use overlay areas with different concentrations of varying housing types.

7 1. Single Dwelling Residential Unit. A Single Dwelling Residential Unit is a detached
8 residential building that contains a single dwelling with self-contained living facilities on
9 one lot. It is separated from adjacent dwellings by private open space in the form of side
10 yards and backyards, and set back from the public street or common green by a front
11 yard. Auto parking is generally on the same lot in a garage, carport, or uncovered area.
12 The garage may be detached or attached to the dwelling structure.

13 2. Accessory Residential Unit. An Accessory Residential Unit is a secondary dwelling unit
14 on a lot, either attached to the single-family dwelling or in a detached building located on
15 the same lot with a single-family dwelling, and having an independent means of entry.

16 3. Double Dwelling Residential Unit (Duplex). A Double Dwelling Residential Unit is a
17 residential building that contains two dwellings located on a single lot, each with self-
18 contained living facilities. Double Dwelling Residential Units must share a common wall
19 or a common floor/ ceiling and are similar to a Single Dwelling Unit in appearance,
20 height, massing and lot placement.

21 4. Attached Residential Unit (Townhome, Row house). An Attached Residential Unit is
22 single dwelling located on an individual lot which is attached along one or both sidewalls
23 to an adjacent dwelling unit. ~~Private open space may take the form of front yards,~~
24 ~~backyards, or upper level terraces.~~ The dwelling unit may be set back from the public
25 street or common green by a front yard.

26 5. Clustered Residential Units - Pedestrian-Oriented. Pedestrian-Oriented Clustered
27 Residential Units are multiple dwellings grouped around common open space that
28 promote a scale and character compatible with single family homes. Units are typically
29 arranged around a central common green under communal ownership. Auto parking is
30 generally grouped in a shared surface area or areas.

1 Multiple Dwelling Residential Unit. Multiple Dwelling Residential Units are multiple
2 dwellings that occupy a single building or multiple buildings on a single lot. Dwellings
3 may take the form of condominiums or apartments. Auto parking is generally provided in
4 a shared parking area or structured parking facility.

5 7. Cottage Housing. Cottage Housing Units are small dwellings in developments approved
6 in accordance with the standards in 18.2.3.090.

7 **C. Allowed Uses.**

8 1. Uses Allowed in Normal Neighborhood District. Allowed uses include those that are
9 permitted, permitted subject to special use standards, and allowed subject to a
10 conditional use permit. Where Table 18.3.4.040 does not list a specific use and part 18.6
11 does not define the use or include it as an example of an allowed use, the City may find
12 that use is allowed, or is not allowed, following the procedures of section 18.1.5.040

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Similar Uses. All uses are subject to the development standards of zone in which they are located, any applicable overlay zone(s), and the review procedures of part 18.5. See section 18.5.1.020 Determination of Review Procedure.

- a. *Permitted Uses.* Uses listed as “Permitted (P)” are allowed.
 - b. *Permitted Subject to Special Use Standards.* Uses listed as “Permitted Subject to Special Use Standards (S)” are allowed, provided they conform to chapter 18.2.3 Special Use Standards.
 - c. *Conditional Uses.* Uses listed as “Conditional Use Permit Required (C)” are allowed subject to the requirements of chapter 18.5.4 Conditional Use Permits.
 - d. *Prohibited Uses.* Uses not listed in Table 18.3.4.040, and not found to be similar to an allowed use following the procedures of section 18.1.5.040 Similar Uses, are prohibited.
2. Uses Regulated by Overlay Zones. Notwithstanding the provisions of chapter 18.2.2 Base Zones, additional land use standards or use restrictions apply within overlay zones. An overlay zone may also provide for exceptions to some standards of the underlying zone.
 3. Mixed-Use. Uses allowed in a zone individually are also allowed in combination with one another, in the same structure or on the same site, provided all applicable development standards and building code requirements are met.

Table 18.3.4.040 Normal Neighborhood District Uses Allowed by Zone ¹⁰	Normal Neighborhood District Zones ¹¹			
	NN-	NN-1-	NN-1-	NN-
A. Residential Uses				
Single Dwelling Residential Unit (Single-Family Dwelling)	P	P	N	N
Accessory Residential Unit, see Sec. 18.2.3.040	P or S	P or S	P or S	N
Double Dwelling Residential Unit (Duplex Dwelling)	N	P	P	P
Cottage Housing	P	N	N	N
Clustered Residential Units	N	P	P	P
Attached Residential Unit	N	P	P	P
Multiple Dwelling Residential Unit (Multi family Dwelling)	N	P	P	P
Manufactured Home on Individual Lot	P	P	P	P
Manufactured Housing Development	N	P	P	P
B. Neighborhood Business and Service Uses				
Home Occupation	P	P	P	P
Retail Sales and Services, with each building limited to 3,500 square feet of gross floor area	N	N	P	N

Table 18.3.4.040 Normal Neighborhood District Uses Allowed by Zone ¹⁰	Normal Neighborhood District Zones ¹¹			
Professional and Medical Offices, with each building limited to 3,500 square feet of gross floor area	N	N	P	N
Light manufacturing or assembly of items occupying six hundred (600) square feet or less, and contiguous to the permitted retail use.	N	N	P	N
Restaurants	N	N	P	N
Day Care Center	N	N	P	N
Assisted Living Facilities	N	C	C	C
C. Residential Uses				
Religious Institutions and Houses of Worship	C	C	C	C
Public Buildings	P	P	P	P
Community Gardens	P	P	P	P
Open Space and Recreational Facilities	P	P	P	P

P = Permitted Use; S = Permitted with Special Use Standards; C = Conditional Use Permit Required; N = Not Allowed

SECTION 12. Section 18.3.4.060 [Site Development and Design Standards - Normal Neighborhood District] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.3.4.060 Site Development and Design Standards. The Normal Neighborhood District Design Standards provide specific requirements for the physical orientation, uses and arrangement of buildings; the management of parking; and access to development parcels. Development located in the Normal Neighborhood District must be designed and constructed consistent with the Site Design and Use Standards chapter 18.5.2 and the following **standards.**

A. Street Design and Access Standards. Design and construct streets and public improvements in accordance with the Ashland Street Standards. A change in the design of a street in a manner inconsistent with the Normal Neighborhood Plan requires a minor amendment in accordance with section 18.3.4.030.B.

1. Conformance with Street Network Plan: New developments must provide avenues, neighborhood collectors, streets, alleys, multi-use paths, and pedestrian and bicycle improvements consistent with the design concepts within the mobility chapter of the Normal Neighborhood Plan Framework and in conformance with the Normal Neighborhood Plan Street Network Map.

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- a. Streets designated as Shared Streets on the Normal Neighborhood Plan Street Network Map may be alternatively developed as alleys, or multiuse paths provided the following:
 - i. Impacts to the water protection zones are minimized to the greatest extent feasible.
 - ii. Pedestrian and bicyclist connectivity, as indicated on the Normal Avenue Neighborhood Plan Pedestrian and Bicycle Network Map, is maintained or enhanced.
 - 2. Storm water management. The Normal Neighborhood Plan uses street trees, green streets, and other green infrastructure to manage storm water, protect water quality and improve watershed health. Discharge of storm water runoff must be directed into a designated green street and neighborhood storm water treatment facilities.
 - a. *Design Green Streets.* Streets designated as Green Streets within the Street Network, and as approved by the Public Works Department, shall conform to the following standards:
 - i. New streets must be developed so as to capture and treat storm water in conformance with the City of Ashland Storm Water Master Plan.
 - 3. Access Management Standards: To manage access to land uses and on-site circulation, and maintain transportation safety and operations, vehicular access must conform to the standards set forth in section 18.4.3.080, and as follows:
 - a. Automobile access to development is intended to be provided by alleys where possible consistent with the street connectivity approval standards.
 - b. Curb cuts along a Neighborhood Collector or shared street are to be limited to one per block, or one per 200 feet where established block lengths exceed 400 feet.
 - 4. Required On-Street Parking. On-street parking is a key strategy to traffic calming and is required along the Neighborhood Collector and Local Streets.
- B. Site and Building Design Standards.**
- 1. Lot and Building Orientation:
 - a. *Lot Frontage Requirements.* Lots in the Normal Neighborhood are required to have their Front Lot Line on a street or a Common Green.
 - b. *Common Green.* The *Common Green* provides access for pedestrians and bicycles to abutting properties. *Common greens* are also intended to serve as a common open space amenity for residents. The following approval criteria and standards apply to common greens:
 - i. Common Greens must include at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension.
 - 2. Cottage Housing. Cottage Housing Developments in the Normal Neighborhood shall be developed in accordance with the standards in 18.2.3.090.

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3. Conservation of Natural Areas. Development plans must preserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of streams and wetlands. In addition to the requirements of 18.3.11 Water Resources Protection Zones (Overlays), conserving natural water systems must be considered in the site design through the application of the following guidelines:
 - a. Designated stream and wetland protection areas are to be considered positive design elements and incorporated in the overall design of a given project.
 - b. Native riparian plant materials must be planted in and adjacent to the creek to enhance habitat.
 - c. Create a long-term management plan for on-site wetlands, streams, associated habitats and their buffers.

4. Storm Water Management. Storm water run-off, from building roofs, driveways, parking areas, sidewalks, and other hard surfaces must be managed through implementation of the following storm water management practices:
 - a. When required by the City Engineer, the applicant must submit hydrology and hydraulic calculations, and drainage area maps to the City, to determine the quantity of predevelopment, and estimated post-development, storm water runoff and evaluate the effectiveness of storm water management strategies. Computations must be site specific and must account for conditions such as soil type, vegetative cover, impervious areas, existing drainage patterns, flood plain areas and wetlands.
 - b. Future Peak Storm water flows and volumes shall not exceed the pre-development peak flow. The default value for pre-development peak flow is .25 CFS per acre.
 - c. Detention volume must be sized for the 25 year, 24 hour peak flow and volume.
 - d. Development must comply with one or more of following guidelines.
 - i. Implement storm water management techniques that endeavor to treat the water as close as possible to the spot where it hits the ground through infiltration, evapotranspiration or through capture and reuse techniques.
 - ii. Use on-site landscape-based water treatment methods to treat rainwater runoff from all surfaces, including parking lots, roofs, and sidewalks.
 - iii. Use pervious or semi-pervious surfaces that allow water to infiltrate soil.
 - iv. Design grading and site plans that create a system that slows the stormwater, maximizing time for cleansing and infiltration.
 - v. Maximizing the length of overland flow of storm water through bioswales and rain gardens,
 - vi. Use structural soils in those environments that support pavements and trees yet are free draining.
 - vii. Plant deep rooted native plants.

1 viii. Replace metabolically active minerals, trace elements and microorganism rich
2 compost in all soils disturbed through construction activities.

3 5. Off-Street Parking. Automobile parking, loading and circulation areas must comply with
4 the requirements of chapter 18.4.3 Parking, Access, and Circulation Standards, and as
5 follows:

6 a. Neighborhood serving commercial uses within the NN-1-3.5-C zone must
7 have parking primarily accommodated by the provision of public parking
8 areas and on-street parking spaces, and are not required to provide
9 private off-street parking or loading areas, except for residential uses
10 where one space shall be provided per residential unit.

11 6. Neighborhood Module Concept plans. The Neighborhood Module Concept plans (i.e.
12 development scenarios) are for the purpose of providing an example of developments
13 that conform to the standards, and do not constitute independent approval criteria.
14 Concept plans are attached to the end of this chapter.

15 7. Conformance with Open Space Network Plan: New developments must provide open
16 space consistent with the design concepts within the Greenway and Open Space
17 chapter of the Normal Neighborhood Plan Framework and in conformance with the
18 Normal Neighborhood Plan Open Space Network Map. The open space network will
19 be designed to support the neighborhood's distinctive character and provide passive
20 recreational opportunities where people can connect with nature, where water
21 resources are protected, and where riparian corridors and wetlands are preserved
22 and enhanced.

23 a. The application demonstrates that equal or better protection for identified
24 resources will be ensured through restoration, enhancement, and mitigation
25 measures.

26 b. The application demonstrates that connections between open spaces are created
27 and maintained providing for an interlinked system of greenways.

28 c. The application demonstrates that open spaces function to provide habitat for
29 wildlife, promote environmental quality by absorbing, storing, and releasing storm
30 water, and protect future development from flood hazards.

31 d. The application demonstrates that scenic views considered important to the
32 community are protected, and community character and quality of life are
33 preserved by buffering areas of development from one another.

34 **SECTION 13.** Section 18.3.4.070 [Open Spaces Overlay - Normal Neighborhood District] of
35 the Ashland Land Use Ordinance is hereby amended to read as follows:

36 **18.3.4.070. Open Space Area Overlay**

37 All projects containing land identified as Open Space Areas on the Normal Neighborhood Plan
38 Open Space Network Map, unless otherwise amended per section 18.3.030.C, must dedicate
39 those areas as: ~~common areas~~, public open space, common open space, or private open

1 space ~~protected by restrictive covenant~~. It is recognized that the master planning of the
2 properties as part of the Normal Neighborhood Plan imparted significant value to the land, and
3 the reservation of lands for ~~recreational~~ open space, recreation, and conservation purposes
4 is proportional to the value bestowed upon the property through the change in zoning
5 designation and future annexation.

6 **SECTION 14.** Section 18.3.5.080 [Open Spaces Zone - North Mountain Neighborhood] of the
7 Ashland Land Use Ordinance is hereby amended to read as follows:

8 **18.3.5.080 Open Spaces Zone NM-O**

9 Open ~~S~~spaces identified on the Neighborhood Plan Proposed Secondary Zoning map shall
10 be developed as part of a specific project approval. If the project is proposed to be developed in
11 phases, 50 percent of the area of the designated ~~O~~open ~~S~~space shall be developed in the first
12 phase with the remainder of the area to be developed prior to building permit issuance for 2/3 of
13 the project's units.

14 **SECTION 15.** Section 18.3.5.100 [Site Development and Design Standards - North Mountain
15 Neighborhood] of the Ashland Land Use Ordinance is hereby amended to read as follows:

16 **18.3.5.100 Site Development and Design Standards**

17 **D. Open Space and Neighborhood Focal Point.**

- 18 1. Open Space. A variety of open space types are located within the North Mountain
19 Neighborhood and each type should be designed based upon its environmental impact
20 and benefiting attributes. Open space types within the area include the Bear Creek
21 Floodplain, pocket parks, pedestrian accessways, a commercial common (plaza), and
22 street medians. Each of those types of open spaces shall be accessible to the general
23 public at all times. Development of those open spaces shall be as follows.
- 24 a. Except for pedestrian accessways and a small picnic area, use of the Bear Creek
25 Floodplain shall be kept to a minimum. No buildings shall be permitted the area
26 except for a small gazebo type structure associated with the picnic area.
 - 27 b. Whenever possible, pocket parks and pedestrian access ways shall be linked to
28 formulate a more interesting and inevitable alternative. Each should be designed
29 around natural features minimizing their impact, but increasing their appeal.
30 Developments fronting these areas are encouraged as long as vehicular access is
from an alley. See Figure 18.3.5.100.D.1.b.

31 **SECTION 16.** Section 18.3.9.040 [Review Procedures and Criteria -Performance Standards
Option and PSO Overlay] of the Ashland Land Use Ordinance is hereby amended to read as
follows:

1 **18.3.9.040 Review Procedures and Criteria**

2 **Review Steps.** There are two required steps to Performance Standards Options and PSO
3 Overlay approval, which may be completed individually or combined for concurrent review
4 pursuant to 18.3.9.040.A.

- 4 1. Application for outline plan approval.
- 5 2. Application final plan approval.

6 Permitting and guarantees for public improvements, including bonding, and the creation of
7 common areas shall follow the same procedures as for a subdivision.

8 **A. Outline Plan.** A proposed Outline Plan shall accompany applications for subdivision
9 approval under this chapter. For developments of fewer than ten lots, the Outline Plan may
10 be filed concurrently with the Final Plan, as that term is defined in 18.3.9.040.B.4. For
11 developments of ten or more lots, prior Outline Plan approval is mandatory.

- 11 1. Review Procedure. The Type II procedure in section [18.5.1.060](#) shall be used for the
12 approval of the outline plan.
- 13 2. Application Submission Requirements. The following information is required for a
14 Performance Standards Subdivision Outline Plan application submittal.
 - 15 a. A topographic map showing contour intervals of five feet.
 - 16 b. The proposed land uses and approximate locations of the existing buildings to be
17 retained, the proposed structures on the site, the proposed and existing property
18 lines and easements on the site, and existing buildings, structures, and trees greater
19 than six inches in diameter measured at breast height on the properties adjacent to
20 the site, and all buildings within 160 feet of the site boundaries.
 - 21 c. The locations of all proposed thoroughfares, walkways, and parking facilities.
 - 22 d. Public uses, including schools, parks, playgrounds, ~~open spaces~~, and trails.
 - 23 e. Public or private utilities.
 - 24 f. General areas of cuts and fill.
 - 25 g. The location of natural features such as rock outcroppings, marshes, wooded areas,
26 and isolated preservable trees.
 - 27 h. The location and direction of all watercourses and areas subject to flooding.
 - 28 **i. Proposed common and private open spaces. Private open spaces shall be**
29 **indicated if the areas are proposed as part of the required open space area for**
30 **the development in section 18.4.4.070 (i.e., eight percent of total lot area in**
open space).
 - 31 **ij.** Plans shall indicate building envelopes for all proposed lots, which show the area
and maximum height of improvements, including solar access and view protection
where required.
 - 32 **jk.** Elevations of typical proposed residential structures. Elevations should be to scale
and should include the approximate dimensions of the proposed structures and all

1 attached exterior hardware for heating and cooling.

2 **kl.** A written statement containing an explanation of:

- 3 i. The character of the proposed development and the manner in which it has been
4 designed to take advantage of the Performance Standards concept.
- 5 ii. The proposed manner of financing.
- 6 iii. The present ownership of all the land included within the development.
- 7 iv. The method proposed to maintain common ~~open~~ areas, **such as common open**
8 **space, common** buildings and private ~~thoroughfares~~ **drives and driveways**.
- 9 v. The proposed time schedule of the development.
- 10 vi. The findings of the applicant showing that the development meets the criteria set
11 forth in this ordinance and the Comprehensive Plan.

12 3. **Approval Criteria for Outline Plan.** The Planning Commission shall approve the outline
13 plan when it finds all of the following criteria have been met.

- 14 a. The development meets all applicable ordinance requirements of the City.
- 15 b. Adequate key City facilities can be provided including water, sewer, paved access to
16 and through the development, electricity, urban storm drainage, police and fire
17 protection, and adequate transportation; and that the development will not cause a
18 City facility to operate beyond capacity.
- 19 c. The existing and natural features of the land; such as wetlands, floodplain corridors,
20 ponds, large trees, rock outcroppings, etc., have been identified in the plan of the
21 development and significant features have been included in the **common** open
22 space, common areas, and unbuildable areas.
- 23 d. The development of the land will not prevent adjacent land from being developed for
24 the uses shown in the Comprehensive Plan.
- 25 e. There are adequate provisions for the maintenance of **common** open space and
26 common areas, if required or provided, and that if developments are done in phases
27 that the early phases have the same or higher ratio of amenities as proposed in the
28 entire project.
- 29 f. The proposed density meets the base and bonus density standards established
30 under this chapter.
- g. The development complies with the Street Standards.

**h. The proposed development meets the common open space standards
established under section 18.4.4.070. Common open space requirements may
be satisfied by public open space in accordance with section 18.4.4.070 if
approved by the City of Ashland.**

4. **Approval of the Outline Plan.**

- a. After the City approves an outline plan and adopts any zone change necessary for
the development, the developer may then file a final plan in phases or in its entirety.

- 1 b. If an outline plan is phased, 50 percent of the value of the ~~recreational~~
2 ~~amenities~~common open space shall be provided in the first phase and all
3 ~~recreational amenities~~common open space shall be provided when 2/3 of the
4 units are finished.

4 **B. Final Plan**

- 5 1. Review Procedure. The Type I procedure in section [18.5.1.050](#) shall be used for
6 approval of final plans, unless an outline plan has been filed concurrently, in which case
7 Type II procedure shall be used, and the criteria for approval of an outline plan shall also
8 be applied.
- 9 2. Phasing. The final plan may be filed in phases as approved on the outline plan.
- 10 3. Expiration. If the final plan or the first phase of the outline plan is not approved within 18
11 months from the date of the approval of the outline plan, then the approval of the plan is
12 terminated and void and of no effect whatsoever.
- 13 4. Application Submission Requirements. The following information is required for a
14 Performance Standards Subdivision Final Plan application submittal.
- 15 a. A topographic map showing contour intervals of five feet.
- 16 b. Location of all thoroughfares and walks, their widths and nature of their
17 improvements, and whether they are to be public or private.
- 18 c. Road cross-sections and profiles, clearly indicating the locations of final cuts and fills,
19 and road grades.
- 20 d. The location, layout, and servicing of all off-street parking areas.
- 21 e. The property boundary lines.
- 22 f. The individual lot lines of each parcel that are to be created for separate ownership.
- 23 g. The location of easements for water line, fire hydrants, sewer and storm sewer lines,
24 and the location of the electric, gas, telephone lines, telephone cable, and lighting
25 plans.
- 26 h. Landscaping and tree planting plans with the location of the existing trees and
27 shrubs which are to be retained, and the method by which they are to be preserved.
- 28 i. Common ~~open~~ areas and common and private open spaces, and the particular
29 uses intended for them. Private open spaces shall be indicated if the areas are
30 proposed as part of the required open space area for the development in
 section 18.4.4.070 (i.e., eight percent of total lot area in open space).
- j. Areas proposed to be conveyed, dedicated, reserved or used for parks, scenic ways,
 playgrounds, schools or public buildings.
- k. A plan showing the following for each existing or proposed building or structure for all
 sites except single-family, detached housing which meets the parent zone setbacks.
- i. Its location on the lot and within the Planned Unit Development.
- ii. Its intended use.

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- iii. The number of dwelling units in each residential building.
 - iv. Plans shall indicate building envelopes for all proposed lots, which show the area and maximum height of improvements, including solar access and view protection where required.
 - l. Elevations of typical proposed residential structures. Elevations should be to scale and should include the approximate dimensions of the proposed structures and all attached exterior hardware for heating and cooling.
 - m. Manner of financing.
 - n. Development time schedule.
 - o. If individual lots are to be sold, a final plat is required, similar to that required for a subdivision, per chapter [18.5.3](#) Land Divisions and Property Line Adjustments.
 - p. Final plans for location of water, sewer, drainage, electric and cable T.V. facilities, and plans for street improvements and grading or earth-moving improvements.
 - q. The location of all trees over six inches diameter at breast height, which are to be removed by the developer. Such trees are to be tagged with flagging at the time of Final Plan approval. See also, chapter [18.4.5](#) Tree Preservation and Protection.
5. Approval Criteria for Final Plan. Final Plan approval shall be granted upon finding of substantial conformance with the Outline Plan. This substantial conformance provision is intended solely to facilitate the minor modifications from one planning step to another. Substantial conformance shall exist when comparison of the outline plan with the final plan meets all of the following criteria.
- a. The number of dwelling units vary no more than ten percent of those shown on the approved outline plan, but in no case shall the number of units exceed those permitted in the outline plan.
 - b. The yard depths and distances between main buildings vary no more than ten percent of those shown on the approved outline plan, but in no case shall these distances be reduced below the minimum established within this Ordinance.
 - c. The common open spaces vary no more than ten percent of that provided on the outline plan.
 - d. The building size does not exceed the building size shown on the outline plan by more than ten percent.
 - e. The building elevations and exterior materials are in conformance with the purpose and intent of this ordinance and the approved outline plan.
 - f. That the additional standards which resulted in the awarding of bonus points in the outline plan approval have been included in the final plan with substantial detail to ensure that the performance level committed to in the outline plan will be achieved.
 - g. The development complies with the Street Standards.
 - h. Nothing in this section shall limit reduction in the number of dwelling units or increased open space provided that, if this is done for one phase, the number of

1 dwelling units shall not be transferred to another phase, nor the **common** open
2 space reduced below that permitted in the outline plan.

- 3 6. Any substantial amendment to an approved Final Plan shall follow a Type I procedure in
4 section [18.5.1.050](#) and be reviewed in accordance with the above criteria.

5 **SECTION 17.** Section 18.3.10.080 [Development Standards for Flood Plain Corridor Lands -
6 Physical and Environmental Constraints Overlay] of the Ashland Land Use Ordinance is hereby
7 amended to read as follows:

8 **18.3.10.080 Development Standards for Flood Plain Corridor Lands**

9 For all land use actions that could result in development of the Flood Plain Corridor, the
10 following is required in addition to any requirements of AMC [15.10](#).

11 **A. Standards for Fill in Flood Plain Corridor Lands.**

- 12 1. Fill shall be designed as required by the Oregon Structural Specialty Code (OSSC), and
13 Oregon Residential Specialty Code (ORSC), where applicable.
- 14 2. The toe of the fill shall be kept at least ten feet outside of floodway channels, as defined
15 in AMC [15.10](#), and the fill shall not exceed the angle of repose of the material used for
16 fill.
- 17 3. The amount of fill in the Flood Plain Corridor shall be kept to a minimum. Fill and other
18 material imported from off the lot that could displace floodwater shall be limited to the
19 following.
- 20 a. Poured concrete and other materials necessary to build permitted structures on the
21 lot.
- 22 b. Aggregate base and paving materials, and fill associated with approved public and
23 private street and driveway construction.
- 24 c. Plants and other landscaping and agricultural material.
- 25 d. A total of 50 cubic yards of other imported fill material.
- 26 e. The above limits on fill shall be measured from April 1989, and shall not exceed the
27 above amounts. These amounts are the maximum cumulative fill that can be
28 imported onto the site, regardless of the number of permits issued.
- 29 4. If additional fill is necessary beyond the permitted amounts in subsection
30 18.3.10.080.A.3, above, then fill materials must be obtained on the lot from cutting or
excavation only to the extent necessary to create an elevated site for permitted
development. All additional fill material shall be obtained from the portion of the lot in the
Flood Plain Corridor.
5. Adequate drainage shall be provided for the stability of the fill.
6. Fill to raise elevations for a building site shall be located as close to the outside edge of
the Flood Plain Corridor as feasible.

1 **B. Crossings.** A crossing of any waterway identified on the official maps adopted pursuant to
2 section [18.3.10.070](#) Official Maps (e.g., for streets, property access or utilities) must be
3 designed by an engineer. Stream crossings shall be designed to the standards of AMC
4 [15.10](#), or where no floodway has been identified, to pass a 100-year flood without any
5 increase in the upstream flood height elevation. The engineer shall consider in the design
6 the probability that the crossing will be blocked by debris in a severe flood, and
7 accommodate expected overflow. The crossing shall be at right angles to the stream
8 channel to the greatest extent possible. Fill for stream crossings shall be kept to the
9 minimum necessary to achieve property access, but is exempt from the limitations in
10 subsection 18.3.10.080.A, above.

11 **C. Elevation of Non-Residential Structures.** Non-residential structures shall be flood-proof to
12 the standards in AMC [15.10](#) to one foot above the elevation contained in the maps adopted
13 by AMC [15.10](#), or up to the elevation contained in the official maps adopted by section
14 [18.3.10.070](#) Official Maps, whichever height is greater. Where no specific elevations exist,
15 then they must be flood-proofed to an elevation of ten feet above the stream channel on
16 Ashland, Bear or Neil Creek; to five feet above the stream channel on all other Riparian
17 Preservation Creeks identified on the official maps adopted pursuant to section [18.3.10.070](#);
18 and three feet above the stream channel on all other Land Drainage Corridors identified on
19 the official maps adopted pursuant to section [18.3.10.070](#).

20 **D. Elevation of Residential Structures.** All residential structures shall be elevated so that the
21 lowest habitable floor shall be raised to one foot above the elevation contained in the maps
22 adopted in AMC [15.10](#), or to the elevation contained in the official maps adopted pursuant to
23 section [18.3.10.070](#) Official Maps, whichever height is greater. Where no specific elevations
24 exist, then they must be constructed at an elevation of ten feet above the stream channel on
25 Ashland, Bear, or Neil Creek; to five feet above the stream channel on all other Riparian
26 Preservation Creeks identified on the official maps adopted pursuant to section [18.3.10.070](#);
27 and three feet above the stream channel on all other Land Drainage Corridors identified on
28 the official maps adopted pursuant to section [18.3.10.070](#), or one foot above visible
29 evidence of high flood water flow, whichever is greater. An engineer or surveyor shall certify
30 the elevation of the finished lowest habitable floor prior to issuance of a certificate of
occupancy for the structure.

E. Structure Placement. To the maximum extent feasible, structures shall be placed on other
than Flood Plain Corridor Lands. In the case where development is permitted in the Flood
Plain Corridor area, then development shall be limited to that area which would have the
shallowest flooding.

F. Residential Structure Placement. Existing lots with buildable land outside the Flood Plain
Corridor shall locate all residential structures outside the Corridor Land, unless 50 percent or
more of the lot is within the Flood Plain Corridor. For residential uses proposed for existing
lots that have more than 50 percent of the lot in Corridor Land, structures may be located on
that portion of the Flood Plain Corridor that is two feet or less below the flood elevations on
the official maps, but in no case closer than 20 feet to the channel of a Riparian
Preservation Creek identified on the official maps adopted pursuant to section [18.3.10.070](#).
Construction shall be subject to the requirements in subsection 18.3.10.080.D, above.

G. New Non-Residential Structures. New non-residential uses may be located on that portion

1 of Flood Plain Corridor Lands that equal to or above the flood elevations on the official maps
2 adopted in section [18.3.10.070](#) Official Maps. Second story construction may be
3 cantilevered or supported by pillars that will have minimal impact on the flow of floodwaters
4 over the Flood Plain Corridor for a distance of 20 feet if it does not impact riparian
5 vegetation, and the clearance from finished grade is at least ten feet in height. The finished
6 floor elevation may not be more than two feet below the flood corridor elevations.

7 **H. Building Envelopes.** All lots modified by property line adjustments, and new lots created
8 from areas containing Flood Plain Corridor Land, must have building envelopes containing
9 buildable area of a sufficient size to accommodate the uses permitted in the underlying zone,
10 unless the action is **for to provide** open space or **for** conservation purposes. This section
11 shall apply even if the effect is to prohibit further division of lots that are larger than the
12 minimum size permitted in the zoning ordinance.

13 **I. Basements.**

- 14 1. Habitable basements are not permitted for new or existing structures or additions located
15 within the Flood Plain Corridor.
- 16 2. Non-habitable basements, used for storage, parking, and similar uses are permitted for
17 residential structures but must be flood-proofed to the standards of AMC [15.10](#).

18 **J. Hazardous Chemicals.** Storage of petroleum products, pesticides, or other hazardous or
19 toxic chemicals is not permitted in Flood Plain Corridor Lands.

20 **K. Fences.** Fences shall be located and constructed in accordance with subsection
21 [18.3.11.050](#).B.3. Fences shall not be constructed across any waterway or stream identified
22 on the official maps adopted pursuant to section [18.3.10.070](#) Official Maps. Fences shall not
23 be constructed within any designated floodway.

24 **L. Decks and Other Structures.** Decks and structures other than buildings, if constructed on
25 Flood Plain Corridor Lands and at or below the levels specified in subsections
26 [18.3.10.080](#).C and D, shall be flood-proofed to the standards contained in AMC [15.10](#).

27 **M. Local Streets and Utilities.** Local streets and utility connections to developments in and
28 adjacent to the Flood Plain Corridor shall be located outside of the Flood Plain Corridor,
29 except for crossing the Corridor, except as provided for in chapter [18.3.11](#) Water Resources
30 Overlay, or in the Flood Plain Corridor as outlined below.

1. Public street construction may be allowed within the Bear Creek Flood Plain Corridor as
part of development following the adopted North Mountain Neighborhood Plan. This
exception shall only be permitted for that section of the Bear Creek Flood Plain Corridor
between North Mountain Avenue and the Nevada Street right-of-way. The new street
shall be constructed in the general location as indicated on the neighborhood plan map,
and in the area generally described as having the shallowest potential for flooding within
the corridor.
2. Proposed development that is not in accord with the North Mountain Neighborhood Plan
shall not be permitted to utilize this exception.

1 **SECTION 18.** Section 18.3.10.090 [Development Standards for Hillside Lands - Physical and
2 Environmental Constraints Overlay] of the Ashland Land Use Ordinance is hereby amended to
3 read as follows:

4 **18.3.10.090 Development Standards for Hillside Lands**

5 It is the purpose of the Development Standards for Hillside Lands to provide supplementary
6 development regulations to underlying zones to ensure that development occurs in such a
7 manner as to protect the natural and topographic character and identity of these areas,
8 environmental resources, the aesthetic qualities and restorative value of lands, and the public
9 health, safety, and general welfare by insuring that development does not create soil erosion,
10 sedimentation of lower slopes, slide damage, flooding problems, and severe cutting or scarring.
11 It is the intent of these development standards to encourage a sensitive form of development
12 and to allow for a reasonable use that complements the natural and visual character of the City.

13 **A. General Requirements.** The following general requirements shall apply in Hillside Lands.

- 14 1. **Buildable Area.** All development shall occur on lands defined as having buildable area.
15 Slopes greater than 35 percent shall be considered unbuildable except as allowed
16 below. Exceptions may be granted to this requirement only as provided in subsection
17 18.3.10.090.H.
 - 18 a. Existing parcels without adequate buildable area less than or equal to 35 percent
19 shall be considered buildable for one unit.
 - 20 b. Existing parcels without adequate buildable area less than or equal to 35 percent
21 cannot be subdivided or partitioned.
- 22 2. **Building Envelope.** All newly created lots either by subdivision or partition shall contain a
23 building envelope with a slope of 35 percent or less.
- 24 3. **New Streets and Driveways.** New streets, flag drives, and driveways shall be
25 constructed on lands of less than or equal to 35 percent slope with the following
26 exceptions.
 - 27 a. The street is indicated on the Street Dedication map.
 - 28 b. The portion of the street, flag drive, or driveway on land greater than 35 percent
29 slope does not exceed a length of 100 feet.
- 30 4. **Geotechnical Studies.** For all applications on Hillside Lands involving subdivisions or
partitions, the following additional information is required: A geotechnical study prepared
by a geotechnical expert indicating that the site is stable for the proposed use and
development. The study shall include the following information.
 - a. Index map.
 - b. Project description to include location, topography, drainage, vegetation, discussion
of previous work and discussion of field exploration methods.
 - c. Site geology, based on a surficial survey, to include site geologic maps, description
of bedrock and surficial materials, including artificial fill, locations of any faults, folds,
etc., and structural data including bedding, jointing and shear zones, soil depth, and

1 soil structure.

2 d. Discussion of any off-site geologic conditions that may pose a potential hazard to the
3 site, or that may be affected by on-site development.

4 e. Suitability of site for proposed development from a geologic standpoint.

5 f. Specific recommendations for cut and fill slope stability, seepage and drainage
6 control, or other design criteria to mitigate geologic hazards.

7 g. If deemed necessary by the engineer or geologist to establish whether an area to be
8 affected by the proposed development is stable, additional studies and supportive
9 data shall include cross-sections showing subsurface structure, graphic logs with
10 subsurface exploration, results of laboratory test and references.

11 h. Signature and registration number of the engineer and/or geologist.

12 i. Additional information or analyses as necessary to evaluate the site.

13 j. Inspection schedule for the project as required in 18.3.10.090.B.9.

14 k. Location of all irrigation canals and major irrigation pipelines.

15 **B. Hillside Grading and Erosion Control.** All development on lands classified as Hillside shall
16 provide plans conforming to the following items.

17 1. All grading, retaining wall design, drainage, and erosion control plans for development
18 on Hillside Lands shall be designed by a geotechnical expert. All cuts, grading or fills
19 shall conform to the International Building Code and be consistent with the provisions of
20 this ordinance. Erosion control measures on the development site shall be required to
21 minimize the solids in runoff from disturbed areas.

22 2. Timing of Improvements. For development other than single family homes on individual
23 lots, all grading, drainage improvements, or other land disturbances shall only occur
24 from May 1 to October 31. Excavation shall not occur during the remaining wet months
25 of the year. Erosion control measures shall be installed and functional by October 31. Up
26 to 30 day modifications to the October 31 date, and 45 day modification to the May 1
27 date may be made by the Planning Director, based upon weather conditions and in
28 consultation with the project geotechnical expert. The modification of dates shall be the
29 minimum necessary, based upon evidence provided by the applicant, to accomplish the
30 necessary project goals.

3. Retention in natural state. On all projects on Hillside Lands involving partitions and
subdivisions, and existing lots with an area greater than one-half acre, an area equal to
25 percent of the total project area, plus the percentage figure of the average slope of
the total project area, shall be retained in a natural state. Lands to be retained in a
natural state shall be protected from damage through the use of temporary construction
fencing or the functional equivalent. For example, on a 25,000 square foot lot with an
average slope of 29 percent, $25\%+29\%=54\%$ of the total lot area shall be retained in a
natural state. The retention in a natural state of areas greater than the minimum
percentage required here is encouraged.

4. Grading - Cuts. On all cut slopes on areas classified as Hillside Lands, the following
standards shall apply.

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- a. Cut slope angles shall be determined in relationship to the type of materials of which they are composed. Where the soil permits, limit the total area exposed to precipitation and erosion. Steep cut slopes shall be retained with stacked rock, retaining walls, or functional equivalent to control erosion and provide slope stability when necessary. Where cut slopes are required to be laid back (1:1 or less steep), the slope shall be protected with erosion control getting or structural equivalent installed per manufacturers specifications, and revegetated.
- b. Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The top of cut slopes not utilizing structural retaining walls shall be located a minimum setback of one-half the height of the cut slope from the nearest property line. See Figure 18.3.10.090.B.4.b.

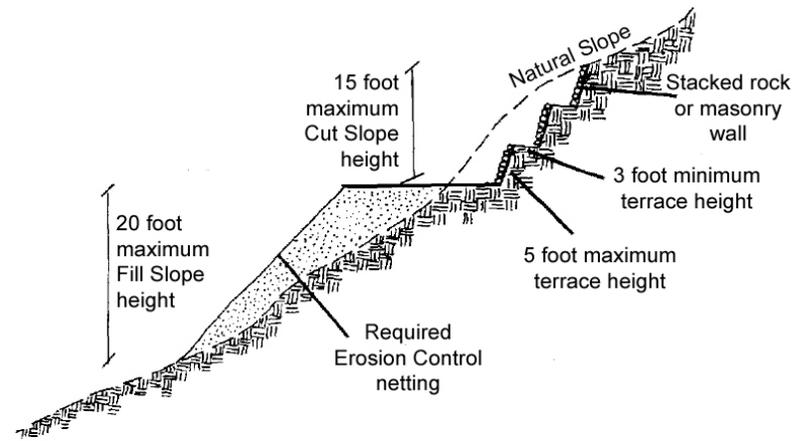
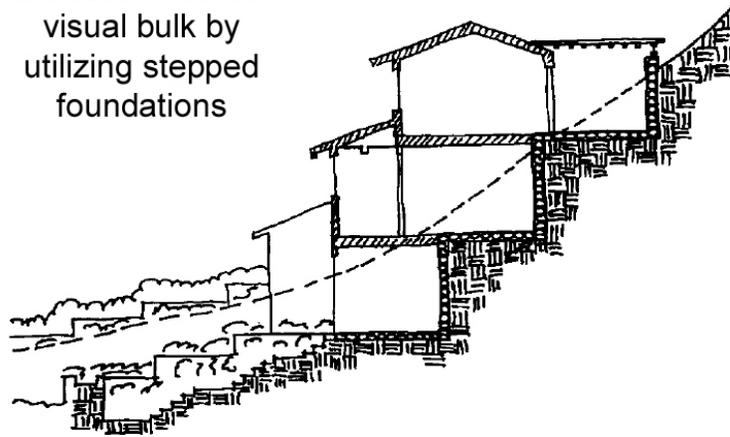


Figure 18.3.10.090.B.4.b
Cut and Fill Slopes

- c. Cut slopes for structure foundations which reduce the effective visual bulk, such as split pad or stepped footings, shall be exempted from the height limitations of this section. See Figure 18.3.10.090.B.c.

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2 Reduce effective
3 visual bulk by
4 utilizing stepped
5 foundations



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11 **Figure 18.3.10.090.B.4.c**
Stepped Foundations

- 12 d. Revegetation of cut slope terraces shall include the provision of a planting plan,
13 introduction of top soil where necessary, and the use of irrigation if necessary. The
14 vegetation used for these areas shall be native, or species similar in resource value
15 to native plants, which will survive, help reduce the visual impact of the cut slope,
16 and assist in providing long term slope stabilization. Trees, bush-type plantings, and
17 cascading vine-type plantings may be appropriate.
- 18 5. Grading - Fill. On all fill slopes on lands classified as Hillside Lands, the following
19 standards shall apply.
- 20 a. Fill slopes shall not exceed a total vertical height of 20 feet. The toe of the fill slope
21 area not utilizing structural retaining shall be a minimum of six feet from the nearest
22 property line.
- 23 b. Fill slopes shall be protected with an erosion control netting, blanket or functional
24 equivalent. Netting or blankets shall only be used in conjunction with an organic
25 mulch such as straw or wood fiber. The blanket must be applied so that it is in
26 complete contact with the soil so that erosion does not occur beneath it. Erosion
27 netting or blankets shall be securely anchored to the slope in accordance with
28 manufacturer's recommendations.
- 29 c. Whenever possible, utilities shall not be located or installed on or in fill slopes. When
30 determined that it necessary to install utilities on fill slopes, all plans shall be
designed by a geotechnical expert.
- d. Revegetation of fill slopes shall utilize native vegetation or vegetation similar in
resource value and which will survive and stabilize the surface. Irrigation may be
provided to ensure growth if necessary. Evidence shall be required indicating long-
term viability of the proposed vegetation for the purposes of erosion control on
disturbed areas.
6. Revegetation Requirements. Where required by this chapter, all required revegetation of
cut and fill slopes shall be installed prior to the issuance of a certificate of occupancy,

signature of a required survey plat, or other time as determined by the hearing authority. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.

7. Maintenance, Security, and Penalties for Erosion Control Measures.

- a. *Maintenance.* All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed, including public rights-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance of measures.
- b. *Security.* Except for individual lots existing prior to January 1, 1998, after an Erosion Control Plan is approved by the hearing authority and prior to construction, the applicant shall provide a performance bond or other financial guarantees in the amount of 120 percent of the value of the erosion control measures necessary to stabilize the site. Any financial guarantee instrument proposed, other than a performance bond, shall be approved by the City Attorney. The financial guarantee instrument shall be in effect for a period of at least one year, and shall be released when the Community Development Director and Public Works Director determine, jointly, that the site has been stabilized. All or a portion of the security retained by the City may be withheld for a period up to five years beyond the one year maintenance period if it has been determined by the City that the site has not been sufficiently stabilized against erosion.

8. Site Grading. The grading of a site on Hillside Lands shall be reviewed considering the following factors.

- a. No terracing shall be allowed except for the purposes of developing a level building pad and for providing vehicular access to the pad.
- b. Avoid hazardous or unstable portions of the site.
- c. Avoid hazardous or unstable portions of the site.
- d. Building pads should be of minimum size to accommodate the structure and a reasonable amount of yard space. Pads for tennis courts, swimming pools and large lawns are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope.

9. Inspections and Final Report. Prior to the acceptance of a subdivision by the City, signature of the final survey plat on partitions, or issuance of a certificate of occupancy for individual structures, the project geotechnical expert shall provide a final report indicating that the approved grading, drainage, and erosion control measures were installed as per the approved plans, and that all scheduled inspections, as per 18.3.10.090.A.4.j were conducted by the project geotechnical expert periodically throughout the project.

C. Surface and Groundwater Drainage. All development on Hillside Lands shall conform to the following standards.

- 1. All facilities for the collection of stormwater runoff shall be constructed on the site and

1 according to the following requirements:

- 2 a. Stormwater facilities shall include storm drain systems associated with street
3 construction, facilities for accommodating drainage from driveways, parking areas
4 and other impervious surfaces, and roof drainage systems.
- 5 b. Stormwater facilities, when part of the overall site improvements, shall be, to the
6 greatest extent feasible, the first improvements constructed on the development site.
- 7 c. Stormwater facilities shall be designed to divert surface water away from cut faces or
8 sloping surfaces of a fill.
- 9 d. Existing natural drainage systems shall be utilized, as much as possible, in their
10 natural state, recognizing the erosion potential from increased storm drainage.
- 11 e. Flow-retarding devices, such as detention ponds and recharge berms, shall be used
12 where practical to minimize increases in runoff volume and peak flow rate due to
13 development. Each facility shall consider the needs for an emergency overflow
14 system to safely carry any overflow water to an acceptable disposal point.
- 15 f. Stormwater facilities shall be designed, constructed and maintained in a manner that
16 will avoid erosion on-site and to adjacent and downstream properties.
- 17 g. Alternate stormwater systems, such as dry well systems, detention ponds, and leach
18 fields, shall be designed by a registered engineer or geotechnical expert and
19 approved by the Public Works Department or Building Official.

20 **D. Tree Conservation, Protection and Removal.** All development on Hillside Lands shall
21 conform to the following requirements.

- 22 1. Inventory of Existing Trees. A tree survey at the same scale as the project site plan shall
23 be prepared, which locates all trees greater than six inches diameter at breast height
24 (DBH) identified by DBH, species, approximate extent of tree canopy. In addition, for
25 areas proposed to be disturbed, existing tree base elevations shall be provided. Dead or
26 diseased trees shall be identified. Groups of trees in close proximity (i.e., those within
27 five feet of each other) may be designated as a clump of trees, with the predominant
28 species, estimated number and average diameter indicated. All tree surveys shall have
29 an accuracy of plus or minus two feet. The name, signature, and address of the site
30 surveyor responsible for the accuracy of the survey shall be provided on the tree survey.
Portions of the lot or project area not to be disturbed by development need not be
included in the inventory.
- 2. Evaluation of Suitability for Conservation. All trees indicated on the inventory of existing
trees shall also be identified as to their suitability for conservation. When required by the
hearing authority, the evaluation shall be conducted by a landscape professional. The
following factors shall be included in this determination.
 - a. *Tree Health.* Healthy trees can better withstand the rigors of development than non-
vigorous trees.
 - b. *Tree Structure.* Trees with severe decay or substantial defects are more likely to
result in damage to people and property.
 - c. *Species.* Species vary in their ability to tolerate impacts and damage to their

environment.

d. *Longevity*. Potential longevity.

e. *Variety*. A variety of native tree species and ages.

f. *Size*. Large trees provide a greater protection for erosion and shade than smaller trees.

3. Tree Conservation in Project Design. Significant conifer trees having a trunk 18 caliper inches or larger in diameter at breast height (DBH), and broadleaf trees having a trunk 12 caliper inches or larger in diameter at breast height (DBH), shall be protected and incorporated into the project design whenever possible.

a. Streets, driveways, buildings, utilities, parking areas, and other site disturbances shall be located such that the maximum number of existing trees on the site are preserved, while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands. See Figure 18.3.10.090.D.3.a.

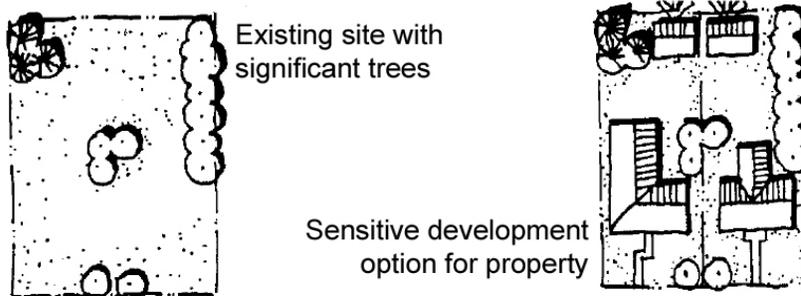


Figure 18.3.10.090.D.3.a
Site Planning for Tree Preservation

b. Building envelopes shall be located and sized to preserve the maximum number of trees on site while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.

c. Layout of the project site utility and grading plan shall avoid disturbance of tree protection areas.

4. Tree Protection. On all properties where trees are required to be preserved during the course of development, the developer shall follow the following tree protection standards.

a. All trees designated for conservation shall be clearly marked on the project site. Prior to the start of any clearing, stripping, stockpiling, trenching, grading, compaction, paving or change in ground elevation, the applicant shall install tree protection fencing in accordance with 18.4.5.030.C. Prior to any construction activity, the shall be inspected pursuant to section 18.4.5.030.D.

b. Construction site activities, including but not limited to parking, material storage, soil compaction, and concrete washout, shall be arranged so as to prevent disturbances within tree protection areas.

c. No grading, stripping, compaction, or significant change in ground elevation shall be

1 permitted within the drip line of trees designated for conservation unless indicated on
2 the grading plans, as approved by the City, and landscape professional. If grading or
3 construction is approved within the drip-line, a landscape professional may be
4 required to be present during grading operations, and shall have authority to require
5 protective measures to protect the roots.

- 6 d. Changes in soil hydrology and site drainage within tree protection areas shall be
7 minimized. Excessive site run-off shall be directed to appropriate storm drain
8 facilities and away from trees designated for conservation.
- 9 e. Should encroachment into a tree protection area occur which causes irreparable
10 damage, as determined by a landscape professional, to trees, the project plan shall
11 be revised to compensate for the loss. Under no circumstances shall the developer
12 be relieved of responsibility for compliance with the provisions of this chapter.

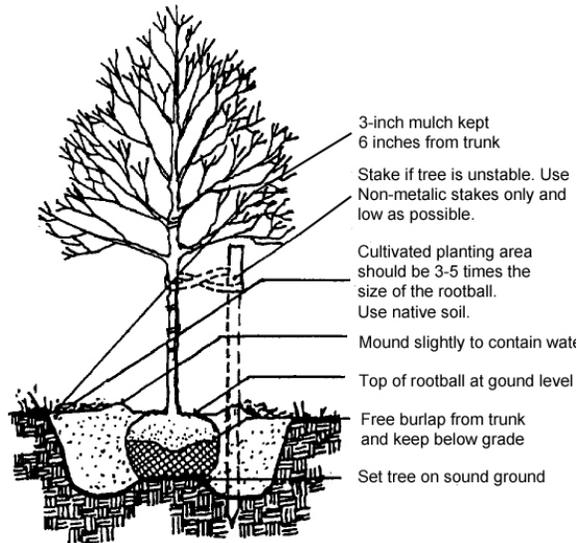
13 5. Tree Removal. Development shall be designed to preserve the maximum number of
14 trees on a site. The development shall follow the standards for fuel reduction if the
15 development is located in Wildfire Lands. When justified by findings of fact, the hearing
16 authority may approve the removal of trees for one or more of the following conditions.

- 17 a. The tree is located within the building envelope.
- 18 b. The tree is located within a proposed street, driveway, or parking area.
- 19 c. The tree is located within a water, sewer, or other public utility easement.
- 20 d. The tree is determined by a landscape professional to be dead or diseased, or it
21 constitutes an unacceptable hazard to life or property when evaluated by the
22 standards in 18.3.10.090.D.2.
- 23 e. The tree is located within or adjacent to areas of cuts or fills that are deemed
24 threatening to the life of the tree, as determined by a landscape professional.
- 25 f. The tree is identified for removal as part of an approved fire prevention and control
26 plan per section 18.3.10.100.A, or with the exception of significant trees the tree
27 removal is recommended by the Fire Code Official, and approved by the Staff
28 Advisor, as part of a comprehensive fuels reduction strategy to implement a General
29 Fuel Modification Area consistent with 18.3.10.100 B.

30 6. Tree Replacement. Trees approved for removal, with the exception of trees removed
because they were determined to be diseased, dead, a hazard, or to comply with
General Fuel Modification Area requirements, shall be replaced in compliance with the
following standards.

- a. Replacement trees shall be indicated on a tree replanting plan. The replanting plan
shall include all locations for replacement trees, and shall also indicate tree planting
details.
- b. Replacement trees shall be planted such that the trees will in time result in canopy
equal to or greater than the tree canopy present prior to development of the property.
See Figure 18.3.10.090.D.6.b. The canopy shall be designed to mitigate of the
impact of paved and developed areas, reduce surface erosion, and increase slope

1 stability. Replacement tree locations shall consider impact on the wildfire prevention
2 and control plan. The hearing authority shall have the discretion to adjust the
3 proposed replacement tree canopy based upon site-specific evidence and testimony.



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14 **Figure 18.3.10.090.D.6.b**
15 **Tree Planting Guideline**

- 16 c. Maintenance of replacement trees shall be the responsibility of the property owner.
17 Required replacement trees shall be continuously maintained in a healthy manner.
18 Trees that die within the first five years after initial planting must be replaced in kind,
19 after which a new five-year replacement period shall begin. Replanting must occur
20 within 30 days of notification unless otherwise noted.

21 **7. Enforcement.**

- 22 a. All tree removal shall be done in accord with the approved tree removal and
23 replacement plan. No trees designated for conservation shall be removed without
24 prior approval of the City.
- 25 b. Should the developer or developer's agent remove or destroy any tree that has been
26 designated for conservation, the developer may be fined up to three times the
27 current appraised value of the replacement trees and cost of replacement or up to
28 three times the current market value, as established by a professional arborist,
29 whichever is greater.
- 30 c. Should the developer or developer's agent damage any tree that has been
designated for protection and conservation, the developer shall be penalized \$50.00
per scar. If necessary, a professional arborist's report, prepared at the developer's
expense, may be required to determine the extent of the damage. Should the
damage result in loss of appraised value greater than determined above, the higher
of the two values shall be used.

E. Building Location and Design Standards. All buildings and buildable areas proposed for
Hillside Lands shall be designed and constructed in compliance with the following

standards.

1. **Building Envelopes.** All newly created lots, either by subdivision or partition, shall contain building envelopes conforming to the following standards.
 - a. The building envelope shall contain a buildable area with a slope of 35 percent or less. See Figure 18.3.10.090.E.1.a.

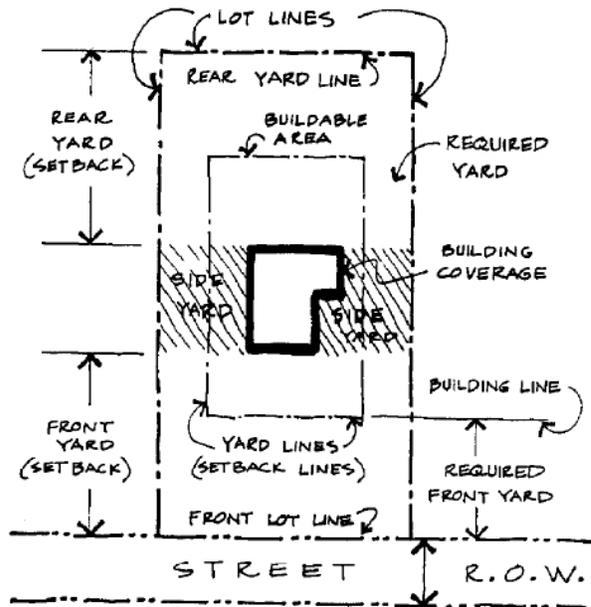


Figure 18.3.10.090.E.1.a
Buildable Area

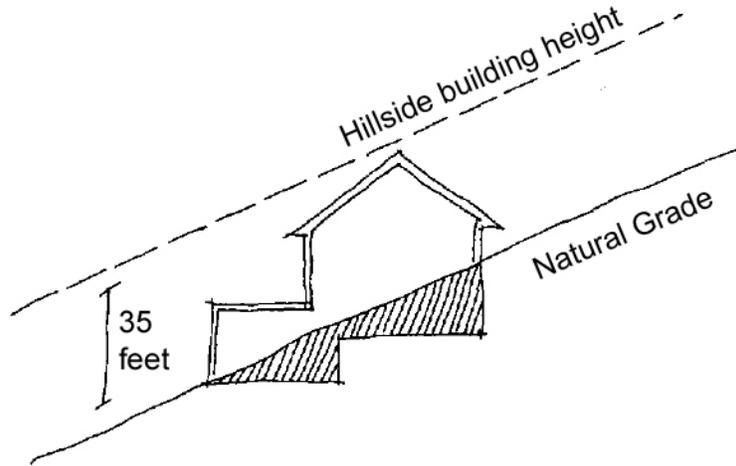
- b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in 18.3.10.090.B.3.
- c. Building envelopes shall be designed and located to maximize tree conservation as required in 18.3.10.090.D.3 while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
- d. It is recommended that building envelope locations should be located to avoid ridgeline exposures, and designed such that the roofline of a building within the envelope does not project above the ridgeline as illustrated in Figure 18.3.10.090.E.1.d.

Retention of hillside character
and natural slope by
avoiding ridgeline
locations

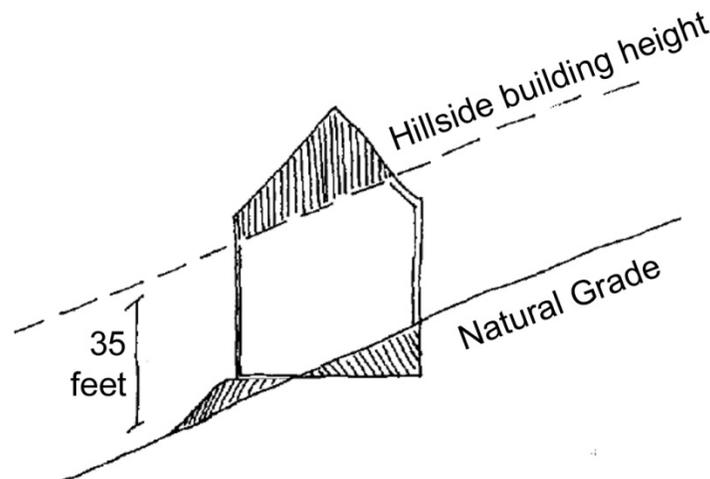


Figure 18.3.10.090.E.1.d.

- 1 2. Building Design. To reduce hillside disturbance through the use of slope responsive
2 design techniques, buildings on Hillside Lands, excepting those lands within the
3 designated Historic District, shall incorporate the following into the building design and
4 indicate features on required building permits.
5 a. The height of all structures shall be measured vertically from the natural grade to the
6 uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature
7 perpendicular to that grade. Maximum hillside building height shall be 35 feet. See
8 Figure 18.3.10.090.E.2.a.i and Figure 18.3.10.090.E.2.a.ii



16 **Figure 18.3.10.090.E.2.a.i**
17 **Hillside Building Height/Permitted**



28 **Figure 18.3.10.090.E.2.a.ii**
29 **Hillside Building Height/Not Permitted**

- 30 b. Cut buildings into hillsides to reduce effective visual bulk.
i. Split pad or stepped footings shall be incorporated into building design to allow
the structure to more closely follow the slope.

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- ii. Reduce building mass by utilizing below grade rooms cut into the natural slope.
- c. A building step back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. See Figure 18.3.10.090.E.2.c.

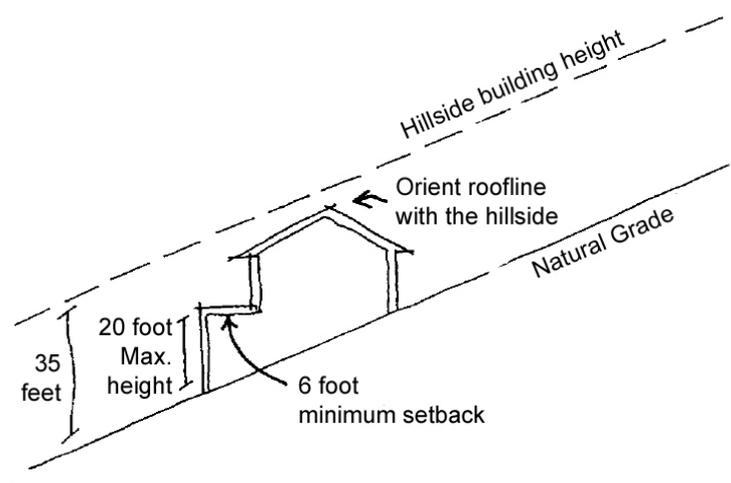


Figure 18.3.10.090.E.2.c
Downhill Building Step Back

- d. Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet. See Figure 18.3.10.090.E.2.d.

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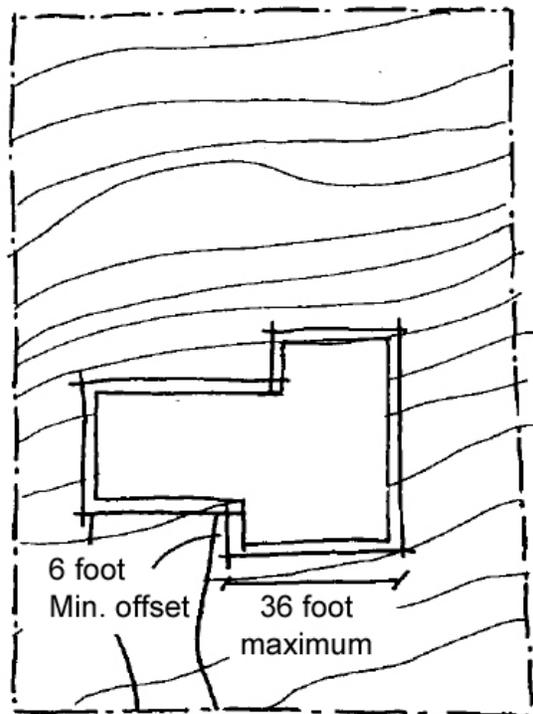


Figure 18.3.10.090.E.2.d
Horizontal Offsets

- e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables may be permitted. See Figure 18.3.10.090.E.2.c.
 - f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.
 - g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.
- F.** All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.
- G.** All newly created lots or lots modified by a lot line adjustment must include building envelopes containing a buildable area less than 35 percent slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is **for to provide** open space or **for** conservation purposes
- H. Exception to the Development Standards for Hillside Lands.** An exception under this section is not subject to the variance requirements of chapter 18.5.5 Variances. An application for an exception is subject to the Type I procedure in section 18.5.1.050 and may

1 be granted with respect to the development standards for Hillside Lands if the proposal
2 meets all of the following criteria.

- 3 1. There is demonstrable difficulty in meeting the specific requirements of this chapter due
4 to a unique or unusual aspect of the site or proposed use of the site.
- 5 2. The exception will result in equal or greater protection of the resources protected under
6 this chapter.
- 7 3. The exception is the minimum necessary to alleviate the difficulty.
- 8 4. The exception is consistent with the stated Purpose and Intent of chapter 18.3.10
9 Physical and Environmental Constraints Overlay chapter and section 18.3.10.090
10 Development Standards for Hillside Lands.

11 **SECTION 19.** Section 18.3.11.060 [Limited Activities and Uses - Water Resources Protection
12 Zones (Overlays)] of the Ashland Land Use Ordinance is hereby amended to read as follows:

13 **18.3.11.060 Limited Activities and Uses**

14 The following activities and uses within Water Resource Protection Zones are allowed provided
15 the activities or uses comply with the review procedure and approval standards set forth in
16 subsection 18.3.11.060.D.

17 **A. Limited Activities and Uses within Water Resource Protection Zones.**

- 18 1. Use of Power-assisted Equipment or Machinery. Use of power-assisted equipment or
19 machinery for vegetation maintenance unless otherwise exempted in subsection
20 [18.3.11.050.A.1.h](#).
- 21 2. Multi-Year Maintenance Plans. Multi-year maintenance plans may be authorized as
22 follows for existing areas or storm water treatment facilities in Water Resource
23 Protection Zones which do not have a previously approved management plans.
 - 24 a. *Publicly and Commonly Owned Properties.* The routine restoration and enhancement
25 of publicly and commonly owned properties such as ~~public~~-parks and ~~private~~
26 **common** open spaces.
 - 27 b. *Storm Water Treatment Facilities.* The ongoing routine maintenance of storm water
28 treatment facilities such as detention ponds or sediment traps, vegetated swales,
29 and constructed wetlands in order to maintain flow and prevent flooding. Routine
30 maintenance of storm water treatment facilities in accordance with an approved
management plan is exempted as outline in subsection [18.3.11.050.A.2.c](#).
- 31 3. Building, Paving, and Grading Activities. Permanent alteration of Water Resource
Protection Zones by grading or by the placement of structures, fill or impervious surfaces
may be authorized as follows.
 - a. *New Public Access and Utilities.* The location and construction of public streets,
bridges, trails, multi-use path connections, and utilities deemed necessary to
maintain a functional system and upon finding that no other reasonable, alternate
location outside the Water Resource Protection Zone exists. This ordinance, the

1 Comprehensive Plan, Transportation System Plan, adopted utility master plans, and
2 other adopted documents shall guide this determination.

- 3 b. *New Private Access and Utilities.* The location and construction of private streets,
4 driveways, and utilities to provide a means of access to an otherwise inaccessible or
5 landlocked property where no other reasonable, alternate location outside the Water
6 Resource Protection Zone exists.
- 7 c. *Storm Water Treatment Facility Installation.* Installation of public and private storm
8 water treatment facilities such as detention ponds or sediment traps, vegetated
9 swales, and constructed wetlands.
- 10 d. *Replacement of Nonconforming Accessory Structures in Residential Districts and*
11 *Replacement of Nonconforming Structures in Non-Residential Zoning Districts and*
12 *Outside Historic Districts.* Replacement of nonconforming structures located within or
13 partially within the original building footprint, except those nonconforming primary
14 structures exempted in subsection 18.3.11.050.A.3, provided replacement does not
15 disturb additional surface area within the Water Resource Protection Zone.

12 **B. Additional Limited Activities and Uses within Stream Bank Protection Zones.**

- 13 1. Stream Restoration and Enhancement. Restoration and enhancement projects resulting
14 in a net gain in stream bank corridor functions unless otherwise exempted in subsection
15 18.3.11.050.B.2. Restoration and enhancement activities not otherwise associated with
16 development involving building, grading or paving are encouraged, and planning
17 application fees associated with reviewing these activities for compliance with applicable
18 land use standards may be waived by the Staff Advisor.
- 19 2. Driveway and Street Maintenance and Paving. Maintenance, paving, and reconstruction
20 of existing public and private streets and driveways if work disturbs more total surface
21 area than the area inside the street right-of-way or access easement and an additional
22 five percent surface area of the street right-of-way or access easement outside of the
23 right-of-way or easement. Public streets shall be located in public right-of-way or a public
24 easement.
- 25 3. Public Facility Paving and Reconstruction. Paving and reconstruction of public parking
26 areas and walkways if additional surface area in the Stream Bank Protection Zone is not
27 disturbed, the public facilities are deemed necessary to maintain a functional system and
28 upon finding that no other reasonable alternate location outside the Water Resource
29 Protection Zone exists.
- 30 4. Public Utility Maintenance and Replacement. Routine maintenance and replacement of
existing public utilities and irrigation pumps if work disturbs more total surface area than
the area inside the public utility easement and an additional five percent surface area of
the public utility easement outside of the public utility easement.
5. Erosion Control. Erosion control and stream bank stabilization measures that have been
approved by the Oregon Department of State Lands (DSL), the U.S. Army Corps of
Engineers, or other state or federal regulatory agencies, and that utilize non-structural
bio-engineering methods.
6. Storm Water Outfall. Construction of a storm water outfall discharging treated storm

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water from an adjacent developed area provided that the discharge meets local, state, and federal water quality regulations.

- 7. Bridges. The installation of a bridge or similar, bottomless crossing structure for the purpose of constructing a public or private street, bicycle or pedestrian crossing, as well as to provide a means of access to an otherwise inaccessible or landlocked property.
- 8. Flood Control Measures. Installation or expansion of structural flood control measures, including but not limited to concrete retaining walls, gabions, gravity blocks, etc., shall generally be prohibited, but approved only if demonstrated that less-invasive, non-structural methods will not adequately meet the stabilization or flood control needs.

C. Additional Limited Activities and Uses within Wetland Protection Zones.

- 1. Wetland Restoration and Enhancement. Wetland restoration and enhancement projects resulting in a net gain in wetland functions. Wetland restoration and enhancement activities not otherwise associated with development involving building, grading or paving are encouraged, and planning application fees associated with reviewing these activities for compliance with applicable land use standards may be waived by the Staff Advisor.
- 2. Driveway and Street Maintenance and Paving. Maintenance, paving, and reconstruction of existing public and private streets and driveways. Public streets shall be located in public right-of-way or public easement.
- 3. Public and Private Utility Maintenance and Replacement. Routine maintenance and replacement of existing public and private utilities that disturb lands within the Wetland Protection Zone.

D. Limited Activities and Uses Permit. All Limited Activities and Uses described in section 18.3.11.060 shall be subject to a Type I procedure in section 18.5.1.050. An application for a Limited Activities and Uses Permit shall be approved if the proposal meets all of the following criteria.

- 1. All activities shall be located as far away from streams and wetlands as practicable, designed to minimize intrusion into the Water Resources Protection Zone and disturb as little of the surface area of the Water Resource Protection Zone as practicable.
- 2. The proposed activity shall be designed, located and constructed to minimize excavation, grading, area of impervious surfaces, loss of native vegetation, erosion, and other adverse impacts on Water Resources.
- 3. On stream beds or banks within the bank full stage, in wetlands, and on slopes of 25 percent or greater in a Water Resource Protection Zone, excavation, grading, installation of impervious surfaces, and removal of native vegetation shall be avoided except where no practicable alternative exists, or where necessary to construct public facilities or to ensure slope stability.
- 4. Water, storm drain, and sewer systems shall be designed, located and constructed to avoid exposure to floodwaters, and to avoid accidental discharges to streams and wetlands.
- 5. Stream channel repair and enhancement, riparian habitat restoration and enhancement,

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and wetland restoration and enhancement will be restored through the implementation of a mitigation plan prepared in accordance with the standards and requirements in section 18.3.11.110 Mitigation Requirements.

- 6. Long term conservation, management and maintenance of the Water Resource Protection Zone shall be ensured through preparation and recordation of a management plan as described in subsection 18.3.11.110.C, except a management plan is not required for residentially zoned lots occupied only by a single-family dwelling and accessory structures.

SECTION 20. Section 18.3.11.090 [Approval Standards for Land Divisions and Property Line Adjustments - Water Resources Protection Zones (Overlays)] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.3.11.090 Approval Standards for Land Divisions and Property Line Adjustments

Planning actions and procedures containing Water Resource Protection Zones and involving the division of land or property line adjustments shall comply with the following provisions and shall include the plan requirements in subsection 18.3.11.100.A.3.

- A. Building Envelope Established.** Each lot shall contain a building envelope outside the Water Resource Protection Zone of sufficient size to permit the establishment of the use and associated accessory uses.
- B. Conservation Area.** Performance Standards Option Subdivision, Subdivision, Partition, and Site Design Review applications shall include the Water Resource Protection Zone within a conservation easement or recorded development restriction, which stipulates that the use or activity within the Water Resource Protection Zone shall be consistent with the provisions of this chapter. The approval authority may require that the Water Resource Protection Zone be included in a separate tract of land managed by a homeowners' association or other common ownership entity responsible for preservation.
- C. Density Transfer.** Density calculated from the land area contained within the Water Resource Protection Zone may be transferred to lands outside the Water Resource Protection Zone provided the following standards are met.
 - 1. Partitions and subdivisions involving density transfer shall be processed under chapter 18.3.9 Performance Standards Option Overlay.
 - 2. A map shall be submitted showing the land area not within the Water Resource Protection Zone to which the density will be transferred.
 - 3. The Water Resource Protection Zone shall be included in a separate preservation tract to be managed by a homeowner's association or other common ownership entity responsible for management of the area.
 - 4. Density may only be transferred within the subject property or to a lot or lots contiguous to the subject property and within the same ownership.

5. The density transferred to lands not within the Water Resource Protection Zone may not be increased to more than one and a half times the base density of the underlying zoning district. Fractional units are to be rounded down to the nearest whole number.

D. Management Plan. Long term conservation, management, and maintenance of the Water Resource Protection Zone consistent with the requirements of this chapter shall be ensured through preparation and recordation of a management plan as described in subsection [18.3.11.110.C](#).

E. Mitigation Requirements. The approval authority may require a mitigation plan in accordance with the requirements of section [18.3.11.110](#) Mitigation Requirements to mitigate impacts resulting from land divisions.

F. Exemptions for a Public Purpose. An exemption to the requirements described above shall be granted for lots created for ~~public~~ park purposes, or privately-owned tracts created for the sole purpose of conserving in perpetuity the natural functions and values of the lands contained within the Water Resource Protection Zone.)

SECTION 21. Section 18.3.14.050 [Dimensional Standards - Transit Triangle Overlay] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.3.14.050 Dimensional Standards

Notwithstanding the provisions of chapter 18.2.5 Standards for Residential Zones and chapter 18.2.6 Standards for Non-Residential Zones, Table 18.3.14.050 includes the dimensional standards within the TT overlay.

The dimensions shall conform to the standards in Table 18.3.14.050.

Table 18.3.14.050 Transit Triangle Overlay Dimensional Standards				
	Base Zones ¹			
	C-1	E-1	R-2	R-3
Residential Density (dwelling units/acre)				
Minimum ²	30 du/ac	15 du/ac	13.5 du/ac	20 du/ac
Maximum	Maximum residential density is regulated by the FAR under the TT overlay option. The maximum dwelling units per acre of the base zones do not apply under the TT overlay option.			
² At a minimum, the development shall meet the residential density allowed in the underlying zone, as noted above and per section 18.2.6.030 for C-1 and E-1 and subsection 18.2.5.080.D for R-2 and R-3.				
Floor Area Ratio (FAR) ³				
Minimum	.5	.5	.5	.5
Maximum	1.5	1.5	1.25	1.25

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Table 18.3.14.050 Transit Triangle Overlay Dimensional Standards				
	Base Zones ¹			
	C-1	E-1	R-2	R-3
³ Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum FAR. Plazas and pedestrian areas may also be applied toward meeting the landscaping area requirements but shall not constitute more than 50% of the required area.				
Lot Area, Width, Depth and Coverage	NA	NA	Land divisions in the R-2 and R-3 zones shall meet the applicable requirements of table 18.2.5.030.A or chapter 18.3.9 Performance Standards Options.	
Yards, Minimum (feet) ⁴				
- Front	There is no minimum front, side, or rear yard required, except where buildings on the subject site abut a residential zone, in which case a side or rear yard of not less than 15 ft is required.		5 ft	5 ft
- Side			See table 18.2.5.030.A for standard yard requirements for the R-2 and R-3 zone	
- Rear				
⁴ See building step back requirement in section 18.3.14.060.				
Building Separation, On Same Site – Minimum	NA		Building separation is not required under the TT overlay option, except as required by the building code.	
Building Height ⁵ & ⁶				
Maximum Height – feet/stories	50/4	50/4	42/3	42/3
Solar Setback	Per table 18.2.6.030		Per chapter 18.4.8 Solar Access	
⁵ See definition of “height of building” in section 18.6.1.030.				
⁶ Parapets may be erected up to five feet above the maximum building height in the C-1 and E-1 zone; see also, 18.4.4.030.G.4 for mechanical equipment screening requirements, and 18.5.2.020 for Site Design Review for mechanical equipment review process.				
Lot Coverage – Maximum (% of lot area)	85%	85%	80%	80%
Landscape Area – Minimum (% of developed lot area)	15%	15%	20%	20%
Outdoor Recreation Open Space – Minimum (% of the area)	NA		Outdoor recreation Open -space is not required under the TT	

Table 18.3.14.050 Transit Triangle Overlay Dimensional Standards				
	Base Zones ¹			
	C-1	E-1	R-2	R-3
			overlay option.	

SECTION 22. Section 18.4.2.040 [Non-Residential Development - Building Placement, Orientation, and Design] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.4.2.040 Non-Residential Development

A. Purpose and Intent. Commercial and employment developments should have a positive impact upon the streetscape. For example, buildings made of unadorned concrete block or painted with bright primary colors used to attract attention can create an undesirable effect upon the streetscape.

Landscaping and site design for commercial and employment zones is somewhat different from that required for residential zones. The requirement for outdoor spaces is much less. The primary function is to improve the project’s appearance, enhance the City’s streetscape, lessen the visual and climatic impact of parking areas, and to screen adjacent residential uses from the adverse impacts which commercial uses may cause.

One area in which Ashland’s commercial differs from that seen in many other cities is the relationship between the street, buildings, parking areas, and landscaping. The most common form of modern commercial development is the placement of a small buffer of landscaping between the street and the parking area, with the building behind the parking area at the rear of the parcel with loading areas behind the building. This may be desirable for the commercial use because it gives the appearance of ample parking for customers. However, the effect on the streetscape is less than desirable because the result is a vast hot, open, parking area which is not only unsightly but results in a development form which the City discourages.

The alternative desired in Ashland is to design the site so that it makes a positive contribution to the streetscape and enhances pedestrian and bicycle traffic. The following development standards apply to commercial, industrial, non-residential and mixed-use development. The application of the standards depends on what area of the City the property is located. Generally speaking, areas that are visible from highly traveled arterial streets and that are in the Historic District are held to a higher development standard than projects that are in manufacturing and industrial area.

B. Basic Site Review Standards. Except as otherwise required by an overlay zone or plan district, the following requirements apply to commercial, industrial, non-residential and mixed-use development pursuant to section 18.5.2.020. See conceptual site plan of basic site review development in Figure 18.4.2.040.B.

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1. Orientation and Scale.

- a. Buildings shall have their primary orientation toward the street and not a parking area. Automobile circulation or off-street parking is not allowed between the building and the street. Parking areas shall be located behind buildings, or to one side. See Figure 18.4.2.040.B.1.
- b. A building façade or multiple building facades shall occupy a large majority of a project's street frontage as illustrated in Figure 18.4.2.040.B, and avoid site design that incorporates extensive gaps between building frontages created through a combination of driveway aprons, parking areas, or vehicle aisles. This can be addressed by, but not limited to, positioning the wider side of the building rather than the narrow side of the building toward the street. In the case of a corner lot, this standard applies to both street frontages. Spaces between buildings shall consist of landscaping and hard durable surface materials to highlight pedestrian areas.
- c. Building entrances shall be oriented toward the street and shall be accessed from a public sidewalk. The entrance shall be designed to be clearly visible, functional, and shall be open to the public during all business hours. See Figure 18.4.2.040.B.1.
- d. Building entrances shall be located within 20 feet of the public right of way to which they are required to be oriented. Exceptions may be granted for topographic constraints, lot configuration, designs where a greater setback results in an improved access or for sites with multiple buildings, such as shopping centers, where other buildings meet this standard.
- e. Where a building is located on a corner lot, its entrance shall be oriented toward the higher order street or to the lot corner at the intersection of the streets. The building shall be located as close to the intersection corner as practicable.
- f. Public sidewalks shall be provided adjacent to a public street along the street frontage.
- g. The standards in a-d, above, may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service stations.

Building Orientation

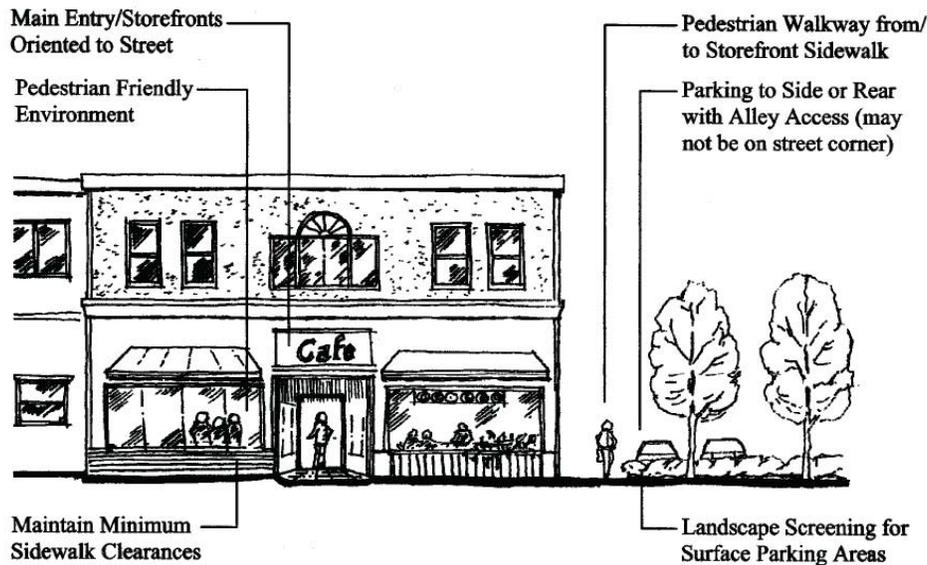
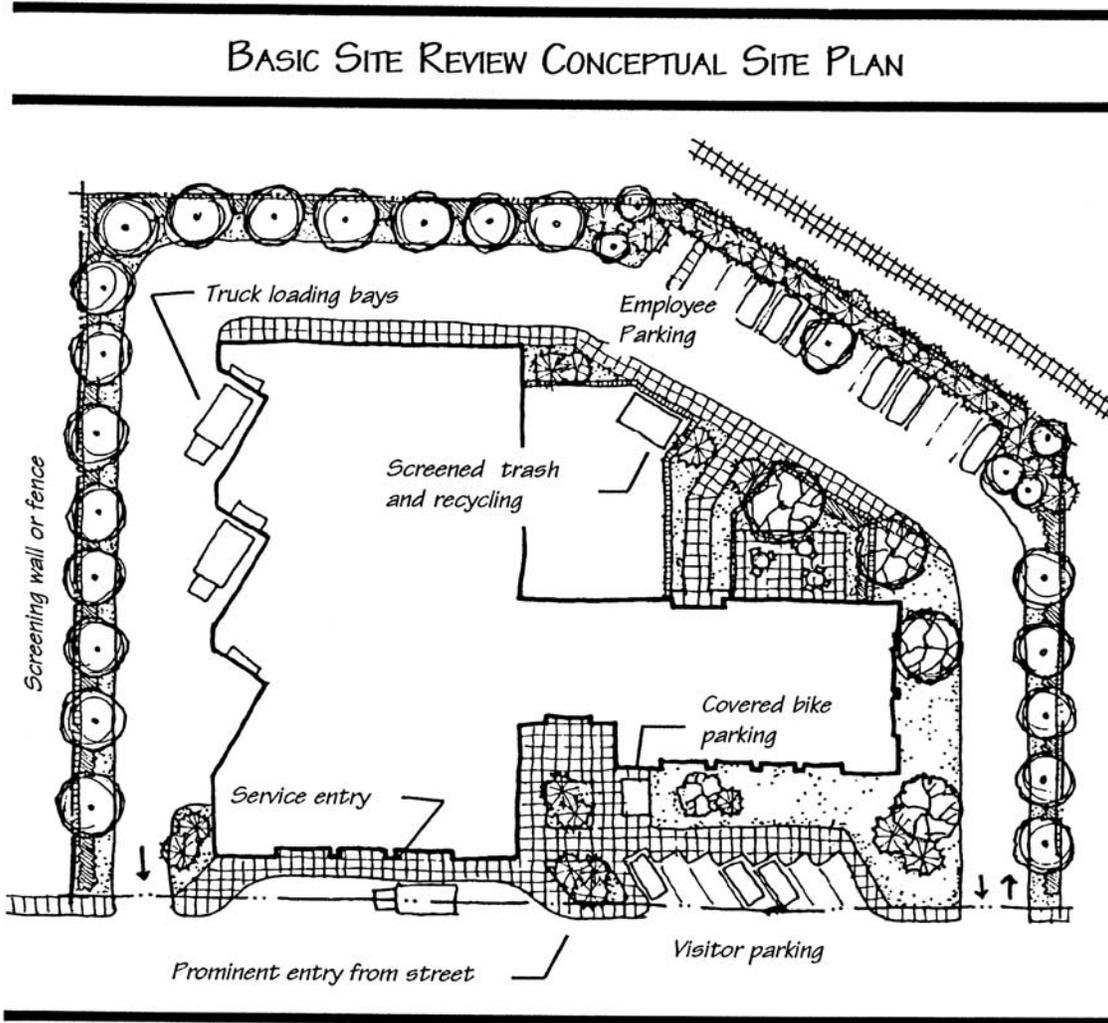


Figure 18.4.2.040.B.1
Building Orientation

2. Streetscape. One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street pursuant to subsection 18.4.4.030.E.
3. Landscaping.
 - a. Landscape areas at least ten feet in width shall buffer buildings adjacent to streets, except the buffer is not required in the Detail Site Review, Historic District, and Pedestrian Place overlays.
 - b. Landscaping and recycle/refuse disposal areas shall be provided pursuant to chapter 18.4.4.
4. Designated Creek Protection. Where a project is proposed adjacent to a designated creek protection area, the project shall incorporate the creek into the design while maintaining required setbacks and buffering, and complying water quality protection standards. The developer shall plant native riparian plants in and adjacent to the creek protection zone.
5. Noise and Glare. Artificial lighting shall meet the requirements of section 18.4.4.050. Compliance with AMC 9.08.170.c and AMC 9.08.175 related to noise is required.
6. Expansion of Existing Sites and Buildings. For sites that do not conform to the standards of section 18.4.2.040 (i.e., nonconforming developments), an equal percentage of the site must be made to comply with the standards of this section as the percentage of building expansion.

1 For example, if a building area is expanded by 25 percent, then 25 percent of the site must be
2 brought up to the standards required by this document.



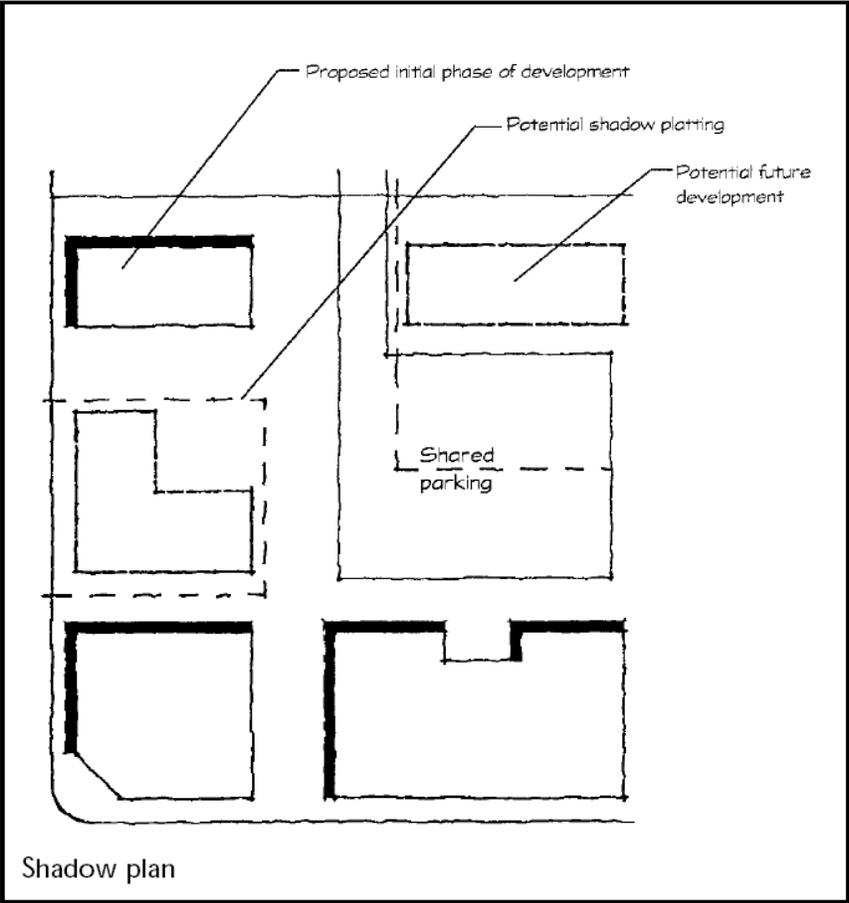
22 **Figure 18.4.2.040.B**
23 **Basic Site Review Conceptual Site Plan**

24 **C. Detailed Site Review Standards.** Development that is within the Detail Site Review overlay
25 shall, in addition to the complying with the standards for Basic Site Review in 18.4.2.040.B,
26 above, conform to the following standards. See conceptual site plan of detail site review
27 development in Figure 18.4.2.040.C.1 and maps of the Detail Site Review overlay in Figures
18.4.2.040.C.2-5.

28 1. Orientation and Scale.

- 29 a. Developments shall have a minimum Floor Area Ratio (FAR) of 0.50. Where a site is
30 one-half an acre or greater in size, the FAR requirement may be met through a
phased development plan or a shadow plan that demonstrates how development
may be intensified over time to meet the minimum FAR. See shadow plan example

1 in Figure 18.4.2.040.C.1.a. Plazas and pedestrian areas shall count as floor area for
2 the purposes of meeting the minimum FAR.



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20 **Figure 18.4.2.040.C.1.a**
Shadow Plan

- 21 b. Building frontages greater than 100 feet in length shall have offsets, jogs, or have
22 other distinctive changes in the building façade.
- 23 c. Any wall that is within 30 feet of the street, plaza, or other public **or common** open
24 space shall contain at least 20 percent of the wall area facing the street in display
25 areas, windows, or doorways. Windows must allow view into working areas, lobbies,
26 pedestrian entrances, or displays areas. Blank walls within 30 feet of the street are
27 prohibited. Up to 40 percent of the length of the building perimeter can be exempted
28 for this standard if oriented toward loading or service areas.
- 29 d. Buildings shall incorporate lighting and changes in mass, surface or finish to give
30 emphasis to entrances.
- e. Infill or buildings, adjacent to public sidewalks, in existing parking lots is encouraged
and desirable.
- f. Buildings shall incorporate arcades, roofs, alcoves, porticoes, and awnings that
protect pedestrians from the rain and sun.

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2. Streetscape.

- a. Hardscape (paving material) shall be utilized to designate “people” areas. Sample materials could be unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
- b. A building shall be setback not more than five feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas, or for a required public utility easement. This standard shall apply to both street frontages on corner lots. If more than one structure is proposed for a site, at least 65 percent of the aggregate building frontage shall be within five feet of the sidewalk.

3. Buffering and Screening.

- a. Landscape buffers and screening shall be located between incompatible uses on an adjacent lot. Those buffers can consist of either plant material or building materials and must be compatible with proposed buildings.
- b. Parking lots shall be buffered from the main street, cross streets, and screened from residentially zoned land.

4. Building Materials.

- a. Buildings shall include changes in relief such as cornices, bases, fenestration, and fluted masonry, for at least 15 percent of the exterior wall area.
- b. Bright or neon paint colors used extensively to attract attention to the building or use are prohibited. Buildings may not incorporate glass as a majority of the building skin.

DETAIL SITE REVIEW CONCEPTUAL SITE PLAN

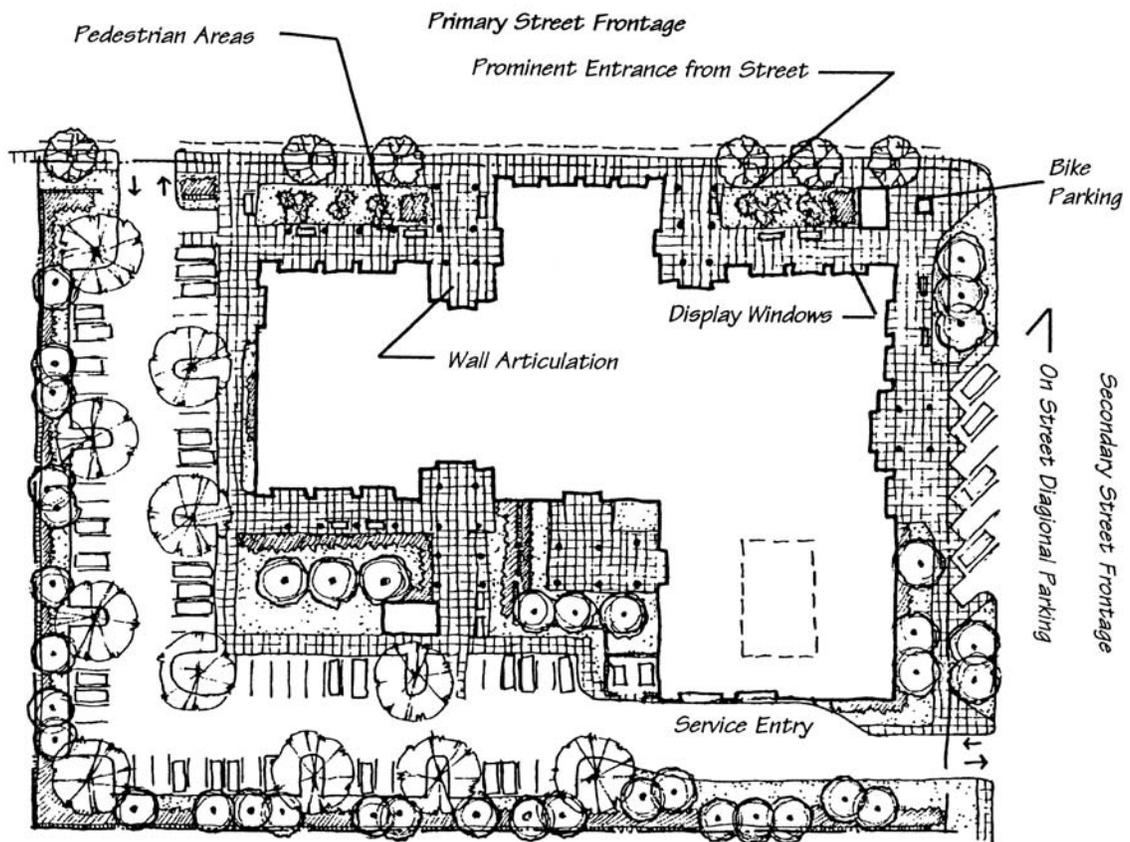


Figure 18.4.2-040.C.1
Detail Site Review Conceptual Site Plan

D. Additional Standards for Large Scale Projects. In the Detail Site Review overlay, developments that are greater than 10,000 square feet in gross floor area or contain more than 100 feet of building frontage shall, in addition to complying with the standards for Basic (18.4.2.040.B) and Detail (18.4.2.040.C) Site Review, above, conform to the following standards. See conceptual elevation of large scale development in Figure 18.4.2.040.D.1 and conceptual site plan of large scale development in Figure 18.4.2.040.D.2.

1. Orientation and Scale.

- a. Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building masses or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.
- b. Outside of the Downtown Design Standards overlay, new buildings or expansions of existing buildings in the Detail Site Review overlay shall conform to the following standards.

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- i. Buildings sharing a common wall or having walls touching at or above grade shall be considered as one building.
- ii. Buildings shall not exceed a building footprint area of 45,000 square feet as measured outside of the exterior walls and including all interior courtyards. For the purpose of this section an interior courtyard means a space bounded on three or more sides by walls but not a roof.
- iii. Buildings shall not exceed a gross floor area of 45,000 square feet, including all interior floor space, roof top parking, and outdoor retail and storage areas, with the following exception.

Automobile parking areas located within the building footprint and in the basement shall not count toward the total gross floor area. For the purpose of this section, basement means any floor level below the first story in a building. First story shall have the same meaning as provided in the building code.

- iv. Buildings shall not exceed a combined contiguous building length of 300 feet.
- c. Inside the Downtown Design Standards overlay, new buildings or expansions of existing buildings shall not exceed a building footprint area of 45,000 square feet or a gross floor area of 45,000 square feet, including roof top parking, with the following exception.

Automobile parking areas locate within the building footprint and in the basement shall not count toward the total gross floor area. For the purpose of this section, basement means any floor level below the first story in a building. First story shall have the same meaning as provided in the building code.

2. Public Spaces.

- a. One square foot of plaza or public space shall be required for every ten square feet of gross floor area, except for the fourth gross floor area.
- b. A plaza or public spaces shall incorporate at least four of the following elements.
 - i. Sitting Space – at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.
 - ii. A mixture of areas that provide both sunlight and shade.
 - iii. Protection from wind by screens and buildings.
 - iv. Trees – provided in proportion to the space at a minimum of one tree per 500 square feet, at least two inches in diameter at breast height.
 - v. Water features or public art.
 - vi. Outdoor eating areas or food vendors.

3. Transit Amenities. Transit amenities, bus shelters, pullouts, and designated bike lanes shall be required in accordance with the Ashland Transportation Plan and guidelines established by the Rogue Valley Transportation District.

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LARGE SCALE DEVELOPMENT CONCEPTUAL ELEVATION

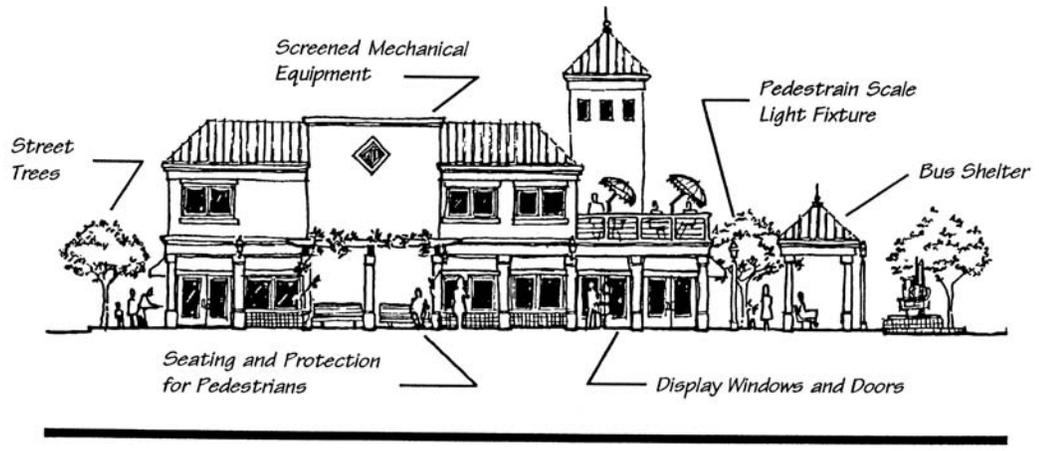


Figure 18.4.2.040.D.1
Large Scale Development Conceptual Elevation

LARGE SCALE DEVELOPMENT CONCEPTUAL SITE PLAN

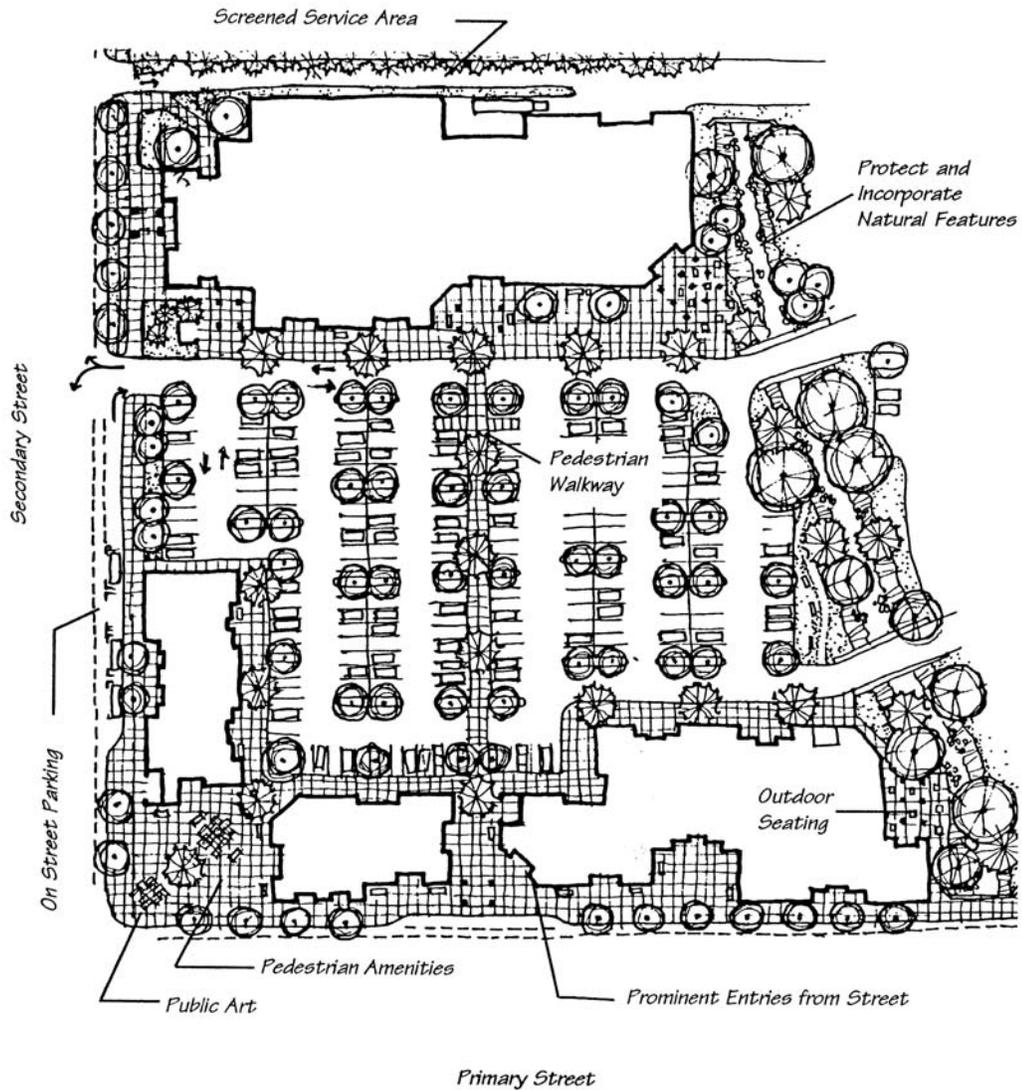


Figure 18.4.2.040.D.2
Large Scale Development Conceptual Site Plan

SECTION 23. Section 18.4.3.040 [Parking Ratios - Parking, Access, and Circulation] of the Ashland Land Use Ordinance is hereby amended to read as follows:

1 **18.4.3.040 Parking Ratios**

2 Except as provided by section [18.4.3.030](#), the standard ratios required for automobile parking
 3 are as follows. See also, accessible parking space requirements in section [18.4.3.050](#).

4 **Table 18.4.3.040 – Automobile Parking Spaces by Use**

Use Categories	Minimum Parking per Land Use (Based on Gross Floor Area; fractions are rounded to whole number.)
Residential Categories	
Single-family Dwelling	2 spaces for detached dwelling units and the following attached dwelling units. <ul style="list-style-type: none"> a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit. b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit. c. 2-bedroom units --1.75 spaces/unit. d. 3-bedroom or greater units -- 2.00 spaces/unit.
Accessory Residential Units	<ul style="list-style-type: none"> a. Units less than 800 sq. ft.– 1 space/unit, except. as exempted in subsection 18.2.3.040.A. b. Units greater than 800 sq. ft. and up to 1,000 sq. ft. – 2.00 spaces/unit.
Multi-family Dwellings	<ul style="list-style-type: none"> a. Studio units or 1-bedroom units less than 500 sq. ft. -- 1 space/unit. b. 1-bedroom units 500 sq. ft. or larger -- 1.50 spaces/unit. c. 2-bedroom units -- 1.75 spaces/unit. d. 3-bedroom or greater units -- 2.00 spaces/unit. e. Retirement complexes for seniors 55-years or greater -- One space per unit. f. Transit Triangle (TT) overlay option developments, see chapter 18.3.14.
Cottage Housing	<ul style="list-style-type: none"> a. Units less than 800 sq. ft. -- 1 space/unit. b. Units greater than 800 sq. ft. and less than 1000 sq. ft. -- 1.5 spaces/unit. c. Units greater than 1000 sq. ft. -- 2.00 spaces/unit. d. Retirement complexes for seniors 55-years or greater -- One space per unit.

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Table 18.4.3.040 – Automobile Parking Spaces by Use	
Use Categories	Minimum Parking per Land Use (Based on Gross Floor Area; fractions are rounded to whole number.)
Manufactured Housing	Parking for Manufactured Home on Single-Family Lot is same as Single Family Dwelling; for Manufactured Housing Developments, see sections 18.2.3.170 and 18.2.3.180 .
Performance Standards Developments	See chapter 18.3.9 .
Commercial Categories	
Auto, boat or trailer sales, retail nurseries and other open-space outdoor retail uses	1 space per 1,000 sq. ft. of the first 10,000 sq. ft. of gross land area; plus 1 space per 5,000 sq. ft. for the excess over 10,000 sq. ft. of gross land area; and 1 space per 2 employees.
Bowling Alleys	3 spaces per alley, plus 1 space for auxiliary activities set forth in this section.
Chapels and Mortuaries	1 space per 4 fixed seats in the main chapel.
Hotels	1 space per guest room, plus 1 space for the owner or manager; see also, requirements for associated uses, such as restaurants, entertainment uses, drinking establishments, assembly facilities.
Offices	General Office: 1 space per 500 sq. ft. floor area.
	Medical/Dental Office: 1 space per 350 sq. ft. floor area.
Restaurants, Bars, Ice Cream Parlors, Similar Uses	1 space per 4 seats or 1 space per 100 sq. ft. of gross floor area, whichever is less.
Retail Sales and Services	General: 1 space per 350 sq. ft. floor area.
	Furniture and Appliances: 1 space per 750 sq. ft. floor area.
Skating Rinks	1 space per 350 sq. ft. of gross floor area.
Theaters, Auditoriums, Stadiums, Gymnasiums and Similar Uses	1 space per 4 seats.
Travelers' Accommodations	1 space per guest room, plus 2 spaces for the owner or manager.
Industrial Categories	
Industrial, Manufacturing and Production, Warehousing and Freight	1 space per 1,000 sq. ft. of gross floor area, or 1 space for each 2 employees whichever is less, plus 1 space per company vehicle.
Institutional and Public Categories	

Table 18.4.3.040 – Automobile Parking Spaces by Use	
Use Categories	Minimum Parking per Land Use (Based on Gross Floor Area; fractions are rounded to whole number.)
Aircraft Hangar - Ashland Municipal Airport	One space per hangar or one space per four aircraft occupying a hangar, whichever is greater. Parking spaces shall be provided within the hangar or within designated vehicle parking areas identified in the adopted Ashland Municipal Airport Master Plan.
Clubs, Fraternity and Sorority Houses; Rooming and Boarding Houses; Dormitories	2 spaces for each 3 guest rooms; in dormitories, 100 sq. ft. shall be equivalent to a guest room.
Daycare	1 space per two employees; a minimum of 2 spaces is required.
Golf Courses	Regular: 8 spaces per hole, plus additional spaces for auxiliary uses.
	Miniature: 4 spaces per hole.
Hospital	2 space per patient bed.
Nursing and Convalescent Homes	1 space per 3 patient beds.
Public Assembly	1 space per 4 seats
Religious Institutions and Houses of Worship	1 space per 4 seats.
Rest Homes, Homes for the Aged, or Assisted Living	1 space per 2 patient beds or 1 space per apartment unit.
Schools	Elementary and Junior High: 1.5 spaces per classroom, or 1 space per 75 sq. ft. of public assembly area, whichever is greater
	High Schools: 1.5 spaces per classroom, plus 1 space per 10 students the school is designed to accommodate; or the requirements for public assembly area, whichever is greater
	Colleges, Universities and Trade Schools: 1.5 spaces per classroom, plus 1 space per five students the school is designed to accommodate, plus requirements for on-campus student housing.
Other Categories	
Temporary Uses	Parking standards for temporary uses are the same as for primary uses, except that the City decision-making body may reduce or waive certain development and designs standards for temporary uses.

SECTION 24. Section 18.4.3.090 [Pedestrian Access and Circulation - Parking, Access, and Circulation] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.4.3.090 Pedestrian Access and Circulation

1 **A. Purpose.** The purpose of section 18.4.3.090 is to provide for safe, direct, and convenient
2 pedestrian access and circulation.

3 **B. Standards.** Development subject to this chapter, except single-family dwellings on individual
4 lots and associated accessory structures, shall conform to the following standards for
5 pedestrian access and circulation.

6 1. Continuous Walkway System. Extend the walkway system throughout the development
7 site and connect to all future phases of development, and to existing or planned off-site
8 adjacent sidewalks, trails, ~~public~~ parks, and common open space areas to the greatest
9 extent practicable. The developer may also be required to connect or stub walkway(s) to
10 adjacent streets and to private property for this purpose.

11 2. Safe, Direct, and Convenient. Provide safe, reasonably direct, and convenient walkway
12 connections between primary building entrances and all adjacent streets. For the
13 purposes of this section, the following definitions apply.

14 a. "Reasonably direct" means a route that does not deviate unnecessarily from a
15 straight line or a route that does not involve a significant amount of out-of-direction
16 travel for likely users.

17 b. "Safe and convenient" means reasonably free from hazards and provides a
18 reasonably direct means of walking between destinations.

19 c. "Primary entrance" for a non-residential building means the main public entrance to
20 the building. In the case where no public entrance exists, street connections shall be
21 provided to the main employee entrance.

22 d. "Primary entrance" for a residential building is the front door (i.e., facing the street).
23 For multifamily buildings and mixed-use buildings where not all dwelling units have
24 an individual exterior entrance, the "primary entrance" may be a lobby, courtyard, or
25 breezeway serving as a common entrance for more than one dwelling.

26 3. Connections within Development. Walkways within developments shall provide
27 connections meeting all of the following requirements as illustrated in Figures
28 18.4.3.090.B.3.a and 18.4.3.090.B.3.b

29 a. Connect all building entrances to one another to the extent practicable.

30 b. Connect on-site parking areas, ~~recreational facilities~~ common and public open
spaces, and common areas, and connect off-site adjacent uses to the site to the
extent practicable. Topographic or existing development constraints may be cause
for not making certain walkway connections.

Install a protected raised walkway through parking areas of 50 or more spaces, and
where pedestrians must traverse more than 150 feet of parking area, as measured
as an average width or depth.

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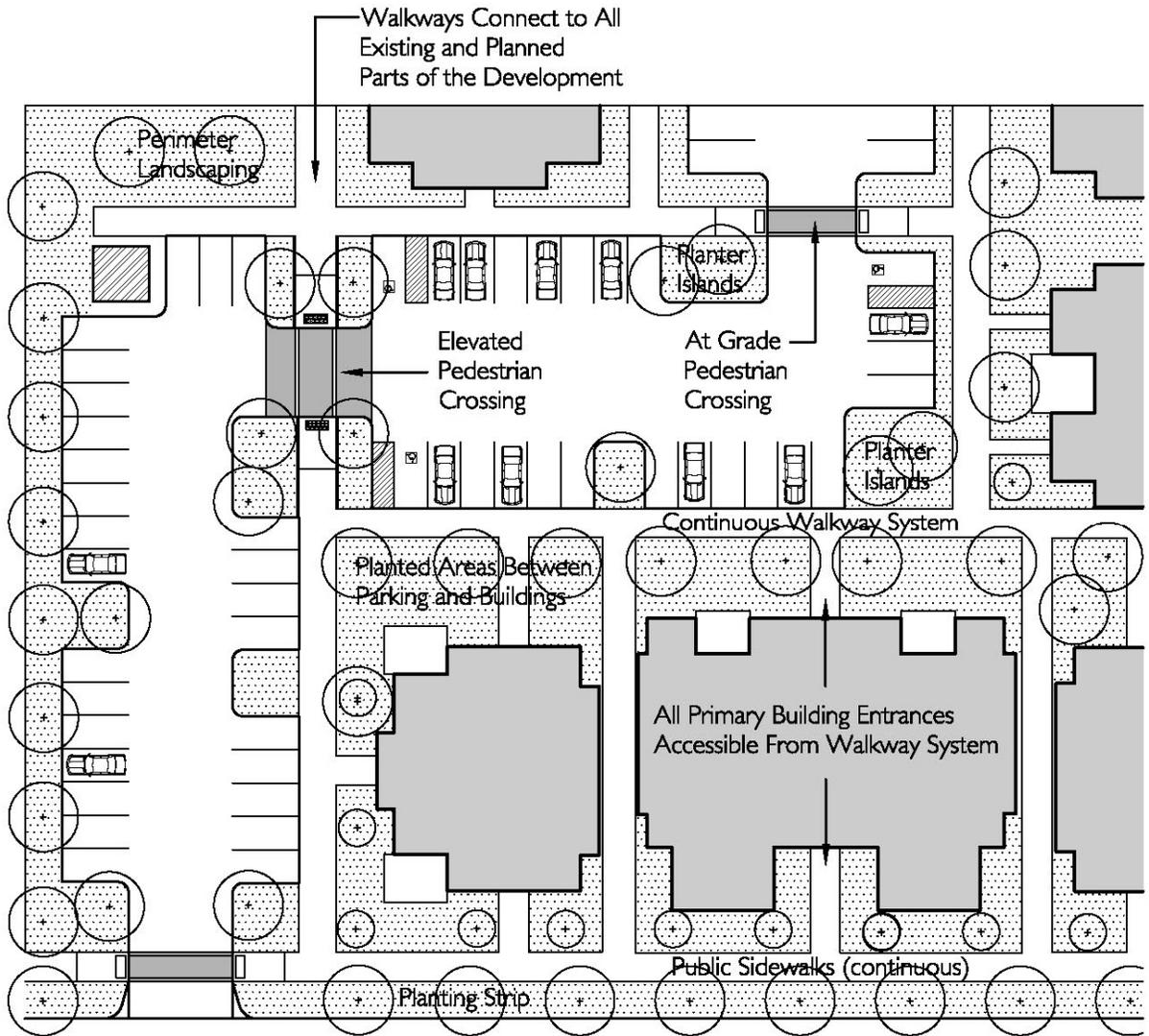


Figure 18.4.3.090.B.3.a
Pedestrian Access and Circulation

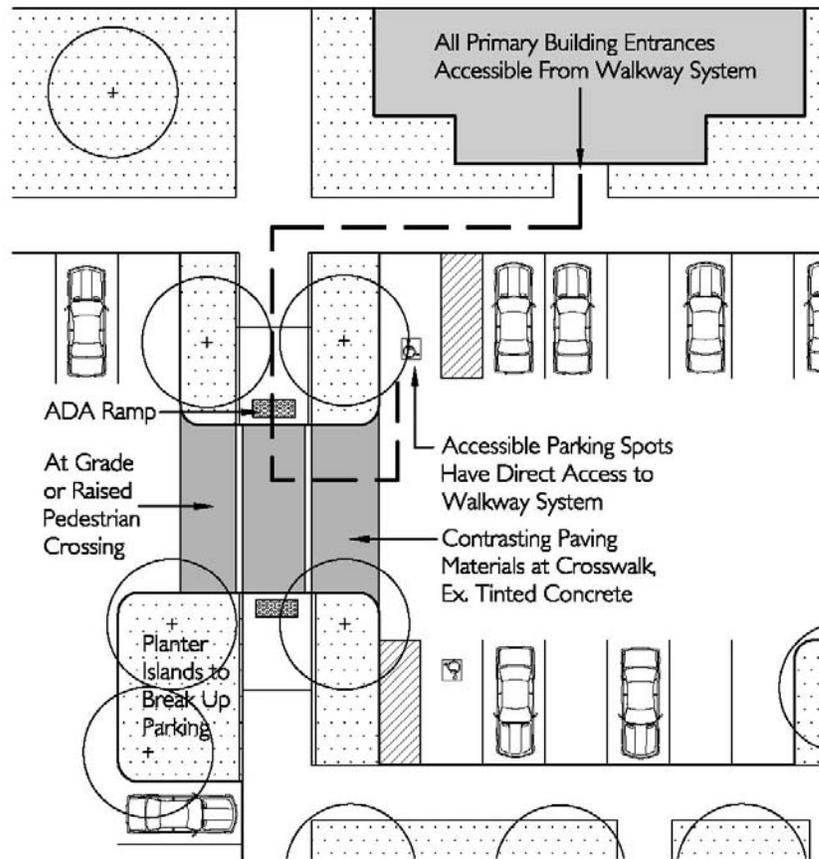


Figure 18.4.3.090.B.3.b
Pedestrian Access and Circulation Detail

4. Walkway Design and Construction. Walkways shall conform to all of the following standards in as illustrated in Figure 18.4.3.090.B.3.a and 18.4.3.090.B.3.b. For transportation improvement requirements, refer to chapter 18.4.6 Public Facilities.
 - a. Vehicle/Walkway Separation. Except for crosswalks, where a walkway abuts a driveway or street, it shall be raised six inches and curbed along the edge of the driveway. Alternatively, the approval authority may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is distinguished from vehicle-maneuvering areas. Examples of alternative treatments are mountable curbs, surface treatments such as stamped concrete or reflector bumps, and using a row of decorative metal or concrete bollards to separate a walkway from a driveway.
 - b. Crosswalks. Where walkways cross a parking area or driveway, clearly mark crosswalks with contrasting paving materials (e.g., light-color concrete inlay between asphalt), which may be part of a raised/hump crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved for crosswalks not exceeding 24 feet in length.
 - c. Walkway Surface and Width. Walkway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, and at least five feet wide. Multi-use

1 paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt, and at least ten
2 feet wide, in accordance with the section 18.4.6.040 Street Design Standards.

3 d. Accessible routes. Walkways shall comply with applicable Americans with Disabilities
4 Act (ADA) and State of Oregon requirements. The ends of all raised walkways,
5 where the walkway intersects a driveway or street, shall provide ramps that are ADA
6 accessible, and walkways shall provide direct routes to primary building entrances.

7 e. Lighting. Lighting shall comply with section 18.4.4.050.

8 **SECTION 25.** Section 18.4.4.030 [Landscaping and Screening - Landscaping, Lighting and
9 Screening] of the Ashland Land Use Ordinance is hereby amended to read as follows:

10 **18.4.4.030 Landscaping and Screening**

11 **A. General Landscape Standard.** All portions of a lot not otherwise developed with buildings,
12 accessory structures, vehicle maneuvering areas, parking, or other approved hardscapes
13 shall be landscaped pursuant to this chapter.

14 **B. Minimum Landscape Area and Coverage.** All lots shall conform to the minimum
15 landscape area standards of the applicable zoning district (see Table 18.2.5.030.A - C for
16 residential zones and Table 18.2.6.030 for non-residential zones). Except as otherwise
17 provided by this chapter, areas proposed to be covered with plant materials shall have plant
18 coverage of not less than 50 percent coverage within one year and 90 percent coverage
19 within five years of planting.

20 **C. Landscape Design and Plant Selection.** The landscape design and selection of plants
21 shall be based on all of the following standards.

22 1. Tree and Shrub Retention. Existing healthy trees and shrubs shall be retained, pursuant
23 to chapter 18.4.5. Consistent with chapter 18.4.5 Tree Preservation and Protection,
24 credit may be granted toward the landscape area requirements where a project proposal
25 includes preserving healthy vegetation that contribute(s) to the landscape design.

26 2. Plant Selection.

27 a. Use a variety of deciduous and evergreen trees, shrubs, and ground covers.

28 b. Use plants that are appropriate to the local climate, exposure, and water availability.
29 The presence of utilities and drainage conditions shall also be considered.

30 c. *Storm Water Facilities*. Use water-tolerant species where storm water
retention/detention or water quality treatment facilities are proposed.

d. *Crime Prevention and Defensible Space*. Landscape plans shall provide for crime
prevention and defensible space, for example, by using low hedges and similar
plants allowing natural surveillance of public and semi-public areas, and by using
impenetrable hedges in areas where physical access is discouraged.

e. *Street Trees*. Street trees shall conform to the street tree list approved by the
Ashland Tree Commission. See the Ashland Recommended Street Tree Guide.

1 3. Water Conserving Landscaping. Commercial, industrial, non-residential, and mixed-use
2 developments that are subject to chapter 18.5.2 Site Design Review, shall use plants
3 that are low water use and meet the requirements of 18.4.4.030.I Water Conserving
Landscaping.

4 4. Hillside Lands and Water Resources. Landscape plans for land located in the Hillside
5 Lands overlay must also conform to section 18.3.10.090 Development Standards for
6 Hillside Lands, and in the Water Resources overlay must also conform to section
18.3.11.110 Mitigation Requirements for Water Resource Protection Zones.

7 5. Screening

8 a. Evergreen shrubs shall be used where a sight-obscuring landscape screen is
9 required.

10 b. Where a hedge is used as a screen, fire-resistant and drought tolerant evergreen
11 shrubs shall be planted so that not less than 50 percent of the desired screening is
12 achieved within two years and 100 percent is achieved within four years. Living
groundcover in the screen strip shall be planted such that 100 percent coverage is
achieved within two years.

13 6. Plant Sizes

14 a. Trees shall be not less than two-inch caliper for street trees, and 1.5-inch caliper for
15 other trees at the time of planting.

16 b. Shrubs shall be planted from not less than one gallon containers, and where required
17 for screening shall meet the requirements of 18.4.4.030.C.5 Screening.

18 **D. Tree Preservation, Protection, and Removal.** See chapter 18.4.5 for Tree Protection and
Preservation and chapter 18.5.7 for Tree Removal Permit requirements.

19 **E. Street Trees.** The purpose of street trees is to form a deciduous canopy over the street. The
20 same effect is also desired in parking lots and internal circulation streets; rows of street trees
should be included in these areas where feasible.

21 All development fronting on public or private streets shall be required to plant street trees in
22 accordance with the following standards and chosen from the recommended list of street
23 trees.

24 1. Location of Street Trees. Street trees shall be located in the designated planting strip or
25 street tree wells between the curb and sidewalk, or behind the sidewalk in cases where
26 a planting strip or tree wells are or will not be in place. Street trees shall include
irrigation, root barriers, and generally conform to the standards established by the
Community Development Department.

27 2. Spacing and Placement of Street Trees

28 All street tree spacing may be made subject to special site conditions that may, for
29 reasons such as safety, affect the decision. Any such proposed special condition shall
30 be subject to the Staff Advisor's review and approval. The placement, spacing, and
pruning of street trees shall meet all of the following requirements.

a. Street trees shall be placed at the rate of one tree for every 30 feet of street frontage.

1 Trees shall be evenly spaced, with variations to the spacing permitted for specific
2 site limitations, such as driveway approaches.

3 b. Street trees shall not be planted closer than 25 feet from the curb line of intersections
4 of streets or alleys, and not closer than ten feet from private driveways (measured at
the back edge of the sidewalk), fire hydrants, or utility poles.

5 d. Street trees shall not be planted closer than 20 feet to light standards. Except for
6 public safety, no new light standard location shall be positioned closer than ten feet
7 to any existing street tree, and preferably such locations will be at least 20 feet
distant.

8 e. Street trees shall not be planted closer than 2.5 feet from the face of the curb. Street
9 trees shall not be planted within two feet of any permanent hard surface paving or
10 walkway. Sidewalk cuts in concrete for trees, or tree wells, shall be at least 25
11 square feet; however, larger cuts are encouraged because they allow additional air
and water into the root system and add to the health of the tree. Tree wells shall be
covered by tree grates in accordance with City specifications.

12 g. Street trees planted under or near power lines shall be selected so as to not conflict
13 with power lines at maturity.

14 h. Existing trees may be used as street trees if there will be no damage from the
15 development which will kill or weaken the tree. Sidewalks of variable width and
16 elevation, where approved pursuant to section 18.4.6.040 Street Design Standards,
may be utilized to save existing street trees, subject to approval by the Staff Advisor.

17 3. Pruning. Street trees, as they grow, shall be pruned to provide at least eight feet of
18 clearance above sidewalks and 12 feet above street roadway surfaces.

19 4. Replacement of Street Trees. Existing street trees removed by development projects
20 shall be replaced by the developer with those from the street tree list approved by the
21 Ashland Tree Commission. The replacement trees shall be of size and species similar to
the trees that are approved by the Staff Advisor. See the Ashland Recommended Street
Tree Guide.

22 **F. Parking Lot Landscaping and Screening.** Parking lot landscaping, including areas of
23 vehicle maneuvering, parking, and loading, shall meet the following requirements. Single-
24 family dwellings and accessory residential units are exempt from the requirements of
subsection 18.4.4.030.F.2, below.

25 1. Landscaping.

26 a. Parking lot landscaping shall consist of a minimum of seven percent of the total
27 parking area plus a ratio of one tree for each seven parking spaces to create a
canopy effect.

28 b. The tree species shall be an appropriate large canopied shade tree and shall be
29 selected from the street tree list approved by the Ashland Tree Commission to avoid
30 root damage to pavement and utilities, and damage from droppings to parked cars
and pedestrians. See the Ashland Recommended Street Tree Guide.

c. The tree shall be planted in a landscaped area such that the tree bole is at least two

1 feet from any curb or paved area.

2 d. The landscaped area shall be distributed throughout the parking area and parking
3 perimeter at the required ratio.

4 e. That portion of a required landscaped yard, buffer strip, or screening strip abutting
5 parking stalls may be counted toward required parking lot landscaping but only for
6 those stalls abutting landscaping as long as the tree species, living plant material
7 coverage, and placement distribution criteria are also met. Front or exterior yard
8 landscaping may not be substituted for the interior landscaping required for interior
9 parking stalls.

10 2. Screening.

11 a. *Screening Abutting Property Lines.* A five foot landscaped strip shall screen parking
12 abutting a property line. Where a buffer between zones is required, the screening
13 shall be incorporated into the required buffer strip, and will not be an additional
14 requirement.

15 b. *Screening Adjacent to Residential Building.* Where a parking area is adjacent to a
16 residential building it shall be setback at least eight feet from the building, and shall
17 provide a continuous hedge screen.

18 c. *Screening at Required Yards.*

19 i. Parking abutting a required landscaped front yard or exterior yard shall
20 incorporate a sight obstructing hedge screen into the required landscaped yard.

21 ii. The screen shall grow to be at least 36 inches higher than the finished grade of
22 the parking area, except within vision clearance areas, section 18.2.4.050.

23 iii. The screen height may be achieved by a combination of earth mounding and
24 plant materials.

25 iv. Elevated parking lots shall screen both the parking and the retaining walls.

26 **G. Other Screening Requirements.** Screening is required for refuse and recycle containers,
27 outdoor storage areas, loading and service corridors, mechanical equipment, and the City
28 may require screening other situations, pursuant with the requirements of this ordinance.

29 1. Recycle and Refuse Container Screen. Recycle and refuse containers or disposal areas
30 shall be screened ~~from view~~ by placement of a solid wood fence or masonry wall five to
eight feet in height to limit the view from adjacent properties or public rights-of-way. All
recycle and refuse materials shall be contained within the screened area.

2. Outdoor Storage. Outdoor storage areas shall be screened from view, except such
screening is not required in the M-1 zone.

3. Loading Facilities and Service Corridors. Commercial and industrial loading facilities and
service corridors shall be screened when adjacent to residential zones. Siting and
design of such service areas shall reduce the adverse effects of noise, odor, and visual
clutter upon adjacent residential uses.

4. Mechanical Equipment. Mechanical equipment shall be screened by placement of
features at least equal in height to the equipment to limit view from public rights-of-way,

1 except alleys, and adjacent residentially zoned property. Mechanical equipment meeting
2 the requirements of this section satisfy the screening requirements in 18.5.2.020.C.4.

3 a. *Roof-mounted Equipment.* Screening for roof-mounted equipment shall be
4 constructed of materials used in the building's exterior construction and include
5 features such as a parapet, wall, or other sight-blocking features. Roof-mounted
6 solar collection devices are exempt from this requirement pursuant to subsection
7 18.5.2.020.C.4.

8 b. *Other Mechanical Equipment.* Screening for other mechanical equipment (e.g.,
9 installed at ground level) include features such as a solid wood fence, masonry wall,
10 or hedge screen.

11 **H. Irrigation.** Irrigation systems shall be installed to ensure landscape success. If a landscape
12 area is proposed without irrigation, a landscape professional shall certify the area can be
13 maintained and survive without artificial irrigation. Irrigation plans are reviewed through a
14 Ministerial process at the time of building permit submittals.

15 **I. Water Conserving Landscaping.** Water has always been a scare, valuable resource in the
16 Western United States. In the Rogue Valley, winter rains give way to a dry season spanning
17 five to seven months. Lack of water during the dry summer season was a major problem
18 facing early settlers. Their creative solutions greatly altered the development of this region.
19 Talent Irrigation District's and other district's reservoirs and many miles of reticulating canals
20 are an engineering marvel.

21 Ashland's early development centered around Ashland Creek and its year-round water
22 supply flowing from the flanks of Mt. Ashland, a mile in elevation above the town.

23 As the town grew, the old reservoir at the top of Granite Street and later, Reeder Reservoir
24 were built. They remain as a testament to the town's need for more water than the quantity
25 that flows through the City during the dry season. The reservoir collects the winter rain
26 behind its dams, for use during the dry season. Snowfall adds to this system by slowly
27 melting in the spring and summer, after rainfall has diminished. This recharges the
28 groundwater that continues to flow into Ashland Creek long after the last of the snow pack
29 has melted.

30 Presently, Reeder reservoir's capacity is just barely sufficient to supply the City's current
water demands in a severe drought. With Ashland's semi-arid climate that includes periodic
multi-year droughts, a fixed reservoirs size, and growing water demands, it is clear that
additional steps to insure a secure a water supply are now necessary.

There are two main ways of insuring a reliable water supply; either increase the supply by
finding additional water sources or reduce the demand through water conservation
strategies. The traditional supply side solutions are economically and environmentally
expensive. Demand side solutions are relatively inexpensive, although they require changes
in behavior and usage patterns. One of the main strategies for reducing water use are
landscape designs that use less water. Ashland has adopted these guidelines in order to
reduce the amount of water wasted by many standard landscaping practices.

The advantages to standards like these are that they avoid the costs of increasing the water
supply, and also avoid the draconian measure of mandatory rationing. While standards limit

1 plant materials, the choices offered by drought tolerant plants give ample opportunity to
2 create beautiful landscapes at no additional cost.

3 The goal of these guidelines is to decrease water usage while encouraging attractive
4 landscaping. Further, standards are aimed at reducing water and demand when it is most
5 crucial, during the dry late summer months when water reserves are low.

6 The following standards are intended to conserve water while encouraging attractive
7 landscaping. Further, requirements are aimed at reducing water demand when water is
8 most scarce, during the dry late summer months when water reserves are low.

9 1. Landscaping Design Standards

- 10 a. *Landscaping Coverage.* Water conserving designs shall have plant coverage of not
11 less than 90 percent with five years of planting, but are not required to meet the
12 standard of 50 percent coverage within one year.
- 13 b. *Plant Selection.* At least 90 percent of plants in the non-turf areas shall be listed as
14 drought tolerant in the Sunset Western Garden book, City's Water-Wise Landscaping
15 website, or be similarly well-suited for this climate of region as determined by the
16 Staff Advisor. Up to ten percent of the plants may be of a non-drought tolerant variety
17 or species as long as they are grouped together and are located in a separate
18 irrigation zone.
- 19 c. *Screening.* Plant screening hedges to attain 50 percent coverage after two years.
- 20 d. *Mulch.* Add a minimum of two inches of mulch in non-turf areas to the soil surface
21 after planting, with the exception of within five (5) feet of a building or deck where
22 bark mulch and other combustible materials are not permitted per the General Fuel
23 Modification Area standards in 18.3.10.100. Neither large nuggets nor fine bark may
24 be used for mulch. Non-porous material shall not be placed under the mulch.
- 25 e. *Turf and Water Areas.* Limit combined **natural** turf or water areas (i.e., pools, ponds,
26 and fountains) to 20 percent of the landscaped areas. ~~Turf~~ **These** limitations do not
27 apply to ~~public~~ parks, ~~private~~ common open space, ~~required outdoor recreation~~
28 ~~areas~~, golf courses, cemeteries, and school recreation areas.
- 29 f. *Fountains.* Design all fountains to recycle their water.
- 30 g. *Turf Location.* **Natural Tturf** is restricted to slopes less than ten percent grade.
- h. *Berms and Raised Beds.*
- i. No more than five percent of landscaped area of any lot or project may be berms
or raised beds higher than one foot unless there is demonstrated need for sound
or safety barrier. If allowed, berms must be no taller than 1/6 of their width.
- ii. All plantings on berms one foot or greater in height must be drought tolerant.
- iii. Only drip irrigation is allowed on berms more than one foot in height.
- i. *Soil Quality.* When new vegetation is planted, soils shall be amended for plant health
and water absorption. Add mature compost at a rate of three cubic yards of compost
per 1,000 square feet of area to be landscaped, and work soil and amendment(s) to
a depth of four to six inches. This requirement may be waived for one or more of the

1 following circumstances.

- 2 a. The area to be landscaped is fenced off to fully protect native soil from
3 disturbance and compaction during construction.
- 4 b. Soil tests document an organic content of a least three percent based on a
5 representative core sample taken at a rate of one test per 20,000 square feet,
6 based on a minimum of three core sample per test. Samples shall be taken at
7 least 40 feet apart to a depth of six inches following attainment of rough grade.
- 8 c. The area to be landscaped will be used to capture and treat storm water runoff,
9 and is subject to separate design standards.

10 **J. Maintenance.** All landscaping shall be maintained in good condition, or otherwise replaced
11 by the property owner; dead plants must be replaced within 180 days of discovery.
12 Replacement planting consistent with an approved plan does not require separate City
13 approval.

14 **SECTION 26.** Section 18.4.5.030 [Tree Protection - Tree Preservation and Protection] of the
15 Ashland Land Use Ordinance is hereby amended to read as follows:

16 **18.4.5.030 Tree Protection**

17 **A. Tree Protection Plan.** A tree protection plan shall be approved by the Staff Advisor
18 concurrent with applications for Type I, Type II, and Type III planning actions. If tree removal
19 is proposed, a Tree Removal Permit pursuant to chapter 18.5.7 may be required.

20 **B. Tree Protection Plan Submission Requirements.** In order to obtain approval of a tree
21 protection plan; an applicant shall submit a plan to the City, which clearly depicts all trees to
22 be preserved and/or removed on the site. The plan must be drawn to scale and include the
23 following.

- 24 1. Location, species, and diameter of each tree on site and within 15 feet of the site.
- 25 2. Location of the drip line of each tree.
- 26 3. An inventory of the health and hazard of each tree on site, and recommendations for
27 treatment for each tree.
- 28 4. Location of existing and proposed roads, water, sanitary and storm sewer, irrigation, and
29 other utility lines/facilities and easements.
- 30 5. Location of dry wells, drain lines and soakage trenches.
- 6. Location of proposed and existing structures.
- 7. Grade change or cut and fill during or after construction.
- 8. Existing and proposed impervious surfaces.
- 9. Identification of a contact person and/or arborist who will be responsible for
implementing and maintaining the approved tree protection plan.
- 10. Location and type of tree protection measures to be installed per section 18.4.5.030.C.

1 **C. Tree Protection Measures Required.**

- 2 1. Chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten
3 feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever
4 is greater, and at the boundary of any **common or public** open space ~~tracts~~, riparian
5 areas, or conservation easements that abut the parcel being developed.
- 6 2. The fencing shall be flush with the initial undisturbed grade.
- 7 3. Approved signs shall be attached to the chain link fencing stating that inside the fencing
8 is a tree protection zone, not to be disturbed unless prior approval has been obtained
9 from the Staff Advisor for the project.
- 10 4. No construction activity shall occur within the tree protection zone, including, but not
11 limited to dumping or storage of materials such as building supplies, soil, waste items,
12 equipment, or parked vehicles.
- 13 5. The tree protection zone shall remain free of chemically injurious materials and liquids
14 such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall
15 excess, and construction debris or run-off.
- 16 6. No excavation, trenching, grading, root pruning, or other activity shall occur within the
17 tree protection zone unless approved by the Staff Advisor.
- 18 7. Except as otherwise determined by the Staff Advisor, all required tree protection
19 measures set forth in this section shall be instituted prior to any development activities,
20 including, but not limited to clearing, grading, excavation, or demolition work, and shall
21 be removed only after completion of all construction activity, including landscaping and
22 irrigation installation.

23 **D. Inspection.** The applicant shall not proceed with any construction activity, except installation
24 of erosion control measures, until the City has inspected and approved the installation of the
25 required tree protection measures and a building and/or grading permit has been issued by
26 the City.

27 **SECTION 27.** Subsection 18.4.6.040.E [Street Design Standards - Public Facilities] of the
28 Ashland Land Use Ordinance is hereby amended to read as follows:

29 **18.4.6.040 Street Design Standards**

30 **E. Connectivity Standards.** New and reconstructed streets, alleys, and pathways shall
conform to the following connectivity standards, and the Street Dedication Map.

1. Interconnection. Streets shall be interconnected to reduce travel distance, promote the
use of alternative modes, provide for efficient provision of utilities and emergency
services, and provide multiple travel routes. In certain situations where the physical
features of the land create severe constraints, or natural features should be preserved,
exceptions may be made. Such conditions may include, but are not limited to,
topography, wetlands, mature trees, creeks, drainages, and rock outcroppings. See also,
subsection 18.4.6.040.I Hillside Streets and Natural Areas.

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- 2. Connectivity to Abutting Lands. Design streets to connect to existing, proposed, and planned streets adjacent to the development, unless prevented by environmental or topographical constraints or existing development patterns. Where the locations of planned streets are shown on the Street Dedication Map, the development shall implement the street(s) shown on the plan pursuant to chapter 18.4.6. Wherever a proposed development abuts vacant, redevelopable, or a future development phase, provide street stubs to allow access to logically extend the street system into the surrounding area. Provide turnarounds at street ends constructed to Uniform Fire Code standards, as the City deems applicable. Design street ends to facilitate future extension in terms of grading, width, and temporary barricades.
- 3. Efficient Land Use. Street layout shall permit and encourage efficient lot layout and attainment of planned densities.
- 4. Integration With Major Streets. Integrate neighborhood circulation systems and land development patterns with boulevards and avenues, which are designed to accommodate heavier traffic volumes. Locate and design streets to intersect as nearly as possible to a right angle.
- 5. Alleys. The use of the alley is recommended, where possible. Alleys can contribute positively to the form of the street and have many advantages including: alleys allow more positive streetscapes with front yards used for landscaping rather than for front yard driveways; alleys can create a positive neighborhood space where the sidewalk feels more safe and inviting for pedestrians, neighbors socializing, and children playing; when the garage is located in rear yards off the alley, interesting opportunities arise for creating inviting exterior rooms using the garage as a privacy wall and divider of space; alleys enhance the grid street network and provides midblock connections for non-motorists; alleys provide rear yard access and delivery; and provide alternative utility locations and service areas
- 6. Preserving Natural Features. Locate and design streets to preserve natural features to the greatest extent feasible. Whenever possible, street alignments shall follow natural contours and features so that visual and physical access to the natural feature is provided. Situate streets between natural features, such as creeks, mature trees, drainages, **common or public** open spaces, and individual parcels in order to appropriately incorporate such significant neighborhood features. The City may approve adjustments to the street design standards in order to preserve natural features, per 18.4.6.040.I Hillside Streets and Natural Areas.
- 7. Physical Site Constraints. In certain situations where the physical features of the land create severe constraints adjustments may be made. Such conditions may include, but are not limited to, topography, wetlands, mature trees, creeks, drainages, and rock outcroppings. See 18.4.6.040.I Hillside Streets and Natural Areas.
- 8. Off-Street Connections. Connect off-street pathways to the street network and use to provide pedestrian and bicycle access in situations where a street is not feasible. In cases where a street is feasible, off-street pathways shall not be permitted in lieu of a traditional street with sidewalks. However, off-street pathways are permitted in addition to traditional streets with sidewalks in any situation.

- 1 9. Walkable Neighborhoods. Size neighborhoods in walkable increments, with block
2 lengths meeting the following requirements.
- 3 a. The layout of streets shall not create excessive travel lengths. Block lengths shall be
4 a maximum of 300 to 400 feet and block perimeters shall be a maximum of 1,200 to
5 1,600 feet.
- 6 b. An exception to the block length standard may be permitted when one or more of the
7 following conditions exist.
- 8 i. Physical conditions that preclude development of a public street. In certain
9 situations where the physical features of the land create severe constraints, or
10 natural features should be preserved, exceptions may be made. Such conditions
11 may include, but are not limited to, topography, wetlands, mature trees, creeks,
12 drainages, and rock outcroppings. See 18.4.6.040.I Hillside Streets and Natural
13 Areas.
- 14 ii. Buildings or other existing development on adjacent lands, including previously
15 subdivided but vacant lots or parcels, preclude a connection now or in the future
16 considering the potential for redevelopment.
- 17 iii. Where an existing public street or streets terminating at the boundary of the
18 development site have a block length exceeding 600 feet, or are situated such
19 that the extension of the street(s) into the development site would create a block
20 length exceeding 600 feet. In such cases, the block length shall be as close to
21 600 feet as practical.
- 22 c. When block lengths exceed 400 feet, use the following measures to provide
23 connections and route options for short trips.
- 24 i. Where extreme conditions preclude street connections, continuous
25 nonautomotive connection shall be provided with a multi-use path. Off-street
26 pathways shall not be used in lieu of a traditional street with sidewalks in cases
27 where extreme conditions do not exist.
- 28 ii. Introduce a pocket park, or plaza area with the street diverted around it.
- 29 iii. At the mid-block point, create a short median with trees or use other traffic
30 calming devices to slow traffic, break up street lengths, and provide pedestrian
refuge.
10. Traffic Calming. Traffic calming features, such as traffic circles, curb extensions, reduced
street width (parking on one side), medians with pedestrian refuges, speed table, and or
special paving may be required to slow traffic in areas with high pedestrian traffic.

28 **SECTION 28.** Subsection 18.4.6.040.G.7 [Street Design Standards - Public Facilities] of the
29 Ashland Land Use Ordinance is hereby amended to read as follows:

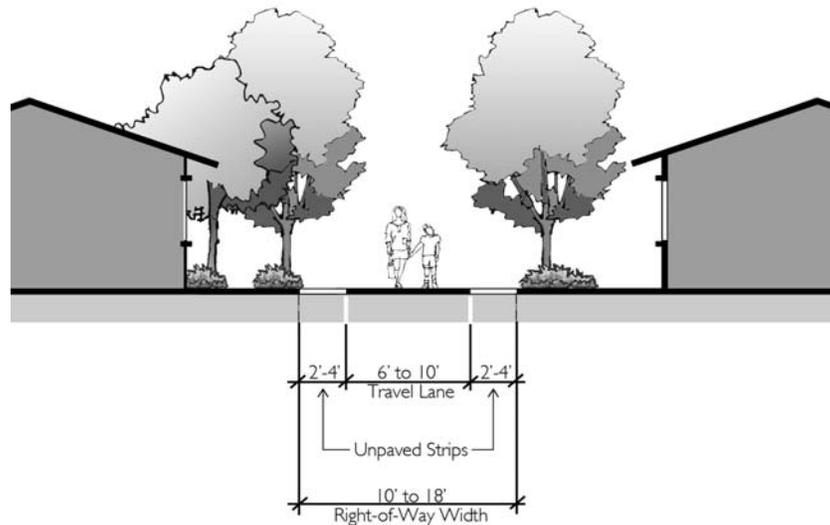
G. Standards Illustrated. New and reconstructed streets, alleys and pathways shall conform

1 to the following design standards, as summarized in Table 18.4.6.040.F.

2 7. Multi-use Path

3 Multi-use paths are off-street facilities used primarily for walking and bicycling. These
4 paths can be relatively short connections between neighborhoods, or longer paths
5 adjacent to rivers, creeks, railroad tracks, and **parks and common** open space. See
6 Figure 18.4.6.040.G.7.

7
8 Prototypical Section: Multi-Use Path



23 **Figure 18.4.6.040.G.7**
Multi-Use Path

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<i>Street Function</i>	Provide short connections for pedestrians and bicyclists between destinations, and longer paths in situations where a similar route is not provided on the street network.
<i>Connectivity</i>	Enhances route options and shorten distances traveled for pedestrians and bicyclists.
<i>Right-of-Way Width</i>	10 ft – 18 ft
<i>Improvement Width</i>	6 ft – 10 ft paved with 2 ft – 4 ft gravel or planted strips on both sides

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1 *Curb and Gutter* not required

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3 **SECTION 29.** Subsection 18.4.6.040.I [Street Design Standards - Public Facilities] of the
4 Ashland Land Use Ordinance is hereby amended to read as follows:

5 **I. Hillside Streets and Natural Areas.** Streets constructed in hillside lands or natural
6 resource areas (e.g., creeks, rock outcroppings, drainages, wetlands) should minimize
7 negative impacts and use minimal cut and fill slopes. Generally, the range of street types
8 provided in 18.4.6.040.G make it possible to construct or improve streets in accordance with
9 the design standards. However, street design may be adjusted in hillside lands and natural
10 resource areas using the Exceptions to Street Standards process in 18.4.6.020.B.1. In
addition to the approval criteria for an Exception to Street Standards, the following standards
must be met.

- 11 1. Approval of Streets in Hillside Lands and Natural Areas. Approval of a street in a hillside
12 lands or natural areas shall conform to chapter [18.3.10](#), Physical and Environmental
Constraints, and the following provisions.
 - 13 a. *Clear Travel Lane.* New streets shall provide a 20-foot clear travel lane area in areas
14 designated Hillside Lands.
 - 15 b. *On-Street Parking.* Ample on-street or bay parking shall be provided at the foot of
16 steep hills, especially those prone to snow or ice buildup.
 - 17 c. Streets shall be located in a manner that preserves natural features to the greatest
18 extent feasible.
 - 19 e. Whenever possible, street alignments shall follow natural contours and features so
20 that visual and physical access to the natural feature is possible.
 - 21 f. Streets shall be situated between natural features, such as creeks, mature trees,
drainages, **common or public** open spaces, and individual parcels in order to
appropriately incorporate such significant neighborhood features.
- 22 2. Dead End Streets. Dead-end streets may be permitted in areas where topography,
23 wetland, creeks, or other physical features preclude street connections. Only
24 neighborhood streets may be dead end roads. No dead end street shall exceed 500 feet
in length, not including the turnaround.

25
26 **SECTION 30** Section 18.5.2.040 [Application Submission Requirements - Site Design Review]
27 of the Ashland Land Use Ordinance is hereby amended to read as follows:

28 **18.5.2.040 Application Submission Requirements**

29 The following information is required for Site Design Review application submittal, except where
30 the Staff Advisor determines that some information is not pertinent and therefore is not required.

A. General Submission Requirements. Information required for Type I or Type II review, as
applicable (see sections [18.5.1.050](#) and [18.5.1.060](#)), including but not limited to a written

1 statement or letter explaining how the application satisfies each and all of the relevant
2 criteria and standards.

3 **B. Site Design Review Information.** In addition to the general information required for Site
4 Design Review, the applicant shall provide the following information.

- 5 1. Basic Plan Information. Plans and drawings shall include the project name, date, north
6 arrow, scale, and names and addresses of all persons listed as owners of the subject
7 property on the most recently recorded deed. The scale of site and landscaping plans
8 shall be at least one inch equals 50 feet or larger, and of building elevations one inch
9 equals ten feet or larger.
- 10 2. Site Analysis Map. The site analysis map shall contain the following information.
 - 11 a. Vicinity map.
 - 12 b. The property boundaries, dimensions, and area of the site shall be identified.
 - 13 c. Topographic contour lines at 5-foot intervals or less, except where the Staff Advisor
14 determines that larger intervals will be adequate for steeper slopes.
 - 15 e. Zone designation of the and adjacent to the proposed development, including lands
16 subject to overlay zones including but not limited to lands subject to Detail Site
17 Review, Downtown Design Standards, Historic District, Pedestrian Place, Physical
18 and Environmental Constraints, and Water Resource Protection Zones overlays (see
19 part [18.3](#) Special Districts and Overlays).
 - 20 f. The location and width of all public and private streets, drives, sidewalks, pathways,
21 rights-of-way, and easements on the site and adjoining the site.
 - 22 g. The location and size of all public and private utilities, on and adjacent to the subject
23 site, including:
 - 24 i. Water lines;
 - 25 ii. Sewer lines, manholes and cleanouts;
 - 26 iii. Storm drainage and catch basins; and
 - 27 iv. Fire hydrants.
 - 28 h. Site features, including existing structures, pavement, drainage ways, rock
29 outcroppings, areas having unique views, and streams, wetlands, drainage ways,
30 canals and ditches.
 - i. The location, size, and species of trees six inches DBH or greater, including trees
located on the subject site and trees located off-site that have drip lines extending
into the subject site.
3. Proposed Site Plan. The site plan shall contain the following information.
 - a. The proposed development site, including boundaries, dimensions, and gross area.
 - b. Features identified on the existing site analysis maps that are proposed to remain on
the site.
 - c. Features identified on the existing site map, if any, which are proposed to be

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- removed or modified by the development.
 - d. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
 - e. The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements, including:
 - i. Connection to the City water system and meter locations;
 - ii. Connection to the City sewer system;
 - iii. Connection to the City electric utility system and meter locations;
 - iv. New and/or replaced fire hydrants and vault locations;
 - v. The proposed method of drainage of the site; and
 - vi. The opportunity-to-recycle site and solid waste receptacle, including proposed screening.
 - f. Location of drainage ways and public utility easements in and adjacent to the proposed development.
 - g. Setback dimensions for all existing and proposed structures.
 - h. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.
 - i. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls), including accessible parking by building code.
 - j. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
 - k. ~~Outdoor recreation~~Common open spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
 - l. Location of outdoor lighting.
 - m. Location of mail boxes, if known.
 - n. Locations of bus stops and other public or private transportation facilities.
 - o. Locations, sizes, and types of signs.
4. Architectural drawings. Architectural drawings, as applicable.
- a. Exterior elevations of all proposed buildings, drawn to a scale of one inch equals ten feet or greater; such plans shall indicate the material, color, texture, shape, and design features of the building, and include mechanical devices not fully enclosed in the building.
 - b. Exterior elevations of other proposed structures, including fences, retaining walls, accessory buildings, and similar structures.
 - c. The elevations and locations of all proposed signs for the development.
 - d. For non-residential developments proposed on properties located in a Historic

1 District, section drawings including exterior walls, windows, projections, and other
2 features, as applicable, and drawings of architectural details (e.g., column width,
3 cornice and base, relief and projection, etc.) drawn to a scale $\frac{3}{4}$ of an inch equals
one foot or larger.

- 4 5. Preliminary Grading and Drainage Plan. A preliminary grading and drainage plan
5 prepared by an engineer shall be submitted with the application for Site Design Review
6 where a development site is $\frac{1}{2}$ of an acre or larger as deemed necessary by the Staff
7 Advisor. The preliminary grading plan shall show the location and extent to which
8 grading will take place, indicating general changes to contour lines, slope ratios, slope
9 stabilization proposals, and location and height of retaining walls, if proposed, and
temporary and permanent erosion control measures. Surface water detention and
10 treatment plans may also be required, in accordance with chapter [18.4.6](#) Public
Facilities.
- 11 6. Erosion Control Plan. An erosion control plan addressing temporary and permanent
12 erosion control measures, which shall include plantings where cuts or fills (including
berms), swales, storm water detention facilities, and similar grading is proposed. Erosion
13 control plans in Hillside Lands shall also conform to section [18.3.10.090](#) Development
Standards for Hillside Lands.
- 14 7. Landscape and Irrigation Plans.
- 15 a. Landscape and irrigations plans shall include the following information.
- 16 i. The location, size, and species of the existing and proposed plant materials, and
17 any other pertinent features of the proposed landscaping and plantings.
- 18 ii. A tree protection and removal plan consistent with chapter [18.4.5](#) for sites with
trees that are to be retained, protected, and removed.
- 19 iii. At time of building permit submittals, an irrigation plan including a layout of
20 irrigation facilities.
- 21 b. When water conserving landscaping is required pursuant to section [18.4.4.030](#), the
landscape plan shall contain the following additional information.
- 22 i. Information from proposed site plan.
- 23 ii. Landscape contact person, including address and telephone number.
- 24 iii. Identification of cut and fill areas.
- 25 iv. Location of underground utilities and all transformer and utility meter locations.
- 26 v. Slopes exceeding ten percent and grade changes in root zones of plants to be
27 retained on site.
- 28 vi. Inventory of existing plant materials on site identifying that will remain and will be
29 removed.
- 30 vii. Composite plant list including quantity, size, botanical name, common name,
variety, and spacing requirements of all proposed plant material.
- viii. Mulch areas labeled according to material and depth.

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- ix. Shrub and tree planting and staking detail.
- x. Root barrier design, installation specifications, and details.
- xii. Design and installation specifications of any proposed tree grates.
- c. When water conserving landscaping is required pursuant to section [18.4.4.030](#), the irrigation plan included with the building permit submittals shall contain the following additional information.
 - i. Information from proposed site plan.
 - ii. Irrigation contact person, including address and telephone number.
 - iii. For lots with a landscaped area greater than 5,000 square feet, a grading plan and topographic map showing contour intervals of five feet or less.
 - iv. Identification of water source and point of connection including static and operating pressure.
 - v. If Talent Irrigation District (TID) is used, list the size and type of filtration method.
 - vi. Area of irrigated space in square feet.
 - vii. Size, type, brand, and location of backflow device, as well as make, model, precipitation rate, and location of sprinkler heads.
 - viii. Layout of drip system showing type of emitter and its outputs, as well as type of filtration used.
 - ix. Piping description including size schedule or class, type of mounting used between piping and sprinkler heard, depth of proposed trenching, and provisions for winterization.
 - x. Size, type, brand, and location of control valves ad sprinkler controllers.
 - xi. Size, type, depth, and location of materials for under paving sleeves.
 - xii. Type and location of pressure regulator.
 - xiii. Type and location of rain sensor.
 - xiv. Monthly irrigation schedule for the plant establishment period (6 – 12 months) and for the first year thereafter.
 - xv. Water schedule for each zone from the plan.
- 8. Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in section [18.5.2.050](#). Specifically, the narrative shall contain the following.
 - a. For commercial and industrial developments:
 - i. The square footage contained in the area proposed to be developed.
 - ii. The percentage of the lot covered by structures.
 - iii. The percentage of the lot covered by other impervious surfaces.
 - iv. The total number of parking spaces.

- v. The total square footage of all landscaped areas.
- b. For residential developments:
 - i. The total square footage in the development.
 - ii. The number of dwelling units in the development (include the units by the number of bedrooms in each unit, e.g., ten one-bedroom, 25 two-bedroom, etc).
 - iii. Percentage of lot coverage by structures; streets, roads, or drives; public use areas, common ~~area/private recreation~~ and private open space areas, landscaping, and parking areas.

SECTION 31. Section 18.5.3.020 [Applicability and General Requirements - Land Divisions and Property Line Adjustments] of the Ashland Land Use Ordinance is hereby amended to read as follows:

18.5.3.020 Applicability and General Requirements

A. Applicability. The requirements for partitions and subdivisions apply, as follows.

1. Subdivisions are the creation of four or more lots from one parent lot, parcel, or tract, within one calendar year.
2. Partitions are the creation of three or fewer lots from one parent lot, parcel, or tract, each having frontage on a public street, within one calendar year. (Note: Partitions of three lots with access via a private drive are allowed under chapter 18.3.9 Performance Standards Option.)
3. Property line adjustments are modifications to lot lines or parcel boundaries that do not result in the creation of new lots.
4. For properties located in the Performance Standards Overlay, all land divisions, other than partitions and development of individual dwelling units, shall be processed under chapter 18.3.9 Performance Standards Option. Properties not located in the Performance Standards Overlay but meeting the requirements of section 18.3.9.030, may be processed under chapter 18.3.9 Performance Standards Option. Except as modified by chapter 18.3.9, the provisions of chapter 18.5.3 apply to development applications processed under the Performance Standards Option.

B. Land Survey. Before any action is taken pursuant to this ordinance that would cause adjustments or realignment of property lines, required yard areas, or setbacks, the exact lot lines shall be validated by location of official survey pins or by a survey performed by a licensed surveyor.

C. Subdivision and Partition Approval Through Two-Step Process. Applications for subdivision or partition approval shall be processed by means of a preliminary plat evaluation and a final plat evaluation.

1. The preliminary plat must be approved before the final plat can be submitted for review.
2. The final plat must demonstrate compliance with all conditions of approval of the

1 preliminary plat.

2 **D. Compliance With Oregon Revised Statutes (ORS) chapter 92.** All subdivision and
3 partitions shall conform to state regulations in Oregon Revised Statute (ORS) chapter 92,
4 Subdivisions and Partitions.

5 **E. Future Re-Division Plan.** When subdividing or partitioning tracts into large lots (i.e., greater
6 than two times or 200 percent the minimum lot size allowed by the underlying land use
7 district), the lots shall be of such size, shape, and orientation as to facilitate future re-division
8 and extension of streets and utilities. The approval authority may require a development
9 plan indicating how further division of oversized lots and extension of planned public
10 facilities to adjacent parcels can occur in the future. If the Planning Commission determines
11 that an area or tract of land has been or is in the process of being divided into four or more
12 lots, the Commission can require full compliance with all subdivision regulations.

13 **F. Minor Amendments.** The following minor amendments to subdivisions and partitions are
14 subject to Ministerial review in Chapter [18.5.1.040](#). Changes to an approved plan or
15 condition of approval that do not meet the thresholds for a minor amendment, below, are
16 subject to Chapter [18.5.6](#) Modifications to Approved Planning Actions.

- 17 1. A change that does increase the number of lots or parcels created by the subdivision.
- 18 2. A change that does not enlarge the boundaries of subdivided or partitioned area.
- 19 3. A change that does not alter the general location or amount of land devoted to a specific
20 land use.
- 21 4. A changes that makes only minor shifting of the established lines, location, or size of
22 buildings or building envelopes, proposed public or private streets, pedestrian ways,
23 utility easement, or parks and ~~other common public~~ open spaces.

24 **SECTION 32.** Section 18.5.3.030 [Preliminary Plat Approval Process - Land Divisions and
25 Property Line Adjustments] of the Ashland Land Use Ordinance is hereby amended to read as
26 follows:

27 **18.5.3.030 Preliminary Plat Approval Process**

28 **A. Review of Preliminary Plat.**

- 29 1. Partitions. Preliminary plats for partitions, including flag lot partitions, are reviewed
30 through the Type I procedure under section [18.5.1.050](#).
2. Subdivisions. Preliminary plats for subdivisions are subject to the approval criteria in
section [18.5.3.050](#) and are reviewed through the Type II procedure, pursuant to chapter
[18.5.1.060](#).

B. Modifications. The applicant may request changes to the approved preliminary plat or
conditions of approval following the procedures and criteria provided in chapter [18.5.6](#)
Modifications to Approved Planning Actions. See also, subsection [18.5.3.020.G](#) Minor
Amendments.

1 **C. Phased Subdivision.** The Planning Commission may approve plans for phasing a
2 subdivision, and changes to approved phasing plans, provided applicant's proposal meets
3 all of the following criteria.

- 4 1. The proposed phasing schedule shall be reviewed with the preliminary subdivision plat
5 application.
- 6 2. Commission approval is required for modifications to phasing plans.
- 7 3. The required improvements (i.e., utilities, streets) for the first subdivision phase shall be
8 installed or bonded for within 18 months of the approval of the preliminary plat, except
9 when an extension of the preliminary plat is granted pursuant to section [18.1.6.040](#).
- 10 4. Public facilities and ~~private~~**common** open spaces shall be constructed in conjunction
11 with or prior to each phase.
- 12 5. The final plat for the first phase shall be approved within 18 months of the approval of
13 the preliminary plat, except when extension of the preliminary plat is granted pursuant to
14 section [18.1.6.040](#).

15 **SECTION 33.** Section 18.5.3.040 [Preliminary Plat Submission - Land Divisions and Property
16 Line Adjustments] of the Ashland Land Use Ordinance is hereby amended to read as follows:

17 **18.5.3.040 Preliminary Plat Submissions**

18 Applications for Preliminary Plat approval shall contain all of the following information.

19 **A. General Submission Requirements.**

- 20 1. Partitions. Information required for a Type I review (see section [18.5.1.050](#)), including
21 but not limited to a written statement or letter explaining how the application satisfies
22 each and all of the relevant criteria and standards.
- 23 2. Subdivisions. Information required for a Type II review, (see section [18.5.1.060](#)),
24 including but not limited to a written statement or letter explaining how the application
25 satisfies each and all of the relevant criteria and standards.

26 **B. Preliminary Plat Information.** In addition to the general information described in subsection
27 A, above, and any information required pursuant to chapter [18.3.9](#) Performance Standards
28 Option, the preliminary plat application shall consist of drawings and supplementary written
29 material (i.e., on forms and/or in a written narrative) adequate to provide the following
30 information, in quantities determined by Staff Advisor.

- 31 1. General information
 - 32 a. Name of subdivision (partitions are named by year and file number). This name shall
33 not duplicate the name of another land division in the City or vicinity.
 - 34 b. Date, north arrow, and scale of drawing.
 - 35 c. Location of the development sufficient to define its location in the City, boundaries.
 - 36 d. Zoning of parcel to be divided, including any overlay zones.

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- e. A title block specifying “minor or major partition” and including the partition number, City of Ashland, the names, addresses, and telephone numbers of the owners of the subject property and, as applicable, the name of the engineer and surveyor, and the date of the survey.
- f. Identification of the drawing as a “preliminary plat”.
- 2. Existing Conditions. Except where the Staff Advisor deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on existing conditions of the site.
 - a. *Streets.* Location, name, and present width of all streets, alleys, and rights-of-way on and abutting the site.
 - b. *Easements.* Width, location, and purpose of all existing easements of record on and abutting the site;
 - c. *Utilities.* Location and identity of all utilities on and abutting the site. If water mains and sewers are not on or abutting the site, indicate the direction and distance to the nearest one and show how utilities will be brought to standards;
 - d. *Topography and Natural Features.* A topographic map showing contour intervals of five feet or less and the location of any physical constrained lands, pursuant to chapter 18.3.10, and any natural features, such as rock outcroppings, wetlands, streams, wooded areas, and isolated preservable trees.
 - e. The Base Flood Elevation, Floodplain Corridor Elevation, and Floodplain Boundary, per the Ashland Floodplain Corridor Maps, as applicable.
 - f. North arrow and scale.
- 3. Proposed Development. Except where the Staff Advisor deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on the proposed development.
 - a. Proposed lots, streets, tracts, **common** open space, and park land (if any); location, names, right-of-way dimensions.
 - b. Location, width, and purpose of all proposed easements;
 - c. Approximate dimensions, area calculation (e.g., in square feet), and identification numbers for all proposed lots and private tracts (e.g., **privatecommon** open space, common area, or street).
 - d. Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as **common** open space ~~for the purpose of surface water management, recreation, or other use.~~
 - e. Proposed public street improvements, pursuant to chapter [18.4.6](#).
 - f. Preliminary design for extending City water and sewer service to each lot, pursuant to chapter [18.4.6](#).
 - g. Proposed method of storm water drainage and treatment, if required, pursuant to chapter [18.4.6](#).

- 1 h. The approximate location and identity of other facilities, including the locations of
- 2 electric, fire hydrants, streetlights, and utilities, as applicable.
- 3 i. Evidence of compliance with applicable overlay zones.

4 **SECTION 34.** Section 18.5.7.020 [Applicability and Review Procedure - Tree Removal

5 Permits] of the Ashland Land Use Ordinance is hereby amended to read as follows:

6 **18.5.7.020 Applicability and Review Procedure**

7 All tree removal and topping activities shall be carried out in accordance with the requirements

8 of this chapter and as applicable, the provisions of part 18.3 Special Districts and Overlay

9 Zones, and chapter 18.4.4 Landscaping, Lighting, and Screening.

10 If tree removal is part of another planning action involving development activities, the tree

11 removal application, if timely filed, shall be processed concurrently with the other planning

12 action. Applications for Tree Removal Permits are reviewed as follows.

13 **A. Ministerial Action.** The following Tree Removal Permits are subject to the Ministerial

14 procedure in section [18.5.1.040](#).

- 15 1. Emergency Tree Removal Permit.

16 **B. Type I Reviews.** The following Tree Removal Permits are subject to the Type I review in

17 section

18 [18.5.1.050](#). This section applies to removal of trees that are a hazard or are not a hazard.

- 19 1. Removal of trees greater than six-inches DBH on private lands zoned C-I, E-I, M-I, CM, or
- 20 HC.
- 21 2. Removal of trees greater than six-inches DBH on lots zoned R-2, R-3, and R-1-3.5 that
- 22 are not occupied solely by a single family detached dwelling.
- 23 3. Removal of significant trees, as defined in part [18.6](#), on vacant property zoned for
- 24 residential purposes including but not limited to R-I, RR, WR, and NM zones.
- 25 4. Removal of significant trees as defined in part [18.6](#), on lands zoned SOU, on lands under
- 26 the control of the Ashland School District, or on lands under the control of the City.
- 27 5. Tree Topping Permit.

28 **C. Exempt From Tree Removal Permit.** The following activities are exempt from the

29 requirement for a tree removal permit in 18.5.7.020.A, subsections A. and B, above.

- 30 1. Those activities associated with the establishment or alteration of any ~~public~~ park under
- the Ashland Parks and Recreation Commission. However, the Parks and Recreation
- Department shall provide an annual plan in January to the Tree Commission outlining
- proposed tree removal and topping activities, and reporting on tree removal and topping
- activities that were carried out in the previous year.
- 2. Removal of trees in single family residential zones on lots occupied only by a single
- family detached dwelling and associated accessory structures where the property is less
- than twice the minimum lot size or otherwise ineligible to be partitioned or subdivided,

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except as otherwise regulated by chapters 18.3.10 Physical and Environmental Constraints and 18.3.11 Water Resource Protection Zones.

3. Removal of trees in multi-family residential and health care zones on lots occupied only by a single family detached dwelling and associated accessory structures where the property cannot be further developed with additional dwelling units other than an accessory residential unit, except as otherwise regulated by chapters 18.3.10 Physical and Environmental Constraints and 18.3.11 Water Resource Protection Zones.
4. Removal of trees less than six-inches DBH in any zone, excluding those trees located within the public right of way or required as conditions of approval with landscape improvements for planning actions.
5. Removal of trees less than 18 caliper inches in diameter at breast height (DBH) on any public school lands, Southern Oregon University, and other public land, excluding Heritage trees.
6. Removal of trees within the Wildfire Lands area of the City, as defined on adopted maps, for the purposes of wildfire fuel management, consistent with the fuel modification area standards in 18.3.10.100, and in accord with the requirements of chapters [18.3.10](#) Physical and Environmental Constraints and [18.3.11](#) Water Resource Protection Zones.
7. Removal of dead trees.
8. Those activities associated with tree trimming for safety reasons, as mandated by the Oregon Public Utilities Commission, by the City's Electric and Telecommunication Utility. However, the Utility shall provide an annual plan to the Tree Commission outlining tree trimming activities and reporting on tree trimming activities that were carried out in the previous year. Tree trimming shall be done, at a minimum, by a Journeyman Tree Trimmer, as defined by the Utility, and will be done in conformance and to comply with OPUC regulations.
9. Removal of street trees within the public right-of-way subject to street tree removal permits in AMC [13.16](#).
10. Those activities associated with tree trimming or removal at the Airport, within the Airport (A) overlay zone for safety reasons, as mandated by the Federal Aviation Administration. The Public Works Department shall provide an annual report to the Tree Commission outlining tree trimming activities and reporting on tree trimming activities that were carried out in the previous year.

D. Other Requirements.

1. Flood Plain, Hillsides, and Wildfire. Tree removal in the Physical and Environmental Constraints Overlay (i.e., areas identified as Flood Plain Corridor Land, Hillside Lands, Wildfire Lands and Severe Constraint Lands) must also comply with the provisions of chapter [18.3.10](#) Physical and Environmental Constrains Overlay.
2. Water Resources. Tree removal in regulated riparian areas and wetlands must also comply with the provisions of chapter [18.3.11](#) Water Resources Protection Zones.

1 **SECTION 35.** Section 18.5.7.050 [Mitigation Required - Tree Removal Permits] of the Ashland
2 Land Use Ordinance is hereby amended to read as follows:

3 **18.5.7.050 Mitigation Required**

4 One or more of the following shall satisfy the mitigation requirement.

- 5 **A. Replanting On-Site.** The applicant shall plant either a minimum 1 ½-inch caliper healthy
6 and well-branched deciduous tree or a five to six-foot tall evergreen tree for each tree
7 removed. The replanted tree shall be of a species that will eventually equal or exceed the
8 removed tree in size if appropriate for the new location. Larger trees may be required where
9 the mitigation is intended, in part, to replace a visual screen between land uses. Suitable
10 species means the tree's growth habits and environmental requirements are conducive to
11 the site, given existing topography, soils, other vegetation, exposure to wind and sun,
12 nearby structures, overhead wires, etc. The tree shall be planted and maintained per the
13 specifications of the Recommended Street Tree Guide.
- 14 **B. Replanting Off-Site.** If in the City's determination there is insufficient available space on the
15 subject property, the replanting required in section 18.5.7.050.A, above, shall occur on other
16 property in the applicant's ownership or control within the City, in ~~an~~ **common** open space
17 tract that is part of the same subdivision, or in a City owned or dedicated **public** open space
18 or park. Such mitigation planting is subject to the approval of the authorized property
19 owners. If planting on City owned or dedicated property, the City may specify the species
20 and size of the tree. Nothing in this section shall be construed as an obligation of the City to
21 allow trees to be planted on City owned or dedicated property.
- 22 **C. Payment In-Lieu of Planting.** If in the City's determination no feasible alternative exists to
23 plant the required mitigation, the applicant shall pay into the tree account an amount as
24 established by resolution of the City Council.
- 25 **D. Mitigation Plan.** An approved mitigation plan shall be fully implemented within one year of a
26 tree being removed unless otherwise set forth in a tree removal application and approved in
27 the tree removal permits.

28 **SECTION 36.** Section 18.5.7.090 [Enforcement and Penalties - Tree Removal Permits] of the
29 Ashland Land Use Ordinance is hereby amended to read as follows:

30 **18.5.7.090 Enforcement and Penalties**

In addition to taking enforcement action and assessing penalties for violations of this code, as
authorized by chapter [18.1.6](#) Zoning Permit Expiration, Extension, and Enforcement, the City
may take the following mitigation actions where there is a violation of this chapter:

- A. Arborist Report and Required Treatment.** Upon request by the City, a person who
violates any provision of this chapter shall submit a report prepared by an arborist to
evaluate the damage to a tree and/or make recommendations to remedy the violation. The
City upon evaluating these recommendations, may, at the City's discretion, require that the
recommended measures be implemented.

1 **B. Restoration Fee.** In addition to any fine and enforcement fee, the court may impose a
2 restoration fee as restitution to the City for restoring the tree. This fee may be imposed upon
3 any person who violates any provision of this chapter or who violates any permit or condition
4 of any permit.

5 1. The fee shall be paid into the City's Tree Account and shall be a standard fee per caliper
6 inch for the total number of caliper inches of the tree damaged or removed in violation of
7 this chapter. The standard fee shall be in an amount as established by resolution of the
8 City Council.

9 2. The court may require the person to pay into the City's Tree Account an increased fee
10 per caliper inch or pay for the value of the tree, whichever is greater, if any of the
11 following apply.

12 a. The person has committed a previous violation of a provision of this chapter.

13 b. Tree protection measures as required by this chapter were not installed or
14 maintained.

15 c. The tree removed or damaged was:

16 i. 18 caliper inches in diameter or greater;

17 ii. a designated Heritage Tree;

18 iii expressly protected or required to be preserved as a condition of approval of a
19 development permit pursuant to this ordinance; or

20 iv. located on public right of way, City owned or dedicated property, a **common**
21 **public or private** open space area or conservation easement.

22 3. The value of a tree under this section shall be determined by an arborist in accordance
23 with the methods set forth in the Guide for Plant Appraisal, an official publication of the
24 International Society of Arboriculture.

25 **C. Fine.** The removal of a tree in violation of this chapter, in violation of a permit or any
26 condition of a permit issued under this chapter shall be a separate offense for each tree.

27 **D. Cumulative Remedies.** The rights, remedies, and penalties provided in this chapter are
28 cumulative, are not mutually exclusive, and are in addition to any other rights, remedies and
29 penalties available to the City under any other provision of law.

30 **SECTION 37. Codification.** In preparing this ordinance for publication and distribution, the
City Recorder shall not alter the sense, meaning, effect, or substance of the ordinance, but within
such limitations, may:

(a) Renumber sections and parts of sections of the ordinance;

(b) Rearrange sections;

(c) Change reference numbers to agree with renumbered chapters, sections or other parts;

(d) Delete references to repealed sections;

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- (e) Substitute the proper subsection, section, or chapter numbers;
- (f) Change capitalization and spelling for the purpose of uniformity;
- (g) Add headings for purposes of grouping like sections together for ease of reference; and
- (h) Correct manifest clerical, grammatical, or typographical errors.

SECTION 38. Severability. Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the ____ day of _____, 2020, and duly PASSED and ADOPTED this ____ day of _____, 2020.

Melissa Huhtala, City Recorder

SIGNED and APPROVED this ____ day of _____, 2020.

John Stromberg, Mayor

Reviewed as to form:

David H. Lohman, City Attorney