

permit under the procedure, criteria, and standards of Article XIV.

- (1) Boarding, lodging or rooming house
- (2) Child care center-providing care to thirteen or more children
- (3) Nursing homes
- (4) Public parks, playgrounds and community centers
- (5) Public and semi-public buildings
- (6) Public, private and parochial schools that do not meet the locational standards in Section ~~10-11~~(b)
- (7) Places of worship that do not meet the locational standards in Section ~~10-11~~(b)
- (8) Agricultural uses and crop cultivation subject to Nuisance Ordinance criteria and Section-9 10 requirements
 - (i) Gardens and greenhouses for commercial purposes
- (9) **Mixed-use development** (a residential use with another permitted use or commercial use), subject to locational and design standards in Article VIII, Section M.

d. Prohibited Uses

- (1) All uses not listed as permitted, accessory, or conditional are prohibited

3. Driveway Limitations in the Traditional Residential District

- a. In the Traditional Residential District, driveways shall be limited to a maximum of one (1) per dwelling. One driveway shall be allowed for each unit of a duplex. A single driveway cannot be used by more than one dwelling.

Exception: A single driveway can serve one dwelling in addition to an approved accessory dwelling unit.

4. Minimum Lot Requirements

- a. For properties not served by sanitary sewers, the minimum lot requirements shall be as follows:

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage.
Single Family <u>Duplexes</u>	10,000	<u>50 ft., 55 ft. for corner</u> <u>lots</u>	30%

~~C-1~~
~~Number of Units~~ ~~Sq. Ft./lot~~ ~~Min. Width~~ ~~Max. Lot. Coverage~~
 Single Family 10,000 60 ft. 30%

- b. For properties served by sanitary sewers, the minimum lot requirements shall be as listed below:

~~Number of Units~~ ~~Min. Sq. Ft./lot~~ ~~Min. Width~~ ~~Max. Lot. Coverage~~
 Single Family detached 7,5000 60 ft. 30%
 And manufactured home

On a lot.
 Duplex ————— 8,000 — 65 ft. ————— 35%

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage.
Single Family detached and Manufactured home on a lot	<u>6,000</u> inside historic district <u>5,000</u> outside of historic district	<u>50 ft. for interior lots.</u> <u>50-60</u> 55 ft. for corner lots.	<u>40%</u>
Duplex	<u>7,000</u>	65 ft.	<u>50%</u>

5. ~~Minimum~~ Residential Density Standards

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

a. The maximum density permitted on any parcel in the Traditional Residential District shall be nine dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, cottage housing, or residential uses as part of a mixed-use development.

b. ~~a~~—When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of ~~65~~ 60% percent of the maximum density (or 5.4 ~~4.8~~ dwelling units per acre) is required. ~~permitted by the zone is required for all residential units, except that this standard does not apply to the following developments. Gross acres are used to calculate density. (Minimum density calculations are based on net density. See density calculations definition.) This standard does not apply to the following developments:~~

- (1) Partitions;
- (2) Subdivisions of parcels totaling 20,000 square feet or less;
- (3) Lot line adjustments;
- (4) Bed and Breakfast inns; and
- (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

~~c. b.~~ The density standards may be averaged over more than one development phase (i.e., as in a master planned development).

~~d. e.~~ Duplexes used to comply with the density standard shall be so designated on the final subdivision plat.

~~e. d.~~ The residential density standard of the Residential District does not apply to (a) accessory dwellings, due to the small size and low occupancy level of the use, or to (b) cottage housing.

6. Minimum Yard Requirements.

- a. Front yard setbacks shall be a minimum of 15 feet, with the following exceptions:
 - (1) Garages, carports, and sheds shall be set back a minimum of 20 feet from the front property line and shall be set back a minimum of 5 feet from the longest wall of the front façade of the house.
 - (2) Steps are permitted within the front yard setback. ~~For new buildings proposed between two existing residences with the same street frontage, the minimum front setback for the new building shall be the average front setback of both adjacent residences, plus or minus 5 feet from the average.~~
- b. Side yard. Setbacks shall be seven (7) feet from any property line, except:
 - (1) Corner lots shall have a side yard next to the street of 10 feet.
- c. Rear yard. Primary structures shall be set back not less than 10-feet from the rear property line. Accessory structures that require a building permit shall be set back not less than five (5) feet from the rear property line.
- d. Schools. Schools shall provide and maintain setbacks of 50 feet from side and rear property lines, except on the street side of a corner lot where a setback of at least 25 feet shall be required. Alleys contiguous to or within the property being used for school purposes may be included in the required setback. This provision does not apply to residences used for home schooling.
- e. All structures, including but not limited to buildings, fences, decks, and stairways, setback orientations shall be a minimum of one foot from the Coburg Loop Path right-of-way.

[Adopted A-133K 12/1/1998]

7. Maximum Height Standards

- a. Residential Buildings. The maximum height shall be 35 feet.
- b. Accessory Buildings, including accessory dwellings. The maximum structural height shall be 15 feet. The maximum height may be 25 feet if a living unit is provided on the second floor.
- c. Garages. Garages shall not exceed the maximum height of the primary structure. Where an ADU is located above a garage, the maximum height may be 35 feet.
- d. All other buildings shall not exceed 35-feet.
- e. Mixed Use. The maximum height shall be 45 feet.

8. Parking and Access Requirements

See ARTICLE VIII for parking and access requirements.

9. Sign standards

- ~~(v)(iv)~~ Multi-family dwellings ~~not to exceed four units per structure, and,~~ subject to the design standards of Article VIII.H and K(4)
- ~~(vi)(v)~~ Group homes
- ~~(vii)(vi)~~ Manufactured homes³ on individual lots as provided in Article VIII, Section J
- ~~(viii)(vii)~~ Manufactured dwelling parks⁴
- ~~(ix)(viii)~~ Residential Homes and Residential Facilities, as defined by ORS 197.660-.670

- (2) Mixed-use development (a residential use with another permitted use or commercial use) subject to the standards in Article VIII, Section M
- (3) Home occupations as provided in Article VIII, Section ~~K~~L
- (4) Public and Institutional
 - (i) Places of worship, subject to the locational standards in Section 10)
- (5) Child care center providing care to six or fewer children. Child care centers with 7-12 children are permitted subject to the locational standards in Section ~~10~~11(b)

b. Permitted Accessory Units and Structures

- (1) Accessory buildings and uses, such as garages, carports, or sheds.
- (2) One accessory dwelling unit, ~~on a lot with a single family detached dwelling.~~ as provided in Article VIII, Section K

~~c. Special Exceptions (Conditional Uses).~~ The following uses require a conditional use permit under the procedure, criteria, and standards of Article XIV.

- (1) Boarding, lodging or rooming house
- (2) Child care center-providing care to thirteen or more children
- (3) Nursing homes
- (4) Public parks, playgrounds and community centers
- (5) Public and semi-public buildings
- (6) Public, private and parochial schools that do not meet the locational standards in Section 10
- (7) Places of worship that do not meet the locational standards of Section 10
- (8) Agricultural uses crop cultivation and animal husbandry (including bee colonies) subject to Nuisance Ordinance criteria and Section 9 requirements
 - (i) Gardens and greenhouses for non-commercial purposes

d. Prohibited Uses

- (1) All uses not listed as permitted, accessory, or conditional uses ~~are prohibited.~~

3. Minimum Lot Requirements and Maximum Residential Density

- a. For areas not served by sanitary sewers, the minimum lot requirements shall be as follows:

Number of Units	Sq. Ft./lot	Min. Width	Max. Lot. Coverage
Single Family	10,000	60 ft.	30%
Two-Family	12,000 <u>8,000</u>	70 ft.	35% <u>60%</u>
Three-Family	16,000 <u>10,000</u>	80 ft.	40% <u>60%</u>
Four-Family	20,000 <u>12,000</u>	90 ft.	45% <u>60%</u>

- b. For areas served by sanitary sewers, the minimum lot requirements shall be as listed below. ~~The maximum density permitted on any parcel shall be 13 dwelling units per acre, not including accessory dwelling units.~~

Housing Type	Min. Sq. Ft./lot ¹	Min. Width ¹	Max. Lot. Coverage
Single Family Detached	3,350	40 ft.	30% <u>40%</u>
Duplex	6,700	60 ft.	35% <u>60%</u>
Single Family Attached	3,350 <u>000</u>	30 ft.	45%
Multiple Family	10,000	80 ft.	45% <u>60%</u>

4. ~~Minimum Residential Density Standards~~

The following density standards apply to all new development where sanitary sewer is available. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing.

- a. ~~The maximum density permitted on any parcel shall be 13 dwelling units per acre. The maximum density limitation does not apply to accessory dwelling units, single-family attached dwellings, cottage housing, or residential uses as part of a mixed use development.~~
- b. When lots are created through a land division, or site development is proposed for four or more dwelling units, a minimum density of ~~80% percent~~ of the maximum density (or 10.4 dwelling units per acre) is required. Minimum density is calculated based on Net Density. See Density Calculation Definition. ~~permitted by the zone is required for all residential units, except that~~ This standard does not apply to the following developments:- Gross acres is used to calculate density:
- (1) Partitions;
 - (2) Subdivisions of parcels totaling 20,000 square feet or less;
 - (3) Lot line adjustments;
 - (4) Bed and Breakfast inns; and
 - (5) Development on physically constrained sites, where lot configuration, access limitations, topography, significant trees, wetlands or other natural features prevent development at the minimum density.

requirements for the most comparable building or use specified herein. ~~and shall consider the latest data available in the Institute of Transportation Engineers Trip Generation Manual.~~

5. Common Facilities for Mixed Uses

- a. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing facilities for, any other use except as provided in subsection b, below, Joint Use of Parking Facilities.
- b. Joint Use of Parking Facilities. The ~~Planning Commission~~ Planning Official may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility, provided that:
 - (1) The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed;
 - (2) The parking facility for which joint use is proposed is not further than ~~400~~ 800 feet from the building or use required to have provided parking; and ~~The~~ the parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this Code, shall be recorded in the office of the Lane County Recorder and copies thereof filed with the City Recorder.

6. Bicycle Parking

- a. Bicycle parking requirements shall apply to all developments that require a site plan or amended site plan for new development, changes of use, and building expansions and remodels that require a building permit, as follows:
 - (1) Multi-Family. Every residential use of ~~two~~ three or more multi-family dwelling units shall provide at least one sheltered bicycle parking space for each unit. Sheltered bicycle parking areas may be in a conveniently located garage or storage unit, or under an eave, independent structure, or similar cover.
 - (2) Non-Residential Parking. There shall be a minimum of one bicycle space for every seven motor vehicle spaces. At least ~~ten percent~~ half of all bicycle parking spaces shall be sheltered. Bicycle parking provided in outdoor areas shall be located near the building entrance, similar to vehicle parking spaces, unless existing development on site precludes that option. Fractions shall be rounded to the nearest whole number.
- b. Bicycle Parking Facilities Design Standards
 - (1) Bicycle parking facilities shall either be stationary racks which accommodate bicyclist's locks securing the frame and both wheels, or lockable rooms or enclosures in which the bicycle is stored.
 - (2) Bicycle parking spaces shall provide a convenient place to lock a bicycle and shall be at least six feet long, two feet wide, and seven feet high. Upright bicycle storage structures are exempted from the parking space length standard.
 - (3) A 5-foot aisle for bicycle maneuvering shall be provided and maintained beside or

a. Screening/buffering.

(1) Mechanical equipment, refuse collection and recycling areas for businesses shall be enclosed with a fence, wall, or structure high enough to screen all collection bins.

b. Parking.

(1) Minimum Parking requirements shall be determined by combining the requirements of the residential and the commercial use.

(2) Off-street parking shall be located to the side or rear of the building(s).

c. Pedestrian amenities. Pedestrian sidewalks or walkways must be provided to connect the building entrance to the public right of way.

d. Building orientation.

(1) All buildings shall have their primary entrance(s) oriented to the street. Oriented to the street” means that the building entrance faces the street. Streets used to comply with this standard are public streets or private streets that contain sidewalks and street trees.

(2) On corner lots, buildings and entrances shall be oriented to the street corner; parking, driveways and other vehicle areas shall be prohibited between buildings and street corners.

e. Windows. Transparent ground floor windows must be installed for at least 50 percent of the length of the street wall and have an area equal to 60 percent of the ground-floor wall area of the street wall. Ground-floor wall area includes all wall areas up to 10 feet above finished grade.

f. Facades. Facades of buildings and structures facing public right-of-ways shall not exceed 75 feet of uninterrupted length measured parallel to the property line.

2. The following standards apply to mixed use development in the C-1 zone.

a. The maximum height allowed in the zone may be increased by 10 feet above the maximum otherwise allowed where residential uses are provided above the ground floor (vertical mixed use) and where no height variance has been approved.

b. Dwellings allowed above or behind a commercial use shall comply with the following standards:

(1) Parking, Garages, and Driveways. All off-street vehicle parking, including surface lots and garages, shall be oriented to alleys or located in parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances shall be oriented to a side street when access cannot be provided from an alley. These standards do not apply when prevented by existing developments or topography. Each dwelling unit shall provide the required number of parking and bicycle spaces as required in Article VIII.

- (2) Use of Alleys. If more than one four-plex or four or more townhouses are proposed, an alley or private mid-block lane shall be required for vehicle access. Alleys or mid-block lanes are not required when existing developments or topography prevents construction of an alley. As part of the development, the City may require dedication of right-of-way or easements and construction of pathways to provide pedestrian connections through a development site.
- (3) Common Areas. A homeowners association or other legal entity shall maintain all common areas (e.g., walkways, drives, courtyards, private alleys, parking courts, etc.) and building exteriors. Copies of any applicable covenants, restrictions, and conditions shall be recorded and provided to the city prior to building permit approval.
- (4) A 10-foot-wide landscape buffer is required along the side and rear property lines between non-residential uses and any adjacent properties zoned TR and TMR.

3. The following standards apply to mixed use development in the TR and TMR zones.

- a. Density. Maximum Residential Density—Maximum residential density for mixed use development is controlled by the applicable lot coverage and building height standards.
 - (1) Locational. Mixed use development is allowed only on properties abutting N. Willamette Street, West Van Duyn west of N. Willamette St., and North Coburg Road west of Bottom Loop Road.

N. Mobile Food Vending.

1. Locational Standards.

- a. Mobile food carts are allowed on private property in the Central Business District (C-1), Highway Commercial District (C-2), Light Industrial District (L-1), and Campus Industrial District (CI), subject to property owner approval.
- b. Carts may not block motor vehicle access or pedestrian walkways.
- c. Mobile food carts may not occupy parking spaces required by other businesses at the location.
- d. Pedestrian (walk-up) traffic only is allowed (no drive-thru service).

2. Design Standards.

- a. Mobile food carts may not exceed 26 feet in length, measured wall to wall.
- b. Mobile food carts shall enclose or screen from view of the right of way and abutting residentially zoned property all accessory items not used by customers, including but not limited to tanks, barrels, or other accessory items.
- c. Mobile food carts must be kept in good repair and maintained in a safe and clean condition.

4. OTHER OPTIONS

Because the comprehensive plan has been amended to provide for medium- and high-density residential land use designations, this code update could include the creation of medium- and high-density residential zones. Per the language of the new comprehensive plan policies, the high-density zone would provide density ranges above 12 dwelling units per acre and the medium-density zone would provide for densities between 6 and 12 dwelling units per acre. The zones would allow the use types outlined in the Urbanization Study.

C. MIXED-USE DEVELOPMENT

Coburg's comprehensive plan and existing code provide for mixed use development. See CCP Goal 10, Policies 3.a and 29; Goal 9, Policy 23.² The Central Business District zone (C-1) allows residential uses, both as part of a mixed-use development (a residential use with another permitted use) and as a stand-alone use (dwelling on a separate lot in the C-1 zone). Single-family uses require road frontage, while residential uses in a mixed-use context are allowed above or behind a commercial use. The Highway Commercial District zone (C-2) allows residential uses in the same building as non-residential uses, so long as the residential uses are not on the ground floor. In 2015, the City amended the CCP to specifically include a mixed use land use designation. CCP Goal 2, Policy 20; see Ordinance A-199-E. The CCP also calls for creation of a mixed use zone (Goal 10, Policy 29).

The Model Code presents some potential useful concepts for consideration in the development of mixed use standards. Section 3.2.040 of the Model Code provides an example set of design standards for "non-residential buildings" (Attachment B). The standards are intended to address the issues that are most frequently cited as concerns in small cities. The Model Code standards include basic site planning standards, pedestrian-oriented design, and architectural standards aimed at protecting small-town character. These standards support well-placed and well-planned mixed-use, as well as other commercial and institutional buildings.

Code amendments could include the following:

- Require mixed use development adjoining existing single-family residential neighborhoods to be designed to be compatible in scale and intensity with existing development,
- Require development of mixed use under the existing Master Planning process,
- Allow residential use on the ground floor where not located on Willamette Street,
- Design standards addressing building entrances, pedestrian connections to public street, lighting and parking.
- Height bonus and other incentives for mixed use development.

² Goal 10, Policy 3 seeks to promote a range of housing choices through a variety of residential development, including mixed use. Goal 10, Policy 29 calls for consideration of a new mixed use zone. Goal 9, Policy 23 encourages mixed use development in the Central Business District zone and other appropriate areas.