

ORDINANCE NO. 517

AN ORDINANCE PROVIDING FOR PLANNED UNIT DEVELOPMENT PROCEDURES; AND DECLARING AN EMERGENCY.

THE CITY OF CANBY ORDAINS AS FOLLOWS:

Section 1. Purpose: The purpose of this Ordinance is to prescribe the procedures for the development of a Planned Unit Project or Subdivision. It is also the purpose of this Ordinance to enable the development of Planned Unit Projects or Subdivisions in order to permit a degree of flexibility and diversification in the use of land through grouped buildings or large-scale land planning and the arrangements of specific structures and open-spaces within such development. For these reasons and to permit the accomplishment of this purpose, the provisions of this Ordinance are superimposed upon the regulatory provisions of the City Subdivision Ordinance No. 443 and all amendments thereto and the City Zoning Ordinance No. 452 and all amendments thereto; and any provisions of any Ordinance previously enacted which are inconsistent with any provisions of this Ordinance are hereby amended to the extent necessary for proper correlation of all such Ordinances.

Section 2. A Planned Unit Project may be developed in any zone as defined by Ordinance No. 452 (Zoning Ordinance) if first approved by the City Planning Commission.

Section 3. Application for Planned Unit Development Projects:
Planned Unit Development projects may be applied for by:

- A. The owner of all the property involved, if under one ownership, or;
- B. An application filed jointly by all owners having title to all of the property in the area proposed for the Planned Unit Development project, if there is more than one owner, or;
- C. An authorized agent if local notification can be shown for the authority, or;
- D. A governmental agency.

Section 4. Expiration: Upon the abandonment of a particular project authorized under this Ordinance or upon the expiration of one (1) year from the final approval of a Planned Unit Development which has not then been commenced, the authorization shall expire and the land and the structures thereon may be used only for a lawful purpose permissible within the zoning district in which the Planned Unit Development is located.

Section 5. Form of and Contents of Applications and Types of Information Required: The Planning Commission shall prescribe the form and information required on which applications are made for Planned Unit Development projects. No application shall be accepted unless it complies with such requirements and is verified as to the correctness of information given by the signature of the applicant attesting thereto.

There shall be included as a part of the application an accurate map drawn to a scale of not less than one-hundred (100) feet to the inch showing the boundaries of the site; the proposed location and horizontal and vertical dimensions of all buildings and structures proposed to be located on the site; proposed locations and dimensions of open space within the site; proposed public dedications, if any, within the site; location, dimensions and design of off-street parking facilities showing points of ingress to and egress from the site; the location, direction and bearing of any major physiographic features such as railroads, drainage canals, shore lines and existing topographic contours at intervals of not less than five (5) feet, together with proposed grading, drainage and landscaping.

The required form shall contain a statement of the general purposes of the project and an explanation of all features pertaining to uses and other pertinent matters not readily identifiable in map form. The adoption of the form specifying the particular non-residential uses permitted to locate on the site, if any,

shall constitute a limitation to those specific uses.

Section 6. Uses Permitted: In a Planned Unit Development only the following uses are permitted:

- A. In a residential Planned Unit Development only the following uses are permitted:
 - 1. Residential units, either detached or in multiple type dwellings.
 - 2. Accessory and incidental retail and other non-residential uses may be specifically and selectively authorized as to exact type and size to be integrated into the project by design, accessory retail uses shall serve primarily as a convenience to the inhabitants of the project.
 - 3. Recreational facilities, including but not limited to, tennis courts, swimming pools and playgrounds.
- B. In Planned Unit Developments for other than residential uses, uses shall be limited to those permitted by the Zoning District in which the use is located.

Section 7. Permissive Variations in Requirements: In considering a proposed Planned Unit Development project, the approval thereof may involve modifications in the regulations, requirements and standards of the Zoning District in which the project is located so as to appropriately apply such regulations, requirements and standards to the development. Modification of the lot size, lot width and yard setback requirements may be approved by the Planning Commission at the time of the approval of the subdivision plat.

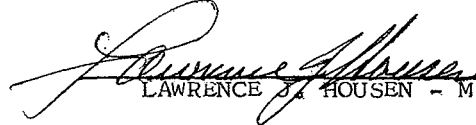
- A. Building Height: Building height shall conform to the zoning district in which said development is located.
- B. Off-Street Parking: Off-street parking and off-street loading requirements shall be pursuant to Sections 10, 11 and 12 of Ordinance No. 452 (Zoning Ordinance).

Section 8. Approval: Approval of all planned unit developments shall be simultaneous with approval of the subdivision for the development of said planned unit development.


Section 9. It being deemed by the Canby City Council that an emergency exists, this Ordinance shall take effect immediately upon its final passage by the Council.

Passed on first reading at a special meeting of the Canby

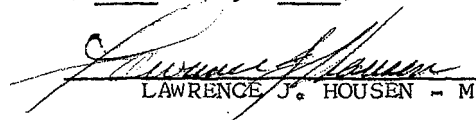
City Council held on the 23rd day of August, 1968; ordered posted in three public and conspicuous places in the City of Canby for a period of two full calendar weeks as provided by the Canby City Charter, and to come up for final reading and action of the Canby City Council at a special meeting thereof to be held on Monday, September 9, 1968, at the hour of 7:30 o'clock p.m., Oregon Daylight Saving Time at the Canby City Hall.


LAWRENCE J. HOUSEN - Mayor


ATTEST:


J. R. RICHARDSON - City Recorder

Passed on second and final reading at a special meeting of the Canby City Council held on the 9th day of September, 1968, by the following vote: Yeas 6. Nays 0.


LAWRENCE J. HOUSEN - Mayor

ATTEST:


J. R. RICHARDSON - City Recorder