



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
541-923-7724

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

411 SW 9th Street-COUNCIL CHAMBERS Redmond, OR 97756

Wednesday, August 16, 2023 5:00 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on August 16th)

Stream the meeting live at: <https://www.redmondoregon.gov/government/city-council/council-meeting-info/meeting-agendas-minutes-and-video>

Agenda

**UAPC
Members**

Norman
Schultz, Chair

Ben
Schimmoller,
Vice-Chair

Heather DeWolf

Joseph
Zampko

Mercedes
Cook-Bostick

Michael Rogers

Wanda Wai
Lyian Toe

Ex-Officio
Vacancy

- I. CALL TO ORDER / INTRODUCTIONS
- II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
- III. APPROVAL OF MINUTES
 - a. June 21, 2023
- IV. DEVELOPMENT CODE AMENDMENTS
 - a. Water Conservation through Landscaping Amendments
 - b. Mobile Food Units and Mobile Food Pods
- V. ZONING MAP AMENDMENTS
 - a. 777 SW Deschutes Avenue
 - b. 170 SW 17th Street
- VI. DRAFT DESCHUTES COUNTY COMPREHENSIVE PLAN POLICIES
- VII. Next Meeting – September 6, 2023
- VIII. COMMISSION MEMBER COMMENTS
- IX. ADJOURN

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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

June 21, 2023

Commissioners Present: Chair Norman Schultz, Vice Chair Ben Schimmoller, Heather DeWolf, Michael Rogers, Joseph Zampko, Wanda Wai Lyian Toe, *Absent: Mercedes Cook-Bostick (excused)*

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*, Jamie Buddenbohn, *Planning Permit Coordinator*

Visitors: Tobias Colvin, *City Council Liaison*; Sarah; Sheri Cleveland

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Schultz called the work session of the Redmond Urban Area Planning Commission to order at 5:00 pm, June 21, 2023, with a quorum present (6 of 7 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. APPROVAL OF MINUTES

A. May 3, 2023

Motion 1 (6/0/0): Commissioner Rogers moved to approve the May 3, 2023, minutes as presented, seconded by Vice Chair Schimmoller. The motion passed unanimously.

IV. DEVELOPMENT CODE AMENDMENTS

A. Planned Unit Development (PUD) in Mixed Use Zones

Planning Director Kyle Roberts sought the Commission's feedback on proposed Development Code amendments, noting this was a work session with no action needed tonight. A planned unit development is a provision in the Code that affords a developer more flexibility with designing, for example, subdivisions. This proposed code amendment basically corrects an oversight on Staff's part when making changes to the PUD standards last year then they forgot to allow it in the mixed-use zones. The change would include PUDs in the mixed-uses allowed table and put them as a conditional use permit.

The other change would correct a typo under the introductory part of the PUD provisions talking about the purpose and applicability of PUDs which originally stated "permit greater flexibility in land use regulations in all zones." There are zones where it is not allowed. So it would be changed to "permit greater flexibility in land use regulations in all applicable zones."

Questions from the Commission were addressed as follows:

- The cost for a conditional use permit is around \$5000 to \$7000.
- The conditional use is across the board, including in residential zones because it involves a lot of discretionary review and subjectivity.
- Commercial ground floor mixed-use with residential on top is typical in the mixed-use zone. If one applies for a PUD in a commercial zone, it opens up the door to do something similar in a commercial zone.

B. Exemption from Subsequently Adopted Land Use Regulations

Mr. Roberts explained that even though this language is not currently in the Code, the City directly applies it through the state statute, but Staff thought it would be beneficial to add the language in the Code. From the time that a developer gets tentative subdivision approval to the time the lots are final platted, there is a period of time where the developer must meet the conditions of approval, install infrastructure, etc. It takes time to circulate the final plat and get it reviewed. Then it gets recorded, and the lots are legal lots of record that can be sold and developed.

This provision speaks to basically if a developer gets approval for a subdivision and, say, a year later some of the provisions change in the code, that developer still has the right to proceed with constructing the lots using the regulations that were in effect at the time. Or they can elect to use the new Code, but they cannot mix and match old and new Code.

The Commission thinks the last line should be reworded as it is confusing. "In no circumstance will an applicant be able to pick and choose from existing regulations." Mr. Roberts noted that sentence was part of the Staff report and not the language that would go into the Code.

C. Evaluation of Higher Density Overlay Zone

Mr. Roberts referred to the City's zoning map and overlay districts included in the meeting packet, highlighting six properties that have the Higher Density Overlay Zone which is an additional layer of regulations on top of the base zoning that, in this case, increases the density allowed on the properties and only applies to multi-family complexes. He evaluated each of the properties to see if they have used the overlay and found of the nine, seven are developed and of those developed, only three utilize the provision to build more densely than typically allowed.

Questions from the Commission were addressed as follows:

- The ones using the overlay were built in 2019, 2020, and 2022.
- The three that utilize the overlay could not be done under the new Code as-is. HB 2001 does not apply to multi-family complexes. They still have a maximum density, no matter which zone. In R-4 it is 14.5, and in R-5 it is 17.4.
- The height limitation on multi-family complexes is actually rather high, like 45 or 50 ft. Then it would be capped by the density because the higher it goes, the denser the property.
- It is possibly better to govern by the height limits of the City versus the density in such circumstances.
- If it is decided to get rid of the overlay, the Comp Plan would be amended to remove the policy. There may be one more amendment that would require changing a policy in the Comp Plan.
- There is no maximum density in any residential zone if it is a duplex, triplex, quadplex, or cottage cluster, no matter the zone.

He talked through the three options as laid out in the staff report: do nothing/leave the overlays as they are, remove them all, or pick and choose which ones to keep/remove.

The Commission's feedback was as follows:

- Look at a fourth option of removing the maximum density and leaving the minimum, keeping the project within the spirit of what the codes are meant to do. Through the conditional process, it would be up to the City if it is too dense of a project. A reasonable minimum unit size would mean the matter would not have to be revisited every other year.
- Perhaps the matter should be looked at site-specific.
- If looking at WRAP projects and opportunities there for better infrastructure, there should be more options for workforce housing or opportunities for people to build wealth or have safe places to live in Redmond. At the same time they do not want to disincentivize investment there that could cause other problems or shortcomings that could pass costs on to the developer.
- Chair Schultz stated maybe before making a move on this or getting rid of them, they should take a look at things a bit more and get people/homeowners involved.
- Vice Chair Schimmoller initial impulse would be not to take a tool out of the toolbox but perhaps take another look at the individual sites and do a short-term review, particularly for the undeveloped ones.

V. Next Meeting -- July 19th, 2023

Mr. Roberts said with the next regularly scheduled meeting being July 5th which falls around the holiday and is such a quick turnaround that he does not have anything for the Commission, they get that meeting off. At the July 19th meeting, they will look at other Code amendments. He spoke about how the second half of the year will become much busier with at least one or two master development plans which the Commission will be involved with and the CORE3 (Central Oregon Ready Responsive Resilient) project which is a proposed development on a 300-acre lot on the east end of town for a regional emergency training and response center. In talking to the developer, because of the complexity of the project, Staff proposes the Commission and City Council hold a joint work session probably in mid- to late September where no decisions would be made and the applicant and Staff would walk both bodies through the entire project.

Vice Chair Schimmoller encouraged everyone in attendance to look at the information on the project through Central Oregon Intergovernmental Council's website as well as the CORE3 website to see how it can impact and benefit the region.

Mr. Roberts provided an update on the West Redmond Area Plan, describing Long-Range Planner Morgan Snyder's continuing community outreach efforts over the last month. She was supposed to start drafting the Plan now in preparation for holding a second open house in the autumn, but that is on hold until capacity data is collected through updating the Sewer Master Plan for collections that can help plan more for the sewer infrastructure in the West Redmond area. The original goal was to have the WRAP adopted by the end of the calendar year, but now adoption might happen in the spring.

He added the Transportation System Plan amendment is currently in the works which will come before the Commission as well.

VI. COMMISSION MEMBER COMMENTS

Vice Chair Schimmoller acknowledged the awesome work of Staff, having frequently seen them around gathering all the information they can to help the Commission make informed decisions to serve the community. They go above and beyond what could be reasonably expected. Commissioners Rogers and Chair Schultz agreed.

VII. ADJOURN

With no further business, Chair Schultz adjourned the meeting at 5:50 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day
of _____, 2023.

ATTEST:

_____/s/_____
Norman Schultz
Chair

_____/s/_____
Kyle Roberts
Planning Director



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DATE: Prepared for August 16, 2023, Work Session
TO: Redmond Urban Area Planning Commission
FROM: Morgan Snyder, Long-Range Planner
THROUGH: Kyle Roberts, Planning Director
SUBJECT: Water Conservation through Landscaping Amendments

I. Background

As a Central Oregon city, specifically one located within the High Desert, Redmond is reliant on careful and considerate management of our available resources to sustain our beautiful and growing city. Redmond is located within a semi-arid climate, receiving approximately 8.5" of rain over 56 days in a year (for comparison, Portland gets 42" over 130 days, and Phoenix, Arizona has an average rainfall of 12"). Additionally, Redmond's water is sourced entirely from underground and is subject to water rights regulations enforced by the state. Fortunately, there haven't been many significant issues with meeting our water needs, but as planning commissioners, you know better than most that Redmond is growing and changing at a rapid pace.

Our water demand is mostly stable from fall until spring, and well below our maximum supply capacity. However, every year once late spring/early summer rolls around demand increases so much so that it can be a challenge to sustain supply all the way until the beginning of fall. This is the result of the annual irrigation season, and as the vast majority of Redmond lands are not used for large farming operations, we know that it all comes down to landscaping. Of course, landscaping represents many things, including the desire to bring nature closer to home, to play and recreate, and to live in an aesthetically pleasing environment. Now, as our needs change, landscaping can also represent a way that Redmond chooses to honor the native ecosystem and intelligently manage our water resources.

II. Process

The City's Water Division approached the Planning Division to inform us of the impact that the irrigation season has on our water resources, and to ask if there is a way to mitigate that impact for all future development. The Water Division also hired a consultant, GSI Water Solutions, Inc. to review ways in which other jurisdictions facing similar circumstances have already begun to plan for water consumption in development projects (attached). Since then, Planning staff has reviewed the Development Code for all references to landscaping and begun drafting proposed amendments. This involved reviewing the consultant's recommendations, discussing with various Public Works divisions, contacting other jurisdictions and discussing their successful (and unsuccessful) efforts, and reviewing reputable landscaping resources, such as the OSU extension office. The result was an understanding that smart water management is not a once-and-done, quick-fix kind of issue, and so the attached amendments are the beginnings of Redmond's smart water journey.

II. What's Included So Far?

The current Development Code contains many references to landscaping for a variety of uses, such as: the Great Neighborhood Principles (GNP), common areas for multi-family developments, cottage clusters, and subdivision, screening objects from view of public areas, landscaping within public rights-of-way (ROW), landscaping of parking lots, and regulating private development landscaping.

Broadly speaking, the GNPs and common areas were amended to reduce turf, screening sections were amended to be more flexible for other (non-landscaping) methods of screening, the parking lot landscaping was consolidated with existing parking lot design standards, and all private development landscaping was moved into one landscaping section for ease of future adjustments, consistency of requirements, and clarity. Landscaping within public ROW, specifically street trees, were moved into their own section as well, and are also being amended as part of a different amendments package.

Finally, the attached draft of the Water and Landscaping Amendments are simply the first iteration. As staff receive additional feedback, the draft will be further refined and reviewed by Planning Commission again.

Attachments:

- i) GSI Water Solutions Technical Memo
- ii) Draft Water and Landscaping Amendments



DRAFT TECHNICAL MEMORANDUM

Outdoor Water Conservation Ordinance Research

To: Josh Wedding, City of Redmond

From: Suzanne de Szoeki, GSI Water Solutions, Inc.
Leah Cogan, GSI Water Solutions, Inc.

Attachments: Appendix A – Table of Water Conservation Ordinance Examples

Date: July 7, 2023

Introduction

In 2018, GSI Water Solutions, Inc. (GSI) prepared a technical memorandum for the City of Redmond (City) describing opportunities to promote water conservation in the City's municipal code and Building and Landscaping Codes. At the City's request, GSI has further investigated various municipal codes encouraging outdoor water conservation, focusing on the categories of turf area restrictions, soil amendments to improve water retention, planting and irrigation of slopes, and plant type selection. This memo presents findings of the investigation and provides examples of specific ordinance language for the City to consider to foster water-efficient practices in each category.

For this memo, GSI examined the relevant sections of municipal, land use, and zoning codes for ten cities in the western United States with robust water conservation policies: Ashland, Bend, Ontario, and Sisters, Oregon; Boulder, Colorado; Phoenix, Arizona; Reno, Nevada; Santa Fe, New Mexico; and Los Angeles and Santa Cruz, California. The primary data sources explored were the [Municode Library](#) (an online database of municipal codes) and city websites. **Appendix A** presents a table of ordinance examples with associated code references, and each example highlighted in this memo is numbered to correspond with the table.

Turf Area Restrictions

Most varieties of turf grass require substantial amounts of irrigation water to remain green during the summer, and irrigating irregular-shaped areas or narrow strips is particularly inefficient. Therefore, several cities have enacted policies limiting the total amount of turf or setting minimum dimensions for areas to be planted with turf on a lot. In most cases, these restrictions apply to new development for which a site design or landscaping plan is required, such that existing single-family homes are typically exempt from complying with these requirements. In addition, different restrictions or exemptions may apply for common open space, parks, schools, cemeteries, and golf courses. For example, Santa Fe's Land Development Code limits installation of cool season turf grass species, which typically need more water, to the minimum required for active recreational uses in parks rather than a specific percentage of lot size (Example 7).

Cities may place turf area limitations on percentages of either landscaped area or total lot size, and the restrictions may be specific to turf or include turf in combination with other high water use plants and/or water features, such as fountains, pools, and ponds. Some cities are more restrictive, such as Ashland's limit of turf and water features to 20 percent of the landscaped area, and Santa Cruz's limitation of turf, high water use plants, and water features to 25 percent of the landscaped area for new residential development and a

prohibition on turf in new non-residential zones (1 and 6). Other cities allow more flexibility, such as Phoenix's restriction on turf and high water use plantings to "50 percent of the landscaped area at maturity or 10 percent of the net lot area, whichever is less" (3). Reno and Boulder also ban turf plantings in areas where any dimension is less than five or ten feet in width, respectively (4 and 2).

Based on the high water saving potential of limiting turf in combination with other high water use plants and water features, the City could consider a blend of the ordinances from these cities, such as:

The total amount of high water use zones, including turf, high water use plants, and water areas (e.g., fountains, pools, and ponds) shall not exceed 25 percent of the landscaped area.

This language could be further refined to describe exemptions and applicability to certain land use types, and it would likely fit into the City's Design Review Criteria for Landscape Plans that must already be submitted for building permits.

Soil Amendments and Mulch

Soil amendments may be applied prior to planting to encourage plant growth and to improve soil quality so that the soil retains moisture longer, allowing for less frequent irrigation. The codes of Ashland, Bend, Ontario, and Sisters all include some variation of a requirement to amend soils as needed "to allow for healthy plant growth" (8, 9, 10, and 13). Ashland's code specifically calls for soil amendments to promote plant health *and water absorption*, which may provide a more relevant example of conservation-oriented code language for the City to consider (8). Ashland, Reno, and Santa Cruz also provide more prescriptive language about specific soil testing and amendment requirements that may go beyond the scope of the City's focus on water conservation (8, 11, and 12).

Mulch

Although mulches differ from soil amendments, which are usually incorporated into the top layer of soil, they can play a key role in landscaping water conservation. Mulches are applied to the soil surface, where they reduce evaporation of water from the soil, protect plant roots from extremes in temperature, and suppress weeds. All of these benefits lead to reduced irrigation demand. Multiple city codes reviewed require Landscape Plans to include the application of mulches in various minimum depths, such as: two inches in Ashland, Ontario, and Santa Fe (14, 16, and 21); three inches in Los Angeles (15); and four inches in Reno (17). Mulches are not typically applied to turf areas, other than grass clippings being left on the surface as a mulch during mowing. Ontario specifies that a "moisture-retentive" material should be chosen for the mulch (16). Reno explicitly calls out the purpose of mulching "to decrease water evaporation," which helps explain and justify the requirement and could encourage compliance (17).

If the City chooses to include language in an ordinance related to soil amendments, specifying the purpose as increasing water absorption would most effectively meet the City's goal of increasing water conservation. The City could also consider adding a soil amendment and mulch requirement in Landscape Plans, with or without a specified depth, such as:

As necessary, soils shall be amended to allow for healthy plant growth and water absorption. A moisture-retentive mulch shall be applied to all non-turf planted areas [to a depth of x inches].

The City can determine whether a specific depth of mulch is appropriate for its climate region and common soil types, or simply require that mulch be used.

Slopes

Plantings and irrigation on slopes need to be carefully planned to prevent erosion, run-off, and water waste. Irrigating turf on slopes is generally inefficient. The codes of Ashland, Boulder, Reno, Santa Cruz, and Santa Fe all restrict the planting of turf or other high water use plants on slopes of varying steepness (19, 21, 24, 25, and 26). Slopes can be expressed as a ratio, such as the prohibition of planting turf on slopes “at a 4:1 slope or greater” in Boulder, or as a percentage, such as Ashland’s restriction of turf to “slopes less than 10 percent grade” (21 and 19). Examples from the study area cover a wide range of slopes (5-25 percent grade), so the City may wish to further investigate an appropriate measurement based on local soil geology and topography.

Phoenix requires irrigation to be provided when revegetating disturbed hillside areas in order to ensure plant establishment and prevent further erosion, but does not provide details of irrigation system design (23). Ashland specifies precise irrigation design standards for plantings on slopes to minimize run-off (20). To reduce the potential for water waste, the City may consider requiring irrigation systems on slopes to be designed to prevent run-off.

More research may be warranted to determine the steepness and irrigation standards that would be appropriate for conditions in Redmond. In general, the City could consider hillside planting and watering ordinance language such as:

Turf and high water use plants shall not be planted on slopes or berms at a [4:1, 25 percent] slope or greater.

Irrigation of plantings on slopes shall use systems designed to prevent run-off of excess water.

The City may also wish to contemplate similar irrigation design requirements for non-sloped lands to further enhance watering efficiency.

Plant Type Selection

For new development and applications requiring approval of a site design or Landscape Plan, the city codes reviewed encourage water conservation through plant selection in several ways. First, cities such as Ashland, Phoenix, and Sisters require plant selection to take certain criteria into account, such as local climate, exposure, drainage, and water availability (27, 35, and 43). Sisters further includes drought-tolerance in its list of criteria to be considered (43). These factors, particularly local climate and drought-tolerance, increase the potential for selecting low water use plants.

Many cities take this a step further and explicitly require or encourage selection of low water use and drought-tolerant plants. Bend, Phoenix, Ontario, Reno, and Sisters state that the use of low water use plants is “encouraged,” “preferred,” or “emphasized,” which may promote water conservation but does not set a measurable standard by which to evaluate Landscape Plans (31, 34, 33, 37, and 44). Santa Fe’s code expands on the preference for water-conserving plants by further limiting the use of high water use plant species, although a specific threshold is not set (40). In addition to encouraging drought-tolerant plant selection in general, Sisters’ code asserts that drought-tolerant plants “may be required when irrigation is not available” (44).

The codes of Ashland, Phoenix, and Santa Cruz go beyond broad encouragement of low water use plant choices and set more exact specifications, at least in some areas (29, 36, and 39). In non-turf areas of certain development types, Ashland requires at least 90 percent of plant species to be “listed as drought tolerant in the Sunset Western Garden Book, the City’s Water-Wise Landscaping website, or be similarly well suited for the climate of this region” (29). Phoenix also has an approved plant species list, and Santa Cruz requires non-turf areas to be planted with “very low to moderate water use plants, as identified in Water Use Classification of Landscape Species (WUCOLS Guide)” or similarly climate-appropriate plants (36 and 39). Furthermore,

Santa Cruz requires any turf planted to be a low water use variety such as tall and hard fescues (38). Santa Fe specifically restricts the use of Kentucky bluegrass, a high water use species, to 25 percent of any turf mixes, and emphasizes the use of low water use warm season grasses over cool season varieties that need more irrigation (41 and 42).

At a minimum, the City would likely benefit from requiring plant selection to take several criteria into account, including drought-tolerance. At the City's discretion, additional plant selection ordinance language could recommend the use of low water use plants or require selection from a more specific list of approved plant species for turf and/or non-turf plantings. Examples of potentially suitable ordinance language include:

The selection of plant species shall be based on local climate, exposure, drought-tolerance, water availability, and drainage conditions.

The use of low water use and drought-tolerant plant species is encouraged, and may be required when irrigation is not available.

At least [specified percentage] of plants in non-turf areas shall be listed as very low water use, low water use, or drought-tolerant in [City's approved plant list or other existing list].

Turf varieties shall emphasize water-conserving species and warm season grasses for most applications. The installation of cool season turf grasses and Kentucky bluegrass is discouraged.

The Oregon State Extension Service has developed a web-based plant list app (<https://catalog.extension.oregonstate.edu/em9136/html>) for water-wise gardening specific to Central Oregon, which may be a valuable starting point for the City to develop its own approved plant list or to use as an existing standard for Landscape Plan evaluation.

Conclusion

Adding landscaping requirements specifically aimed at water conservation to the City's established Design Review Criteria for construction permit applications could provide a simple, enforceable method of reducing outdoor water use. Submittal of a Landscape Plan would be an appropriate trigger for evaluation of the applicant's expected water use based on landscaping choices. In general, these design requirements are directed at commercial, industrial, and multi-family developments; public open space; and rights-of-way. Although submittal of a Landscape Plan is not currently required for single-family homes, the City could consider adding this requirement for new master-planned residential developments or significant retrofits to an existing home. Restrictions on turf area and an emphasis on low water use plant selection would immediately reduce anticipated water needs, while the addition of soil amendments and moisture-retentive mulch would decrease the frequency of irrigation needed. Specifications for plant types and irrigation systems on slopes would be aimed at preventing water waste through run-off. Additional irrigation system design stipulations could be an area for future research.

Appendix A

Table of Water Conservation Ordinance Examples
Outdoor Water Conservation Ordinance Research, City of Redmond

Outdoor Water Conservation Ordinance Examples

Examples of Water Conservation Policies in Municipal Codes

City	Category	Code Example	Code Reference	Example #
Ashland, OR	Turf area restrictions	Limit combined natural turf or water areas (i.e., pools, ponds, and fountains) to 20 percent of the landscaped areas. These limitations do not apply to parks, common open space, golf courses, cemeteries, and school recreation areas.	Land Use Ordinance 18.4.4.030.1.1.e	1
Boulder, CO	Turf area restrictions	The total amount of high water use zones on a property shall not exceed fifty percent of the total landscaped area. The total amount of high water use turf grass shall not exceed twenty-five percent of the total landscaped area. Turf grass areas designated for high use or a specific recreational use shall be excluded from the total landscaped area under this requirement. Trees in tree grates shall also be excluded from the total landscaped area under this requirement; The use of high-irrigation turf and plantings shall be limited to high-use areas with high visibility or functional needs; High water use turf grass shall not be used in landscaped areas with any one dimension less than ten feet in width unless drip, subsurface, or low-volume irrigation is used in that area;	Land Use Code 9-9-12(d)(15)(B-D)	2
Phoenix, AZ	Turf area restrictions	No more than 50% of the landscaped area at maturity or 10% of the net lot area, whichever is less, should be planted in turf or high water use plants. Functional turf areas such as in parks, schools, multiple-family and single-family common areas, individual single-family lot, and golf courses are exempt. Rationale: The Sonoran Desert environment of Phoenix requires a careful balance of the amount of landscaping and the minimization of water consumption. Landscaping should be used to cool the environment, shade buildings, and improve air quality; high water use landscaping such as turf grass should be limited to areas where they are required for the function of the area.	Zoning Ordinance 507.A.II.A.3.1.13	3
Reno, NV	Turf area restrictions	To reduce water consumption, all landscaping plans approved under this section shall comply with the following: - The minimum dimension of each lawn or turf area shall be five feet.	Land Development Code 18.04.806.a	4
Reno, NV	Turf area restrictions	In multi-family, mixed-use, or nonresidential districts, or model homes, lawn or turf areas shall not exceed 50 percent of the required landscape area.	Land Development Code 18.04.806.c	5
Santa Cruz, CA	Turf area restrictions	The combined size of turf and areas devoted to high water use plants, decorative pools, fountains, water features and swimming pools for residential projects shall be limited to no more than twenty-five percent of the total developed landscape area. Turf is not permitted in new nonresidential landscape projects. These limits do not apply to recreation areas requiring large turf areas for their primary function. However, recreation areas shall be designed to limit turf in any portion of the landscaped area not essential for the operation of the recreational facility.	Municipal Code 16.16.070(c)(1)	6
Santa Fe, NM	Turf area restrictions	The total area of cool season turf shall be limited as follows: - single-family dwelling units shall not have cool season turf in excess of one thousand (1,000) square feet or ten percent of the total lot area, whichever is less; - multiple-family residential developments shall not have cool season turf in excess of twenty per cent of the required common open space; - industrial and commercial developments shall not have cool season turf in excess of one thousand (1,000) square feet or three percent of the required open space, whichever is greater; and - public parks and commercial recreational uses are exempt from this restriction, but shall install only the minimum cool season turf required for the active recreational use.	Land Development Code 14-8.4(F)(4)(a-d)	7
Ashland, OR	Soil amendments	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 following circumstances: - The area to be landscaped is fenced off to fully protect native soil from disturbance and compaction during construction. - Soil tests document an organic content of at least three percent based on a representative core sample taken at a rate of one test per 20,000 square feet, based on a minimum of three core samples per test. Samples shall be taken at least 40 feet apart to a depth of six inches following attainment of rough grade. - The area to be landscaped will be used to capture and treat storm water runoff, and is subject to separate design standards.	Land Use Ordinance 18.4.4.030.1.1.i-iii	8
Bend, OR	Soil amendments	As necessary, soils shall be amended to allow for healthy plant growth.	Development Code 3.2.300.D.2	9
Ontario, OR	Soil amendments	When new vegetation is planted, soils shall be amended and irrigation shall be provided, as necessary, to allow for healthy plant growth.	Planning & Zoning Development Standards 10A-57-55.4	10
Reno, NV	Soil amendments	Soil in landscape area shall be improved by incorporating a minimum of two inches of organic soil amendment into the top six inches of soil, unless recommended otherwise by the soil report for the property.	Land Development Code 18.04.806.e	11

Outdoor Water Conservation Ordinance Examples

City	Category	Code Example	Code Reference	Example #
Santa Cruz, CA	Soil amendments	Prior to planting of any materials, compacted soils shall be transformed into a friable condition. Soil shall be prepared for planting by ripping and incorporating an organic amendment at the rate of six cubic yards per one thousand square feet into the top six inches, or amended with organic material as recommended by a landscape architect or soil laboratory report. All exposed soil surfaces of nonturf areas within the developed landscape area must be mulched with a minimum three-inch layer of organic material.	Municipal Code 16.16.070(g)(1-2)	12
Sisters, OR	Soil amendments	As necessary, soils shall be amended to allow for healthy plant growth.	Development Code 3.2.200.C.14	13
Ashland, OR	Mulch	Mulch. Add a minimum of two inches of mulch in non-turf areas to the soil surface after planting, with the exception of within five feet of a building or deck where bark mulch and other combustible materials are not permitted per the General Fuel Modification Area standards in section 18.3.10.100. Neither large nuggets nor fine bark may be used for mulch. Nonporous material shall not be placed under the mulch.	Land Use Ordinance 18.4.4.030.1.1.d	14
Los Angeles, CA	Mulch	Owners of landscaping shall be encouraged to provide for plant mulching with planted areas provided with a layer of mulch a minimum of three inches deep, to aid the growth of the plants.	Planning & Zoning 12.41.B.7	15
Ontario, OR	Mulch	All planted areas shall have minimum two-inch depth of bark mulch or other moisture-retentive organic or mineral mulch.	Planning & Zoning Development Standards 10A-57-55.4.c	16
Reno, NV	Mulch	Under all trees and shrubs and anywhere in a required landscaped area not planted with live material or otherwise covered, mulch shall be provided. Mulch may be waived by the Administrator when the landowner has an approved maintenance program and/or has demonstrated acceptable maintenance on past projects. Where mulches are used, they shall be a minimum of four inches in depth to decrease water evaporation. Nonporous material, such as plastic sheets, shall not be placed under the mulch.	Land Development Code 18.04.805.c.5	17
Santa Fe, NM	Mulch	New plant material shall be mulched to a minimum depth of two (2) inches and the mulch renewed yearly or as needed. Mulch may be of organic or inorganic material.	Land Development Code 14-8.4(F)(2)(h)	18
Ashland, OR	Slopes	Natural turf is restricted to slopes less than ten percent grade.	Land Use Ordinance 18.4.4.030.1.1.g	19
Ashland, OR	Slopes	Irrigation plans are reviewed through a Ministerial process at the time of building permit submittals, and are subject to the following standards. Use sprinkler heads with a precipitation rate of .85 inches per hour or less on slopes exceeding 15 percent to minimize run-off, or when slope exceeds ten percent within ten feet of hardscape.	Land Use Ordinance 18.4.4.030.1.2.f	20
Boulder, CO	Slopes	Plants or turf grass from a high water use zone shall not be planted on slopes or berms at a 4:1 slope or greater.	Land Use Code 9-9-12(d)(15)(F)	21
Los Angeles, CA	Slopes	The Director shall take measures to ensure that the planting of slopes shall take into consideration such factors as degree of slope, slope orientation, type of soil, rooting depth of plants, fire dangers, availability of water, original native communities, depth of soil, and other relevant design factors.	Planning & Zoning 12.42.D.2.c	22
Phoenix, AZ	Slopes	Disturbed hillside areas should be revegetated with irrigation to prevent erosion and establish plant material of similar type, size, coloration and amount as the context area when mature. Rationale: Providing irrigation to revegetated soils ensures the establishment of plant materials which prevents erosion and minimizes the visual impact of hillside development.	Zoning Ordinance 507.A.II.A.9.4	23
Reno, NV	Slopes	The maximum slope of lawn or turf areas shall be 3:1. Where a berm is wider than ten feet, one additional foot of level (7:1 or flatter) planted area is required for every three feet of bermed area to capture slope runoff at the toe of the berm.	Land Development Code 18.04.806.b	24
Santa Cruz, CA	Slopes	Except when required as a stormwater best management practice, turf and other high water use plants shall not be planted in the following conditions: - On slopes greater than five percent	Municipal Code 16.16.070(c)(2)(b)	25
Santa Fe, NM	Slopes	Turf, sod or grass seeding of cool season turf species shall not be planted on slopes greater than twenty-five percent or in areas where any dimension is less than ten (10) feet.	Land Development Code 14-8.4(E)(4)(k)	26
Ashland, OR	Plant types	The landscape design and selection of plants shall be based on all of the following standards: Plant Selection. - Use plants that are appropriate to the local climate, exposure, and water availability. The presence of utilities and drainage conditions shall also be considered.	Land Use Ordinance 18.4.4.030.C.2.b	27
Ashland, OR	Plant types	Commercial, industrial, non-residential, and mixed-use developments that are subject to chapter 18.5.2, Site Design Review, shall use plants that are low water use and meet the requirements of subsection 18.4.4.030.I, Water Conserving Landscaping.	Land Use Ordinance 18.4.4.030.C.3	28
Ashland, OR	Plant types	At least 90 percent of plants in the non-turf areas shall be listed as drought tolerant in the Sunset Western Garden Book, the City's Water-Wise Landscaping website, or be similarly well suited for the climate of this region as determined by the Staff Advisor. Up to ten percent of the plants may be of a non-drought tolerant variety or species as long as they are grouped together and are located in a separate irrigation zone.	Land Use Ordinance 18.4.4.030.1.1.b	29
Bend, OR	Plant types	Native vegetation shall be preserved or planted where practical. A combination of live deciduous and evergreen trees, shrubs and ground covers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, water availability, and drainage conditions.	Development Code 3.2.300.D.1	30

Outdoor Water Conservation Ordinance Examples

City	Category	Code Example	Code Reference	Example #
Bend, OR	Plant types	The use of drought-tolerant plant species is encouraged. Water efficient irrigation shall be provided for new plants.	Development Code 3.2.300.F	31
Boulder, CO	Plant types	Very low and low water use zone plants and turf grass shall be used to the extent practicable.	Land Use Code 9-9-12(d)(15)(E)	32
Ontario, OR	Plant types	Plant species that do not require irrigation once established (drought tolerant) are preferred over species including grass lawn that require irrigation.	Planning & Zoning Development Standards 10A-57-55.4.b	33
Phoenix, AZ	Plant types	Low water use plants that reflect and enhance the image of the Sonoran Desert should be used. Rationale: Water conservation and community image should be important criteria for plant material selection.	Zoning Ordinance 507.A.II.A.3.1.3	34
Phoenix, AZ	Plant types	Plant materials should be selected for appropriate mature size, space needs, location, and required use for their ultimate location on the site. Rationale: All plants are not suitable for all locations. Consideration should be given for size at maturity, reason for choice (e.g., shade provision or screening/buffering), maintenance requirements, and long-term viability. Low maintenance plants which have a proven track record of survivability in the urban desert environment should be installed whenever possible.	Zoning Ordinance 507.A.II.A.3.1.16	35
Phoenix, AZ	Plant types	Plants in public open space, public or private common areas, other than turf for active uses, or along public or private rights-of-way shall be from the approved plant species list (Appendix A). Palm trees and other plants specified on the prohibited plant species list (appendix B) shall not be allowed at trailheads, open spaces, or landscape setbacks adjacent to the Sonoran Preserve. Rationale: Sonoran desert plants would make an effective landscape statement or focal point that would reflect the Arizona Desert Southwest. Palm trees are not indigenous and are invasive; other non-native species also create problems in the desert environment.	Zoning Ordinance 507.A.II.E.3.5.1	36
Reno, NV	Plant types	Non-turf areas shall emphasize low water consumptive plants.	Land Development Code 18.04.806.g	37
Santa Cruz, CA	Plant types	Turf varieties shall be water-conserving species, such as tall and hard fescues.	Municipal Code 16.16.070(c)(3)	38
Santa Cruz, CA	Plant types	Except for areas designated for turf or high water use plants, all plants shall be composed of very low to moderate water use plants, as identified in Water Use Classification of Landscape Species (WUCOLS Guide) or other species, including native plants that are well adapted to the climate of the region, and require minimal water once established.	Municipal Code 16.16.070(d)(1)	39
Santa Fe, NM	Plant types	Plant material selection shall emphasize drought tolerant plant species and shall limit the use of high water use plant species. All required plant material shall be cold hardy to USDA Classification Zone 5, which is minus fifteen degrees Fahrenheit, or colder.	Land Development Code 14-8.4(F)(1)	40
Santa Fe, NM	Plant types	Turf grass sod or turf grass seed mixes installed within the city limits shall contain no more than twenty-five percent Kentucky Bluegrass.	Land Development Code 14-8.4(F)(3)(a)	41
Santa Fe, NM	Plant types	Warm season grasses are recommended for most turf applications. The installation of cool season turf grasses is discouraged, as they require greater quantities of irrigation water. Refer to the City of Santa Fe Recommended Plant List for specific information on grass species. Cool season turf shall be limited to areas with relatively low evaporation from wind and heat or in locations used for active or passive recreational use.	Land Development Code 14-8.4(F)(4)	42
Sisters, OR	Plant types	A combination of trees, shrubs and ground covers shall be used for all planted areas, the selection of which shall be based on local climate, exposure, drought-tolerance, water availability, and drainage conditions; ground covers alone are not acceptable.	Development Code 3.2.200.C.14	43
Sisters, OR	Plant types	The use of drought-tolerant plant species is encouraged, and may be required when irrigation is not available.	Development Code 3.2.200.C.19	44

CURRENT CODE	DRAFT AMENDMENT
8.0020 Definitions PG. 24 Landscape. The act of improving the aesthetic appearance of (a piece of land) by changing its contours, adding ornamental features, or planting groundcover, trees, and shrubs. PG. 26 Open Space. Land retained as undeveloped land <i>for use as passive or active recreational area</i>; land that is developed with park, landscaping, or other non-structural amenities. See also <i>Usable Open Space</i>. PG. 28 Recreational Area. Areas (other than village green) that are designed, constructed, designated, or used for recreational activities. Examples include: open space containing a park; landscaped or undisturbed natural areas; landscaped trails where a 10-foot-wide paved trail is in a 20 foot easement and is not a public sidewalk; pavilion areas at least 600 square feet in area; pool; splash pad; play court for racket sports and basketball; clubhouse; community room; art and seated viewing area; community garden; a plaza(s) at least 600 square feet in area. PG. 30 Usable Open Space. Areas that contain natural or man-made vegetation that are physically accessible year-round for use by the general public, or by specific groups or persons within a defined project boundary or physical area (such as within a Planned Unit Development). Water surfaces such as ponds or canals; canyon walls, and other areas that are not physically accessible year-round to the general public are not to be counted as part of the required “usable open space area”.	
8.0410 Definitions PG. 121 Screened means concealed from view with a sight obscuring fence, wall, or vegetation.	Active-style park. A park designed for active recreation no less than 15,000 square feet in size, consolidated in shape, and configured/furnished for recreational activities such as sports, public/family gatherings, or pet areas. See also <i>Passive-style park</i>. Landscape. The act of improving the aesthetic appearance and/or ecosystem function of land by changing its contours, adding ornamental features, plantings. Open Space. <i>[unchanged]</i> Passive-style park. A park designed for minimal activity that is of any configuration or shape and landscaped for aesthetic value and to encourage passive enjoyment (i.e. walking, sitting, trails) without the use of irrigated turf. See also <i>Active-style park</i>. Recreational Area. <i>[unchanged]</i> Screening. Materials used to conceal a feature or object from sight, such as fencing, walls, canopy, vegetation, or other barrier. Turf. Vegetated groundcover, typically a species of grass. <u>Artificial turf.</u> Synthetic fiber surfacing made to mimic the appearance or function of grass or other groundcover without the requirements of real plant material. <u>Irrigated/irrigatable turf.</u> Vegetated groundcover, typically grass or sod, requiring active management and inputs to maintain, including but not limited to the installation/use of irrigation infrastructure, fertilizers, pesticides, etc. <u>Native/natural turf.</u> Vegetated groundcover consisting of native plant species, needing no management or inputs to maintain. Usable Open Space. <i>[unchanged]</i> Screened <i>[unchanged – this definition is only relevant to telecommunication facilities]</i>

8.0141(5)(A) Single Family Detached Dwellings and Plexes Development and Design Standards; Architectural Design Standards; Screening of Mechanical Equipment

Note: This section is the 'site and design' type standards that any single-family dwelling, duplex, triplex, or quadplex would be required to comply with.
PG. 44

Screening of Mechanical Equipment. All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight by use of landscaping materials such as shrubs and trees or fencing at least three (3) feet in height at installation. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.

Screening of Mechanical Equipment. All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.

Note: This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.

8.0141(5)(B)(3)(j) Single Family Detached Dwellings and Plexes Development and Design Standards; Architectural Design Standards; Building Design; Front Façade Wall Design

Note: This section is the 'site and design' type standards that any single-family dwelling, duplex, triplex, or quadplex would be required to comply with.
PG. 45

Front Façade Wall Design. Ten (10) façade elements listed below shall be used on the front elevation. Use of T-111 exceeding 20% of all facades, combined, is not allowed.

[A-I omitted for brevity]

- j. Optional enhancements and substitutions:
 - i. Enclosed soffits;
 - ii. 1 ½" caliper tree in front of landscaped area, in addition to required street trees;
 - iii. Covered rear patio or porch;
 - iv. Eave greater than 12 inches in depth, including extended soffit details;
 - v. Where gable ends are proposed, at least three (3) gable end elements;
 - vi. Masonry accents;
 - vii. Paint color schemes, with a minimum of 2 colors used; and
 - viii. Other elements or substitutions as approved by the Community Development Director, or designee.

Front Façade Wall Design. Ten (10) façade elements listed below shall be used on the front elevation. Use of T-111 exceeding 20% of all facades, combined, is not allowed.

[A-I omitted for brevity]

- j. Optional enhancements and substitutions:
 - i. Enclosed soffits;
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 - v. Where gable ends are proposed, at least three (3) gable end elements;
 - vi. Masonry accents;
 - vii. Paint color schemes, with a minimum of 2 colors used; and
 - viii. Other elements or substitutions as approved by the Community Development Director, or designee.

Note: Deleted landscaping reference.

8.0141(5)(B)(8) Single Family Detached Dwellings and Plexes Development and Design Standards; Architectural Design Standards; Building Design; Landscaping

Note: This section is the 'site and design' type standards that any single-family dwelling, duplex, triplex, or quadplex would be required to comply with.
PG. 46

Landscaping. Landscaping standards are as follows:

- a. On all lots which new single-family detached dwellings or plexes are constructed, landscaping shall be installed between the corresponding façade(s) of the structure and the edge of the street(s), public or private, for the entire length of the street frontage(s).
- b. Required landscaping can include, but is not limited to, a combination of the following materials: living plant material such as trees, shrubs, flowers, and lawn (can include artificial turf); and non-living materials such as walkways and courtyards consisting of brick, concrete, asphalt, decorative rock, or other approved materials. Applicable landscaping requirements are subject to the following:
 - i. Xeriscaping is encouraged. The minimum required allowance for plantings shall be 25%. Rock, rock gardens and bark areas without plantings do not qualify as landscaping or xeriscaping.
 - ii. The use of gravel is limited to spaces specified for the parking of RVs.
 - iii. Areas of exposed dirt are not allowed.
- c. Street trees are required to be installed on all residential lots fronting on public or private streets, including lots already platted at the time of adoption of this ordinance, but not yet developed. Additional standards are located in Section 8.3035.5.K.

Lot Width	Number of Street Trees Required
Corner Lot	Tree requirements will be based on each street frontage length.
50 feet and less	1
51-100 feet	2
101-150 feet	3
151 feet and more	One tree/40 feet of width fronting street.

- i. Flag lots shall be exempt from street tree requirements unless the frontage portion of the flag lot is 30' or greater.
- d. All landscaping and street tree installation shall be completed prior to issuance of a Certificate of Occupancy.

Delete all and replace with the following:

Landscaping: See RDC 8.0520 through 8.0540 for applicable landscaping requirements.

Note: This directs to the landscaping plan and requirements sections.

8.0142(5)(E) Townhouse Development and Design Standards; Design Standards; Screen of Mechanical Equipment

Note: This section is the 'site and design' type standards that any townhouse would be required to comply with.

PG. 55

Screen of Mechanical Equipment. All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight by use of landscaping materials such as shrubs and trees or fencing at least three (3) feet in height at installation. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.

Screen of Mechanical Equipment. All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.

Note: This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.

8.0142(5)(F) Townhouse Development and Design Standards; Design Standards; Landscaping

Note: This section is the 'site and design' type standards that any townhouse would be required to comply with.

PG. 55

Landscaping. Landscaping standards are as follows:

1. On all lots which new townhouses are constructed, landscaping shall be installed between the corresponding façade(s) of the structure and the edge of the street(s), public or private, for the entire length of the street frontage(s).
2. Required landscaping can include, but is not limited to, a combination of the following materials: living plant material such as trees, shrubs, flowers, and lawn (can include artificial turf); and non-living materials such as walkways and courtyards consisting of brick, concrete, asphalt, decorative rock, or other approved materials. Applicable landscaping requirements are subject to the following:
 - a. Xeriscaping is encouraged. The minimum required allowance for plantings shall be 25%. Rock, rock gardens and bark areas without plantings do not
 - b. The use of gravel is limited to spaces specified for the parking of RVs.
 - c. Areas of exposed dirt are not allowed. qualify as landscaping or xeriscaping.
3. Street trees are required to be installed on all residential lots fronting on public or private streets, including lots already platted at the time of adoption of this ordinance, but not yet developed. Additional standards are located in Section 8.3035.5.K.

Delete all and replace with the following:

Landscaping: See RDC 8.0520 through 8.0540 for applicable landscaping requirements.

Note: This directs to the landscaping plan and requirements sections.

<table><tr><th>Lot Width</th><th>Number of Street Trees Required</th></tr><tr><td>Corner Lot</td><td>Tree requirements will be based on each street frontage length.</td></tr><tr><td>50 feet and less</td><td>1</td></tr><tr><td>51-100 feet</td><td>2</td></tr><tr><td>101-150 feet</td><td>3</td></tr><tr><td>151 feet and more</td><td>One tree/40 feet of width fronting street.</td></tr></table>	Lot Width	Number of Street Trees Required	Corner Lot	Tree requirements will be based on each street frontage length.	50 feet and less	1	51-100 feet	2	101-150 feet	3	151 feet and more	One tree/40 feet of width fronting street.	
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8.0143(7)(B)(5) Cottage Cluster Development and Design Standards; Design Standards; Common Courtyard Design Standards; Common Courtyard Design Standards Note: This section is the 'site and design' type standards that any cottage cluster would be required to comply with. A cottage cluster is a group of four or more detached dwelling units per acre, each 900 square feet or less in size, all sharing a common courtyard. PG. 57													
The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.	The common courtyard shall be developed with a mix of native landscaping, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Common courtyards shall not be landscaped with irrigated turf unless the courtyard is also configured/furnished to support recreational activities such as sports, public/family gatherings, or pet areas. Note: The requirement to manage all on-site stormwater and the 'shall be developed with a mix of native landscaping, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities' language ensures that there must be both permeable and impermeable surfaces on the property, so got rid of the minimum required impervious language. This edit says you can have turf, but also that it should be useable.												
8.0143(7)(F)(3) Cottage Cluster Development and Design Standards; Design Standards; Parking Design; Screening Note: This section is the 'site and design' type standards that any cottage cluster would be required to comply with. A cottage cluster is a group of four or more detached dwelling units per acre, each 900 square feet or less in size, all sharing a common courtyard. PG. 59													
Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.	Screening. Clustered parking areas and parking structures shall be screened from common courtyards and public streets at a height of no less than three feet.												

	Note: This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.
8.0175(4) Downtown Overlay District; Development Standards; Maximum Building Setback Note: This section regulates any development that occurs within the Downtown Overlay District, regardless of the specific proposal. PG. 62	
Maximum Building Setback: Ten (10) feet. Surface treatment beyond two feet from the sidewalk needs to be landscaped or treated with decorative pavers. Asphalt is prohibited. For full-block developments, a minimum of 50% of the primary street-facing building façade must be located at the minimum two (2) feet setback as described in 4.A.	Maximum Building Setback: Ten (10) feet. Surface treatment beyond two feet from the sidewalk needs to be landscaped or treated with decorative pavers. Use of irrigated turf or asphalt is prohibited. For full-block developments, a minimum of 50% of the primary street-facing building façade must be located at the minimum two (2) feet setback as described in 4.A. Note: Added irrigated turf as a type of surfacing which is prohibited in the space between sidewalk and building.
8.0195 Table D, Minimum Standards [Commercial and Industrial Zones] Note: These standards apply to the commercial and industrial regardless of the proposed type of development unless some other criterion supersedes it (extremely uncommon). This is because it is tied to the zone of the property, not whatever is on it. PG. 74	
see table, page 74 (too difficult to copy)	Delete minimum landscaping standard from minimum standards table and references to this standard. Note: Landscaping standards still apply but will be found in the new section.
8.0225 Table F, Minimum Standards [Other/Public Zones] Note: These standards apply to the public zones regardless of the proposed type of development unless some other criterion supersedes it (extremely uncommon). This is because it is tied to the zone of the property, not whatever is on it. PG. 77	
see table, page 77 (too difficult to copy)	Delete minimum landscaping standard from minimum standards table and references to this standard. Note: Landscaping standards still apply but will be found in the new section.
8.0265 Table H, Minimum Standards [Mixed Use Zones] Note: These standards apply to the mixed use regardless of the proposed type of development unless some other criterion supersedes it (extremely uncommon). This is because it is tied to the zone of the property, not whatever is on it.	

PG. 85	
see table, page 85 (too difficult to copy)	Delete minimum landscaping standard from minimum standards table and references to this standard. Note: Landscaping standards still apply but will be found in the new section.
8.0270(3)(C)(14) Master Development Plans; Procedures for Review; MDP or PMDP Submittal Requirements and Approval Process; Great Neighborhood Principles Note: This is approval criteria for any master development plan, which is typically accompanied with a zone change and is used to make a property or properties that were recently brought into City limits developable, but it can also just be used to redevelop several properties at once, or a single property of sufficient size. PG. 89	
Great Neighborhood Principles. MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan. ... c. Open spaces, greenways, recreation. All new neighborhoods shall provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places and should be located in or near the center of the project to the extent practicable. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout. Neighborhood and community parks shall be developed in locations consistent with the Redmond's Parks Master Plan. ... h. Urban – rural interface. Urban development shall interface with rural areas through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface. i. Pocket parks/tot lots. Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting. ...	Great Neighborhood Principles. MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan. ... Open spaces, greenways, recreation. All new neighborhoods shall provide open spaces with recreation amenities that are useable by the public and are integrated into the larger community via trails or pathways. Parks and plazas should be developed in accordance with Redmond's Parks Master plan, or otherwise should be centrally located in the neighborhood and capable of supporting public gatherings. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout. ... Urban – rural interface. Wherever urban development is proposed adjacent to rural lands that are not located within city limits or the urban growth boundary, there shall open space buffers at least 100 feet wide installed for the length of that adjacency, excluding rights-of-way. The buffer shall be either landscaped entirely with native vegetation characteristic of the local ecosystem or shall be put into farm use for crops. Pocket parks/tot lots. Residential subdivisions and site plans shall incorporate “pocket parks” or “tot lots” at a ratio of 150 square feet of park area per lot/unit. These pocket parks or tot lots shall be privately maintained and must be developed as either ‘active-style’ or ‘passive-style’. Active-style parks shall be a minimum of 15,000 square feet in size, be consolidated in shape, and be configured/furnished for recreational activities such as sports, public/family gatherings, or pet areas. Passive-style parks may be any configuration or shape, and shall be landscaped for aesthetic value and to encourage passive enjoyment (i.e. walking, sitting, trails) without the use of

k. Green Design. Energy-efficient design through solar access setbacks, xeriscaping, and planting of drought-resistant trees to minimize water usage and provide shade.	any irrigated turf. No land located within public rights-of-way or an identified Parks Master Plan neighborhood or community park may count towards this requirement. ... Green Design. Land divisions and site plans shall incorporate principles of sustainable design befitting the natural ecosystem of Central Oregon. These principles may be incorporated through the layout of individual lots and the configuration of neighborhoods and may include energy efficient siting and construction of buildings, water-wise and native landscaping, and amenities to provide for walkability via shade and priority access for pedestrians, or other such similar design strategy. Note: Re-worded the Open Space principle for clarity. Re-worded the Urban-Rural Interface principle to limit the buffer to native or crop plantings. Added provisions to the Pocket Parks/Tot Lot principle to account for the fact that turf should be limited to active use recreation areas as it is very common to build small tot lot parks and to never see anyone use them while still requiring the implementation of beautiful areas in a neighborhood. Re-worded the Green Design principle to account for ecosystem sensitivity and open up the possibility for non-traditional landscaping.
8.0285(5)(C) Cottage Developments; Development Standards; Design Requirements Note: This section is the 'site and design' type standards that any cottage development would be required to comply with. A cottage cluster is a group of four or more detached dwelling units per acre, each 900 square feet or less in size, all sharing a common courtyard. PG. 96	
see table, page 96 (too difficult to copy)	Delete the non-permeable surface area standard. Delete the building coverage and solar standards. Amend the open space standard as follows: Open Space____ Minimum 300 square feet per each unit. Note: Cottage clusters by definition cannot contain dwelling units greater than 900 square feet in size – 800 square feet of open space per unit, as is currently required, is disproportionate. If the amendments to the subdivision tracks are approved, subdivisions will now be required to have 150 square feet of open/park space per unit (this is an increase from the previous 120 square feet). This change is an attempt to balance the requirements a little more. Note: This section, 8.0285, may be removed entirely as part of a different amendments package.
8.0285(5)(D) Cottage Developments; Development Standards; Open Space, Park, and Common Areas	

Note: This section is the 'site and design' type standards that any cottage development would be required to comply with. A cottage cluster is a group of four or more detached dwelling units per acre, each 900 square feet or less in size, all sharing a common courtyard.
PG. 98

Open Space, Park, and Common Area.

1. "Open space" means land area which can be physically accessed and used by occupants and users of the COD for scenic, landscaping, or open recreational purposes within the development.
2. **Open Space Land Area Requirements:** For all CODs, the required land area used as open space or common area shall:
 - a. Be a minimum of 800 square feet per cottage.
 - b. Have at least one centrally located open space or common area at least 60 feet wide, within the development.
 - c. At least 60% of the cottages must abut on at least two sides of open space or common area.
 - d. In addition to the centrally located open space, a series of interconnected open spaces are also allowed, but the connections between open spaces shall not contribute toward meeting the open space area and be a minimum of 20 feet wide.
3. **Cottage Orientation Requirements:**
 - a. Cottages abutting the common open space shall be oriented around and have the main entry taken from the common open space.
 - b. Cottages not abutting the common open space shall be within 60 feet walking distance from the common open space and served with paths.
 - c. The open space shall be distinguished from the private outdoor areas with a walkway, fencing (not to exceed four feet in height), landscaping, berm, or similar method to provide a visual boundary around the perimeter of the common area.
4. **Open Space – General Requirements.**
 - a. Public and private roads shall not be considered as open space.
 - b. Development plans shall assure that natural features of the land are preserved, and landscaping is provided, or a finding shall be made by the Hearings Body that preservation of significant natural feature(s) is not feasible.
 - c. Parking areas shall not exceed four spaces and shall be separated from other parking areas by a distance of 20 feet.
 - d. Up to 10% of the required open space / common area / landscaped areas may be left in a natural and non-irrigated state at the discretion of the Hearings Body; however, this shall not apply to any required landscaped screening or landscaped strips abutting public or private roads. If the development has a significant natural feature in excess of the 10% allowance, the Hearings Body may allow additional natural feature open

Open Space, Park, and Common Area.

1. "Open space" means land area which can be physically accessed and used by occupants and users of the COD for scenic, landscaping, or recreational purposes within the development.
2. **Open Space Land Area Requirements.** For all CODs, the required land area used as open space or common area shall:
 - a. Be a minimum of 150 square feet per cottage.
 - b. Have at least one centrally located open space or common area no less than 15 feet wide at its narrowest dimension within the development.
 - c. At least 60% of the cottages must abut on at least two sides of open space or common area.
 - d. In addition to the centrally located open space, a series of interconnected open spaces are also allowed, but the connections between open spaces shall feature a pedestrian path and may not contribute toward minimum required open space area.
 - e. Feature a mix of native and shade-providing vegetation. Irrigated turf shall not be a permitted surfacing or landscape feature unless recreational amenities for sports, family/public gatherings, or pet areas are also provided.
3. **Cottage Orientation Requirements:**
 - a. Cottages abutting the common open space shall be oriented towards and have the main entry taken from the common open space.
 - b. Cottages not abutting the common open space shall be within 60 feet walking distance from the common open space and served with paths.
 - c. If private outdoor areas are provided, they shall be visually separated from the common area via a walkway, walls, berms, trellis, fence (not to exceed four feet in height) or similar method.
4. **Open Space – General Requirements.**
 - a. Public and private roads shall not be considered as open space.
 - b. Development plans shall assure that existing natural features of the land are preserved, or a finding shall be made by the Hearings Body that preservation of significant natural feature(s) is not feasible.
 - c. Parking areas shall not exceed four spaces and shall be separated from other parking areas by a distance of 20 feet.
 - d. Open space, common areas, and common structures shall be financially assured of continued maintenance. A legal mechanism shall be provided which guarantees the continued maintenance of such areas and structures.

space credit. e. Open space, common areas, and common structures shall be financially assured of continued maintenance. A legal mechanism shall be provided which guarantees the continued maintenance of such areas and structures.	Note: Landscaping requirements can be exempted without variance as part of COD, pursuant to 8.0285(4), so if these seem too strict, there is already a built-in remedy. Eliminated the 10% exemption as it is hostile to using native/natural vegetation. Note: This section, 8.0285, may be removed entirely as part of a different amendments package.
8.0285(5)(D)(5) Cottage Developments; Development Standards; Open Space, Park, and Common Areas; General Development Design Requirements Note: This section is the 'site and design' type standards that any cottage development would be required to comply with. A cottage cluster is a group of four or more detached dwelling units per acre, each 900 square feet or less in size, all sharing a common courtyard. PG. 98	
a. All Development parking lots shall be screened from view from public or private streets (excluding driveways of 20' width or less), and from all residences by a screen of no less than 3' in height. Screening shall not exceed a height of 4'. b. Parking lot screening shall be achieved by either landscaping or fencing, or a combination of each. c. All parking spaces shall be paved and shall meet the parking space standards within sections 8.0500 -.0515 of the RDC, and all applicable code standards. d. If detached parking structures are proposed, the following shall apply: i. Pitched roofs are required on all parking structures and shall be no less than a 4:12 pitch. ii. Paint color and building materials shall be consistent with the design of the dwelling closest to the structure. e. Usable Open Space. All required open space within any planned development shall be 'usable' as passive or active recreational land without sharing the space as a combined use with non-recreational uses, including (but not limited to) drainage retention. f. Yards. Private open space shall be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. g. Porches/Patios: Cottages shall have a minimum of 10% of floor area S.F. as a roofed porch or patio combination. Porches are not included within floor area calculations. h. Required Parking Distance from Cottages. All required parking for Cottage Developments shall be located within 100 feet of the cottage that it serves. i. Accessory structures in cottage developments are limited to storage buildings that may be up to 80% of the smallest cottage, and to parking	a. All parking lots shall be screened from view of dwelling units and public or private streets (excluding driveways of 20' width or less) by a screen between 3' and 4' in height. b. All parking spaces shall be paved and shall meet the parking space standards within sections 8.0500 -.0515 of the RDC, and all applicable code standards. c. If detached parking structures are proposed, the following shall apply: i. Pitched roofs are required on all parking structures and shall be no less than a 4:12 pitch. ii. Paint color and building materials shall be consistent with the design of the dwelling closest to the structure. d. Usable Open Space. All required open space within any planned development shall be 'usable' as passive or active recreational land without sharing the space as a combined use with non-recreational uses, including (but not limited to) drainage retention. e. Yards. Private open space shall be a minimum of 300 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. f. Porches/Patios: Cottages shall have a minimum of 10% of floor area S.F. as a roofed porch or patio combination. Porches are not included within floor area calculations. g. Required Parking Distance from Cottages. All required parking for Cottage Developments shall be located within 100 feet of the cottage that it serves. h. Accessory structures in cottage developments are limited to storage buildings that may be up to 80% of the smallest cottage, and to parking structures or garages that may contain up to 6 parking spaces on the interior. All accessory structures in cottage developments shall have an architectural theme that matches the theme of the cottages.

structures or garages that may contain up to 6 parking spaces on the interior. All accessory structures in cottage developments shall have an architectural theme that matches the theme of the cottages.	Note: Fixed language in a. and then deleted b. for redundancy. Remaining criteria were subsequently re-numbered but otherwise left unchanged. This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead. Note: This section, 8.0285, may be removed entirely as part of a different amendments package.
8.0375(8) Manufactured Home Park Standards Note: These are standards that apply to any proposed Manufactured (mobile) Home Park which is subject to administrative review. PG. 113	
The land which is used for park purposes shall be surrounded, except at entry and exit places, by a sight obscuring fence or hedge not less than six feet in height. The fence or hedge shall be maintained in a neat appearance.	The land which is used for park purposes shall be screened from sight, except at entry and exit places. The screening provided shall be no less than six feet in height and shall be maintained in a neat appearance. Note: Re-worded to remove landscaping reference.
8.0375(11) Manufactured Home Park Standards Note: These are standards that apply to any proposed Manufactured (mobile) Home Park which is subject to administrative review. PG. 113	
Open Space. A minimum of at least 2,500 square feet plus 150 square feet per manufactured home space shall be provided for a recreational play area, group, or community activity. The Hearings Body may require this area to be physically separated from streets, or parking area, by a fence or the equivalent, that conforms to fence regulations, but at least 30 inches in height where allowed by fence standards. Unless otherwise approved, no required open space area shall contain less than 2,500 square feet. Recreation areas shall be improved with grass, plantings, surfacing, or buildings suitable for recreational use. No recreation facility created within a manufactured home park wholly to satisfy the requirements of this section shall be open to, or offered in itself, to the general public.	Open Space. A minimum of at least 2,500 square feet plus 150 square feet per manufactured home space shall be provided for recreation area. Recreation areas shall be improved with surfacing, buildings suitable for recreational use, or landscaping that conforms with the underlying zone requirements. No recreation facility created within a manufactured home park wholly to satisfy the requirements of this section shall be open to, or offered in itself, to the general public. The Hearings Body may require this area to be centrally located within the park and physically separated from streets or parking areas by a fence that complies with fence regulations. Note: Re-worded to remove landscaping reference (and for clarity).
8.0505(8) Off-Street Parking and Loading Note: This section applies to any proposed parking and/or loading areas, regardless of the rest of the development, unless some other criterion supersedes it (uncommon). PG. 135	

In any zone, every building having a gross floor area of 10,000 square feet or more, which is to be occupied for: manufacturing, storage, warehousing, retail sales, hotel, hospital, laundry, dry cleaning establishment, or other uses similar requiring the receipt or distribution by vehicles, materials or merchandise, shall provide one off-street loading berth, plus one additional loading berth for each additional 20,000 square feet of gross floor area. Each loading berth shall be provided with paved access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. A sight-obscuring screen, berm, or landscaping shall conceal all loading areas from view from public streets or roads.	In any zone, every building having a gross floor area of 10,000 square feet or more, which is to be occupied for: manufacturing, storage, warehousing, retail sales, hotel, hospital, laundry, dry cleaning establishment, or other uses similar requiring the receipt or distribution by vehicles, materials or merchandise, shall provide one off-street loading berth, plus one additional loading berth for each additional 20,000 square feet of gross floor area. Each loading berth shall be provided with paved access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. All loading areas shall be screened from view of public streets. <i>Note: This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.</i>
8.0510(2) Design and Improvement Standards for Parking Lots Note: This section applies to any proposed parking and/or loading areas, regardless of the rest of the development, unless some other criterion supersedes it (uncommon). PG. 136	
2. Except for parking in connection with single family detached dwellings or middle housing, parking and loading areas adjacent to or within a residential zone or adjacent to any dwelling shall be screened with a sight-obscuring fence or planted screen of not less than three feet in height. 3. Parking spaces between pavement and landscaping shall be contained by a bumper rail or by a curb which is at least four inches high, and which is set back a minimum of one and one-half feet from the property line. <i>[4-9 omitted for brevity]</i>	2. All parking or loading areas shall be screened from view of adjacent residential-zoned properties or any adjacent dwellings. The screening provided shall be no less than three feet in height and shall comply with clear vision standards where applicable. This standard does not apply to parking or loading areas which serve single family detached dwellings or middle housing. 3. In all zones, wherever vehicle parking and loading abuts landscaping a curb or secured wheel guards at least four inches high shall be provided and shall be no closer than one and one-half feet from the property line. Except for the C-2, DOD, and residential zones, vehicle parking and loading shall not be permitted within the required minimum front or street-side setback required landscaping area unless there is inadequate on-site space and is otherwise permitted by the planning division. <i>[4-9 omitted for brevity]</i> 10. At least ten percent of the paved parking shall include planting beds at least 5 feet wide, plus a ratio of one tree per ten parking spaces shall be planted. This standard does not apply to single family detached dwellings or middle housing developments.

	Note: Re-worded to remove landscaping reference (and for clarity). Removed the landscaping requirements relating to parking lot design/configuration from the landscaping section and consolidated into this one. Additionally, this is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.
8.0615(12)(F)(7) Standards Governing Conditional Uses; Manufactured Home Park Note: These are standards that apply to any proposed Manufactured (mobile) Home Park which is subject to conditional use review. PG. 144	
The land which is used for park purposes shall be surrounded, except at entry and exit places, by a sight obscuring fence or hedge not less than six feet in height. The fence or hedge shall be maintained in a neat appearance.	The land which is used for park purposes shall be screened from sight, except at entry and exit places. The screening provided shall be no less than six feet in height and shall be maintained in a neat appearance. Note: Re-worded to remove landscaping reference.
8.0615(12)(F)(7) Standards Governing Conditional Uses; Manufactured Home Park Note: These are standards that apply to any proposed Manufactured (mobile) Home Park which is subject to conditional use review. PG. 145	
Open Space. A minimum of at least 2,500 square feet plus 150 square feet per manufactured home space shall be provided for a recreational play area, group, or community activity. The Hearings Body may require this area to be physically separated from streets, or parking area by a fence or the equivalent, that conforms to fence regulations, but at least 30 inches in height where allowed by fence standards. Unless otherwise approved, no required open space area shall contain less than 2,500 square feet. Recreation areas shall be improved with grass, plantings, surfacing, or buildings suitable for recreational use. No recreation facility created within a manufactured home park wholly to satisfy the requirements of this section shall be open to, or offered in itself, to the general public.	Open Space. A minimum of at least 2,500 square feet plus 150 square feet per manufactured home space shall be provided for recreation area. Recreation areas shall be improved with surfacing, buildings suitable for recreational use, or landscaping that conforms with the underlying zone requirements. No recreation facility created within a manufactured home park wholly to satisfy the requirements of this section shall be open to, or offered in itself, to the general public. The Hearings Body may require this area to be centrally located within the park and physically separated from streets or parking areas by a fence that complies with fence regulations. Note: Re-worded to remove landscaping reference (and for clarity).
8.0615(14)(B)(13) Standards Governing Conditional Uses; Recreational Vehicle Park Note: These are standards that apply to any proposed RV Park which is subject to conditional use review. PG. 145	
Recreational Vehicle Park: A recreational vehicle park shall be built to State standards in effect at the time of construction and shall comply with the following provisions: [A-B12 omitted for brevity]	Recreational Vehicle Park: A recreational vehicle park shall be built to State standards in effect at the time of construction and shall comply with the following provisions: [A-B12 omitted for brevity]

13. The recreational vehicle park shall be enclosed by a fence, wall, landscape screening, earth mounds, or by other designs which will complement the landscape and assure compatibility with surrounding properties. 14. Each recreational vehicle park shall set aside along the perimeter of the recreational vehicle park a minimum 10' strip which shall be site obscuring landscaped and used for no other purpose. Additional area for landscaping may be required through the design review process.	13. The land which is used for park purposes shall be screened from sight, except at entry and exit places. The screening provided shall complement the landscape and assure compatibility with surrounding properties. Note: Re-worded 13 and deleted 14 for redundancy. This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.
8.0615(17) Standards Governing Conditional Uses; Mini-Storage Developments Note: These are standards that apply to any proposed Mini-Storage (self-storage/storage unit facility) which is subject to conditional use review. PG. 149	
Mini-Storage Developments: A. The site shall contain a minimum of 3 acres. B. The site shall have access only on a minor arterial, major collector, or minor collector. C. The maximum lot coverage shall not exceed sixty (60%) per cent of the total lot area. D. No more than one (1) dwelling may be located on the site and the purpose of the dwelling shall be for the operation, maintenance, and security of the mini-storage development. E. All outdoor storage of recreational vehicles and/or boats shall be screened from view by a site-obscuring fence, wall, landscaped screening, earthen mounds, hedges, or other designs which will compliment the landscape and assure compatibility with adjacent uses. F. All mini-storage units shall be screened by a site-obscuring fence or landscape buffer. G. All roadways within the mini-storage development shall be a minimum of twenty (20') feet in width and shall be paved.	Mini-Storage Developments: A. The site shall contain a minimum of 3 acres. B. The site shall have access only on a minor arterial, major collector, or minor collector. C. The maximum lot coverage shall not exceed sixty (60%) per cent of the total lot area. D. No more than one (1) dwelling may be located on the site and the purpose of the dwelling shall be for the operation, maintenance, and security of the mini-storage development. E. All mini-storage units and outdoor storage of recreational vehicles or boats shall be screened from view in a manner that complements the landscape and assures compatibility with adjacent uses. F. All roadways within the mini-storage development shall be a minimum of twenty (20') feet in width and shall be paved. Note: Re-worded E and then deleted F for redundancy. This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.
8.2236(1)(L) Subdivision may be created following the two tracks: Track 1 (General) and Track 2 (Clear and Objective Standards); Track 1 – General Criteria. Subdivision Tentative Plans (No 'Needed Housing'); Urban – rural interface Note: These criteria are applied to all subdivision applications.	

PG. 204	
Urban – rural interface. Urban development shall interface with rural areas (rural areas are those that lie within areas outside of the UBG or UAR) through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban – rural interface, or utilize other appropriate and equivalent transitional elements.	Wherever urban development is proposed adjacent to rural lands that are not located within city limits or the urban growth boundary, there shall open space buffers at least 100 feet wide installed for the length of that adjacency, excluding rights-of-way. The buffer shall be either landscaped entirely with native vegetation characteristic of the local ecosystem or shall be put into farm use for crops. Note: Copied GNP edits. They were not different previously.
8.2236(1)(M) Subdivision may be created following the two tracks: Track 1 (General) and Track 2 (Clear and Objective Standards); Track 1 – General Criteria. Subdivision Tentative Plans (No ‘Needed Housing’); Pocket Parks / Tot Lots Note: These criteria are applied to all subdivision applications. PG. 204	
Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and acceptable trash receptable(s) and lighting.	Residential subdivisions and site plans shall incorporate “pocket parks” or “tot lots” at a ratio of 150 square feet of park area per lot/unit. These pocket parks or tot lots shall be privately maintained and must be developed as either ‘active-style’ or ‘passive-style’. Active-style parks shall be a minimum of 15,000 square feet in size, be consolidated in shape, and be configured/furnished for recreational activities such as sports, public/family gatherings, or pet areas. Passive-style parks may be any configuration or shape, and shall be landscaped for aesthetic value and to encourage passive enjoyment (i.e. walking, sitting, trails) without the use of any irrigated turf. No land located within public rights-of-way or an identified Parks Master Plan neighborhood or community park may count towards this requirement. Note: Copied GNP edits. They were not different previously.
8.2236(2)(K) Subdivision may be created following the two tracks: Track 1 (General) and Track 2 (Clear and Objective Standards); Track 2 – Subdivision, Tentative Plan Approval Criteria (‘Needed Housing’ & Clear and Objective Standards); Urban – rural interface Note: These criteria are applied to all subdivision applications. Criteria in Track 2 need to be extremely clear and non-discretionary. PG. 207	
Urban development shall interface with rural areas (rural areas are those that lie within areas outside of the UBG or UAR) through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface, or utilize other appropriate and equivalent transitional elements.	Wherever urban development is proposed adjacent to rural lands that are not located within city limits or the urban growth boundary, there shall open space buffers at least 100 feet wide installed for the length of that adjacency, excluding rights-of-way. The buffer shall be either landscaped entirely with native vegetation characteristic of the local ecosystem or shall be put into farm use for crops. Note: Copied GNP edits. They were not different previously.

8.2236(2)(L) Subdivision may be created following the two tracks: Track 1 (General) and Track 2 (Clear and Objective Standards); Track 2 – Subdivision, Tentative Plan Approval Criteria ('Needed Housing' & Clear and Objective Standards); Pocket Parks / Tot Lots

Note: These criteria are applied to all subdivision applications. Criteria in Track 2 need to be extremely clear and non-discretionary.
PG. 207

Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.

Residential subdivisions and site plans shall incorporate “pocket parks” or “tot lots” at a ratio of 150 square feet of park area per lot/unit. These pocket parks or tot lots shall be privately maintained and must be developed as either ‘active-style’ or ‘passive-style’. Active-style parks shall be a minimum of 15,000 square feet in size, be consolidated in shape, and be configured/furnished for recreational activities such as sports, public/family gatherings, or pet areas. Passive-style parks may be any configuration or shape, and shall be landscaped for aesthetic value and to encourage passive enjoyment (i.e. walking, sitting, trails) without the use of any irrigated turf. No land located within public rights-of-way or an identified Parks Master Plan neighborhood or community park may count towards this requirement.

Note: Copied GNP edits. They were not different previously.

8.2710(6) Streets; Streets Adjacent to Railroads, Freeways and Parkways

Note: These criteria apply to all streets within the City. Typically, whenever a development or land division is proposed and is subject to review, we evaluate the adjacent roadways to check that they comply with these standards.
PG. 231

Streets Adjacent to Railroads, Freeways and Parkways. When the area to be subdivided or partitioned is residentially zoned and abuts a railroad, freeway, or parkway, a provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for use of the land between the street and railroad, freeway or parkway. In the case of a railroad, there shall be a land strip of not less than 25 feet in width adjacent and along the railroad right-of-way for screen planting between the railroad right-of-way and residential property. If the intervening property between such parallel streets and a freeway or a parkway is less than 80 feet in width, such intervening property shall be dedicated to park or thoroughfare use. The intersections of such parallel streets, where they intersect with streets that cross a railroad, shall be determined with due consideration as cross streets of a minimum distance required for approach grades to a future grade separation and right-of-way widths of the cross street.

Streets Adjacent to Railroads, Freeways and Parkways. When the area to be subdivided or partitioned is residentially zoned and abuts a railroad, freeway, or parkway, a provision may be required for a street approximately parallel to and on either side of such right-of-way at a distance suitable for use of the land between the required street and the abutting railroad, freeway or parkway. In the case of a railroad, there shall be a land strip of not less than 25 feet in width between the railroad right-of-way and the residential property. The land strip must be occupied by fire-resistant materials, and may contain a fence, a trellis, a wall, or similar decorative or artistic feature. If the intervening property between such parallel streets and a freeway or a parkway is less than 80 feet in width, such intervening property shall be dedicated to a passive-style park or for thoroughfare use of bicycle and/or pedestrians. The intersections of such parallel streets, where they intersect with streets that cross a railroad, shall be determined with due consideration as cross streets of a minimum distance required for approach grades to a future grade separation and right-of-way widths of the cross street.

	Note: The original mentions screening but makes no effort to describe to what extent, so added language that permits screening or blocking of access to railways and reduced the suggestion of turf in the required land strip.
8.2710(14)(C) Streets; Narrow Streets Note: These criteria apply to all land division (subdivision, partition) applications, and all applications with proposed development. Typically, whenever an applicable development or land division is proposed, we evaluate the adjacent roadways to check that they comply with these standards. PG. 231	
Sidewalks shall be separated from the curb by a landscape strip with street trees conforming with Public Works Standards and Specifications.	Sidewalks shall be provided in accordance with Public Works Standards and Specifications. Note: The PW standards and specifications are implemented by the Engineering Divisions, and are currently being amended, so left flexibility to comply with whatever the final result will be.
8.2715(9) Fundamental Design Elements; Pocket Park / Tot Lot Note: These criteria apply to all land division (subdivision, partition) applications. PG. 233	
Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Park amenities shall, at a minimum, include: one half of the park dedicated to turf areas, benches, trees, shrubs, ground cover, irrigation, other landscape or decorative features, and acceptable trash receptable(s) and lighting.	Residential subdivisions and site plans shall incorporate “pocket parks” or “tot lots” at a ratio of 150 square feet of park area per lot/unit. These pocket parks or tot lots shall be privately maintained and must be developed as either ‘active-style’ or ‘passive-style’. Active-style parks shall be a minimum of 15,000 square feet in size, be consolidated in shape, and be configured/furnished for recreational activities such as sports, public/family gatherings, or pet areas. Passive-style parks may be any configuration or shape, and shall be landscaped for aesthetic value and to encourage passive enjoyment (i.e. walking, sitting, trails) without the use of any irrigated turf. No land located within public rights-of-way or an identified Parks Master Plan neighborhood or community park may count towards this requirement. Note: Copied GNP edits. They were not different previously.
8.3025(3) Plans Required; A Landscape Plan Note: These are the criteria applicable to all Site and Design applications. PG. 244	
A Landscape Plan. A landscape plan is required for all multi-family complex, commercial or industrial development. The landscape plan shall include the following: A. Area Required. Each property developed shall show at least the following percentage of the total site or project area to be developed in landscaping.	Delete all and replace with the following: Landscaping: See RDC 8.0520 through 8.0540 for applicable landscaping requirements. Note: This directs to the landscaping plan and requirements sections.

<table><tr><th>Zones</th><th></th></tr><tr><td>R1 to R-5</td><td>15%</td></tr><tr><td>C-1 to C-5</td><td>15%</td></tr><tr><td>Downtown Overlay District</td><td>0%</td></tr><tr><td>M-1, M-1.5, M-2, LLI</td><td>15%</td></tr><tr><td>Airport</td><td>Per Section 8.3035 only.</td></tr><tr><td>Park, OSPR, PF</td><td>15%</td></tr><tr><td>FG</td><td>Not Applicable</td></tr><tr><td>MUN & MUE</td><td>15%</td></tr><tr><td>MULW & MULW-SD</td><td>10%</td></tr></table>	Zones		R1 to R-5	15%	C-1 to C-5	15%	Downtown Overlay District	0%	M-1, M-1.5, M-2, LLI	15%	Airport	Per Section 8.3035 only.	Park, OSPR, PF	15%	FG	Not Applicable	MUN & MUE	15%	MULW & MULW-SD	10%	
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B. Plant types. Identify the varieties (botanical name) of each plant. C. Plant size at time of planting. Identify the size of each proposed plant at time of planting. The minimum size at time of planting shall be one gallon for a shrub and fifteen gallons for a tree, and no less than 1-1/2" caliper measured 3' above finished grade. D. Location of existing trees. All trees having a six-inch trunk diameter measured 3' above natural grade or greater shall be shown on the landscape plan. E. Location of vegetation. Location of existing vegetation to be removed and retained on site. F. The location and design of new landscaping or landscaped areas. G. Irrigation. Description of the method of irrigation shall be submitted showing type of irrigation system and approximate location of water delivery lines. H. Street tree plan. Species and location of each tree to be planted shall be shown on the landscape plan.																					
8.3035(4)(E)(9) Design Review Criteria; Architectural Requirements; Multi-Family Complexes; Common Open Space Note: These are the criteria applicable to all multifamily developments. PG. 249																					
Common Open Space. Common open space(s) shall be incorporated into the site plan for multi-family complexes as a primary design feature. A minimum of 15 percent of site area (inclusive of required setbacks but exclusive of dedicated street rights-of-way and land dedicated to other public uses like parks and schools), shall be provided as common open space and be suitable for a recreational play area, or group or community activities.	Common Open Space. Common open space(s) shall be incorporated into the site plan for multi-family complexes as a primary design feature. All multi-family complex developments shall provide either 3,000 square feet or 15 percent of the site area for of open space, whichever is greater. The open space may include required setback areas but shall not include dedicated street rights-of-way and land dedicated to other public uses like parks and																				

However, in no case shall less than 3,000 square feet of common open space be provided. Such area shall be improved with turf, plantings, surfacing, equipment, structures, or buildings suitable for recreational use. The Hearings Body may require this area to be protected from streets, parking areas, or the like, by a fence or the equivalent. Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements. In conjunction with the open space requirements, all multi-family complexes with 20 or more units shall provide two or more amenities for the residents as listed below. Such amenities shall be centrally located for a majority of the residents. - Tot lot/play structure - Community garden - Picnic tables/barbecue areas - Swimming pool, splash pad, or other water feature - Indoor recreation facility - Sports courts (i.e., basketball, tennis, volleyball) - Other active or passive recreation area that meets the intent of this standard as approved through the development review process.	schools. The Hearings Body may require this area to be protected from streets, parking areas, or the like, by a fence or similar structure. Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements. The open space provided shall be suitable for recreational play areas, group/community activities, or passive enjoyment of the environment, and shall incorporate amenities such as landscaping, surfacing, pedestrian paths, equipment, structures, buildings suitable for recreational use, lighting, and trash receptacles. Irrigated turf will not be permitted except where it is ancillary to recreational amenities for sports, family/public gatherings, or pet areas. Additionally, all multi-family complexes with 20 or more units shall provide two or more amenities for the residents as listed below. Such amenities shall be centrally located for a majority of the residents. - Tot lot/play structure - Community garden - Picnic tables/barbecue areas - Swimming pool, splash pad, or other water feature - Indoor recreation facility - Sports courts (i.e., basketball, tennis, volleyball) - Other active or passive recreation area that meets the intent of this standard as approved through the development review process. Note: Re-worded to address landscaping in a way that is similar to the GNP and cottage developments.
8.3035(4)(E)(12) Design Review Criteria; Architectural Requirements; Multi-Family Complexes; Special Fencing/Landscaping Note: These are the criteria applicable to all multifamily developments. PG. 249	
Special Fencing/Landscaping. A sight obscuring fence or evergreen hedge may be required by the Hearings Body when, in its judgment, such screening is necessary to preserve the values of nearby properties, protect the aesthetic character of the neighborhood or vicinity, and to provide security and privacy for occupants of the subject complex.	Screening. The Hearings Body may require screening when, in its judgment, such screening is necessary to preserve the values of nearby properties, protect the aesthetic character of the neighborhood or vicinity, and to provide security and privacy for occupants of the subject complex. Note: This is a screening/obscuring change. 'Landscaping' is often used interchangeably with fencing/barriers/other materials to screen or obscure something from sight. The simple fix is to remove direct references to landscaping and focus the need back on screening/obscuring – doing this doesn't remove the possibility of using landscaping, but allows more flexibility for non-landscaping materials instead.

8.3035(5) Design Review Criteria; Landscaping Note: These are the criteria applicable to all Site and Design applications. PG. 252	
Landscaping. A. Plant sizes. All required shrubs shall be at least 1-gallon size and all required trees 15-gallon size at time of planting, and no less than 1-1/2" caliper measured 3' above finished grade. Applicants must show evidence of paid contracts or commitments for landscaping work or other proof/evidence the work will be completed as required and on time. B. Vegetative cover. All required landscape areas shall be planted with shrubs, trees and or living ground cover to a minimum of 50% vegetative cover at the time of planting. The other 50% may be covered with non-vegetative (not bark) mulch. C. Outdoor storage and service areas. Outdoor storage and service areas shall be screened or buffered from adjacent properties or from public rights of way with a minimum 3-foot-tall and wide landscape strip or site obscuring fencing unless otherwise approved when adjacent to a similar use or a use that does not require screening from the proposed use. Screening shall provide no less than 50% visual screening at time of planting or installation and shall be shown by detail or photo. D. Areas between buildings and property lines adjacent to a street. Areas between buildings and property lines adjacent to a street shall be landscaped with trees and shrubs within a minimum 3-foot-wide landscape strip. E. A parking or loading area. A parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and any lot line by a landscaped strip at least 5 feet in width. Within the C-2, C-4, MUN, MUE, or Airport zone, street trees or other landscaping located within the public right-of-way may be provided and considered as landscaping on site. The City may make an exception of the five (5) foot landscaping strip requirements if the following criteria apply: 1. The properties are adjacent to one another; and, 2. The parking and back up areas are adjacent to a common lot line. If an exception is granted, an easement shall be recorded on the deed. If at any time the parking area is no longer shared, the parking area shall conform to the five (5) foot landscape strip requirements. F. Landscape areas abutting parking areas spaces, access aisles and loading zones. Landscape areas abutting parking spaces, access aisles and loading zones shall incorporate a sight obscuring landscape screen. The screen shall be at least 3 feet higher than the finished grade of the	Delete all and replace with the following: Landscaping: See RDC 8.0520 through 8.0540 for applicable landscaping requirements. Note: This directs to the landscaping plan and requirements sections.

parking area, except in required clear vision areas where the clear vision requirements must be met. The screen height may be achieved by a combination of earth mounding and plant materials. Fences with or without slats may qualify for parking lot screening on interior, side, or rear lot lines, or when adjacent to an alley.

- G. **Parking lot landscaping.** In addition to meeting all other landscape requirements, at least ten (10%) percent of the paved parking shall include planting beds at least 5 feet wide, plus a ratio of one tree per ten parking spaces shall be planted.
- H. **Protection of Parking Lot Landscaping.** Parking lot landscaping shall be protected by a curb or secured wheel guards at least 4" high with a minimum three-foot setback from the property line.
- I. **Preservation and Replacement of Trees.** All existing trees having a six (6) inch trunk diameter 3' above grade or greater shall be preserved or replaced with fifteen gallon-sized trees at a 'one-to-one' ratio. Replacement trees shall have a minimum 1-1/2-inch trunk diameter measured at 3' above grade. This criterion shall be met in the submitted landscape plan.
- J. **Irrigation of plants and trees.** Irrigation systems shall be required for all landscape areas and street trees except those designated for native vegetation. Type of irrigation system and approximate line location shall be shown on the site plan provided.
- K. **Street trees.** Street trees are required to be installed on all residential, commercial, and industrial lots fronting on public or private streets, including on lots already platted at the time of adoption of this ordinance (Ord. #2013-04, 05/14/2013), but not yet developed. Street trees shall be provided in accordance with the following requirements:
 - 1. **Street Tree Plan.** A street tree plan shall be provided showing the location of street trees, the types and the installation sizes of the trees and the type of irrigation proposed.
 - 2. **Timing of Improvements.** All street tree(s) shall be installed prior to issuance of a Certificate of Occupancy for said construction. An exception to this shall be when it is not feasible to plant street trees due to cold weather, in which case a posting of a bond for the value of the tree shall be acceptable to ensure the tree is planted at the earliest feasible time as determined by the City.
 - 3. **Number of Trees Required.** The number of street trees planted on each lot is dependent upon the lot width per the table below:

Lot Width	Number of Street Trees Required
Corner Lot	Tree requirements will be based on each street frontage length

50 ft and less	1
51-100 ft	2
101-150 ft	3
151 ft and more	One tree/40 feet of width fronting street

4. **Spacing of Trees.** Street trees shall be spaced in accordance with the table below:

Lot Width	Tree spacing requirements
50 ft and less	The street tree shall be planted as close as possible to the center of the lot frontage, unless there is a conflict with a driveway, in which case it should be located as close as possible to the center.
50 ft and more	Small canopy and columnar shaped trees shall be planted no further than thirty (30) feet apart
	Medium and large canopy trees shall be planted no further than forty (40) feet apart
Downtown	Per Public Works Standards

An exception to the tree spacing requirements above includes when planting a tree would conflict with existing trees, retaining walls, utilities, driveways, views, or other similar physical barriers. In those cases, the Community Development Director, or designee, may approve alternative spacing.

5. **Location of Trees.** Street trees shall be planted within existing and proposed planting strips or in City approved sidewalk tree wells on streets without planting strips unless an alternative street tree location is approved during the planning review process. The location of trees shall meet the following setback requirements:

Object Tree Must be Setback from	Distance Street Tree Must Be Setback From Object
Curb or sidewalk	3 ft (small and medium stature tree) and 3 ft (large stature tree); in no cases, shall the tree be more than 10 ft from the curb

Curb line of an intersection, stop/yield signs, and streetlights	25 ft
Adjacent Tree	20 ft
Fire Hydrants, utility poles and directional traffic signs	10 ft
Edge of a driveway	5 ft
Property lines	2 ft

6. **Caliper Size.** The minimum caliper size at planting shall be 1½ inches for single family residential and 1½ inches for commercial and industrial. If the required caliper is not available, the Community Development Director, or designee, may accept an alternative proposal that is comparable.
7. **Approved Tree List.** Types of street trees shall be selected from the City Arborist's approved list of trees.
8. **Maintenance.** Maintenance of street trees shall be in accordance with standards listed in Section 3.600 of the Redmond Code.
9. **Utility Easements.** All street trees shall be placed outside utility easements unless the utilities are in a protective conduit. If the existing planter strip contains such easements and is not wide enough to also accommodate street trees, the street tree location requirement in section 4 above may be adjusted by the Community Development Director, or designee, during the development review process.
- L. **Maintenance of landscaping.** All landscaping shall be continuously maintained and replaced when necessary to maintain compliance with an approved landscape plan. For landscaping valued in excess of \$5,000, the City may require a maintenance bond.

8.3160(3) Plans Required; Landscape Plan

Note: These Site and Design criteria apply exclusively to any mixed-use live-work (MULW) development proposed, regardless of underlying zone. A MULW development includes a business/commercial space and a living space in the same building.
PG. 270

Landscape Plan. A landscape plan is required for live/work development. The landscape plan shall include the following:
A. Area Required. 10% of subject property
B. Plant types. Identify the varieties (botanical name) of each plant.

Delete all and replace with the following:

Landscaping: See RDC 8.0520 through 8.0540 for applicable landscaping requirements.

Note: This directs to the landscaping plan and requirements sections.

C. Plant size at time of planting. The minimum size at time of planting shall be one gallon for a shrub and fifteen gallons for a tree, and no less than 1-1/2" caliper measured 3' above finished grade. D. Location of existing trees. All trees having a six inch trunk diameter measured 3' above natural grade or greater shall be shown on the landscape plan. E. Location of vegetation. Location of existing vegetation to be removed and retained on site. F. The location and design of new landscaping or landscaped areas. G. Irrigation. Description of the method of irrigation shall be submitted showing type of irrigation system and approximate location of water delivery lines. H. Street tree plan. Species and location of each tree to be planted shall be shown on the landscape plan.	
8.3170(2)(D) Site and Design Review Criteria; Outside Requirements; Landscaping Note: These Site and Design criteria apply exclusively to any mixed-use live-work (MULW) development proposed, regardless of underlying zone. A live/work dwelling includes a business/commercial space and a living space in the same building. PG. 271	
Outside Requirements. <i>[A-C omitted for brevity]</i> D. Landscaping. The site shall be landscaped with a variety of trees, shrubs, and groundcover. The required landscaping shall be 10% of the lot area. E. Irrigation of landscaping. Irrigation systems shall be required for all landscaping areas and street trees, except for native vegetation. F. Grading and Drainage. All site drainage shall be maintained on site and shall not drain onto public streets, irrigation canals/ditches or neighboring properties. G. Outdoor Storage. All outdoor storage shall be screened to a minimum of 6 feet in height by a vegetative hedge, solid fencing, or on-site buildings. H. Fencing. Fencing standards for residential zones described in 8.0340 shall apply to Live/Work Units. I. Trash Collection. Trash collection areas in which 1 yard or larger containers are located shall be screened from public view or in a trash enclosure. Trash enclosures shall be constructed of materials similar and matching to the subject building. J. Lighting. Artificial Lighting shall not shine off-site greater than 0.5-foot candles.	Outside Requirements. <i>[A-C omitted for brevity]</i> D. Landscaping/Irrigation: See RDC 8.0520 through 8.0540 for applicable landscaping requirements. E. Grading and Drainage. All site drainage shall be maintained on site and shall not drain onto public streets, irrigation canals/ditches or neighboring properties. F. Outdoor Storage. All outdoor storage shall be screened to a minimum of 6 feet in height by a vegetative hedge, solid fencing, or on-site buildings. G. Fencing. Fencing standards for residential zones described in 8.0340 shall apply to Live/Work Units. H. Trash Collection. Trash collection areas in which 1 yard or larger containers are located shall be screened from public view or in a trash enclosure. Trash enclosures shall be constructed of materials similar and matching to the subject building. I. Lighting. Artificial Lighting shall not shine off-site greater than 0.5-foot candles. <i>Note: Redirected to landscaping requirements, deleted E for redundancy, then renumbered the criteria but they are otherwise unchanged.</i>
8.3170(5)(B)(3) Site and Design Review Criteria; Modifications to Existing Structures; Outside Requirements; Landscaping	

Note: These Site and Design criteria apply exclusively to any mixed-use live-work (MULW) development proposed, regardless of underlying zone. A live/work dwelling includes a business/commercial space and a living space in the same building.
PG. 272

Landscaping. The site shall be landscaped with a variety of trees, shrubs, and groundcover. The required landscaping shall be 10% of the lot area. Site Landscaping shall be well-maintained, living, and watered. Dead vegetation shall be removed and replanted with new vegetation.

Delete all and replace with the following:

Landscaping: See RDC 8.0520 through 8.0540 for applicable landscaping requirements.

Note: This directs to the landscaping plan and requirements sections.

Landscaping Plan and Landscaping Standards

Note: These will be added to the code as their own sections, between the parking/loading requirements and the exception standards. All landscaping requirements elsewhere in the code will all direct here – so it needs to be comprehensive and account for different landscaping goals. Additionally, it will govern what needs to be submitted as part of a landscaping plan.

PG. no page number yet, new

N/A

8.0520 Landscape Plan.

A. Applicability: A landscape plan is required for proposal which includes any of the following:

1. New housing.
2. Development subject to RDC Article IV Site and Design review.
3. Planned Unit Development.
4. Cottage Development, as described in RDC 8.0285.
5. New wireless broadcast communication facilities, as described in RDC 8.0415.

B. Contents. A landscape plan shall include the following:

1. **Existing landscaping.** The location of existing natural features and vegetation, including all trees having a 6" trunk diameter measured 3' above natural grade or greater, shall be depicted and labeled indicating if it is proposed to be retained or removed.
2. **New landscaping.** The design of new landscaped areas, including the location and approximate size at time of planting for each new plant shall be depicted. Additionally, each proposed plant shall be labeled as either native or non-native, and with its associated water use category (very-low, low, moderate, high) as identified in the Water Use Classification of Landscape Species.
3. **Street trees.** The species and location of each tree proposed to be planted in public rights-of-way shall be depicted.
4. **Soil Preparation.** The location and type of amendments or treatments to the soil shall be depicted.

	5. Irrigation. The method of irrigation proposed for use, including all points of connection and the system components (meters, valves, backflow, quick couplers, blow out ports, main and lateral lines, sprinkler layout, etc.) shall be depicted. 8.0530 Landscaping Standards. A. Applicability: These landscaping standards apply to any proposal which includes any of the following: 1. New housing. 2. Development subject to RDC Article IV Site and Design review. 3. Planned Unit Development. 4. Cottage Development, as described in RDC 8.0285. 5. New wireless broadcast communication facilities, as described in RDC 8.0415. None of the landscaping standards supersede any applicable stormwater requirements. B. Minimum Landscaping. In all zones the required minimum front setback area and any required setback area adjacent to a street shall be landscaped. The area between the required minimum front or street-side setback and the closest façade of the main building must also be landscaped if the native vegetation has been disturbed or will be disturbed as part of construction. Industrial and public zoned properties shall also be required to provide a 10' landscape buffer wherever such property directly abuts a residential zoned property. C. Water Features. Landscaping areas shall not include water features such as fountains, waterfalls, pools, ponds, or year-round standing water collection sites. Canals, swales designed to collect run-off, and naturally occurring water features are exempt. This standard does not apply to designated park areas. D. Irrigation System. Irrigation shall be provided to allow for healthy plant growth. Irrigation in all zones is subject to the following: 1. Water used for irrigation shall not be permitted to water or run-off onto hard surfaces, such as paved driveways, sidewalks, streets, and other non-earthen areas. Except for the irrigation water needed for any approved ROW plantings, water shall not be allowed to leave the subject property. 2. Trees shall only be irrigated with point-source irrigation such as drip irrigation and bubblers.
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3. Automatic irrigation systems shall not be allowed without weather-based irrigation controllers (WBIC) with accompanying sensors and other supporting devices installed to enable smart features.
4. All development, except for single-family dwellings and Middle Housing as defined in ORS 197.758, proposed on a property greater than one acre in size shall provide a separate water meter for irrigation.

E. Soil. Soils shall be amended to allow for healthy plant growth and water absorption. Prior to planting, soils shall be made friable by incorporating an organic soil amendment into at least the top two inches of soil. Additionally, mulch shall be applied to non-vegetated or uncovered areas at a depth of two inches. Only a mineral mulch or an organic, moisture retentive mulch shall be allowed. An applicant may submit documentation from a certified landscape architect or soils scientist demonstrating that a different soil treatment that does not comply with this standard is necessary.

F. Vegetation. Throughout a landscaped area, a combination of deciduous and evergreen trees and shrubs and ground covers shall be used for all planted areas; ground covers alone are not acceptable. Non-structural hardscaping, such as boulders, pavers, walkways, courtyards, artificial turf and similar are acceptable as a landscaping feature, however, required landscaped areas shall contain at least one plant every ten square feet to be considered adequately vegetated. Landscaped areas shall not contain invasive species, exposed dirt, or dead vegetation. Any disturbed hillsides, berms, or other areas with a slope greater than 10% should be revegetated to prevent erosion and dust.

In non-irrigated turf areas, only plants that are identified as water-wise, drought-tolerant, or native in the [*Sunset Western Garden Book, Oregon State University Extension Office, other resource*] shall be selected for use in landscaped areas. Plant species that do not require irrigation once established are preferred over species that require continued irrigation.

G. Irrigated Turf. This standard applies to all irrigated turf except when used in approved active-style park areas or for recreational purposes within designated common/public areas. For non-residential zoned properties, not more than 20% of the net lot area may be allowed to be landscaped with irrigated turf. For non-residential zoned properties, not more than 25% of the net lot area may be allowed to be landscaped with irrigated turf. Additionally, irrigated turf areas are also subject to the following in all zones:

1. The minimum dimension of any irrigated turf area shall not be less than 10 feet.
2. Irrigated turf shall not be planted in areas with a slope greater than 10%.
3. When planting irrigated turf areas, seed mixes used shall not contain more than 25% cool season grass species.

H. Trees. All trees on the subject property having a 6" trunk diameter measured 3' above natural grade or greater shall be protected during construction and retained unless otherwise approved by the planning division. Each tree that is allowed to be removed shall be replaced with a tree with a minimum trunk diameter of 1.5" measured at 3' above grade.

G. Installation and Maintenance. All landscaping and street tree installation shall be completed prior to issuance of a Certificate of Occupancy. All landscaping shall be continuously maintained and replaced when necessary to maintain compliance with an approved landscape plan. For landscaping valued in excess of \$5,000, a maintenance bond may be required.

Note: Preservation of subject property trees are part of a different amendments package and are subject to change. Street trees are also part of that package and would be located in proposed RDC 8.0540.

Note: Still need to pick a resource to reference for F. Vegetation. May have to change applicability to remove cottage development if they are repealed.



CITY OF REDMOND
Community Development Department

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**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for August 16, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
Megan Peninger, Associate Planner
TOPIC: Mobile Food Units and Mobile Food Pods

I. Purpose

The purpose of the proposed amendments is to:

- 1) Distinguish between and establish different review processes for the four distinct types of mobile food situations/establishments.
- 2) Develop explicit and structured regulations governing the siting of Mobile Food Pods to standardize the appearance and infrastructure requirements and allow for the evaluation of compatibility with existing or adjacent development.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

**ARTICLE I - ZONING STANDARDS
INTRODUCTORY PROVISIONS**

8.0020 Definitions. As used herein, the following words and phrases shall mean:

(***)

~~Food Cart.~~ **Mobile Food Unit.** A mobile vehicle, such as a food truck, trailer, or car, from which ~~service or~~ **primarily** food or beverages is provided to walk-up customers **and does not include drive-thru service.** ~~Food carts~~ **Mobile Food Units** shall be mobile at all times and must be on wheels that are functional and appropriate for the type of unit at all times.

~~Food Cart Pod.~~ **Mobile Food Pod.** A site containing more than one ~~food cart~~ **Mobile Food Unit** and associated amenities on private property.

**ARTICLE I - ZONING STANDARDS
RESIDENTIAL USE ZONES**

(***)

8.0135 Table A, Residential Zones, Uses Permitted. The following uses are allowed outright or conditionally in each of the Residential zones as follows:

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed.

Non Residential Uses	R-1	R-2	R-3	R-4	R-5	Restrictions and Requirements
(***)						
Farm Use, Farming	O	O	O	O	O	
<u>Mobile Food Unit</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Mobile Food Pod</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
(***)						

(***)

8.0137 Table for R-3A Zone, Uses Permitted. The following uses are allowed outright or conditionally in the Residential Zone R-3A as follows:

Non Residential Uses	R-3A	Restrictions and Requirements
(***)		
Restaurant	C	
<u>Mobile Food Unit</u>	<u>N</u>	
<u>Mobile Food Pod</u>	<u>N</u>	
(***)		

(***)

**ARTICLE I - ZONING STANDARDS
COMMERCIAL USE AND INDUSTRIAL USE ZONES**

(***)

8.0190 Table C, Uses Permitted. The following Uses identified below are allowed outright or conditionally in each of the Commercial and Industrial zones. Outright or conditional uses in the M-1.5 zone may be permitted Conditionally in the M-1 or M-2 zones; this allowance does not apply for uses Not Allowed (“N”).

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed.

Eating and Drinking	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and requirements
(***)											
Café, Restaurant, Espresso (drive-through)	O	O	O	O	O	O	O	O	O	O	Delis are listed under “retail uses.”
<u>Mobile Food Unit</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through a Temporary Use Permit, Section 8.0380.</u> <u>Not allowed on lots with dwelling unit(s).</u>
<u>Mobile Food Pod</u>	<u>O</u>	<u>O</u>	<u>N</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Site and Design Review.</u> <u>Not allowed on lots with dwelling unit(s).</u>
(***)											

(***)

**ARTICLE I - ZONING STANDARDS
MIXED-USE ZONES**

(***)

8.0260 Table G, Uses Permitted. The following land uses are permitted outright or conditionally in each respective Zone as follows:

“O” means Permitted Outright
 “C” means Permitted Conditionally
 “N” means Not Allowed.

Eating and Drinking:	MUN	MUE	Reference/Standards
(***)			
Café, sit-down restaurant, diner	O	O	
<u>Mobile Food Unit</u>	<u>N</u>	<u>O</u>	<u>Permitted through a Temporary Use Permit, Section 8.0380.</u> <u>Not allowed on lots with dwelling unit(s).</u>
<u>Mobile Food Pod</u>	<u>N</u>	<u>N</u>	
(***)			
Eating and Drinking:	MULW		References/Standards
(***)			
Café, sit-down restaurant, diner	O		
<u>Mobile Food Unit</u>	<u>N</u>		
<u>Mobile Food Pod</u>	<u>N</u>		
(***)			

(***)

ARTICLE I - ZONING STANDARDS SUPPLEMENTARY PROVISIONS

(***)

8.0380 Temporary Use Permit (TUP)

(***)

4. **Approval.** Approval may be granted for structures or uses which are temporary or seasonal in nature, such as: temporary real estate offices, construction trailers and construction offices, and Mobile Food Units. ~~provided such~~ Temporary uses must also comply with other provisions of this Code, or other required City, County or State permits.

A. These provisions do not apply to a Mobile Food Unit that is:

1. Placed within a Mobile Food Pod.
2. Approved and permitted through a public assembly or special event permit.
3. Used in an intermittent manner for less than five hours a day and no more than two days, located on real property in association with a private event or celebration that is not open to the public.

B. A Mobile Food Unit shall obtain a valid City business license and operational permit from Redmond Fire and Rescue.

(***)

ARTICLE I - ZONING STANDARDS OFF-STREET PARKING & LOADING REQUIREMENTS

(***)

8.0500 Off-Street Parking. Parking space requirements are based on the following standards according to the use (note: all required ~~handicapped~~ accessible parking is included in the calculation derived parking standards). Manufacturing, warehousing, and other industrial uses may base the number of required parking spaces on the number of employees. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season.

Land Use	Standard
Commercial/Industrial	
(***)	
Mixed Use (within MUN and MUE zone), structures containing more than one principal use	The first 1,000 square feet of total floor area is exempt from the parking standards in the MUN zone, not in the MUE zone. Two (2) spaces for the first 1,000 s.f. of net floor area or fraction thereof and 1 space for each 500 s.f. thereafter. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards
<u>Mobile Food Unit</u>	<u>1 space</u>
<u>Mobile Food Pod</u>	<u>1 space per Mobile Food Unit</u>
(***)	

(***)

ARTICLE IV – SITE AND DESIGN REVIEW STANDARDS INTRODUCTORY PROVISIONS

(***)

8.3005 Applicability of Site and Design and Review. Unless exempted in Section 8.3010, Site and Design Review shall be required for any new development or use containing a structure, or multiple structures, and Mobile Food Pods. ~~unless exempted in Section 8.3010.~~

(***)

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

(***)

6. Mobile Food Pods.

A. Applicability. Mobile Food Pod Site and Design review shall be required for any new Mobile Food Pod development. An alteration to a site of, or an addition of a Mobile Food Unit to an existing Mobile Food Pod, is subject to a Minor Alteration pursuant to Section 8.1400(2). These provisions do not apply to:

1. A Mobile Food Unit approved and permitted through a Temporary Use Permit, Section 8.0380.
2. A Mobile Food Unit approved and permitted through a public assembly or special event permit.
3. A Mobile Food Unit used in an intermittent manner for less than five hours a day and no more than two days, located on real property in association with a private event or celebration that is not open to the public.

B. General Requirements. The following provisions apply to all Mobile Food Units within a Mobile Food Pod. Mobile Food Units shall:

1. Obtain a valid City business license and operational permit from Redmond Fire and Rescue.
2. Sell primarily food and/or beverage items.
3. Be maintained in a neat and clean condition including but not limited to:
 - a. Regular maintenance and cleaning of the exterior of the Mobile Food Unit to avoid rust and peeling paint.
 - b. Repair of broken or sagging awnings, canopies, platforms, counters, benches, tables, seating, umbrellas, and other structures.
4. Not dump wastewater onto the ground, onto the streets, or into a storm drainage facility. All liquid waste from the waste tank or from cleaning activities such as cleaning the Mobile Food Unit, shall be captured, and properly disposed, except as approved by the City Engineer. Discharge or leakage draining into the stormwater system is prohibited.
5. Be placed on an impervious surface such as asphalt, concrete, pavers, or other surface as approved by the City Engineer. Spills shall be cleaned and disposed of properly.
6. Provide vehicular access pursuant to Section 8.2820, Access Management Standards, of this Chapter and per City of Redmond Public Works Standards and Specifications.
7. Provide permanent restrooms with hand-washing stations and located within 250 feet of the Mobile Food Pod. No portable bathrooms are allowed onsite.

8. Connect to a public water and sewer or other approved permanent source, as required in City Code, Chapter 4, and conforming to City of Redmond Public Standards and Specifications, unless exempted by the City Engineer.
9. Connect to a permanent power source:
 - a. Power connections may not be connected by overhead wires or extension cords to individual Mobile Food Units.

C. Design Standards. The following provisions apply to all Mobile Food Units within a Mobile Food Pod.

1. Mobile Food Units shall not be located in the right-of-way and are only permitted on the subject property. Equipment, customer queue, or any accompanying items shall not be located within the right-of-way, clear vision areas, or sight distance areas. Mobile Food Units shall ingress have and egress from an approved access point.
2. Mobile Food Units shall be a minimum of five feet from other Mobile Food Units and all structures.
3. Mobile Food Units shall have a minimum setback of 10 feet from all property lines or comply with the underlying zone setback, whichever is greater.
4. A Mobile Food Pod containing more than eight Mobile Food Units, at any time, shall have a designated loading area. The loading area shall be provided with paved access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. A sight-obscuring screen shall conceal the loading area from view from public streets.
5. Mechanical or power-generating equipment located outside the Mobile Food Unit shall be concealed with screening at a height equal to or exceeding that of the equipment.
6. Any proposed fencing shall not be constructed of chain link and shall comply with Section 8.0340.
7. A proposed Mobile Food Pod shall not be located within a minimum of 350 feet from an existing Mobile Food Pod.
8. A minimum of at least 300 square feet of open space per Mobile Food Unit shall be provided for queuing, eating, and communal space.
9. Each Mobile Food Unit shall have an assigned, securable, interior storage area that is a minimum of 20 square feet.
10. Trash receptacles for the disposal of solid waste shall be provided in convenient, secure, and concealed locations and be of such capacity so that there is no accumulation of uncovered trash at any time. Solid waste shall be removed from the property on a scheduled basis to prevent health hazard or nuisance.

11. Deviation from any of the above standards may be granted administratively by the Community Development Director, or designee, provided extenuating circumstances.

(***)

//Analysis: Mobile Food Units (MFU), defined as a single unit on a site, and Mobile Food Pods (MFP), defined as more than one MFU on a site, are a relatively recent phenomenon and have increased in popularity. Redmond currently has four MFUs and seven MFPs, the vast majority of which have been permitted within the past three years. As these types of uses have become more common, staff are seeing an increase in creativity with MFU/MFP proposals. With the rise in interest and number of MFUs/MFPs, Planning and Engineering Division staff believe that creating siting and design regulations specific to MFUs and MFPs are needed as the current development code's siting and design criteria applicable to MFUs/MFPs are relatively lax and do not fully account for the impacts that these types of uses have. With these relatively new uses, staff have learned that better accounting for site impacts and elements such as parking, open space, storage, water and sewer connections, site access, to name a few, is crucial. Establishing regulations that explicitly address these will allow for the creation of more functional and safe mobile food sites that will benefit MFUs, onsite brick-and-mortar businesses, and neighboring businesses.

Staff recognizes that there are three distinct situations in which there can be a single MFU on a lot, and as such there's a need to establish discrete review processes for each of three situations. Furthermore, staff is also aware that a single MFU on a lot does not have the same impacts as an MFP development. The impacts of MFPs have on adjacent and nearby businesses, City infrastructure, traffic, and parking are considerably greater than that of a single MFU on a site as an accessory use to a brick-and-mortar business, or on a site alone. For these reasons, staff are proposing four types of mobile food situations and respective processes to review and permit them:

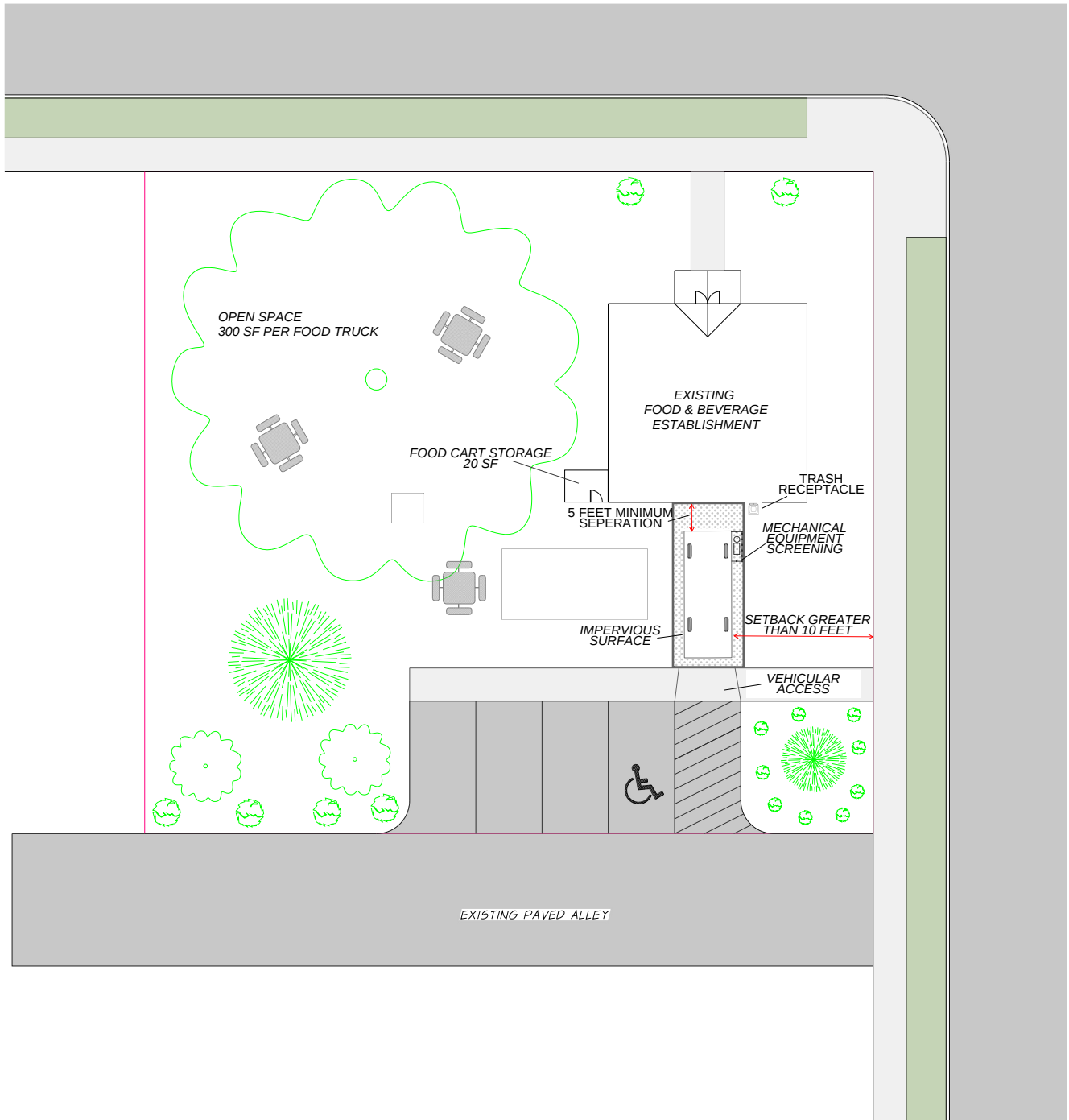
- An MFU used in an intermittent manner for less than five hours a day and no more than two days, located on real property in association with a private event or celebration that is not open to the public will be permitted with a business license.
- An MFU that is serving an event and for the duration of the event will be permitted through a public assembly or special event permit.
- An MFU that operates in a more permanent fashion will be permitted through a Temporary Use Permit (TUP). The TUP criteria allow for an evaluation of the site and proposal and issuance of a decision that is specific to the site.
- An MFP has a more substantial, and often permanent impact to the site and adjacent and nearby businesses, and therefore will require a more comprehensive review with review standards and conditions more akin to that of typical site development. As such, an MFP will be permitted through Site and Design Review. In the event that an alteration to a site of, or an addition of an MFU to an existing MFP is proposed, a Minor Alteration application will be required. This is consistent with how other uses are reviewed for site alterations.

Establishing review processes and criteria unique to each mobile food situation will provide for clear and equitable review and permitting standards. Ultimately, these proposed amendments will strengthen the development code, thereby ensuring that mobile food sites are developed in a more appropriate, functional, and safe manner.//

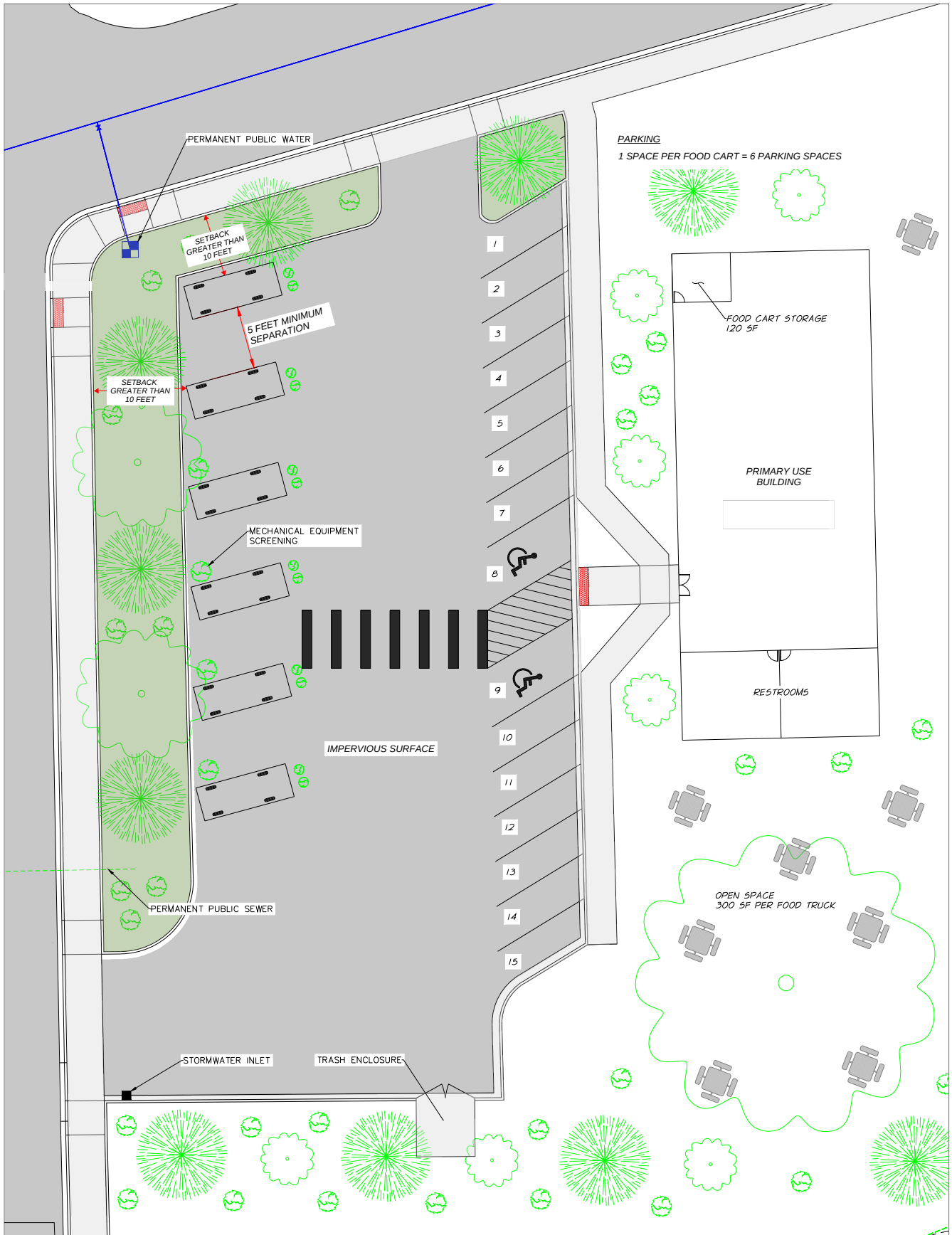
III. Attachments

- Site plan depicting a Mobile Food Unit on site of an existing business
- Site plan depicting a Mobile Food Pod

MOBILE FOOD UNIT



MOBILE FOOD POD





CITY OF REDMOND
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**PROPOSED MAP AMENDMENT
TO THE 2040 GREATER REDMOND AREA
COMPREHENSIVE PLAN & ZONE MAP**

DATE: Prepared for August 16, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: 777 SW Deschutes Avenue Property Rezone

I. Purpose

- Rezone property to C-2 (Central Business District Commercial Zone) to allow for greater future use.

II. Proposed Amendment to the 2040 Greater Redmond Area Comprehensive Plan & Zone Map

//Analysis: The purpose of this staff-initiated rezone is to allow for greater future use flexibility for the property located at 777 SW Deschutes Avenue. Existing on this approximately one-acre taxlot (151316AB12400) is the City's Police Station. The property is currently zoned Public Facility (PF) and is located within the Downtown Overlay District (DOD).

A new Public Safety Facility (i.e., police station) is slated to begin construction in 2024 at the north end of the city at 2931 and 2983 NW Canal Blvd. After the new facility is constructed, the existing facility will be vacated and the property will be conveyed and made available for another use. As such, removal of the PF zone designation would create opportunities for a greater variety of uses. Retaining the existing designation would restrict commercial uses and limit the benefit provided to downtown.

Given that the property is in the downtown core, within the DOD, and is adjacent to the C-2 zone, it is plausible to rezone the property to C-2. The C-2 zone allows for a variety of uses and is intended to create and preserve areas suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area. Furthermore, the C-2 zone complements the DOD, which is intended to encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping, and entertainment uses.

Finally, rezoning the property to C-2 prior to ceasing use of and vacating the existing police station will not result in the property having a pre-existing nonconforming use. This is because public safety and public facility uses are outright permitted uses in the C-2 zone.

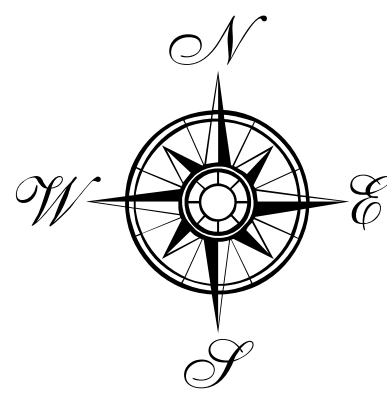
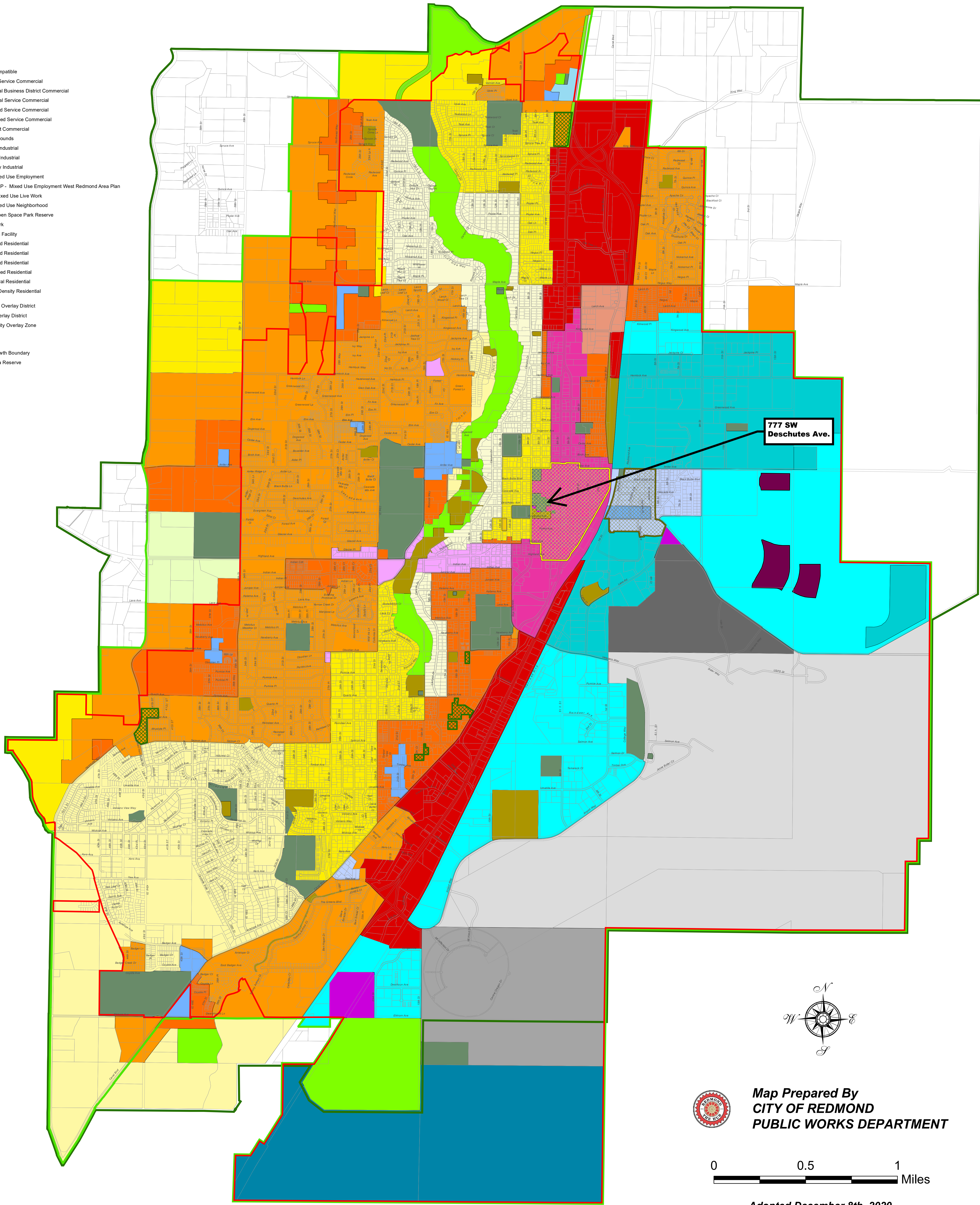
III. Attachments

- 2040 Greater Redmond Area Comprehensive Plan and Zone Map with subject property identified

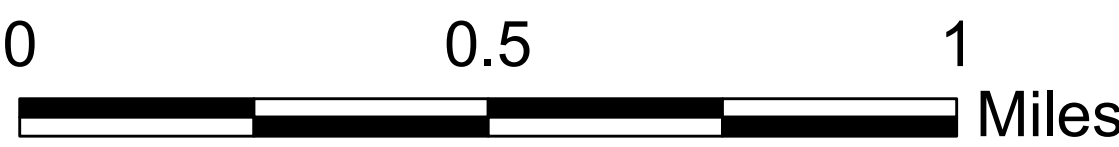
2040 Greater Redmond Area Comprehensive Plan and Zone Map

Legend

- Airport
- Airport Compatible
- C1 - Strip Service Commercial
- C2 - Central Business District Commercial
- C3 - Special Service Commercial
- C4 - Limited Service Commercial
- C4A - Limited Service Commercial
- C5 - Tourist Commercial
- FG - Fairgrounds
- Large Lot Industrial
- M1 - Light Industrial
- M2 - Heavy Industrial
- MUE - Mixed Use Employment
- MUE-WRAP - Mixed Use Employment West Redmond Area Plan
- MULW - Mixed Use Live Work
- MUN - Mixed Use Neighborhood
- OSPR - Open Space Park Reserve
- PARK - Park
- PF - Public Facility
- R1 - Limited Residential
- R2 - Limited Residential
- R3 - Limited Residential
- R3A - Limited Residential
- R4 - General Residential
- R5 - High Density Residential
- Downtown Overlay District
- MULW Overlay District
- High Density Overlay Zone
- City Limits
- Urban Growth Boundary
- Urban Area Reserve



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT



Adopted December 8th, 2020



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**PROPOSED MAP AMENDMENT
TO THE 2040 GREATER REDMOND AREA
COMPREHENSIVE PLAN & ZONE MAP**

DATE: Prepared for August 16, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: 170 SW 17th Street Property Rezone

I. Purpose

- Correct the zoning designation of an individual property.

II. Proposed Amendment to the 2040 Greater Redmond Area Comprehensive Plan & Zone Map

//Analysis: The purpose of this staff-initiated rezone is to correct the zoning designation of an individual property located along the Dry Canyon at 170 SW 17th Street. The 1.40-acre property is bisected by the canyon rim (see Figure 1). The upper western half of the property includes a single-family dwelling while the lower eastern half is located in the Dry Canyon. Currently the property is zoned OSPR (Open Space Park Reserve).

The entire property was rezoned to OSPR as part of the 2040 Comprehensive Plan update in December 2020. Presumed to be an inadvertent mistake, previously the property was split-zoned R-2 (Limited Residential) on the western half and OSPR on the eastern half with the well-defined canyon rim being the zone boundary.

Staff would propose correcting the situation by split zoning the property at the canyon rim, rezoning the upper western half of the property to R-2 as it once was. Split zoning is permissible by the Redmond Development Code (RDC) and is substantiated in Section 8.0080 (Zone Boundaries) where it defines that a zone boundary can be, among other things, ridges or rimrocks.

Rezoning the upper western half of the property to R-2 would provide the property owner with greater development flexibility. For example, detached accessory structures are not permitted in OSPR but would be in the R-2 zone. While R-2 would provide more development flexibility, it is important to note that any proposed development near the canyon rim would be subject to supplemental canyon rim development standards (Section 8.0335 of the RDC).

As shown on the City's zoning map, nearly all of the Dry Canyon (area below the defined canyon rim) is zoned OSPR. Created in 1984 in conjunction with Redmond's original Canyon Plan, the OSPR zone was established with the purpose to preserve and provide for open space

areas of natural, scenic, or geological significance. And although the OSPR provides for private development, it must be appropriate with the goals and master plan for the canyon. That said, it is appropriate to retain the OSPR zone below the canyon rim on the subject property and doing so will also comply with the Chapter 5 goals (Open Spaces, Scenic and Historic Areas, and Natural Resources) of the City's Comprehensive Plan.



Figure 1 - compact contour lines illustrate defined canyon rim

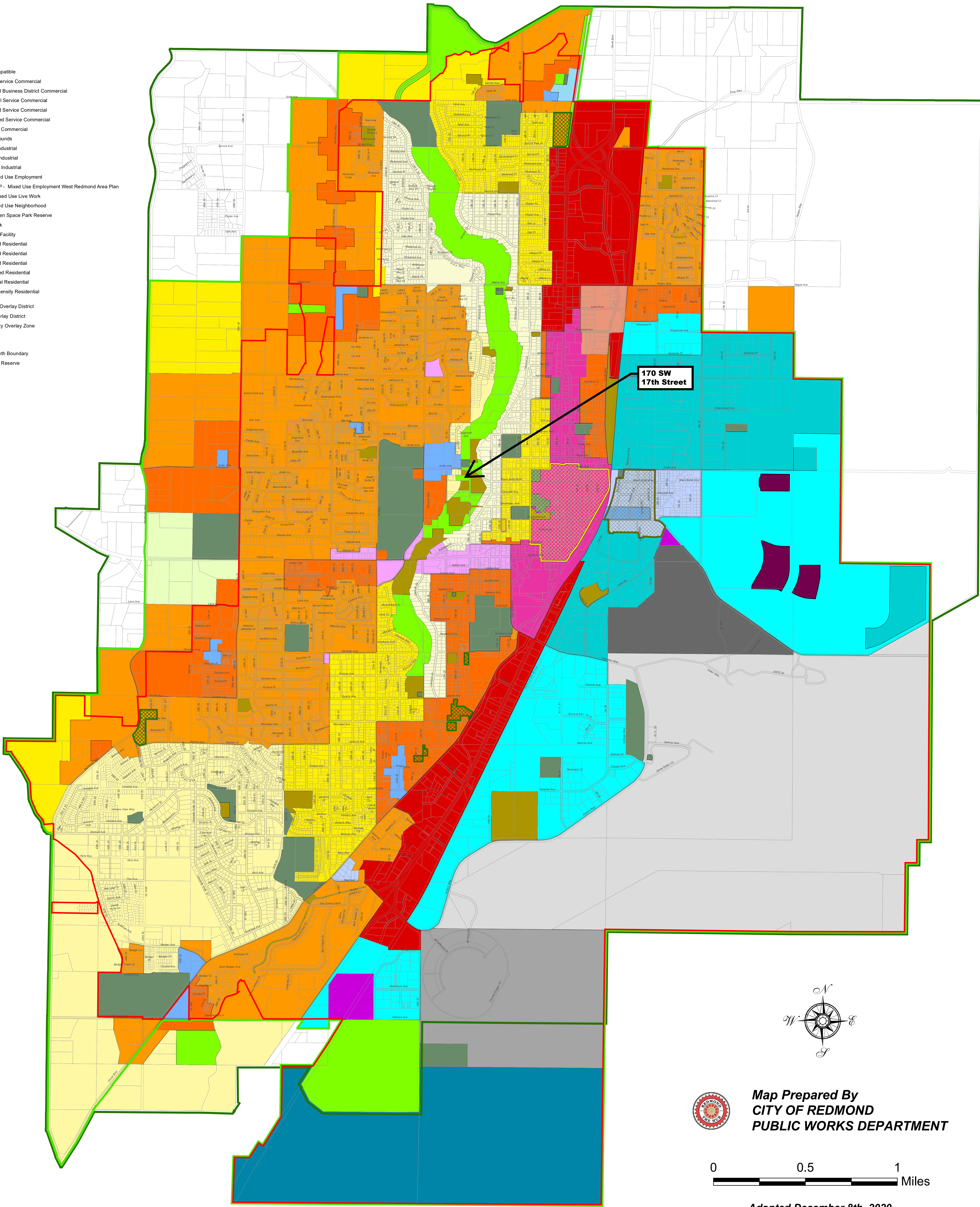
III. Attachments

- 2040 Greater Redmond Area Comprehensive Plan and Zone Map with subject property identified (December 8, 2020)
- Redmond Zoning & Comprehensive Plan with subject property identified (October 15, 2020)

2040 Greater Redmond Area Comprehensive Plan and Zone Map

Legend

- Airport
- Airport Compatible
- C1 - Strip Service Commercial
- C2 - Central Business District Commercial
- C3 - Special Service Commercial
- C4 - Limited Service Commercial
- C4A - Limited Service Commercial
- C5 - Tourist Commercial
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- Large Lot Industrial
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- Downtown Overlay District
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- Urban Growth Boundary
- Urban Area Reserve



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT

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Adopted December 8th, 2020

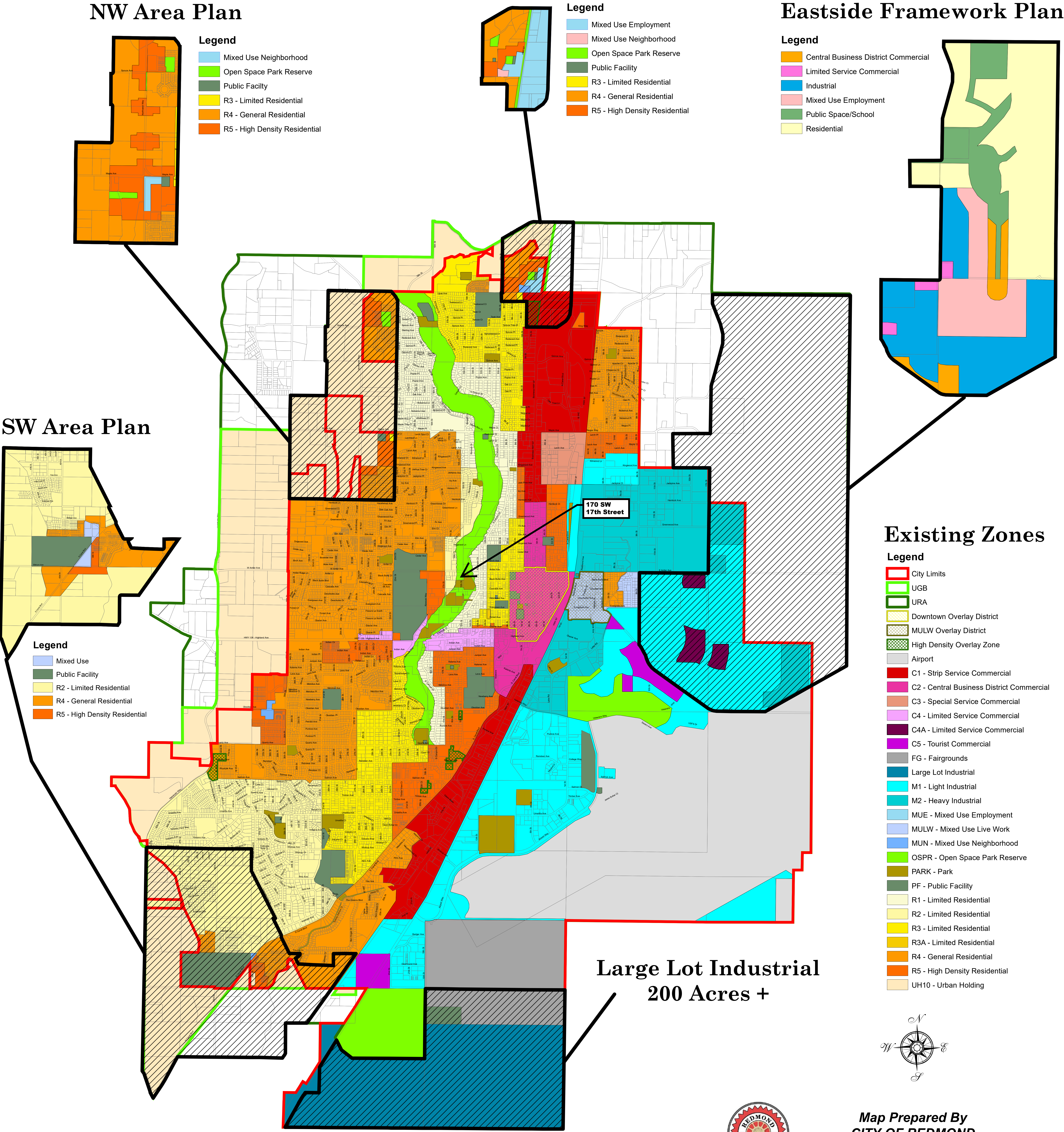
Redmond Zoning & Comprehensive Plan

Highway Area Plan

NW Area Plan

Eastside Framework Plan

SW Area Plan



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT
Prepared October 15, 2020



CITY OF REDMOND
Community Development Department

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July 7, 2023

Peter Gutowsky & Nicole Mardell
Deschutes County Community Development
117 NW Lafayette Avenue
Bend, OR 97703

Peter and Nicole:

Per your request, provided herein is feedback regarding draft policy language related to city/county coordination for the Deschutes County 2040 project. The feedback is provided in table format by policy Group and bifurcated into suggested changes **in red** and accompanied by the city's reasoning for the suggested change (**in purple**).

Group 1

Land Use Policies, Goal 2: Policy 2.2.1.

Periodically review and update intergovernmental and urban joint management agreements at least every 5-10 years to coordinate land use review on land inside urban growth boundaries and outside city limits. For example, assist city with modernizing and updating the UH-10 zone and provide more clarity on specific authority regarding jurisdictional enforcement.	Current JMA between Redmond and County is almost 20 years old. Particularly as legislation increasingly targets rural/urban boundaries, reviewing the agreements should be of some priority. Moreover, UH-10 needs to be evaluated to better comply with state law, relevance to city and better clarity regarding land use or building enforcement.
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Land Use Policies, Goal 2: Policy 2.2.10. (the second one, should be 2.2.11.)

The County and City shall periodically review the agreement associated with the Redmond Urban Reserve Area (RURA) with the City . The following land use policies guide zoning in the RURA: a. Plan and zone RURA lands for rural uses, in a manner that ensures the orderly, economic and efficient provision of urban services as these lands are brought into the urban growth boundary. b. New p Parcels shall be a minimum of ten acres. c. Until lands in the RURA are brought into the urban growth boundary, zone changes or plan amendments shall not allow more intensive uses or uses that generate more traffic, than were allowed prior to the establishment of the	Removed 'and City' because a County Comprehensive Plan does have regulate land use within the city. The City would like the 10-acre minimum parcel size to be applicable to newly partitioned/subdivided properties and to lot line adjustments of existing properties. Suggesting removing 'new' ensures this and is consistent with UH-10 zoning. Clarified f. for readability. Master planning is a very specific land use action, one that the City does but the County does not, and by
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RURA. d. For Exclusive Farm Use zones, partitions shall be allowed based on state law and the County Zoning Ordinance. e. New arterial and collector rights-of-way in the RURA shall meet the right-of-way standards of Deschutes County or the City of Redmond, whichever is greater, but be physically constructed to Deschutes County standards. f. Protect from developmenteExisting and future arterial and collector rights-of-way, as designated on the County's Transportation System Plan, should be protected from development. g. A single family dwelling on a legal parcel is permitted if that use was permitted before the RURA designation. Additionally, the County-owned 1,800 acres in the RURA must be master planned before it is incorporated into Redmond's urban growth boundary. will coordinate planning efforts and development goals with the City of Redmond prior to bringing County-owned property into Redmond's urban growth boundary.	requiring a master plan for property that is not yet in the UGB (i.e., properties the City has no jurisdiction over), it could close the door to ever bringing the property into the UGB.
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Group 2

Open Space, Scenic Views Policies, Goal 8.1: Policy 8.1.2.

Work to maintain the visual character and rural appearance of open spaces such as the area along Highway 97 that separates the communities of Bend and Redmond or lands that are visually prominent. Policy 1: Work to maintain and protect the visual character and rural appearance of visually prominent open spaces within the County, particularly those that are identified in the Goal 5 inventory. Policy 2: Seek to protect the cultural identity of micro-communities, such as the Highway 97 area/corridor between Bend and Redmond, and others.	Residents who live along the Highway 97 area/corridor regularly visit our office to advocate for themselves. Our department tries to assure them that Bend and Redmond won't ever grow so much that we 'meet in the middle' and annex their lands. Thus, we understand the importance of these policies. However, the Highway 97 area doesn't meet the definition of Open Space outlined in Section 2.7 of the County's current comprehensive plan. A suggestion is to separate this policy into two, to better achieve both goals of protecting actual open spaces and protecting the Highway 97 area/corridor.
---	--

Group 3

Housing Policies, Goal 3.4: Policy 3.4.6.

Limit parcelization and development adjacent to cities urban growth boundaries or in conflict with planned and/or known road/utility corridors to preserve land for future urban development.	Restricting certain property rights to preserve lands for urban development is a characteristic of designated future urban lands, such as UGBs. As such, it is suggested to change 'cities' to 'urban growth boundaries.' But Oregon counties are prohibited from allowing urban levels of development on their unincorporated lands not within a UGB no matter the county zoning, so we are not sure this policy is necessary.
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~~Recognize the importance of maintaining a large-lot industrial land supply that is readily developable in Central Oregon, and support a multi-jurisdictional cooperative effort to designate these sites.~~

Support the multi-jurisdictional effort to designate, prepare, and maintain a shovel-ready large-lot industrial land supply in Central Oregon.

Suggesting to re-write for clarity and to better merge the formerly separate large-lot policies. "Shovel-ready" could be the standardized term for large-lot industrial lands that are ready for immediate development (refer to the 2012 Central Oregon Large Lot Industrial Land Need Analysis).

Moreover, we look forward to continued collaboration with a host of important key initiatives in the region: Redmond Wetlands Complex, associated lands use reviews, updates to the County's Airport Safety Zone and Transportation System Plan, and Central Oregon Ready Responsive Resilient (CORE3) project. Well-timed coordination between the city and county has yielded excellent results for both organizations and will continue to do so going forward.

Once again, thank you for the opportunity to review and respond to the Deschutes County 2040 draft policies.

Sincerely,

/s/ John Roberts

John Roberts
Deputy City Manager

cc: Kyle Roberts, Planning Director
Morgan Snyder, Long Range Planner