

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 183

An Ordinance amending Ordinance No. 100 by amending the required minimum landscaping standards under Design Review and providing for certain minor exceptions.

Multnomah County ordains as follows:

SECTION 1. FINDINGS

- A. The Board finds that Section 7.60 of Ordinance No. 100, establishing procedures and standards for Administrative Design Review of certain developments in Multnomah County, has been in effect for over one year and is in need of revision in accord with the Board's mandate that an annual review be undertaken.
- B. The Board further finds that a Design Review Monitoring Committee consisting of developers, architects, lay citizens, representatives of various public utilities, and the sign industry and County staff has met monthly during the last year to monitor the design review program under Subsection 7.60 and has recommended certain minor changes thereto.
- C. The Board further finds that the Planning Commission has conducted a workshop and a public hearing to consider the proposed amendments and has recommended adoption thereof by the Board. The amendments are consistent with the purposes of the Design Review Ordinance, the Zoning Ordinance, and with Comprehensive Plan Policy No. 19.

SECTION 2. AMENDMENT

Subsection 7.619 (C), Ordinance No. 100, is amended to read as follows: (New matter is underlined, deleted matter is ~~lined through~~.)

c. Required Landscaped Areas.

The following landscape requirements are established for developments subject to design review plan approval:

1. A minimum of 15% of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subpart 3 of this subsection.
2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.
3. ~~In addition to the requirement of subpart 1, of this subsection,~~ The following landscape requirements shall apply to parking and loading areas:

- (a) A parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.
 - (b) ~~In-addition-to-the-landseaping-required-under-subpart-b.3(a) of-this-subseetien.~~ A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least ten feet in width, and any other lot line by a landscaped strip at least five feet in width.
 - (c) A landscaped strip separating a parking or loading area from a street shall contain:
 - (1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart, on the average.
 - (2) Low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and
 - (3) Vegetative ground cover.
 - (d) Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
 - (e) A parking landscape area shall have a width of not less than five feet.
- 4. Provision shall be made for watering planting areas where such care is required.
 - 5. Required landscaping shall be continuously maintained.
 - 6. Maximum height of tree species shall be considered when planting under overhead utility lines.
 - 7. "Landscaped" means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.

SECTION 3. AMENDMENT

Subsection 7.620, Ordinance No. 100, is amended to read as follows: (New matter is underlined, deleted matter is ~~lined through~~):

7.620 MINOR EXCEPTIONS: YARD, PARKING, SIGN AND LANDSCAPE REQUIREMENTS

- a. In conjunction with final design review plan approval, the Planning Director may grant minor exceptions from the following requirements:

1. Dimensional standards for yards as required in the primary district.
 2. Dimensional standards for off-street parking as required in subsections 6.2302 and 6.2303, Ordinance No. 100.
 3. Standards for minimum number of off-street parking spaces as required in the primary district; and
 4. Dimensional standards for signs as required in the primary district.
 5. In the case of a proposed alteration, standards for landscaped areas under subsection 7.619c.
- b. Except under subsection 7.620a.5, no minor exception shall be greater than twenty-five percent of the requirement from which the exception is granted.
- c. Approval of a minor exception shall be based on written findings, as required in this subpart.
1. In the case of a minor yard exception, the Planning Director shall find that approval will result in:
 - (a) more efficient use of the site;
 - (b) preservation of natural features, where appropriate;
 - (c) adequate provision of light, air and privacy to adjoining properties; and
 - (d) adequate emergency access.
 2. In the case of a minor exception to the dimensional standards for off-street parking spaces or the minimum required number of off-street parking spaces, the Planning Director shall find that approval will provide adequate off-street parking in relation to user demands. The following factors may be considered in granting such an exception:
 - (a) Special characteristics of users which indicate low demand for off-street parking (e.g., low income, elderly);
 - (b) Opportunities for joint use of nearby off-street parking facilities;
 - (c) Availability of public transit; and

- (d) Natural features of the site (topography, vegetation and drainage) which would be adversely affected by application of required parking standards.
3. In the case of a minor exception to the dimensional standards for signs, the Planning Director shall find that approval is necessary for adequate identification of the use on the property and will be compatible with the elements of the design review plan and with the character of the surrounding area.
4. In the case of a minor exception to the standards for landscaped areas, the Planning Director shall find that approval is consistent with subsection 7.610, considering the extent and type of proposed alteration and the degree of its impact on the site and surrounding areas.

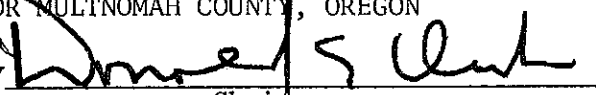
ADOPTION.

This ordinance being necessary for the health, safety and welfare of the people of Multnomah County, shall take effect on the 30th day after its adoption, pursuant to Section 5.50 of the Charter of Multnomah County.

Adopted this 6th day of March, 1979, being the date of its second reading before the Board of County Commissioners of Multnomah County, Oregon.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By


Chairman

APPROVED AS TO FORM:

JOHN B. LEAHY, County Counsel



Laurence Kressel, Deputy