

ORDINANCE NO. 1058-A

INTRODUCED BY COMMISSIONER Gramson

AN ORDINANCE ADOPTING THE WARRENTON DEVELOPMENT CODE DATED MARCH 2003 AND REPEALING THE WARRENTON ZONING ORDINANCE (NO. 911-A AND ALL AMENDMENTS THERETO) AND WARRENTON SUBDIVISION ORDINANCE (NO. 612-A AND ALL AMENDMENTS THERETO). AN ORDINANCE ADOPTING AMENDMENTS TO THE WARRENTON COMPREHENSIVE PLAN (NO. 911-A AND ALL AMENDMENTS THERETO), AND WARRENTON ZONING MAP (A COMBINED COMPREHENSIVE PLAN MAP AND ZONING ORDINANCE MAP; NO. 934-A AND ALL AMENDMENTS THERETO) AND ADOPTING FINDINGS OF FACT. AN ORDINANCE MANDATED BY THE OREGON LAND CONSERVATION AND DEVELOPMENT COMMISSION IN ITS OVERDUE PERIODIC REVIEW WORK TASK ORDER (PR#001284, AMENDMENT #2) AGAINST THE CITY OF WARRENTON PURSUANT TO ORS 197.628 TO 197.644 AND OAR 660, DIVISION 025

WHEREAS, the City of Warrenton has found it necessary to review and update its zoning ordinance, subdivision ordinance, and comprehensive plan as mandated by the Oregon Land Conservation and Development Commission Overdue Periodic Review Work Task Order No. 001284, Amendment #2; and

WHEREAS, the City of Warrenton finds it necessary to update and amend the Warrenton Zoning Ordinance and Warrenton Subdivision Ordinance and merge these documents into one text known as the "Warrenton Development Code"; and

WHEREAS, the City of Warrenton finds it necessary to update and amend the Warrenton Comprehensive Plan and Warrenton Zoning Map (a combined Comprehensive Plan Map and Zoning Ordinance Map); and

WHEREAS, the City of Warrenton Planning Commission conducted public hearings on September 11th, October 9th, November 13th, and December 11, 2002 to consider proposed changes to the Warrenton Zoning Ordinance, Subdivision Ordinance, Comprehensive Plan, and Zoning Map, and forwarded a recommendation to approve said changes to the Warrenton City Commission; and

WHEREAS, the Warrenton City Commission conducted public hearings on February 5th, March 5th, and March 19, 2003 to consider the proposed changes and has approved the proposed amendments adopting the findings of fact included in the March 12, 2003 updated staff report.

NOW THEREFORE, the Warrenton City Commission does ordain as follows:

Section 1. Update and amend the City of Warrenton Zoning Ordinance and Subdivision Ordinance as described in the March 12, 2003 updated staff report and findings of fact (attached hereto as Exhibit "A" and by reference incorporated herein) and merge these documents into one text known as the "Warrenton Development Code" dated March 2003 (attached hereto as Exhibit "B" and by reference incorporated herein).

Section 2. Amend the City of Warrenton Comprehensive Plan as follows:

Section 3.320(1)(d) of the Warrenton Comprehensive Plan shall read:

The purpose of the Mixed Use Commercial Zone is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot.

Section 3. Amend the Warrenton Zoning Map (a combined Comprehensive Plan Map and Zoning Ordinance Map) as follows:

Revise the zoning map to designate properties bounded by 4th and 9th Streets along S. Main Avenue (Ft. Stevens Hwy.) extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River's A-2, Aquatic Conservation, zoning district boundary as shown on Exhibit "C" which is attached hereto and by reference incorporated herein.

Section 4. This ordinance shall become effective thirty days after its adoption.


Section 5. If any article, section, subsection, subdivision, phrase, clause, sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of this ordinance but shall be confined to the article, section, subdivision, clause, sentence, or word so held invalid or unconstitutional.

First Reading: March 5, 2003


Second Reading: March 19, 2003

PASSED by the City Commission of the City of Warrenton, Oregon, this 19th day of March, 2003.

APPROVED by the Mayor of the City of Warrenton this 19th day of March 2003.



Jeff Hazen, Mayor

ATTEST:


Scott Derickson, City Manager

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Ordinance No. 1058-A,
Warrenton Development Code.

Periodic Review Work Task 9

EXHIBIT A

STAFF REPORT and FINDINGS OF FACT MARCH 12, 2003



CITY OF WARRENTON

FILE NO.: City Ordinance No. 1058-A;
Periodic Review Work Task No. 9 –
Comprehensive Plan and Zoning
Ordinance Analysis and Update

DATE: March 12, 2003

UPDATED STAFF REPORT

TO: The Honorable Mayor and Members of the Warrenton City Commission
FROM: Patrick Wingard, Warrenton City Planner *Patrick Wingard*
SUBJECT: Legislative Amendments to the Warrenton Zoning Ordinance and
Comprehensive Plan: Development Code Analysis and Update

APPLICANT: City of Warrenton
225 S. Main Ave.
Warrenton, OR 97146

⇒ THIS REPORT COMBINES THE FEBRUARY 5, 2003 STAFF REPORT (pg.'s 1-31) WITH THE MARCH 5, 2003 SUPPLEMENTAL STAFF REPORT (pg.'s 32-36) AND THE MARCH 5, 2003 FINAL EDITS MEMORANDUM (pg.'s 37-39). ORDINANCE NO. 1058-A IS LOCATED AT THE VERY END OF THIS REPORT (pg.'s 40-41).

BACKGROUND

On January 26, 2001 the Oregon Land Conservation and Development Commission (LCDC) adopted a Periodic Review Order (PR Order # 001284, attached, **Exhibit A**) concerning overdue Periodic Review Work Tasks listed on the City of Warrenton's Periodic Review Work Program. The order required the City to review its comprehensive plan and zoning ordinance for consistency and to adopt any necessary amendments. The order also required the City to update its subdivision ordinance. LCDC gave the City one year to complete this work task.

On September 27, 2001 LCDC approved the City's request to extend the submittal date for this work task until September 30, 2002 (PR Order #001284, Amendment #1). The City was not successful in meeting this deadline but due to substantial progress demonstrated by the City in its efforts to complete this Periodic Review Work Task on time, the City has been given until the end of March 2003 to submit an adopted Development Code and updated Comprehensive Plan to the Department of Land Conservation and Development (DLCD) for its review and acknowledgement (PR Order #001284, Amendment #2, attached, **Exhibit A-2**)

PLANNING COMMISSION RECOMMENDATION

On December 11, 2002 the Warrenton Planning Commission unanimously approved the attached Warrenton Development Code (**Exhibit B**) and adopted the attached (proposed) findings of fact. The Planning Commission held four public hearings (September 11th, October 9th, November 13th, and December 11, 2002) to consider this legislative amendment and derive at its recommendation to the City Commission.

ACTION NEEDED BY CITY COMMISSION

The following OPTIONS are available for the City Commission's consideration and action:

1. Adopt the findings of fact listed in this report and direct staff to assemble City Ordinance No. 1058-A, An Ordinance Amending the Warrenton Comprehensive Plan and replacing the Warrenton Zoning Ordinance (No.'s 878-A & 911-A) and Warrenton Subdivision Ordinance (No. 612-A) with the Warrenton Development Code, for the first reading.
2. Adopt modified findings of fact and direct staff to assemble City Ordinance No. 1058-A, An Ordinance Amending the *Warrenton Comprehensive Plan* and replacing the *Warrenton Zoning Ordinance* (No.'s 878-A & 911-A) and *Warrenton Subdivision Ordinance* (No. 612-A) with the *Warrenton Development Code*, for the first reading.
3. Continue the public hearing to a date, time, and place certain.
4. Take other action as deemed appropriate by the Commission.



THE REPORT, PROPOSED FINDINGS OF FACT, STAFF DISCUSSION AND ANALYSES:

PROCEDURAL REQUIREMENTS

Zoning Ordinance

Article 14 of the Warrenton Zoning Ordinance (Amendments) prescribes procedures that the City must follow when processing proposed amendments to its Zoning Ordinance.

The following Sections of the Warrenton Zoning Ordinance apply to this application:

Section 14.010 Purpose: Periodically, as local goals and opinions change and new information is obtained, the Zoning Ordinance should be updated. The purpose of the Zoning Ordinance amendment process is to provide a method for carefully evaluating potential changes to insure that they are beneficial to the City.

Section 14.020 Authorization to Initiate Amendments: An amendment to the text of this ordinance may be initiated by the City Commission, Planning Commission, a person owning property in the City, or a City resident. An amendment to a zone boundary may only be initiated by the City Commission, Planning Commission, or the owner or owners of the property for which the change is proposed.

Section 14.030 Authorization to Grant or Deny an Amendment: Amendments to the Zoning Ordinance may be granted or denied upon the authorization of the City Commission. The City Commission will consider the recommendation of the Planning Commission and general public comments in its consideration of a proposed amendment. In granting a proposed amendment, the City Commission may make revisions which it determines are in the best interests of the City.

Section 14.040 Application for an Amendment: Property owners or local residents which are eligible to initiate an amendment or their designated representatives may begin a request for an amendment by filing an application with the Zoning Administrator, using forms prescribed by the City. The application will be accompanied by a set of findings which demonstrate that the standards in Section 14.080 will be satisfied.

Section 14.050 Amendment Procedures

(1) The Planning Commission will consider a proposed amendment after holding a public hearing in accordance with the provisions of Section 15.045.

(2) The City Commission will consider a proposed amendment after holding a public hearing in accordance with the provisions of Section 15.045. The hearing will be held as soon as practical after receiving the Planning Commission's recommendation.

Proposed Finding No. 1 – Procedural Requirements

The Warrenton Planning Commission has proposed amendments to the text of the Warrenton Zoning Ordinance in a manner consistent with WZO §14.020, as ordered by LCDC Overdue Periodic Review Work Task Order No. 001284.

Proposed Finding No. 2 – Public Hearings for Zoning Ordinance Amendments

The Warrenton Planning Commission and Warrenton City Commission have conducted public hearings to consider the proposed amendments to the Zoning Ordinance in accordance with the provisions of WZO §14.050(1) and WZO §14.050(2), respectively.

The following Sections of the Warrenton Zoning Ordinance apply to this application:

Section 15.035 Notice of Public Hearing

(1) Notice of a public hearing shall be reasonably calculated to give actual notice and shall contain the following information:

- a. The name of the applicant
- b. The date, time, place of hearing and who is holding the public hearing.
- c. A description reasonably calculated to inform a person of the location of the property for which a permit or other action is pending including the street address, and the subdivision lot and block designation or tax map designation of the County Assessor. This is not required for legislative actions under this ordinance.
- d. A concise description of the proposed development action.
- e. A description in general terms of the applicable criteria from the Zoning Ordinance and Comprehensive Plan known to apply to the issue.

- f. A statement that failure to raise an issue in person or by letter precludes appeal and that failure to specify to which criterion the comment is directed precludes an appeal based on that criteria.
- g. A statement describing where the complete application, all evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and that copies can be provided at reasonable cost.
- h. The name and phone number of a local government representative to contact for more information.
- i. A statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing, and that copies can be provided at reasonable cost.
- j. A general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.

(2) Mailed notice.

a. Mailed notice shall be sent to property owners within the following distances from the exterior boundary of the subject property:

- (i) Legislative change to the Zoning Ordinance - none.
- (ii) Quasi-judicial change to the Zoning Ordinance - 200 feet.
- (iii) Conditional use - 200 feet.
- (iv) Variance request - 100 feet.

b. Mailed notice shall be sent to the applicant.

c. Addresses for a mailed notice required by this Ordinance shall be obtained from the County Assessor's Real Property Tax records. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to comply with the requirements of this Ordinance for notice. In addition to persons to receive notice as required by the matter under consideration, the Zoning Administrator shall provide notice to others he or she has reason to believe are affected or otherwise represent an interest that may be affected by the proposed action.

(3) Published Notice: Notice shall be given for the proposed actions described below by publication in a newspaper of general circulation of The City of Warrenton:

- a. Legislative change to the Zoning Ordinance
- b. Quasi-judicial change to the Zoning Ordinance.
- c. Conditional use
- d. Variance

(4) Notice shall be mailed or published not less than twenty days prior to the hearing requiring the notice.

Proposed Finding No. 3 – Newspaper Publications

The City of Warrenton has published notices of the public hearings in a newspaper of general circulation in the City in a manner prescribed by WZO §15.035(1) to (4).

Comprehensive Plan

Article 20 of the Warrenton Comprehensive Plan (Procedures) prescribes procedures that the City must follow when processing proposed amendments to its Comprehensive Plan.

The following Sections of the Warrenton Comprehensive Plan (WCP) apply to this application:

Section 20.300 POLICIES

20.310 Plan Review and Update

(1) Effective review and updating of the Comprehensive Plan will be carried out through extensive involvement of the Planning Commission.

(2) The City will undertake a major review of its Comprehensive Plan in accordance with the State mandated periodic review schedule. The City will make other revisions to the Comprehensive Plan as necessary to address local needs and concerns.

(3) All Comprehensive Plan amendments shall comply with the Statewide Planning Goals and will be supported by adequate evidence indicating the desirability of the proposed revisions. The desirability of changes in the intent or boundaries of land and water use areas, as shown on the respective maps, will be determined in part by (a) the expected impact on the ability of the Plan to help satisfy land and water use needs; (b) the improvements to transportation facilities and community facilities and services, if any, necessary to accommodate the change; and (c) the physical development limitations and other natural feature characteristics of the areas involved.

(4) Amendments to the Comprehensive Plan text or map may be initiated by the City Commission, Planning Commission, any City resident or any person or organization owning real property in the City. The person proposing the amendments will be responsible for providing justification for the revisions, and will also be responsible for providing a form of notice and for the text of any exception language, should such be necessary to meet Statewide Planning Goals.

(5) The Planning Commission and the City Council shall hold public hearings on proposed amendments to the Comprehensive Plan or map. Notice of public hearing will be given in accordance with Zoning Ordinance requirements.

(6) For purposes of reviewing and updating the Comprehensive Plan, the Planning Commission will be the officially recognized committee for citizen involvement. It will be appointed in an open and public manner and its membership shall be representative of a broad range of geographical, cultural and economic elements of the population in the Warrenton area. Adequate resources will be allocated for its activities and other citizen involvement efforts.

(7) The Planning Commission and City staff will provide the general public with an opportunity to be involved in inventory work, plan revisions and plan implementation. Efforts will be undertaken to respond to citizen suggestions and make technical information and minutes of meetings available to the general public.

(8) When reviewing and updating the Comprehensive Plan, the City will attempt to (a) give ample consideration to the comments and concerns of other governmental bodies; (b) achieve consistency with their policies to the extent appropriate; and (c) avoid unnecessary overlapping responsibilities. Affected special districts and appropriate local, regional, state and federal agencies will be notified by mail of public hearings on Comprehensive Plan amendments.

20.320 Plan Implementation

(1) Implementation will occur in a manner which makes possible meaningful participation by local citizens and interested governmental bodies; consistency between the Plan and implementation measures intended to fulfill Plan objectives; and periodic review and update of these controls.

(2) Major actions undertaken to implement the Comprehensive Plan shall take place in a well-publicized, open atmosphere. The Planning Commission, general public and interested governmental bodies will be given an opportunity to comment on these actions before they are carried out.

(3) Provisions of the zoning ordinance, subdivision and partitioning regulations and other land and water use controls used to implement the Plan shall be consistent with the Plan. This does not mean, however, that these provisions have to be specifically authorized by the Plan or cannot be more detailed than those in the Plan.

(4) Land and water use controls used to implement the Plan will be periodically reviewed and updated. Before changes in the regulations are adopted, there will be at least one public hearing on the proposal and adequate public notice of every hearing.

Proposed Finding No. 4 – Planning Commission Involvement

The review and updating of the Comprehensive Plan has been carried out with extensive involvement of the Planning Commission in accordance with WCP 20.310(1).

Proposed Finding No. 5 – Periodic Review Order

The City undertakes this review of the Comprehensive Plan in accordance with the State mandated periodic review schedule (PR Order # 001284) and as required by WCP 20.310(2).

Proposed Finding No. 6 – Zoning Map Amendment (C-MU Zone)

The boundaries of the City's C-1, General Commercial, zoning district will be amended on the City's official zoning map. A new C-MU, Commercial-Mixed Use, zone is proposed along S. Main Ave. between 4th and 9th Streets. This new C-MU zone would replace the current C-1 zoning for this area. Adequate evidence to support the proposed revisions will be provided later in this staff report to satisfy the requirements of WCP 20.310(3).

Proposed Finding No. 7 – Application Initiation by Planning Commission

The Planning Commission has initiated the proposed amendments to the Comprehensive Plan in a manner consistent with WCP 20.310(4). Justification for the proposed amendments will be addressed late in this report.

Proposed Finding No. 8 – Public Hearing for Comprehensive Plan Amendments

The Warrenton Planning Commission and City Commission have conducted public hearings to consider the proposed amendments to the Comprehensive Plan in accordance with WCP 20.310(5).

Proposed Finding No. 9 – Citizen Involvement

For purposes of reviewing and updating the Comprehensive Plan, the Planning Commission serves as the official committee for citizen involvement. To this end, the Planning Commission has served host to two public workshops (August 13, 2002 and August 27, 2002) leading up to the first public hearing for this matter. Citizen comments received during these workshops have been integrated into the proposed amendments. WCP 20.310(6) & (7) have been satisfied.

Proposed Finding No. 10 – Coordination with other Governmental Bodies

The City considers all comments and concerns from other governmental bodies when reviewing and updating the Comprehensive Plan. Affected special districts and appropriate local, regional, state, and federal agencies have been notified by mail of public workshops and public hearings for these Comprehensive Plan amendments. The following agencies were mailed notice of the pending public

workshops and public hearings on August 5, 2002: Clatsop County, Port of Astoria, CREST, DLCD, ODOT, DEQ, DSL, SHPO, ODF&W, DOGAMI, ODF, Ft. Stevens SP, Ft. Clatsop NM, USACE, USCG, ODOT Aeronautics, City of Astoria, and SETD. To date, no written comments have been provided to the City from these agencies.

Proposed Finding No. 11 – Citizen and Other Governmental Agency Participation

Implementation of the proposed amendments occurs with meaningful participation by local citizens and interested governmental bodies, in accordance with periodic review controls, and in a manner that assures consistency between the Comprehensive Plan and Plan objectives, in accordance with WCP 20.320(1).

Proposed Finding No. 12 – Public Process

Major actions to implement the Comprehensive Plan take place in a well-publicized, open atmosphere. The Planning Commission, general public, and interested governmental bodies have been given an opportunity to comment on these actions before they are carried out. This action occurs in a manner that is consistent with WCP 20.320(2).

Proposed Finding No. 13 – Consistency between Comprehensive Plan and Development Code

Throughout this legislative amendment process, the zoning ordinance, subdivision ordinance and other land and water use controls used to implement the Plan will be update to assure consistency between the Plan and development codes. This occurs in accordance with WCP 20.320(3).

Proposed Finding No. 14 – Public Hearing

Before changes occur to the land and water use controls in the Plan, at least one public hearing with adequate notice has been conducted by the City of Warrenton in accordance with WCP 20.320(4).

Subdivision Ordinance

Proposed Finding No. 15 – Subdivision Ordinance Review and Update

In accordance with state mandate Periodic Review Order No. 001284, the City proposes updating its Subdivision Ordinance (City Ordinance No. 612-A) to reflect current state subdivision and partition laws (ORS Chapter 92). The City proposes insertion of the updated subdivision ordinance into the revised zoning ordinance to create a new “Warrenton Development Code”. The City will use the same procedure for amending the text of the subdivision ordinance as it uses for amending the text of the zoning ordinance.

Mailing Notification Requirements for Periodic Review Mandates per State Law

The following state law (ORS 227.186) applies to this application:

(6) At least 30 days prior to the adoption or amendment of a comprehensive plan or land use regulation by a city pursuant to a requirement of periodic review of the comprehensive plan under ORS 197.628, 197.633 and 197.636, the city shall cause a written individual notice of the land use change to be mailed to the owner of each lot or parcel that will be rezoned as a result of the adoption or enactment. The notice shall describe in detail how the ordinance or plan amendment will affect the use of the property.

Proposed Finding No. 16 – Measure 56 Mailing

On August 5, 2002 the City of Warrenton mailed out over 2000 public notices to all its property owners and to all affected local, state, and federal agencies (i.e. Port of Astoria, Clatsop County,

ODOT, DSL, DLCD, ODF, ODF&W, Ft. Stevens SP, USCG, etc.). The City of Warrenton has mailed written notice of the proposed legislative amendment to the Zoning Ordinance in a manner prescribed by ORS 227.186(6).

PROPOSED AMENDMENTS TO THE WARRENTON ZONING ORDINANCE AND SUBDIVISION ORDINANCE

As discussed earlier in this report, the City of Warrenton proposes amendments to its zoning and subdivision ordinances that would result in the updating of both land use regulations and merging into one complete “Warrenton Development Code (WDC)”. **Refer to attached Exhibit B for a complete DRAFT Warrenton Development Code.**

****⇒Staff provides the following “Section-by-Section” overview of the proposed Development Code for the City Commission’s review and consideration. Note that in addition to providing Proposed Findings of Fact to justify the changes, discussions for many of the proposed amendments, including cross-references to sections of applicable existing code (*in italicized print*), have been included.**

Warrenton Development Code (WDC) Chapter 1.1 – How to Use the Development Code

This Chapter explains the purpose of the Development Code and provides a summary of each Chapter of the Code.

This Chapter expands the Title and Purpose statements of the Warrenton Zoning Ordinance (WZO § 1.010 & 1.020).

WDC Chapter 1.2 – General Administration

This Chapter provides statements of compliance and consistency with the Development Code and building permits.

This Chapter expands WZO§ 1.050, Compliance with Ordinance, and WZO §15.020, Building Permits.

WDC Chapter 1.3 – Definitions

The following definitions have been added or modified from the Warrenton Zoning Ordinance (City Ordinance No. 878-A) and/or the Warrenton Subdivision Ordinance (City Ordinance No. 612-A):

- Access easement, Access management, Accessory Dwelling, Accessible, Adjacent, Administrative, Adverse impact, Affordable, Agriculture, Ambient, Apartment, Arcade, Articulate/articulation, and Automobile-Oriented Uses;
- Base Zone, Basement, Berm, Beveled building corner, Block, Bollard, Boulevard, Buildable Lot, Building (*modified definition for consistency with Uniform Building Code*), Building footprint, Building height, Building mass, and Building scale;
- Capacity, Centerline radius, Child care center/family child care, Clear and objective, Commercial, Common area, Communication facility (*expanded the definition to include wireless communication facilities*), Conditional use, Condominium, Consensus, Conservation easement, Corner radius, Cornice, Courtyard, and Curb cut;
- Deciduous, Dedication, Density(ies), Development (*expanded the definition to include landscaping and dividing of land, deleted reference to area of special flood hazard*),

Discontinued (*added definition in conjunction with a 12-month time period to rebuild (refer to Sections 2.6.110(23) and 2.7.110(8)) to discourage the continuance of dilapidated residential structures in the C-1 zone as means to rebuild a new residential structure at some unspecified time in the future*), Discretionary, Dividing land, Drip line, Drive lane/travel lane, Driveway, Driveway apron/approach, Drought-tolerant/drought-resistant plants, Duplex, and Dwelling Unit (Single-Family Attached & Detached, Multi-Family, Two Family/Duplex, Three Family/Triplex);

- Easement, Elevation, Environmentally sensitive areas, Evidence, Existing manufactured home park or manufactured home subdivision (*deleted*), and Expansion to existing manufactured home park or manufactured home subdivision (*deleted*);
- Family day care, Fire apparatus lane, Flag lot, Floor area, Frontage, Frontage street or road, and Functional classification;
- Ground cover;
- Hammerhead turnaround, Home occupation, Home office, and Human-scale design/development;
- Impervious surface, Incidental and subordinate to, and Infill;
- Land division, Land use, Land use district, Landscaping, Lane, mid-block lane, Large-scale development (*expanded definition to include development dependent on expansion of city facilities to service the development (i.e.: streets or water and/or sewer mainlines)*), Legal Lot, Legislative, Level of service, Local Improvement District, Lot, Lot of Record, Lot area, Lot coverage, and Lot line adjustment;
- Main/primary entry/entrance, Maneuvering area/aisle, Manufactured dwelling, Manufactured home, Manufactured home park, Manufactured home subdivision (*deleted*), Ministerial, Mitigation, Mitigation - wetland, Multi-family housing, and Multi-use pathway;
- Natural hazard, Neighborhood, Neighborhood-scale design, New manufactured home park (*deleted*), and Non-native invasive plants;
- Off-street parking, On-street parking, Orientation, Oriented to a street, Outdoor commercial use, and Overlay zone/district;
- Parcel, Parking lot perimeter, Parking vs. storage, Partition, Partition land, Pathway/walkway/access way, Permit, Pier, Planter strip – tree cut-out, Plat, Plaza, Pocket park, Primary, Public facilities, and Public improvements;
- Quasi-judicial;
- Ridge line (building), Right-of-way, Roof pitch, and Roof-top garden;
- Senior housing, Sensitive lands, Setback, Shared driveway, Shared parking, Significant trees/significant vegetation, Site, Site design review/development review, Specific area plan, Standards and criteria, Steep slopes, Storefront character, Stormwater facility, Street, Street connectivity, Street furniture/furnishings, Street stub, Street tree, Structure (*modified for consistency with Uniform Building Code*), Subdivide land, Subdivision, and Swale;
- Tangent, Terrace, Topographical constraint, Tract: public/private, Transportation facilities, Transportation mode, and Triplex;
- Uplands;
- Vacate plat/street, Variance, and Vision clearance area;
- Window hood and Wireless communication facility;

This Chapter updates and expands WZO §1.030, Definitions.

WDC Chapter 1.4 – Enforcement

A process for issuing Stop-Work Orders is introduced and explained (Section 1.4.7). The procedure for conducting public hearings and appeals for purported Development Code violations is explained. A procedure for Inspection and Right of Entry is introduced and explained (Section 1.4.5).

This Chapter expands WZO §1.050, Compliance with Ordinance, WZO §15.010, Enforcement, and WZO §15.020, Building Permits, and WZO §15.110, Abatement and Penalty.

WDC Chapter 2.1 – Rural Development (RD) District

Home occupations have been added as conditionally permitted uses within this zone. Staff has made other minor changes to code language in this Chapter to update, clarify, and provide consistency with other portions of the development code (i.e.: Manufactured home versus manufactured dwelling, single-family detached dwelling versus single-family dwelling, etc.).

⇒Staff notes that this zoning district no longer appears on the City’s official zoning map. It likely became obsolete when the City of Warrenton merged with the Town of Hammond in 1992 and many of the City’s zones underwent updates and changes at that time. This zone has been retained in the Draft Development Code in order to allow for future opportunities to amend properties to this zoning. The City Commission could choose to eliminate this zoning district from the new Development Code if it so chooses based on a finding of “obsolescence” or “redundancy” for this zone.

This Chapter updates and expands WZO §3.010 – 3.014, Rural Development Zone (RD).

WDC Chapter 2.2 – Low Density Residential (R-40) District

Added master planned developments with a minimum lot size of three contiguous acres as conditionally permitted uses in this zone. Lessened street side yard setback from 15-foot minimum to 10-foot minimum for consistency with the R-10 zone standards.

Staff notes that the Lot Coverage standard for this zoning district includes, “or other impervious surfaces” in its expression of maximum lot coverage allowance. All other zoning districts in the City consider only buildings (not impervious surfaces, like driveways) when evaluating lot coverage requirements.

Proposed Finding No. 16A – Lot Coverage Standard for the R-40 Zone

Given the 40,000 square foot minimum lot size requirement of the R-40 zone, the lot coverage standard for this zone needs to include the verbiage “other impervious surfaces” to protect against substantial increase in impervious surfaces and intensification of storm water runoff. This standard will assist area drainage facilities in the management of increased storm water volumes that result from urbanization of lots in the R-40 zones to R-10 standards when connection to city sewer is made.

Carports were removed as conditional uses and would be permitted outright as an accessory structure to a primary dwelling.

Staff has made other minor changes to code language in this Chapter to update, clarify, and provide consistency with other portions of the development code (i.e.: Manufactured home versus manufactured dwelling, single-family detached dwelling versus single-family dwelling, etc.).

This Chapter updates and expands WZO §3.020 – 3.024, Low Density Residential Zone (R-40).

WDC Chapter 2.3 – Intermediate Density Residential (R-10) District

Carports were removed as conditional uses and would be permitted outright as an accessory structure to a primary dwelling.

Staff has made other minor changes to code language in this Chapter to update, clarify, and provide consistency with other portions of the development code (i.e.: Manufactured home versus manufactured dwelling, single family detached dwelling versus single-family dwelling, etc.).

This Chapter updates WZO §3.030 – 3.034, Intermediate Density Residential Zone (R-10).

WDC Chapter 2.4 – Medium Density Residential (R-M) Zone

Single-family attached dwellings have been added as permitted uses. Minimum lot area for single-family attached dwellings is proposed as 2500 square feet. Minimum lot width at the front building line for single-family attached dwellings is proposed as 25 feet.

Proposed Finding No. 17 – Single-Family Attached Housing in R-M Zone

Allowing single-family attached dwellings subject to appropriate design standards in the R-M zone is consistent with the purpose of the medium density residential zone (WCP §3.310(b)) by providing for added variety of housing types. Appropriate design standards and site review procedures for these types of developments ensure that proper considerations are made for building mass, lot coverage, landscaping, circulation plans, and other important design standards.

Proposed Finding No. 18 – Design Standards for Single-Family Attached Housing in RM Zone

Allowing single-family attached dwellings subject to appropriate design standards in the R-M zone promotes efficient use of land resources in accordance with WCP §4.200(1) by enabling higher density development in certain areas where community services (roads, water, sewer, schools, etc.) are available and retaining other areas of open space. Allowing single-family attached dwellings subject to appropriate design standards in the R-M zone promotes efficient use of water resources in accordance with WCP §4.200(1) by allowing developers to design projects with higher densities (cluster-style development) in certain areas while protecting valuable water resources (wetlands, riparian areas, etc.) in others.

Proposed Finding No. 19 – Single-Family Housing Advantage

Single-family attached housing resembles duplexes, triplexes, and other multi-family housing projects with one important advantage: Ownership of the individual units is possible which would promote “pride of ownership” in the community and increase opportunities for equity building by Warrenton citizens.

Minimum side yard setbacks have been lessened from 10-feet to 8-feet. Corner lot minimum side yard setbacks have also been lessened from 10-feet to 8-feet. Planning staff worked closely with the

Warrenton Fire Chief to achieve this minimum allowable side yard setback distance. Refer to the attached Memorandum dated September 11, 2002 (**Exhibit C**) for additional information on this subject matter.

Proposed Finding No. 20 – Side Yard Setbacks in the RM Zone

Eight-foot side yard setbacks in the R-M zone promotes efficient use of land and water resources in accordance with WCP §4.200(1) by allowing more flexibility in the site design process. A 16-foot separation between buildings is consistent with the minimum standards of the Uniform Fire Code and Uniform Building Code and is not considered to be an “overcrowding” of the land.

Staff has made other minor changes to code language in this Chapter to update, clarify, and provide consistency with other portions of the development code (i.e.: Manufactured home versus manufactured dwelling, single family detached dwelling versus single-family dwelling, etc.).

This Chapter updates WZO §3.040 – 3.044, Medium Density Residential Zone (R-M).

WDC Chapter 2.5 – High Density Residential (R-H) District

Single-family attached dwellings have been added as permitted uses. Minimum lot area for single-family attached dwellings is proposed as 2500 square feet. Minimum lot width at the front building line for single-family attached dwellings is proposed as 25 feet.

Proposed Finding No. 21 – Single-Family Attached Housing in the R-H Zone

Allowing single-family attached dwellings subject to appropriate design standards in the R-H zone is consistent with the purpose of the high density residential zone (WCP §3.310(a)) by encouraging the development of higher density developments. Appropriate design standards and site review procedures for these types of developments ensure that proper considerations are made for building mass, lot coverage, landscaping, circulation plans, and other important design standards.

Proposed Finding No. 22 – Design Standards for Single-Family Attached Housing

Allowing single-family attached dwellings subject to appropriate design standards in the R-H zone promotes efficient use of land resources in accordance with WCP §4.200(1) by enabling higher density development in certain areas where community services (roads, water, sewer, schools, etc.) are available and retaining other areas for open space or other low-impact activities. Allowing single-family attached dwellings subject to appropriate design standards in the R-H zone promotes efficient use of water resources in accordance with WCP §4.200(1) by allowing developers to design projects with higher densities (cluster-style development) in certain areas while protecting valuable water resources (wetlands, riparian areas, etc.) in others.

Proposed Finding No. 23 – Single-Family Attached Housing Advantage

Single-family attached housing resembles duplexes, triplexes, and other multi-family housing projects with one important advantage: Ownership of the individual units is possible which would promote “pride of ownership” in the community and increase opportunities for equity building by Warrenton citizens.

Minimum side yard setbacks have been lessened from 10-feet to 8-feet. Corner lot minimum side yard setbacks have also been lessened from 10-feet to 8-feet. Planning staff worked closely with the

Warrenton Fire Chief to achieve this minimum allowable side yard setback distance. Refer to attached **Exhibit C** for additional information on this subject matter.

Proposed Finding No. 24 – Side Yard Setbacks in the R-H Zone

Eight-foot side yard setbacks in the R-H zone promotes efficient use of land and water resources in accordance with WCP §4.200(1) by allowing more flexibility in the site design process. A 16-foot separation between buildings would be consistent with the minimum standards of the Uniform Fire Code and Uniform Building Code provided that required building and site design standards are met.

Proposed Finding No. 25 – Typical Lot Widths in the R-H Zone

A majority of the City's R-H zone is subdivided into 50-foot wide lots. City staff and the Planning Commission are continually reviewing requests for variances to side yard setbacks that use "constrained lot width" as justification for the variance. Using an 8-foot minimum setback distance versus the existing 10-foot standard would add efficiencies to the administration of the City's development codes.

Staff has made other minor changes to code language in this Chapter to update, clarify, and provide consistency with other portions of the development code (i.e.: Manufactured home versus manufactured dwelling, single-family detached dwelling versus single-family dwelling, etc.).

This Chapter updates WZO §3.050 – 3.054, High Density Residential Zone (R-H).

WDC Chapter 2.6 – General Commercial (C-1) District

A 12-month time limitation has been imposed for the replacement of single-family residences existing prior to April 2, 1997 in the C-1 zone.

Proposed Finding No. 26 – Time Limitation on the Replacement of Discontinued Single-Family Residences in the C-1 Zone

To discourage the continuance of dilapidated single-family residences in the C-1 zone, the City imposes a 12-month time limitation for the rebuild of discontinued single-family residences.

Commercial uses with attached residential uses (e.g.: attached apartment(s) or multi-family dwelling) has been added as a conditionally permitted use in the C-1 zone. Staff notes several existing commercial properties in Warrenton that already have attached dwelling units (e.g. Downtown thrift store, Iredale Inn, Main Street Mini-Storage, etc.). The current zoning ordinance is silent on this topic and staff considers the allowance of apartments or multi-family dwellings as secondary uses in commercial zones as a promotion of a mixed-use downtown or commercial area with increased foot traffic.

Proposed Finding No. 27 – Apartments and Multi-Family Dwellings as Secondary Uses in the C-1 Zone

Apartments and multi-family dwellings as secondary uses to a primary commercial use promote a mixed-use downtown or commercial area with increased foot traffic. Mixed-use development adds vitality to the City's commercial areas.

Signs in commercial and industrial areas along Ft. Stevens Hwy./State Hwy. 104 (S. Main Ave., N. Main Ave., NW Warrenton Drive, and Pacific Drive) have been limited to 32 square feet per use with an allowance for one professionally-made sandwich board (in C-1 zones) that does not obstruct pedestrian or disabled-person traffic. Currently, sign area allowances are based on frontage along a street and the typical downtown business that has 50 foot of frontage along S. Main Ave. would be permitted 75 square feet of total signage (1.5 square feet per linear foot of frontage). A sign of this magnitude is considered obtrusive to the aesthetic quality and character of the Warrenton downtown area, Hammond business district, and areas in-between.

Proposed Finding No. 28 – Sign Standards for C-1 (and I-2) Zones along Ft. Stevens Hwy./State Hwy. No. 104 (S. Main Ave., N. Main Ave., NW Warrenton Drive, and Pacific Drive)

In order to preserve the aesthetic quality and “small-town” character of the Warrenton and Hammond downtown areas and areas in-between, the proliferation of over-sized signs along Ft. Stevens Hwy. (S. Main Ave., N. Main Ave., NW Warrenton Drive, and Pacific Drive) shall be controlled by imposing a 32 square foot size limitation on each business and industrial use. This regulation implements WCP §4.380(3), Scenic and Historic Resources, while retaining business owners' rights to advertise and promote a variety of commercial and industrial businesses along Ft. Stevens Hwy.

This Chapter modifies and updates WZO §3.060 - §3.064.

WDC Chapter 2.7 – Commercial Mixed-Use (C-MU) District

This zoning district would be a new zoning district for the City of Warrenton. Its initial application will be for the following area: Those properties bounded by 4th and 9th Streets along S. Main Ave. extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River's A-2, Aquatic Conservation, zoning district boundary. City staff will provide a visual representation of this new zoning district on an updated zoning map at the public hearing.

The purpose of the C-MU zone is as follows: Purpose: A city goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot.

Proposed Finding No. 29 – Purpose Statement Added to the Warrenton Comprehensive Plan for Creation of Commercial Mixed-Use (C-MU) Zone

The following purpose statement shall be added to Section 3.320(1)(d) of the Warrenton Comprehensive Plan: Purpose: A city goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot.

While this zone may have several other possible applications in various parts of town, the S. Main Ave. area between 4th and 9th was chosen as the initial candidate for this zone due to recent applications for heavy-commercial uses that would create severe compatibility issues for the established residents in this commercial zone.

Section 2.7.110 of the *Draft Development Code* contains the list of permitted, and conditionally permitted uses, in the new C-MU zone.

Proposed Finding No. 30 – Allowable Uses in the C-MU Zone

Certain high-intensity commercial uses (e.g. Auto repair shops, mini-warehouses, processing uses, drive-through facilities, etc.) have been removed from the new C-MU zone to promote compatibility with established residences in the area while retaining property owner's rights to develop commercial (or mixed-use) uses on its property. This policy change implements WCP §3.320(1) & (2).

Single-family detached dwellings with covered parking has been added as a permitted use in the C-MU zone so long as the lot does not have direct frontage onto, or take direct access from, S. Main Ave. The intent of this regulation is to promote compatibility with established residential uses along S. Main Ave. while encouraging commercial uses (or mixed-uses) along the state highway. Examples of possible applications for this regulation exist on unimproved lots lying direct behind established residences having frontage on S. Main Ave. (e.g.: 800 block on west side of S. Main Ave, others?).

Single-family attached housing would be a permitted use in this zone.

WDC Chapter 2.8 – Marine Commercial (C-2) District

Communication facilities have been changed from a permitted use to a conditionally permitted use in the C-2 zone.

Proposed Finding No. 31 – Wireless Communication Facilities changed to Conditionally-Permitted Use in the C-2 Zone

The City shall control the development of communication facilities in its community through the conditional use process and appropriate development standards to assure that certain uses will be allowed, when desirable and beneficial to the City, with appropriate controls on the number, area, design, and relation to the surrounding property. Use of the conditional use permitting process for communication facilities implements the following Sections of the Warrenton Comprehensive Plan: 3.320(1)(b), 4.370(1), 4.380(1), 4.380(2), Article 5 as it pertains to the particular site, 5.311(3), 5.950, 5.400(1) & (3).

No other changes have been proposed for this zone.

This Chapter updates WZO §3.080 - §3.086.

WDC Chapter 2.9 – Open Space and Institutional (OSI) District

No changes are proposed for this zone, except for clerical changes that provide consistency for references to relocated sections of the new code.

This Chapter updates WZO §3.090 – 3.096.

WDC Chapter 2.10 – Recreational Commercial (R-C) District

Single-family attached housing with no less than four dwelling units has been added as a conditional use for consistency with multi-family dwellings that are currently permitted conditionally in this zone.

This Chapter updates WZO §3.100 – 3.106.

WDC Chapter 2.11 – General Industrial (I-1) District

No changes are proposed for this zone, except for clerical changes that provide consistency for references to other relocated sections of the new code.

This Chapter updates WZO §3.110 – 3.116

WDC Chapter 2.12 – Water Dependent Industrial Shorelands (I-2) District

Communication facilities have been changed from a permitted use to a conditionally permitted use in the I-2 zone.

Proposed Finding No. 32 – Wireless Communication Facilities changed to a Conditionally-Permitted Use in the I-2 Zone

The City shall control the development of communication facilities in its community through the conditional use process and appropriate development standards to assure that certain uses will be allowed, when desirable and beneficial to the City, with appropriate controls on the number, area, design, and relation to the surrounding property. Use of the conditional use permitting process for communication facilities implements the following Sections of the Warrenton Comprehensive Plan: 3.320(1)(b), 4.370(1), 4.380(1), 4.380(2), Article 5 as it pertains to the particular site, 5.311(3), 5.950, 5.400(1) & (3).

No other changes have been proposed for this zone.

This Chapter updates WZO §3.120 – 3.124.

WDC Chapter 2.13 – Urban Recreational/Resort (URR) District

This zone replaces the Skipanon East Bank Mediated Development Zone (EB) found in Section 3.130 – 3.134 of the Zoning Ordinance. This update is some “house-keeping” from the Port of Astoria’s zone change (comp. plan/zoning ordinance map and text amendment) in June 2001. Staff will update the respective portions of the Comprehensive Plan as prescribed by City Ordinance No. 1046-A.

WDC Chapter 2.14 – Aquatic Development (A-1) District

Communication facilities have been changed from a permitted use to a conditional use. Refer to Finding No. 32 (above) for rationale. No other changes are proposed for this zone. It is currently found in *WZO §3.150 – 3.156.*

WDC Chapter 2.15 – Aquatic Conservation (A-2) District

Communication facilities have been changed from a permitted use to a conditional use. Refer to Finding No. 32 (above) for rationale. No other changes are proposed for this zone. It is currently found in *WZO §3.160 – 3.166.*

WDC Chapter 2.16 – Aquatic Natural (A-3) District

No changes are proposed for this zone. It is currently found in *WZO §3.170 – 3.174.*

WDC Chapter 2.17 – Coastal Lake and Freshwater Wetlands (A-5) District

No changes are proposed for this zone, except for clerical changes that provide consistency for references to other relocated sections of the new code.

This Chapter updates WZO §3.190 – 3.194.

WDC Chapter 2.18 – Flood Hazard Overlay (FHO) District

No changes are proposed for this overlay zone, except that references to manufactured dwellings have been expanded to include manufactured homes for consistency with the definition section of the development code and the Uniform Building Code.

This Chapter updates WZO §4.010 – 4.013.

WDC Chapter 2.19 – Airport Hazard Overlay (AHO) District

No changes are proposed for this zone. It is currently found in *WZO §4.020 – 4.027.*

WDC Chapter 2.20 – Soils Hazard Overlay (SHO) District

No changes are proposed for this zone. It is currently found in *WZO §4.030 – 4.034.*

WDC Chapter 2.21 – Beaches and Dunes Overlay (BDO) District

No changes are proposed for this zone. It is currently found in *WZO §4.040 – 4.042.*

WDC Chapter 2.22 – Dredged Material Disposal Site Reservation Overlay (DMDO) District

No changes are proposed for this zone. It is currently found in *WZO §4.060 – 4.084.*

WDC Chapter 2.23 – Mitigation Site Protection Overlay (MSPO) District

References to a non-existent *Article 13* of the zoning ordinance were deleted. No other changes are proposed for this zone. It is currently found in *WZO §4.080.*

WDC Chapter 3.0 – Design Standards

This Chapter provides applicability and types of design standards for developments within the City.

This Chapter expands WZO §7.010, Purpose of Supplemental Provisions.

WDC Chapter 3.1 – Access and Circulation

This Chapter provides standards for pedestrian and vehicular access and circulation. This Chapter expands access management standards for the City. Access management is the control of street (or highway) access for the purpose of improving the efficiency, safety and/or operation of the roadway for vehicles.

Proposed Finding No. 33 – Access and Circulation

The City supports increased access management for its streets to ensure the efficiency, safety, and operation of its street system. Establishing new or expanded access management for City streets implements the following Sections of the Warrenton Comprehensive Plan: 8.200, Transportation Goal, 8.310, Street Classification, 8.320, Street Design, 8.330, Street Width, Access, and Parking Design, and 8.350(10), Multi-Mode Transportation (Pedestrians).

WDC Chapter 3.1.2 – Vehicular Access and Circulation

This Chapter explains policies and procedures for access permit applications, traffic study requirements, conditions of approval, access options, access spacing, number of access points, shared driveways, street connectivity and formation blocks, driveway openings, fire access and parking area turn-arounds, vertical clearances, vision clearance, and construction standards. While some of these concepts are covered in the current zoning and subdivision ordinances, most of these concepts are left out of these documents which can cause undue confusion, complications, and time delays at the plan review stage.

Proposed Finding No. 34 – Vehicular Access and Circulation

WDC Chapter 3.1.2 provides policies and procedures for access permit applications, traffic study requirements, conditions of approval, access options, access spacing, number of access points, shared driveways, street connectivity and formation blocks, driveway openings, fire access and parking area turn-arounds, vertical clearances, vision clearance, and construction standards. These access management controls are necessary to ensure the efficiency, safety, and operation of the City's street system.

WDC Chapter 3.1.3 – Pedestrian Access and Circulation

This Chapter expands a very limited pedestrian access and circulation discussion included in *Section 44 of the Warrenton Subdivision Ordinance*. This Chapter helps the City implement certain portions of the *Oregon Transportation Planning Rule (TPR; OAR 660-12)* by ensuring that all development in the City adequately considers the needs of pedestrians and bicyclists.

This Chapter includes standards for the design and construction of pathways and pedestrian connections within developments.

Proposed Finding No. 35 – Pedestrian Access and Circulation

The City of Warrenton finds it necessary and appropriate to include design standards for pedestrian access and circulation in its development code thereby expanding opportunities for multi-modal transportation in the City. WDC Chapter 3.1.3 implements certain portions of the Oregon Transportation Planning Rule (TPR; OAR 660-12) and Warrenton Comprehensive Plan Policies 8.350(10), Multi-Mode Transportation and 4.390(1,3), Energy Conservation.

WDC Chapter 3.2 – Landscaping, Street Trees, Fences and Walls

The purpose of this Chapter is to promote community health, safety, and welfare by protecting significant natural vegetation, and setting development standards for landscaping, street trees, fences and walls.

Proposed Finding No. 36 – Landscaping, Street Trees, Fences and Walls

The City of Warrenton wishes to promote community health, safety and welfare by protecting significant natural vegetation, and setting development standards for landscaping, street trees, fences and walls. Together, these elements of the natural and built environment contribute to the visual quality, environmental health and character of the community. Trees provide climate control through shading during summer months and wind screening during winter. Trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees and other landscape materials also provide vital

screening and buffering between land uses. Landscaped areas help to control surface water drainage and can improve water quality, as compared to paved or built surfaces. This Chapter implements the following Sections of the Warrenton Comprehensive Plan: 3.340(1), Open Space, 4.200(1-3) Natural Features Goals, 4.330(1, 3,4), Drainage and Erosion, 4.350(1), Water Quality, 4.370(1,2), Fish and Wildlife, 4.380(1,2), Scenic and Historic Resources.

WDC Chapter 3.2.2 – Landscape Conservation

This Chapter carries forward the existing wetland and vegetation protection standards of *WZO* §7.200(4) and refers to the wetland and/or riparian areas as “sensitive lands”. It is important to note that the proposed development code **does not place any additional restrictions** on the developer with regard to landscape conservation than what is already in place in the current zoning ordinance.

Proposed Finding No. 37 – Landscape Conservation

*The proposed WDC carries forward the existing wetland and riparian vegetation protection standards of *WZO* §7.200(4). The new code refers to mapped wetland and riparian areas as “sensitive lands” and ensures protection of the city’s largest trees (>18” diameter at breast height) when possible. Commercial forestry operations permitted by the Oregon Department of Forestry would be exempt from this regulation.*

WDC Chapter 3.2.3 – New Landscaping

This Chapter expands the current landscaping standards found in *WZO* §7.081(7). This Chapter introduces new standards for plant selection, hardscape features, tree, shrub, and ground cover size, and maintenance and irrigation. The new code would lessen the overall percentage of required landscaping in parking areas from 10% to 8% while providing increased landscaping requirements (i.e.: 20% of residential and industrial sites shall be landscaped; 10% of commercial sites shall be landscaped) for the overall site.

WDC Chapter 3.2.4 – Street Trees

This Chapter introduces standards for street trees to provide appropriate guidelines for location, spacing, maintenance, type, and care.

WDC Chapter 3.2.5 – Fences and Walls

This Chapter expands the current fence standards found in *WZO* §7.040. The new code proposes standards for fences substantially the same as what is currently allowed except for a four-foot height limitation for solid-type fences in front yard setback areas. The existing code allows six-foot solid fences in front yards. The new code introduces standards for walls, including reference to the Uniform Building Code for walls in excess of six feet.

WDC Chapter 3.3 – Vehicle and Bicycle Parking

This Chapter expands the current vehicle parking standards of *WZO* §7.083 and introduces bicycle parking standards. This Chapter will be further expanded and refined by the Warrenton Transportation System Plan (TSP).

The purpose of this chapter is to provide basic and flexible standards for development of vehicle and bicycle parking. This chapter recognizes that each development has unique parking needs and provides appropriate standards for parking space requirements while balancing the needs of land

efficiency with the visual character and livability of the community. The parking space standards are derived from a compilation of parking standards throughout Oregon communities blended with the current parking standards found in the Warrenton Zoning Ordinance.

Proposed Finding No. 38 – Vehicle and Bicycle Parking

The City of Warrenton recognizes the need to provide appropriate standards for development of vehicle and bicycle parking. This Chapter provides parking space standards that balance the needs of land efficiency with visual character of the community.

Chapter 3.4 – Clear Vision Areas

This Chapter simplifies the clear vision area standards of *WZO §7.040*. Staff has found the existing code language to be unnecessarily difficult to interpret and enforce in the field. The proposed code language allows the city engineer, zoning administrator, or planning commission to increase the clear vision area if warranted by site conditions.

Proposed Finding No. 39 – Clear Vision Areas

Explicable standards for clear vision areas are critical to the implementation and enforcement of these principles in the field. The new code language provides clearly defined and readily understandable standards for clear vision areas with opportunities for city officials to impose more restrictive standards when justified by field conditions such as high traffic speeds, acute intersection angles, or limited sight distances.

WDC Chapter 3.5 – Public Facilities Standards

This Chapter provides planning and design standards for public and private transportation facilities and utilities. This Chapter will be further expanded and refined by the TSP.

WDC Chapter 3.5.1 - Transportation Standards

This Chapter provides standards for street alignment and connections, intersection angles, cul-de-sacs, grades and curves, curb cuts, ramps, driveway approaches, street signs, mail boxes, and street cross-sections. This is a noteworthy improvement over the existing development codes in that design and construction standards were often omitted from these documents.

Proposed Finding No. 40 – Transportation Standards

The City finds it necessary to include specific design and construction standards for transportation facilities in its development code. Where actual standards cannot be provided within this code, references to the appropriate standards shall be included. The Warrenton Transportation System Plan (adoption expected Summer 2003) will expand upon the Right-of-Way and Street Section Standards of Table 3.5.1.. For now, the existing street standards from Section 8.330(2) of the Warrenton Comprehensive Plan have been carried forward.

WDC Chapter 3.5.2 – Public Use Areas

This Chapter provides city policies for accepting or requiring dedications of property for public use areas.

Proposed Finding No. 41 – Public Use Areas

Certain developments in the City may result in the dedication or reservation of property for public uses such as parks or playgrounds. This Chapter provides city policies for carrying out these dedications or reservations.

WDC Chapter 3.5.3 – Sanitary Sewer and Water Service Improvements

This Chapter explains requirements for connecting to city water and sewer mains and review procedures for planned improvements to the systems. It also explains conditions under which permit applications may be denied due to system deficiencies. Entitlements for system development charge reimbursements due to the over-sizing of water and sewer systems by developers are also explained.

Proposed Finding No. 42 – Sanitary Sewer and Water Service Improvements

The importance of clear and understandable standards for planned improvements to city sanitary sewer and water service facilities cannot be understated. This Chapter provides increased opportunities for the City to effectively monitor connections and improvements to its public facilities.

WDC Chapter 3.5.4 – Storm Drainage

Adequate provisions for storm water runoff must be demonstrated before development permits are issued. This Chapter increases the level of scrutiny afforded to the city engineer with regard to consequences of upstream and downstream drainage as a result of development.

Proposed Finding No. 42

The City shall issue a development permit only where adequate provisions for storm water runoff have been made in conformance with city requirements.

WDC Chapter 3.5.5 – Utilities

This Chapter expands the existing Utilities standards found in *Section 54 of the Warrenton Subdivision Ordinance (WSO)*. The proposed code provides applicability explanations together with exception cases for the under-grounding requirement when physical constraints exist, such as steep topography or prevailing development conditions.

WDC Chapter 3.5.6 – Easements

This Chapter expands the existing Utility Easement standards found in *WSO §45*. The new code specifies a 20-foot width for public utility easements.

WDC Chapter 3.5.7 – Construction Plan Approval and Assurances

This Chapter explains that no public improvements, including sanitary sewers, storm sewers, streets, curbs, etc. shall be undertaken until the plans have been approved by the City, permit fee paid, and permit issued. This plan review and permitting process for public improvements would be a new procedure for the City.

Proposed Finding No. 43 – Construction Plan Approval and Assurances

In order for the City to effectively review and monitor improvements to its public utility systems, including water, sewer, storm sewer, and streets, the City shall implement an appropriate plan review and permitting procedure with fees set by Resolution by the City Commission to cost and expenses incurred by the City for construction, inspection, and other services in connection with the improvement.

WDC Chapter 3.5.8 – Installation

This Chapter provides installation requirements for all public improvement projects in the City. This Chapter cross-references combined ODOT/APWA standards used by the City and specifies that a registered civil engineer shall provide written certification that all improvements, workmanship, and materials are in accord with current and standard engineering and construction practices, conform to approved plans and conditions of approval, and are of high grade, prior to City acceptance of the public improvement, or any portion thereof, for operation and maintenance. The developer's engineer is also required to provide four (4) sets of "as-built" plans, in conformance with the City Engineer's specifications, for permanent filing with the City.

This Chapter provides a significant improvement in the City's ability to manage its public works infrastructure through standards expressed in its Development Code.

WDC Chapter 3.6 – Surface Water Management

This Chapter carried forward substantially the same language as the existing surface water management standards of *WZO §7.060, Drainage*.

WDC Chapter 3.7 – Signs

This Chapter expands the existing sign standards of *WZO §7.090, Sign Requirements*. The following standards would be new for the City:

- §3.7.2(h) – *Off-site signs shall be prohibited.*
- §3.7.4(d) – *Signs in Commercial Districts along Ft. Stevens Hwy./Hwy 104 (S. Main Ave., N. Main Ave., NW Warrenton Drive, and Pacific Drive) shall be limited to 32 square feet in size per commercial use.*
- §3.7.4(e) – *One professional-grade sandwich board, not taller than four-feet in height, may be permitted for each commercial use provided that no less than six-feet of unobstructed pedestrian corridor is maintained across the property at all times.*

Proposed Finding No. 44 – Signs

In accordance with WCP §4.380(1-3), Scenic and Historic Resources, the City has reviewed and revised its regulation of off-site signs, sign sizes in the non-Hwy 101 commercial areas, and sandwich boards.

WDC Chapter 3.8 – Wireless Communication Facilities

The City's current zoning ordinance does not provide standards for the development of Wireless Communication Facilities (WCFs), also referred to as "cell-towers", in the City.

Proposed Finding No. 45 – Wireless Communication Facilities

The City shall control the development of communication facilities in its community through the conditional use process and appropriate development standards to assure that certain uses will be allowed, when desirable and beneficial to the City, with appropriate controls on the number, area, design, and relation to the surrounding property. Use of the conditional use permitting process for communication facilities implements the following Sections of the Warrenton Comprehensive Plan:

3.320(1)(b), 4.370(1), 4.380(1), 4.380(2), Article 5 as it pertains to the particular site, 5.311(3), 5.950, 5.400(1) & (3).

Proposed Finding No. 46 – Wireless Communication Facilities

To accommodate the increasing communication needs of Warrenton residents, businesses, and visitors while protecting the public health, safety, and general welfare, and visual and aesthetic environment of the City, the City establishes regulations for the development of WCFs to: (1) Provide a process and uniform comprehensive standards for the development of WCFs; (2) Enhance the ability to provide communications services to City residents, businesses, and visitors; and (3) Protect the City's natural resources, historical resources, and visual environment from potential adverse effects of WCFs through careful design and siting standards.

WDC Chapter 3.9 – Grading, Excavating, and Erosion Control Plans

The City's existing development codes do not provide standards for grading, excavating, and erosion control planning. Typically, the City relies on BMPs (Best Management Practices) by the developer to ensure that all grading, excavating, and erosion control planning occurs in a manner that has the least impact on surrounding lands. In the case of development that adjoins sensitive lands (e.g.: wetlands, riparian areas, lakes, sloughs, streams, etc.), the Planning Department often includes BMPs as written Conditions of Approval for these developments. This Chapter significantly augments the City's ability to protect its inventory of sensitive lands and public facilities by providing codified BMPs.

Proposed Finding No. 47 – Grading, Excavating, and Erosion Control Plans

The purpose of this ordinance is to safeguard life, limb, property, and the public welfare by controlling activities that lead to soil erosion and sedimentation into watercourses, wetlands, riparian areas, public and private roadways caused by development activities, including clearing, grading, stripping, excavating, and filling of land. This ordinance sets forth rules and regulations to control excavation, grading, and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction. No person shall do any grading work without first having attained a grading permit from the building official. This ordinance implements the following Sections of the Warrenton Comprehensive Plan: §4.310(2), Soils, §4.330(1-4), Drainage and Erosion, §4.340(1-5), Topography, and §4.350(1,7,8), Water Quality.

WDC Chapter 3.10 – Wetland and Riparian Area Protection Standards

The Oregon Department of Land Conservation and Development (DLCD) and the Oregon Land Conservation and Development Commission (LCDC) have deemed the City's existing ordinance (WZO §7.200, Protection of Wetland Areas and Riparian Vegetation) to be inadequate. The City is currently working under an LCDC Enforcement Order (PR # 001284-Amended) to adopt an ordinance that complies with Statewide Planning Goal 5 and adequately protects wetland and riparian areas. In the interim, the City has been ordered to make amendments to its existing code language that comply with Goal 5. The code language contained in Chapter 3.10 fulfills this obligation. The City has until August 6, 2003 to adopt a new wetland and riparian area protection ordinance that considers the "ESEE" (Environmental, Social, Economical, and Energy) impacts to allowing, precluding, or limiting development in wetlands and riparian areas

Proposed Finding No. 48 – Wetland and Riparian Area Protection Standards

The City is currently operating under an LCDC Enforcement Order (PR # 001284, Amendment #2, attached, **Exhibit A-2**) that requires adoption of a wetland and riparian area protection ordinance that satisfies Statewide Planning Goal No. 5. The City has been ordered by LCDC to take its existing code language and update it so that it complies with Goal 5. The code language contained in Chapter 3.10 is the result of this required work. The City will continue its efforts to complete an "ESEE" Goal 5 ordinance that considers the economic, social, environmental, and energy consequences of allowing, limiting, or precluding development in wetland or riparian areas. The deadline for submission of an ESEE ordinance to LCDC is August 6, 2003. In the meantime, the code language in Chapter 3.10 will serve as an interim ordinance for the protection of Goal 5 (wetland and riparian) resources in the City.

Chapter 3.11 – Columbia River Estuary Shoreland and Aquatic Area Development

This Chapter carries forward *Article 5 of the Warrenton Zoning Ordinance*. No changes are proposed for this Section.

Chapter 3.12 – Impact Assessment and Resource Capability'

This Chapter carries forward *Article 6 of the Warrenton Zoning Ordinance*. No changes are proposed for this Section.

Chapter 3.13 – Manufactured Home Design Standards

This Chapter updates *WZO §7.250, Manufactured Dwelling Standards*. The title of this Chapter has been changed from Manufactured "Dwelling" standards to Manufactured "Home" standards. Refer to the Definitions Section of this report for further information. All of the provisions of the past code were carried forward to the new code.

Chapter 3.14 – Manufactured Dwelling Park Standards

No changes have been proposed for this Chapter. This Chapter may be cross-referenced in the existing zoning ordinance by referring to *WZO Article 8*.

Chapter 3.15 – Recreational Vehicle Park Design Standards

No changes have been proposed for this Chapter. This Chapter may be cross-referenced in the existing zoning ordinance by referring to *WZO §7.500*.

Chapter 3.16 – Accessory Structure, Accessory Dwelling, Garage, and Carport Design Standards

This Chapter combines two related Sections of the Warrenton Zoning Ordinance: *§7.600, Accessory Structure Standards*, and *§7.900, Garages and Carports* and introduces "Accessory Dwellings" as a conditionally permitted use in residential zones.

The Accessory Structure standards have been carried forward with no changes.

The Garage and Carport standards have been changed giving more deference to the developer as to the size and design of these buildings. The current code requires a minimum carport size of 360 square feet, including a 120 enclosed storage area. The new code would require a minimum carport size of 240 square feet with no requirement for an enclosed storage area. The current code requires a minimum size of 240 or 400 square feet for garages depending on the zoning district. The new code would make 240 square feet the minimum size for all garages within the City.

This Chapter adds standards for the construction of carports and garages in conjunction with single family attached housing (row houses & townhomes) duplexes, triplexes, and multi-family developments.

The new code stipulates that all garages and carports must be built in accordance with the Uniform Building Code and the Accessory Structure standards of *WDC §3.16*.

Proposed Finding No. 49

Based on public testimony received at the public hearings, and following discussions by the Planning Commission, the garage and carport standards for the proposed Development Code have been lessened to allow for greater site design flexibility and slightly lower cost of construction.

An accessory dwelling is a small, secondary housing unit located on a legal lot with an established single-family residence. Accessory dwellings are typically the size of a studio apartment. The additional unit can be a detached cottage, a unit attached to a garage, or in a portion of an existing house.

Proposed Finding No. 49A

Accessory dwellings provide cost-effective and independent living spaces for family members, such as in-laws, retired parents, etc.. Accessory dwellings can also provide semi-independent living spaces for physically or mentally disabled family members requiring partial supervision or assistance with activities of daily living. Accessory dwellings are never suited for rental dwellings and use of an accessory dwelling as a rental or income-producing unit is strictly prohibited and is subject to enforcement and penalties as prescribed by this Code. The housing density standard of residential zones does not apply to accessory dwellings, due to the small size and low occupancy level of the use. Appropriate standards for accessory dwellings control the size and number of accessory dwellings on individual lots, so as to promote compatibility with adjacent land uses.

WDC Chapter 3.17 - Single-Family Attached, Duplex, and Triplex Design Standards

See below.

WDC Chapter 3.18 – Multi-Family Housing Design Standards

WDC Chapters 3.17 and 3.18 provide standards that are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure proper management and maintenance of common areas.

Proposed Finding No. 50 – Single-Family Attached, Duplex, Triplex, and Multi-Family Design Standards

These standards help control development scale, traffic impacts, and management of common areas in the City. These standards implement the following Sections of the Warrenton Comprehensive Plan: §7.330(6), Fire, Police, Recreation, and Solid Waste Management, §8.310(2), Street Classification, §8.330(5-7), Street Width, Access, and Parking Design, and §8.350(1,10), Multi-Mode Transportation.

WDC Chapter 3.19 – Large-Scale Developments

This Chapter carries forward standards for large-scale developments substantially the same as the standards exist in the current zoning ordinance. In the new Code, large-scale developments have been broken down into two types of permit procedures (Type II or Type III) depending upon the magnitude of the development. Considerations for transportation needs have been added to the General Provisions and Utilities sections of this ordinance.

Proposed Finding No. 51 – Large Scale Developments

These standards ensure that all planned developments, manufactured dwelling parks, RV parks, multi-family developments with 10 or more units, commercial, industrial, public or institutional developments using two or more acres or having buildings with 10,000 square feet or more, and other developments needing extensions of city utility systems, namely water, sewer, streets, and/or storm sewer will be completed giving appropriate considerations for soil suitability, storm water management, utilities, schools, landscaping, and signs.

These standards implement the following Sections of the Warrenton Comprehensive Plan: §3.310(8), Residential Lands, §3.320(1-5), Commercial Lands, §3.330(1), Industrial Lands, §4.310(1-4), Soils, §4.320(2), Flood Hazards, §4.330(1-4), Drainage and Erosion, §4.340(1-3), Topography, §4.350(1-9), Water Quality, §4.360(1-4), Air Quality and Noise, 4.370(1-2), Fish and Wildlife, §4.380(1-5), Scenic and Historic Resources, §4.390(1-3), Energy Conservation, §7.320(1, 7-9), Water, Sewer, and Storm Drainage/Flood Control, §7.330(1-2), Fire, Police, Recreation, and Solid Waste Management, §8.320(1-5), Street Design, §8.330(1-7) Street Width, Access, and Parking Design, §8.340(1-4), Street and Parking Financing and Improvement, §8.350(1,4,10,11) Multi-Mode Transportation, and §9.310(1,2), City Economy.

WDC Chapter 4.0 Administration of Land Use and Development Permits

This Chapter provides all of the application requirements and procedures for obtaining permits required by this code. This Chapter consolidates the *Administrative Provisions of Article 15 of the Warrenton Zoning Ordinance* and the various *Procedure Sections of the Warrenton Subdivision Ordinance*.

WDC Chapter 4.1 – Types of Applications and Review Procedures

This Chapter introduces four types of permit/decision making procedures:

- **Type I Ministerial** – Decisions made by the zoning administrator or its designee without public notice or public hearing. The Type I procedure is used when there are clear and objective approval criteria and applying city standards and criteria requires no use of discretion. Examples of Type I decision-making procedures are access permits, flood plain development permits, lot line adjustments, non-conforming use or development confirmations, and development reviews. The appeal of a Type I decision is heard by the Planning Commission.
- **Type II Administrative** – Decisions made by the zoning administrator after the mailing of public notice and publication of notice in a newspaper of general circulation in the city. Examples of Type II decision-making procedures are code interpretations, modifications to approved plans (could be Type III), land partitions, site design reviews (could be Type III), subdivisions (Type III for >3 lots), temporary use permits, and Class 1 variances. Appeals of Type II decisions are heard by the Planning Commission.

- **Type III Quasi-Judicial** – Decisions made by the Planning Commission after a public hearing. Examples of Type III decision-making procedures are conditional use permits, master planned developments, modifications to approved plans (could be Type II), Quasi-judicial zoning map and development code text amendments, site design reviews (could be Type II), Class 2 variances. Appeals of Type III decisions are heard by the City Commission.
- **Type IV Legislative** – Decisions made by the City Commission with a recommendation from the Planning Commission. Legislative matters involve the creation, revision, or large-scale implementation of public policy (e.g., annexations, adoption of land use regulations, zone changes, and comprehensive plan amendments that apply to entire districts). Appeals go to LUBA or to DLCDC if Periodic Review-related.

This Chapter demonstrates a significant improvement over the existing permit/decision-making procedures found in the zoning and subdivision ordinances. This Chapter provides a comprehensive view of all possible permit applications that can be made to the Planning and Development Department with clearly stated application requirements, notice and hearing requirements (if any), decision-making procedures, and appeal procedures.

Proposed Finding No. 51 – Types of Applications and Review Procedures

This Chapter establishes application and review procedures that are consistent with state law and implement the Goals (WCP §20.200), and Policies (WCP §20.300) of the Procedures Section of the Warrenton Comprehensive Plan (WCP).

WDC Chapter 4.1.7 - General Provisions

This Chapter implements various state laws, including the “120-day Rule” for processing permits applications and the “30-day Rule” for reviewing applications for completeness. This Chapter expands WZO §15.030, Application Information and Procedures.

WDC Chapter 4.1.8 – Special Procedures

This Chapter introduces the concept of Expedited Land Divisions (ELDs). ELDs are reviewed in accordance with the procedures in ORS 197.365. ELDs may only be requested for land divisions involving three or fewer lots. The City would typically process such a request using a Type II procedure with public notice and a 14-day comment period. No public hearing would be scheduled. The ELD process requires the City to review the application for completeness within 21 days as opposed to the normal 30 days and requires the City to make a decision within 63 days as opposed to the normal 120 days.

Given the already streamlined nature of Type II review procedures, staff does not anticipate that ELD requests would result in any substantial change to the manner in which these land division applications would be processed.

Proposed Finding No. 52 – Special Procedures

In accordance with ORS §197.365, the City shall use the Expedited Land Division (ELD) procedure when requested to do so by an applicant and when criteria established in ORS §197.360 has been satisfied.

WDC Chapter 4.2 – Development Review and Site Design Review

This Chapter provides rules, regulations, and standards for efficient and effective administration of site development review. This Chapter helps to carry out the development pattern and plan of the City and its comprehensive plan policies by promoting public health, safety, and general welfare, efficient use of land resources, and facilitating adequate provisions for transportation, water supply, sewage, and drainage. This Chapter applies to all new developments and modifications of existing developments excepting routine maintenance, repair, and replacement of materials.

Proposed Finding No. 53 – Development Review and Site Design Review

Development review and site design review standards provide rules, regulations, and standards for the efficient and effective administration of comprehensive plan policies that carry out the planned development pattern and strategy of the City. This Chapter implements the following policies of the Warrenton Comprehensive Plan: §2.310(1-5), Land and Water Use Classification, §2.320(1-3), Urban Development, §2.330(1-3), Annexation, §3.310(1-11), Residential Lands, §3.320(1-5), Commercial Lands, §3.330(1-4), Industrial Lands, §3.340(1-5), Agriculture, Forestry, Wetlands, and Open Space, §4.310(1-4), Soils, §4.320(1-4), Flood Hazards, §4.330(1-4), Drainage and Erosion, §4.340(1-5), Topography, §4.350(1-9), Water Quality, §4.360(1-5), Air Quality and Noise, §4.370(1-5), Fish and Wildlife, §4.380(1-5), Scenic and Historic Resources, §4.390(1-3), Energy Conservation, §6.300(1-12), Beach and Dune Shorelands, §7.310(1-7), Community Facilities and Services, §7.320(1-12), Water, Sewer, and Storm Drainage/Flood Control, §7.330(1-8), Fire, Police, Recreation, and Solid Waste Management, §8.310(1-4), Street Classification, §8.320(1-5), Street Design, §8.330(1-7), Street Width, Access, and Parking Design, and §8.350(1-12), Multi-Mode Transportation.

WDC Chapter 4.2.2 Applicability

Site Design Review is a discretionary review conducted by the Planning Commission with a public hearing. It applies to all developments in the City except for:

- Single-family detached dwellings not requiring street, water, or sewer mainline, extensions;
- A single duplex, triplex, or two single-family attached housing units (townhouses) with parking on the same lot;
- Building additions of not more than 2000 square feet;
- Minor modifications to development approvals (see WDC §4.6);
- Any proposed development that has a valid conditional use permit;
- Temporary uses that comply with standards of WDC §4.9;
- Accessory structures with 1200 square feet or less of floor area;
- Other developments, when required by a condition of approval.

Development Review is a non-discretionary or “ministerial” review conducted by the zoning administrator in consultation with other city departments without a public hearing. Development Reviews are conducted as Type I procedures.

WDC Chapter 4.2.3 – Development Review Approval Criteria

This Chapter lists four standards that must be met prior to issuance of building permits.

WDC Chapter 4.2.4 – Site Design Review – Application Review Procedure

Site design review shall be conducted as either a Type II or Type III procedure using the approval criteria in Section 4.2.5.

Type II reviews would include:

- Residential developments with 9 or fewer dwelling units;
- Commercial, industrial, public/semi-public, and institutional buildings not meeting the definition of a large-scale development;
- Developments with more than one building (e.g., two duplex building or an industrial building with accessory workshop);
- Developments with 18 or fewer off-street vehicle parking spaces;

WDC Chapter 4.2.5 – Site Design Review – Application Submission Requirements

This Chapter provides submission requirements for developments requiring site design review.

WDC Chapter 4.2.6 – Site Design Review Approval Criteria

This Chapter lists six standards that must be met prior to approving an application for site design approval.

WDC Chapter 4.2.7 – Bonding and Assurances

This Chapter explains circumstances for bonding public improvements and/or landscaping. This Chapter also explains that business licenses are required for all contractors and sub-contractors before initiating work on the site or conducting business from the site.

WDC Chapter 4.2.8 – Development in Accordance with Permit Approval

This Chapter explains that development shall not commence until the applicant has received all of the appropriate land use and development approvals. This ordinance provides procedures for modifying approved plans, approval periods, extension requests, and phased development standards.

WDC Chapter 4.3 – Land Divisions and Lot Line Adjustments

The purpose of this Chapter is to provide rules, regulations, and standards governing the approval of subdivisions, partitions, and lot line adjustments. This Chapter implements the land division standards and procedures for the City that are currently found in the *Warrenton Subdivision Ordinance*.

The following concepts are introduced in the new code:

- Lot line adjustments;
- Lot size averaging;
- Floodplain, park, and open space dedications;
- Two-year preliminary plat approval period.

This Chapter explains that land partitions (three or fewer lots) are reviewed using a Type II Procedure and subdivisions (four or more lots) are reviewed using a Type III Procedure.

Proposed Finding No. 54 – Land Divisions and Lot Line Adjustments

This Chapter provides rules, regulations, and standards governing the approval of subdivisions, partitions, and lot line adjustments. This Chapter will carry out the City's development pattern, as envisioned by the Comprehensive Plan, encourage efficient use of land resources, full utilization of

urban services, and transportation options, promote the public health, safety, and general welfare through orderly and efficient urbanization, lessen or avoid traffic congestion, and secure from fire, flood, pollution, and other dangers, provide adequate light and air, prevent overcrowding of land, and facilitate adequate provisions for transportation, water supply, sewage, and drainage, and encourage the conservation of energy resources.

WDC Chapter 4.4 – Conditional Use Permits

This Chapter carries forward the Conditional Use Permit standards of *Article 12 of the Warrenton Zoning Ordinance*.

WDC Chapter 4.5 – Master Planned Developments

This Chapter carries forward the Special Planned Districts standards of *Article 9 of the Warrenton Zoning Ordinance*.

WDC Chapter 4.6 – Modifications to Approved Plans and Conditions of Approval

The purpose of this Chapter is to provide an efficient process for modifying land use decisions and approved development plans, in recognition of the cost and complexity of land development and the need to conserve City resources.

WDC Chapter 4.7 – Land Use District Map and Text

The purpose of this Chapter is to provide standards and procedures for legislative and quasi-judicial amendments to the Warrenton Development Code and the land use district map, also referred to as the “Warrenton Zoning Map”. This Chapter replaces *Article 14 of the Warrenton Zoning Ordinance*.

WDC Chapter 4.8 – Code Interpretations

Some terms or phrases in the Development Code may have two or more reasonable meanings. This Chapter provides a process for resolving differences in the interpretation of the Code text.

Requests for code interpretations are made in writing to the zoning administrator. Appeals of code interpretations are made to the Planning Commission and then to the City Commission, if applicable.

WDC Chapter 4.9 – Miscellaneous Permits

WDC Chapter 4.9.1 – Temporary Use Permits

This Chapter expands *WZO §15.080, Temporary Permits*. Temporary permits have been changed from a Planning Commission decision to an administrative decision using a Type II Procedure. Seasonal and Special Events have been added to the Chapter giving the City a clear and understandable way of permitting special events such as Christmas tree sales, firework stands, temporary carnivals and fairs, etc..

WDC Chapter 4.9.2 – Home Occupation Permits

This Chapter expands *WZO §7.070, Home Occupations*. The new code provides additional standards for home occupations that help clarify acceptable impacts from these operations. Home occupations continue to be permitted via the Conditional Use Permit process of *WDC Chapter 4.4*.

WDC Chapter 4.10 – Coastal Zone Consistency Review

This Chapter carries forward the standards of *WZO §15.085*.

WDC Chapter 4.11 – Protection of Historic Buildings

This Chapter carries forward the standards of *WZO §7.110*. The Planning Commission will review all proposed major alterations to historic buildings or sites using a Type III Procedure.

WDC Chapter 4.12 – Protection of Archeological Sites

This Chapter carries forward the standards of *WZO §7.115*.

WDC Chapter 5.0 – Exceptions to Code Standards

This Chapter provides standards and procedures for variances and non-conforming situations.

WDC Chapter 5.1 – Variances

This Chapter carries forward the standards and procedures of *WZO Article 11, Variances*. Class I variances (minor variances) may be granted using a Type II Procedure. Class II variances (major variance) may be granted using a Type III Procedure.

WDC Chapter 5.2 – Non-Conforming Uses and Development

This Chapter carries forward substantially the same standards and procedures of *WZO §10.050, Non Conforming Uses*.

WDC Chapter 5.3 – Lot Size, Setback, and Height Exception

This Chapter carries forward substantially the same the standards and procedures of *WZO §10.010-§10.040*.

SUPPLEMENTAL STAFF REPORT

TO: The Honorable Mayor and Members of the Warrenton City Commission
FROM: Patrick Wingard, City Planner
DATE: March 5, 2003

RE: Executive Summary of February 5, 2003 Staff Report for Development Code Update

To skip the Background portion of this report and immediately view the Executive Summary, please turn to page 3. City Commission Options can be found on page 5.

BACKGROUND:

History

The *Warrenton Zoning Ordinance* and *Warrenton Comprehensive Plan*, as they generally appear today, were originally adopted by the City of Warrenton in 1980 (*City Ordinance No. 695-A and 690-A*, respectively). On July 14, 1983 the Oregon Department of Land Conservation and Development (DLCD) officially acknowledged the City's comprehensive plan and land use regulations as being in compliance with the Statewide Planning Goals.

Section 1, Introduction, of the Warrenton Comprehensive Plan explains,

“The intent of this Comprehensive Plan is to act as a guide for the future community development of the City. It provides a basis for public and private actions in the community by establishing sound goals, policies, and plan strategies. The Plan functions as a legal framework that City officials use to make decisions. It is a statement of how the City Commission and Planning Commission, through the zoning ordinances, subdivision regulations, public facility policies and other means, will direct and control growth and change for the benefit of the people of this community.

The Plan is designed to comply with Oregon's Statewide Planning Goals. The Plan was developed after careful review of these Goals, collecting and analyzing a substantial amount of background data and providing opportunities for individuals, private organizations and public agencies to express their opinions. Periodically, as those goals and opinions change and new information is obtained, the Plan should be updated.”

Section 20.310(2), Plan Review and Update, of the Warrenton Comprehensive Plan states,

“The City will undertake a major review of its Comprehensive Plan in accordance with the State mandated periodic review schedule. The City will make other revisions to the Comprehensive Plan as necessary to address local needs and concerns.”

Section 20.320(4), Plan Implementation, of the Warrenton Comprehensive Plan states,

“Land and water use controls used to implement the Plan will be periodically reviewed and updated. Before changes in the regulations are adopted, there will be at least one public hearing on the proposal and adequate public notice of every hearing.”

As detailed in the February 5, 2003 staff report, the City of Warrenton is currently operating under an *Enforcement Order* (PR Order # 001284-Amendment No. 2) from the *Oregon Land Conservation and Development Commission (LCDC)* for outstanding work yet to be completed under the city’s periodic review schedule. This schedule mandates that the City submits updated versions of its Comprehensive Plan and Zoning Ordinance (Development Code) to LCDC no later than March 31, 2003.

Project History and Timeline

Date	Action
November 23, 1994	DLCD approves the City’s Periodic Review work program including Work Task 9: Comprehensive Plan and Development Code Review and Update
May 27, 1997	DLCD approves the City’s request for a time extension to submit all required outstanding Periodic Review work tasks, including Work Task 9.
July 14, 1998	DLCD approves a second time extension request by the City for submittal of the remaining Periodic Review Work Tasks, including Task 9.
June 30, 1999	Senate Bill 543 is signed into law authorizing LCDC to impose sanctions upon cities and/or counties that do not comply with Periodic Review orders.
July 17, 1999	DLCD approves a third time extension request by the City for submittal of outstanding work tasks, including Task 9.
October 6, 2000	City is notified that is has exceeded its periodic review task submittal deadlines and is scheduled for a hearing before LCDC.
February 1, 2001	LCDC sanctions the City with an Enforcement Order: Overdue Periodic Review Work Task Order #001284.
October 1, 2001	LCDC amends the Enforcement Order to allow additional time for submittal of overdue work tasks.
November 27, 2001	City applies for a \$20,000 Periodic Review/Technical Assistance grant to complete Work Task 9: Comprehensive Plan and Development Code Review and Update.
January 2, 2002	City is offered a \$20,000 grant to complete the Comprehensive Plan and Development Code Review and Update.
January 16, 2002	City Commission authorizes City to execute the grant agreement with DLCD.
July 3, 2002	City Commission authorizes City to execute a contract for professional services with Otak, Inc., a land use planning consulting firm.
August 5, 2002	City mails over 2000 individual notices to each Warrenton property owner and other affected agencies or organizations announcing upcoming public workshops and public hearings for the Development Code update project.
August 6, 2002	City delivers press release to Columbia Press, Daily Astorian, and KAST radio inviting interested persons to be part of upcoming public workshops and public hearings.
August 13, 2002	Public Workshop #1. Over 20 copies of the first draft Warrenton Development Code are distributed to audience members and participants.
August 21, 2002	Second press release is distributed to local media outlets.
August 27, 2002	Public Workshop #2. Second draft is made available to public.

Date	Action
September 11, 2002	Planning Commission conducts the first public hearing to consider the amendments to the Development Code and Comprehensive Plan.
October 9, 2002	Public hearing continued.
November 13, 2002	Public hearing continued.
December 6, 2002	City representatives attend LCDC hearing to discuss new timeline for submission of overdue Periodic Review work tasks.
December 11, 2002	Planning Commission completes the public hearing process and forwards a recommendation of approval to the City Commission for the new Development Code and amended Comprehensive Plan.
January 24, 2003	LCDC extends the time for submission of Work Task 9 to March 31, 2003
February 5, 2003	City Commission conducts second public hearing for the proposed amendments to the Development Code and Comprehensive Plan.
March 5, 2003	Public hearing continued.

EXECUTIVE SUMMARY:

The February 5, 2003 staff report provides findings of fact and staff analyses for proposed amendments to the *Warrenton Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance*. The following EXECUTIVE SUMMARY provides a synopsis of this report highlighting only the major aspects of this proposal.

Warrenton Comprehensive Plan

This stand-alone document will undergo one major change:

- A new zoning district, CMU, Mixed-Use Commercial, will be located along South Main Avenue between 4th and 9th Streets. Maps that demarcate the proposed boundaries for this new zone were provided to the City Commission on February 5, 2003.

The Comprehensive Plan will be updated to include a Purpose statement for this new zone. Refer to page 14 of the February 5, 2003 staff report for more details.

The Warrenton Zoning Map (a combined comprehensive plan map and zoning map) will be updated to reflect this new zoning district.

Warrenton Zoning Ordinance

This document will be combined with the *Warrenton Subdivision Ordinance* to form the new *Warrenton Development Code*. Besides the merge with the subdivision ordinance, the major changes to this document include:

- Several new definitions have been added to the code to provide a clearer portrayal of the development regulations;
- The RD, Rural Development, zone will be eliminated from the code as it outmoded and no longer exists anywhere in the City of Warrenton;
- Single family attached housing (rowhouses, townhouses) has been added as permitted uses in the higher density residential zones (RH, RM, C-1, CMU, RC);

- Minimum setback distances for side yards in the RH, High Density Residential, and RM, Medium Density Residential, zones have been reduced from 10 feet to eight feet;
- A 12-month time limitation for the rebuild of single family residences has been added to the development standards of the C-1, General Commercial, zone;
- Apartments and multi-family dwellings have been added as conditional uses in the C-1 zone;
- Sign standards have been changed for development in the C-1 and I-2, Water Dependent Industrial, zones along Ft. Stevens Highway (Pacific Dr., NW Warrenton Dr., Main Ave.);
- A new zone, CMU, Mixed Use Commercial, has been created for the area along S. Main Ave. between 4th and 9th Streets. This area is currently zoned C-1, General Commercial. This new zone attempts to preserve the established residential character of the area by promoting commercial and residential uses that are more compatible with the existing surroundings (e.g., auto repair shops would no longer be permitted but professional offices would be allowed);
- A wireless communication facility (cell-tower) ordinance has been added;
- Standards for the sizing and spacing of driveways and other vehicular access and circulation standards have been added;
- Landscaping standards have been clarified and expanded to eliminate the potential for 100% coverage of lots with impervious surfaces;
- The maximum allowable height standard for solid fences (e.g., cedar) in the front yard of residential uses has been changed from six feet to four feet. Chainlink, and other open-style fences, would still be allowed to be six feet tall in the front yard;
- Planning and design standards for public and private transportation facilities have been clarified in the new code. References to applicable construction standards is also included;
- A grading, excavating, and erosion control ordinance has been added;
- The state-mandated *interim* Wetland and Riparian Area Protection Standards ordinance has been inserted into the new code with a footnote that indicates that this ordinance is interim only;
- Garage and carport standards have been lessened to provide more flexibility to the developer/home owner during lot development;
- Accessory dwellings (i.e., in-law cottages) have been added as conditional uses in residential zones;
- Design standards have been added for single-family attached housing, duplexes, triplexes, and multi-family housing;
- Large-scale developments have been expanded to include projects involving expansion of city utility systems (i.e., water, sewer, streets);
- A permit/decision making table has been added;
- Development review and site review standards have been added;
- Standards for home offices have been added;

Warrenton Subdivision Ordinance

This document will be combined with the *Warrenton Zoning Ordinance* to form the new *Warrenton Development Code*. Besides the merge with the zoning ordinance, the only other major changes to this document includes:

- Review standards and application procedures for lot line adjustments have been added;

The new code includes updated land division procedures that comply with ORS *Chapter 92, Subdivision and Partitions*.

CONCLUSION:

Ordinance No. 1058-A, An Ordinance Adopting the Warrenton Development Code and Amendments to the Warrenton Comprehensive Plan and Warrenton Zoning Map (a combined Comprehensive Plan Map and Zoning Ordinance Map) has been attached to this report for the Commission's review and consideration. This ordinance adopts by reference a March 5, 2003 version of the Warrenton Development Code that is substantially the same as the February 5, 2003 version of the code. Due to the prevailing similarities between these documents and due to the code's large size, staff has not provided another copy of this document to the City Commission. If any Commissioner wishes to receive a copy of this latest version of the development code, please stop into the Planning Office to request one; otherwise, the March 5, 2003 Warrenton Development Code will be presented and discussed at the March 5, 2003 public hearing.

OPTIONS:

1. Adopt the findings of fact contained in the February 5, 2003 staff report and conduct the first reading of Ordinance No. 1058-A.
2. Adopt modified findings of fact and conduct the first reading of Ordinance No. 1058-A.
3. Continue the public hearing to a date, time, and place certain.
4. Take other action as deemed appropriate by the Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Notes to File

DATE: March 5, 2003

FROM: Patrick Wingard, City Planner

SUBJECT: Final Edits to March 5, 2003 Warrenton Development Code

As a matter of record for the Development Code Update proceedings, staff provides the following summary of final edits that have occurred to the Development Code since February 5, 2003:

Chapter 1

- A redundant “Severability” section was deleted (Section 1.2.8).
- The definition of **accessory structure** was updated to clarify that an attached garage is considered an expansion of the primary residence and not subject to the accessory structure standards of Chapter 3.16.
- The definition of **building height** was updated to clarify what is meant by “average height”.
- The definition of multi-family dwelling was changed from “three or more units” to “four or more units”.
- The definition of **family** was expanded to also mean **household**.
- The definition of **large-scale development** was updated for consistency with the development review and site design review standards of Chapter 4.2.
- The definition of **multi-family housing development** was updated to clarify that several duplex, triplex, or multi-family buildings could be developed on one legal lot.

Chapter 2

- The **RD, Rural Development, zone** (previously Chapter 2.1) was deleted as it no longer exists anywhere in Warrenton.
- The **Flood Hazard Overlay (FHO) District** (previously Chapter 2.18, now Chapter 2.17 (due to the deletion of the RD zone)) was updated to reflect a Floodplain Development Permit (referred to in the current zoning ordinance as a special Flood Hazard Permit).

Chapter 3

- The **Applicability** section (3.1.2.B) was updated to include **driveways** as this chapter of the development code regulates driveway standards.
- Working in conjunction with the Warrenton Fire Chief, chosen standards from the Uniform Fire Code (adopted by the City) have been added to the **Fire Access and Circulation** section (3.1.2.L) and the title of this section has changed from “Fire Access and Parking Area Turnarounds” to “Fire Access and Circulation”.
- Language has been added to the **Surface Options** section (3.1.2.O) to clarify that driveways or private streets serving three or fewer dwelling units need not be paved.
- The **Surface Water Management** section (3.1.2.O) has been expanded to say:

“Surface water facility plans shall be prepared by a qualified person...” and “Such plans shall attempt to follow the principle that water falling on a given site should be absorbed or retained on-site to the extent that the quantity and rate of water leaving the site after the development would not be significantly different than if the site had remained undeveloped.”

- The **Pedestrian Access and Circulation** section (Section 3.1.3) has been updated to clarify that development of duplexes and triplexes are exempt from this standard. This section also changed the width of multi-use pathways from 10 feet to 6 feet.
- The **Landscaping** section (Chapter 3.2) was updated to provide more clear, understandable, and attainable standards.
- The **Vehicle Parking** table (3.3.3.A) was reworked so that it would be easier to read. Some uses that were not carried forward from the zoning ordinance (i.e., marinas, bowling alleys, etc.) were inserted into the table.
- A footnote was added to the **Minimum Right-of-Way and Street Width** table (Table 3.5.1) explaining that this table would be expanded as part of the TSP project.
- At the direction of the Warrenton Fire Chief, the **minimum radius for cul-de-sacs** (Section 3.5.1.M) was increased from 35 feet to 40 feet.
- The **maximum number of signs** (Chapter 3.7) allowed per business use has been limited to two except that businesses fronting on two streets are allowed a total of three signs, unless otherwise approved by the Planning Commission (i.e., Youngs Bay Plaza, Fred Meyer, etc. could be allowed more signs as part of a site review approval). The maximum allowable square footage for signs has not been changed.
- The **wetland ordinance** (Chapter 3.10) stays the same and is still just an interim ordinance imposed upon the city by LCDC and due to change in the next couple of months.
- **RV Park Design Standards** (Chapter 3.15) were updated to allow for greater oversight by the Planning Commission (and the City Commission in the instance of a Planned Unit Development) in the siting of these developments.
- A provision for off-street parking has been added for **Accessory Dwellings** (Section 3.16.4).
- The **Multi-Family Housing Design Standards** (Chapter 3.18) have been updated to include provisions for multiple buildings on one lot.
- Certain **Large Scale Developments** (Chapter 3.19) have been changed from a Type II administrative review with public notice to a Type I ministerial review without the need for public notice.
- The density standards for the **Livestock** ordinance (Chapter 3.20) were determined to be unrealistic and were deleted. The Planning Commission was added as the review board for livestock on lots smaller than one acre.
- A staff oversight was corrected by forwarding the existing **Growth Management (GM) Zone Standards** from the current zoning ordinance to the new development code (Chapter 3.21).

Chapter 4

- Planned Unit Developments were added to the **Summary of Development Decision and Permit by Type of Decision-Making Procedure** table (Table 4.1.2).
- The **pre-application conference for Type II Administrative decisions** was changed from required to optional (Section 4.1.4).

- The types of developments requiring **Development Review** (Section 4.2.2.B) was expanded to allow for increased permit review efficiency.
- The standards for approval of a **Lot Line Adjustment** (Section 4.3.210) were updated to include that the zoning of the two lots need to be in the same zone.
- The **Planned Unit Development** Chapter (4.5) was updated to provide more concise review procedures. RV Parks and campgrounds were added as possible Planned Unit Developments when approved by the Planning Commission and City Commission.
- The allowance for one paid employee was removed from the **Home Occupations** ordinance (Section 4.9.2).

Chapter 5

- The ‘approval criteria’ and ‘factors to be considered’ sections of the **Variance** ordinance (Chapter 5.1) were consolidated to remove redundancies in the code.

ORDINANCE NO. 1058-A

INTRODUCED BY COMMISSIONER _____

AN ORDINANCE ADOPTING THE WARRENTON DEVELOPMENT CODE DATED MARCH 2003 AND REPEALING THE WARRENTON ZONING ORDINANCE (NO. 911-A AND ALL AMENDMENTS THERETO) AND WARRENTON SUBDIVISION ORDINANCE (NO. 612-A AND ALL AMENDMENTS THERETO). AN ORDINANCE ADOPTING AMENDMENTS TO THE WARRENTON COMPREHENSIVE PLAN (NO. 911-A AND ALL AMENDMENTS THERETO), AND WARRENTON ZONING MAP (A COMBINED COMPREHENSIVE PLAN MAP AND ZONING ORDINANCE MAP; NO. 934-A AND ALL AMENDMENTS THERETO) AND ADOPTING FINDINGS OF FACT. AN ORDINANCE MANDATED BY THE OREGON LAND CONSERVATION AND DEVELOPMENT COMMISSION IN ITS OVERDUE PERIODIC REVIEW WORK TASK ORDER (PR#001284, AMENDMENT #2) AGAINST THE CITY OF WARRENTON PURSUANT TO ORS 197.628 TO 197.644 AND OAR 660, DIVISION 025

WHEREAS, the City of Warrenton has found it necessary to review and update its zoning ordinance, subdivision ordinance, and comprehensive plan as mandated by the Oregon Land Conservation and Development Commission Overdue Periodic Review Work Task Order No. 001284, Amendment #2; and

WHEREAS, the City of Warrenton finds it necessary to update and amend the Warrenton Zoning Ordinance and Warrenton Subdivision Ordinance and merge these documents into one text known as the "Warrenton Development Code"; and

WHEREAS, the City of Warrenton finds it necessary to update and amend the Warrenton Comprehensive Plan and Warrenton Zoning Map (a combined Comprehensive Plan Map and Zoning Ordinance Map); and

WHEREAS, the City of Warrenton Planning Commission conducted public hearings on September 11th, October 9th, November 13th, and December 11, 2002 to consider proposed changes to the Warrenton Zoning Ordinance, Subdivision Ordinance, Comprehensive Plan, and Zoning Map, and forwarded a recommendation to approve said changes to the Warrenton City Commission; and

WHEREAS, the Warrenton City Commission conducted public hearings on February 5th, March 5th, and March 19, 2003 to consider the proposed changes and has approved the proposed amendments adopting the findings of fact included in the March 12, 2003 updated staff report.

NOW THEREFORE, the Warrenton City Commission does ordain as follows:

Section 1. Update and amend the City of Warrenton Zoning Ordinance and Subdivision Ordinance as described in the March 12, 2003 updated staff report and findings of fact (attached hereto as Exhibit "A" and by reference incorporated herein) and merge these documents into one text known as the "Warrenton Development Code" dated March 2003 (attached hereto as Exhibit "B" and by reference incorporated herein).

Section 2. Amend the City of Warrenton Comprehensive Plan as follows:

Section 3.320(1)(d) of the Warrenton Comprehensive Plan shall read:

The purpose of the Mixed Use Commercial Zone is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot.

Section 3. Amend the Warrenton Zoning Map (a combined Comprehensive Plan Map and Zoning Ordinance Map) as follows:

Revise the zoning map to designate properties bounded by 4th and 9th Streets along S. Main Avenue (Ft. Stevens Hwy.) extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River's A-2, Aquatic Conservation, zoning district boundary as shown on Exhibit "C" which is attached hereto and by reference incorporated herein.

Section 4. This ordinance shall become effective thirty days after its adoption.

Section 5. If any article, section, subsection, subdivision, phrase, clause, sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of this ordinance but shall be confined to the article, section, subdivision, clause, sentence, or word so held invalid or unconstitutional.

First Reading: _____

Second Reading: _____

PASSED by the City Commission of the City of Warrenton, Oregon, this ____ day of _____, 2003.

APPROVED by the Mayor of the City of Warrenton this ____ day of _____ 2003.

Jeff Hazen, Mayor

ATTEST:

Scott Derickson, City Manager

Ordinance No. 1058-A,
Warrenton Development Code.

Periodic Review Work Task 9

EXHIBIT B

**WARRENTON
DEVELOPMENT CODE**

MARCH 2003

Ordinance No. 1058-A,
Warrenton Development Code.

Periodic Review Work Task 9

EXHIBIT C

**WARRENTON
ZONING MAP
MARCH 2003**

