

REGULAR PLANNING COMMISSION MEETING AGENDA

Monday, October 3, 2022 – 5:30 p.m.

Community Hall, Garibaldi City Hall, 107 6th Street, Garibaldi, OR 97118 and via Zoom

To attend by Zoom:

<https://zoom.us/j/5033223327> Meeting ID: 503 322 3327 Password: 97118

Call-in phone number: (253) 215-8782 Meeting ID: 503 322 3327 Password: 97118

- I. CALL TO ORDER**
 - A. Pledge of Allegiance
- II. CONSENT CALENDAR (APPROVAL OF MINUTES)**
- III. PUBLIC HEARING**
- IV. PUBLIC COMMENT**
- V. PRESENTATIONS**
- VI. CORRESPONDENCE**
- VII. STAFF REPORT**
- VIII. OLD BUSINESS**
 - A. Design review & code update
 - B. Food truck code
 - C. Zoning Changes Proposal
- IX. NEW BUSINESS**
- X. COMMISSIONER COMMENTS**
- XI. ADJOURNMENT**

2.20.090 Powers and Duties

Except as otherwise provided by law, the powers and duties of the commission shall be as follows:

<p>A. Recommend and make suggestions to the city council and to all other public authorities concerning laying out, widening, extending, parking and locating of streets, sidewalks and boulevards, relief of traffic congestion, betterment of housing and sanitation conditions and establishment of zones and districts limiting the use, height, area and bulk of buildings or structures.</p>	<p>B. Recommend to the city council and all other public authorities plans for regulation of the future growth, development and beautification of the city in respect to its public and private buildings and works, streets, parks, grounds and vacant lots; and plans consistent with future growth and development of the city in order to secure to the city and its inhabitants' sanitation, proper service of all public utilities, harbor, shipping and transportation facilities.</p>
<p>C. Recommend to the city council and all other public authorities plans for promotion, development and regulation of industrial and economic needs of the city in respect to private and public enterprises engaged in industrial pursuits.</p>	<p>D. Advertise the industrial advantages and opportunities of the city and availability of real estate within the city for industrial settlement.</p>
<p>E. Encourage industrial settlement within the city.</p>	<p>F. Make an economic survey of present and potential possibilities of the city with a view to ascertaining its industrial needs.</p>
<p>G. Study needs of existing local industries with a view to strengthening and developing local industries and stabilizing employment conditions.</p>	<p>H. Study and propose in general such measures as may be advisable for promotion of the public interest, health, morals, safety, comfort, convenience and welfare of persons residing within the city and an area two miles adjacent thereto. [Ord. 285 § 9, 2005; Ord. 144 § 8, 1987.]</p>

For more information regarding the Planning Commission's role within the City of Garibaldi, please visit:

<https://www.codepublishing.com/OR/Garibaldi/#!/html/Garibaldi02/Garibaldi0220.html>

BLACK = Wheeler BLUE = Tillamook RED = Warrenton GREEN = proposed new

First round edits – 9-8-2022; j.parker.

CHAPTER 18.ZZZ

SITE DESIGN REQUIREMENTS AND SITE DESIGN REVIEW

18.ZZZ.ZZZ SITE DESIGN REQUIREMENTS

18.ZZZ.ZZZ PURPOSE.

A. The purpose of this Chapter is to encourage originality, flexibility and innovation in site planning and development in Garibaldi, in the Downtown (D-1), Commercial (C-1), General Industrial (I-1), Waterfront Mixed-Use (WM) Zones and Multifamily Housing containing ~~four~~ three or more dwelling units; including the architecture, landscaping and design of private properties; to discourage excessive uniformity, monotonous, and inharmonious design; to conserve the City's natural beauty, visual character and charm as "Oregon's Authentic Fishing Village" by assuring structures, signs, and other improvements are properly related to their sites and to surrounding sites and structures with due regard to the aesthetic qualities of the natural terrain and landscaping; and that proper attention is given to exterior appearances of structures, signs and other improvements, to prevent physical harm to the citizens of Garibaldi, and to promote harmony between adjacent property owners and to protect each property's right of access to sunlight, air and open spaces.

B. The purposes and objectives of the site design requirements and review procedure are to:

1. Assure that development plans are designed in a manner that insures property functioning of the site and maintains a high quality visual environment.

2. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development.

3. Discourage monotonous and inharmonious developments.
4. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites and surrounding sites and structures, and proper attention is given to exterior appearances of structures, signs and other improvements.
5. The aesthetic qualities of the natural terrain and landscaping shall be considered in the site design. Where existing natural or topographic features are present they should be used to enhance the development. For example, incorporate small streams in the landscape design rather than placing them in culverts. ~~Or instead of wacking off a hillside with excavators, spend some time and your money to do the impossible and build with creativity.~~
6. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes.
7. Stabilize and improve property values to prevent blighted areas, and, ~~thus,~~ increase tax revenues.
8. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.
9. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns; ~~and, thus,~~ decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private; provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior - particularly crime.

10. Foster civic pride and community spirit to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements.

11. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of Garibaldi.

18.zzz.014 APPLICABILITY.

A. All developments within the City must comply with the applicable provisions of these Chapters:

Chapter 18.15 Medium Density Residential Zone

Chapter 18.110 Multifamily or Apartment Siting Criteria

Chapter 18.25 Commercial Zone

Chapter 18.27 Downtown Zone

Chapter 18.30 General Industrial Zone

Chapter 18.40 Waterfront Mixed-Use Zone

B. Some developments, such as major projects requiring land division and/or site design review approval, may require detailed findings demonstrating compliance with each chapter of the Code. For smaller, less complex projects, fewer code provisions may apply. Though some projects will not require land use or development permit approval by the City, they are still required to comply with the provisions of this Chapter.

18.zzz.zzz REQUIREMENTS.

A. Buildings

1. Customer Entrances. The customer entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projections, ~~raised corniced parapets,~~

decorative awnings over the door, arcades, arches, wing walls, and integral planters are required. ~~A combination of~~ Two features shall be incorporated at a minimum. Mixed use buildings that require two or more entrances are allowed but shall meet the standard.

2. Roof Design. Roofs should be designed to ~~reduce the apparent exterior mass of a building~~, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. ~~Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged.~~ ~~Architectural methods shall be used to conceal flat roof tops unless the roof will be utilized.~~ Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged. Mansard style roofs shall not be allowed.

3. Materials.

a. The predominant exterior building materials shall be of high quality materials, including, but not limited to, brick, sandstone, wood, native stone and cultured stone as accents to distinguish specific architectural features, rusticated metal cladding, tinted/textured concrete masonry units and/or glass products. Simulated material may be substituted for any of the aforementioned building materials ~~if approved by the Planning Commission.~~

b. ~~At least three different~~ ~~Multiple~~ building materials shall be used for 100% construction of a building. The main entrance does not count towards this standard.

c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, EIFS, stucco, or T 1-11. Prefabricated steel panels are excluded unless the design and material meets the City's design standards.

d. Metal roofs may be allowed if compatible with the overall architectural design of the building.

4. Architectural ~~Vernacular and~~ Features. Architectural features shall include, but are not limited to the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window

projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the Planning Commission. This could include the combination of materials, form, and style. Wood in the form of timber, glulam, cross laminated timber, and other natural features are encouraged on the exterior and main entrance.

a. The street facing entrance or store front shall provide windows or window displays a minimum of 4 feet in height along the ground floor street-facing frontage for a minimum of 50 percent of the horizontal length of the building. Glass doors may be credited toward the 50 percent requirement. This section shall not apply to multifamily dwellings.

b. Architectural features or landscaping shall be provided for at least 30 percent of the wall length on each street facing elevation.

c. Multi-story commercial, mixed-use or multifamily dwellings shall have ground floors defined and separated from upper stories by architectural features that visually identify the transition from ground floor to upper story.

d. Provide articulated facades for every 40 feet of building length. Articulated facades shall contain at least one of the following features: building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials. Large expanses of blank walls shall only be located in areas that are not visible to the public.

e. New commercial or mixed-use residential / commercial structures shall be encouraged to provide weather protection for pedestrians along street facing elevations.

5. **Building Colors.** Exterior colors shall be of low reflectance, subtle, neutral, muted earth or marine/coastal tone colors. The use of high intensity colors including but not limited to black, neon, metallic or fluorescent colors for the exterior facade and/or roof of a building are prohibited. Bright or brilliant colors may be proposed only for accent.

6. **Mechanical Equipment, Outdoor Storage and Service Areas.** The location of loading docks, outdoor storage yards and all other service

areas shall be located to the sides and/or rear of a building, ~~except~~
When a site abuts Highway 101, ~~in which case the said~~ these areas shall be located to the sides of the building that do not face Highway 101.

- a. All outdoor storage yards, loading docks, service areas and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the dominant colors and materials found on the façades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.
- b. Equipment that would remain visible despite the screening, due to differences in topography (i.e., a site that is at a lower grade than surrounding roadways) shall be completely enclosed except for vents needed for air flow, ~~in which event~~ Such vents shall occupy no more than 25% of the enclosure façade.
- c. The architectural design of the buildings shall incorporate design features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters.

7. Outdoor Lighting (including LED) Requirements. All exterior outdoor lighting installed in any and all zones in the City shall conform to the following requirements unless otherwise exempted.

A. Area Lights – All area lights, including street lights and parking area lighting shall be full cutoff fixtures and are encouraged to be eighty-five (85) degree full cut-off type fixtures. Street lights shall be high pressure sodium, low-pressure sodium, or metal halide, unless otherwise determined by the City that another type is more efficient. Street lights along residential streets shall be limited to 70-watt high-pressure sodium (hps) light. If the City permits a light type other than high-pressure sodium the equivalent output shall be the limit for the other light type. Outdoor mercury vapor and quartz lights are prohibited; preference should be given to low impact lighting.

B. Canopy Lights – All lighting shall be recessed sufficiently to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent property.

C. Illumination Levels – Illumination levels and uniformity shall consider current recommended practices of the illuminating Engineering Society. Recommended standards for the illuminating engineering society shall not be exceeded. Lighting shall be compatible with the character of the neighborhood within which it is located. Light trespass impacts on surrounding properties will be minimized. Fixture mounting height and light intensity shall be considered in determining the extent of light trespass impacts. Up lighting shields shall be required.

D. Temporary Lighting – Temporary lighting that conforms to the requirements of this development code shall be allowed. Nonconforming temporary exterior lighting may be permitted by the Public Works Director only after considering:

1. The public and private benefits which will result from the temporary lighting.
2. Any annoyance or safety problems that may result from the use of the temporary lighting.
3. The duration of the temporary nonconforming lighting. The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Public Works Director.

E. Towers – All radio, communication and navigation towers that require lights shall have dual lighting capabilities. Lights may only be used in accordance with FAA requirements.

F. For this section wattage ratings for lamp types will be for either a single lamp source or multiple lamp sources when installed in a cluster.

G. Illustrations for street and all other exterior lighting proposed to be used in a subdivision or other development will be provided for review.

H. Glass tubes filled with argon, neon or krypton do not require shielding.

I. Exterior Lighting Exemptions and Exceptions.

1. Residential fixtures consisting of lamp types with 2,050 lumens or less. Examples include:

- a. 100 Watt Standard Incandescent and less.
- b. 100 Watt Mid break Tungsten-Halogen (quartz) and less.
- c. 25 Watt T-12 Cool White Fluorescent and less.
- d. 18-Watt Low Pressure Sodium and less.

2. Federally funded and state funded roadway construction projects to the extent necessary to comply with federal and state requirements.

3. Fossil Fuel Light – Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels.

4. Full cutoff street lighting, which is part of a federal, state, or municipal installation.

5. Holiday Lighting.

6. Lighting of sports facilities or stadiums.

7. Specialized lighting necessary for the safety, such as navigation or temporary lighting associated with emergency operations, road hazard warnings, etc.

8. Traffic control signals and devices.

J. Prohibited Lighting

1. Newly installed fixtures, which are not full cutoff fixtures.

2. Lighting which presents a clear hazard to motorists, cyclists, or pedestrians.

3. Laser Source Light – The use of laser source light or any similar high intensity light for outdoor advertising or entertainment is prohibited.

8. Parking (Pods) Areas. ~~Parking (pods) areas shall be divided by a six-foot pathway placed between the two rows of head-on parking stalls, which shall extend the full length of each parking pod. There shall be parking spaces provided for travelers in RVs and travel trailers.~~ This section shall be in compliance with the requirements in Chapter 18.125 Automobile Parking Standards, Articles I, II, III, and IV (Vehicle and Bicycle Parking, Loading Areas).

9. Storage Unit Facilities. Where allowed, storage unit facilities shall be subject to the following design, siting, and location standards:

1. Design Standards. New storage unit facilities shall be subject to the following design standards in this Chapter:
 - a. Building material requirements.
 - b. Building colors.
 - c. Mechanical equipment, outdoor storage and service areas.
 - d. Outdoor lighting.
 - e. Other applicable design requirements of this Section.

18.ZZZ.ZZZ SITE DESIGN REVIEW

A. Site design review shall be required for all new developments and modification of existing developments that changes 50% or more of the exterior in the Garibaldi Downtown, Commercial, General Industrial, Waterfront Mixed-Use Zones and Multifamily Housing containing three or more dwelling units in any zones.

B. Exceptions are for regular maintenance, repair and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing, and similar maintenance and repair shall be exempt. This applies to all development within the city. Site design review ensures compliance with the basic development standards of the land use district (building setbacks, lot coverage, maximum building height, etc.), as well as the more detailed design standards and public improvement requirements in this Chapter.

C. Site design review shall be conducted by the Garibaldi Planning Commission with by way of a public notice and public hearing.

D. When design review is required, no permit will be issued until site plans have been reviewed, found to meet the Garibaldi Comprehensive Plan and Municipal Code, and approved by the Planning Commission.

E. The site plan shall be drawn to a measurable scale and indicate the following:

1. The applicant's entire tax lot(s) and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
2. The proposed development site, including boundaries, dimensions, and gross area.
3. The location, condition (paved, gravel unimproved, etc.) and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site.

4. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.
5. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
6. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.
7. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
8. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
9. Loading and service areas for waste disposal, loading and delivery.
10. Location, type, and height of fences and walls (shall comply with this Chapter and Section 18.zzz.zzz Fences and Walls).
11. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
12. Location, type, and height of outdoor lighting (shall comply with Section 18.zzz.zzz of this Chapter).
13. Locations, sizes, and types of signs (shall comply with Chapter 18.120).
14. Identification of slopes greater than 20%.
15. Any areas identified as located in a designated floodplain and/or floodway.
16. Any wetland and riparian areas, streams and/or wildlife habitat areas.

17. The location, size and type of trees and other vegetation on the property.

18. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches.

19. When required, studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).

20. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns.

21. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

22. North arrow, scale, names and addresses of all property owners.

23. Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

2. Architectural Drawings. Architectural drawings shall be submitted showing the following information ~~from subparagraphs a through c of this paragraph 2,~~ and comply with 18.ZZZ.ZZZ Requirements, Section A. Buildings.

- a. Building elevations with building height and width dimensions.
- b. Building materials, color and type.
- c. The name of the architect or designer.

3. Preliminary Grading Plan. A preliminary grading plan prepared by a registered engineer shall be required for developments which would result in the grading (cut or fill) of **1,000 cubic yards** or greater. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment

plans may also be required, in accordance with Chapter 13.10 Sewer Services; 16.05 Flood Damage Prevention; 18.80 Hillside Overlay Zone; 18.125 Automobile Parking Standards, Section 18.125.100; and 18.160 Estuary and Shoreline Standards.

4. Landscape Plan. A landscape plan is required and shall comply with Section 18.ZZZ.ZZZ.

5. Proposed sign(s) shall be required in conformance with the City's Sign Code Chapter 18.120.

6. Copies of all existing and proposed restrictions or covenants.

7. Letter or narrative report documenting compliance with the applicable approval criteria contained in subsection C of this section.

8. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 18.195, Nonconforming Uses.

9. The application complies with the applicable design standards identified in this Chapter.

~~18.ZZZ.021~~ **APPLICATION DELETE ALL!!!!**

~~1. Site Design Review—Determination of Type II and Type III Applications. Applications for site design review shall be subject to Type II or Type III review, based on the following criteria:~~

~~a. Residential developments with between five and nine dwelling units shall be reviewed as a Type II application, except when development review is allowed under Section 16.212.020. Residential developments with greater than nine units shall be reviewed as a Type III application.~~

~~b. Commercial, industrial, public/semi-public, and institutional buildings (including building additions) with:~~

~~i. Up to 10,000 square feet of gross floor area and developing less than two acres of land shall be reviewed as a Type II application.~~

~~ii. More than 10,000 square feet of gross floor area or developing two or more acres of land shall be reviewed as a Type III application.~~

~~c. Developments involving the clearing and/or grading of two acres or more shall be reviewed as Type III applications.~~

18.ZZZ.ZZZ Landscaping Plan

18.ZZZ.ZZZ PURPOSE.

The purpose of this chapter is to promote community health, safety and welfare by protecting significant natural vegetation, and setting development standards for landscaping, trees, fences and walls. Together, these elements of the natural and built environment contribute to the visual quality, environmental health and charm of Garibaldi. Trees provide shade during summer months and wind screening all year long. 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.

18.ZZZ.ZZZ Development Standards for multi-family, multiple use, commercial and industrial projects, and projects which will create or alter a street or roadway, and development for multi-family, multiple use, commercial and industrial projects shall follow:

A. Landscape Planning Requirements.

1. Prior to site alterations, a thorough inventory and mapping of the location, type, and quality of trees on the property will be prepared. The map must be to the same scale as the site plan for the development proposal. In instances where the property contains large volumes of woodlands, the inventory can take the form of a description of type, location and general volumes of tree groupings.
2. During site alterations, the retention of existing healthy trees is strongly encouraged. Construction of natural buffers using native vegetation between sensitive natural environments and transportation systems is encouraged. Methods and details for protecting existing vegetation during construction must be submitted for Planning Commission approval.

3. A project wide landscape plan (with installation timelines and maintenance requirements) prepared by a qualified landscape professional must be submitted for **Planning Commission** approval prior to the issuance of a Certificate of Occupancy by the Building Official, unless otherwise specified by the **Planning Commission** or conditioned in a Final Order for Approval. All street and common areas must be landscaped within a reasonable amount of time after the completion of the improvements in those areas; however, a secured agreement to provide individualized landscape plans and timelines for the front yard (at a minimum) of each lot of a subdivision within one year and a half from final platting of the affected phase may be permitted.

4. The predominant use of ground covers such as bark mulch and rock as a permanent landscape feature is discouraged. The location and description of landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, and courts or paved areas must be graphically indicated on the landscape plan.

5. All live material used for landscaping must be compatible with climate and soil conditions prevalent to the **northern Oregon coastal areas thus reducing the risk of costly replacement. The use of non-invasive native plants is encouraged.** All landscaping required and approved through site design review shall be continually maintained, including necessary watering, weeding, pruning and replacement.

B. Landscape Standards for multi-family, multiple use, commercial and industrial projects.

1. Preservation of Landscape. The existing landscape shall be preserved in a natural state, in so far as practicable, by minimizing tree and soil removal. **and** Any other grade changes shall **be in keeping with** the appearance of developed areas. Preservation includes **the preservation of** any woody plant having a trunk six (6) caliper inches or larger in diameter at breast height (DBH) **(at 4.5 feet**

above ground), a bush at least 4 feet in height, an area onsite designated as wetlands, a drainage ditch located onsite. For all landscaping, live material shall be predominantly used.

2. Landscaping Requirement

a) New Construction

1) Commercial and industrial development shall provide an amount of landscaping which equals 10% ? of buildable area in landscaping. Public and semi-public developments shall provide an amount of landscaping, which equals 15% ? of buildable area. Development within the Downtown and Commercial zones shall have the option of employing a two (2) square foot per one (1) linear foot of street frontage provided the landscaping is adjacent to the frontage. Placement of required landscaping shall not be restricted to within the buildable area but may be located within the required setback areas.

2) Multi-family housing in any zone with over two dwelling units proposed and mobile park development shall provide an amount of landscaping which equals 10% ? of buildable area in landscaping in addition to open space requirements. Placement of required landscaping shall not be restricted to within the buildable area but may be located within the required setback area.

b) Existing Buildings and Structures

1) Existing buildings which expand into an undeveloped area, including the building upwards of a structure, shall devote the same percentage of landscaping as is listed for new construction. Exceptions may be made in the case where a structure covers the entire lot area, or when expansion of a structure does not exceed 10% ? of the square footage of the existing building's ground floor area.

c) Height and Size

1) Height and screening may be emphasized through the planting of deciduous trees. If deciduous trees are used, they should have straight trunks, be fully branched, have a minimum caliper of 1 1/4 inches, and a minimum height of eight (8) feet at the time of planting. Deciduous trees can be supplied bare root provided the roots are protected against damage.

2) Evergreen trees and shrubs must be balled and burlapped or in suitable containers in which the tree or shrub has grown for one (1) year. If balled and burlapped, the ball of each tree or shrub shall be firm and burlap sound; no loose ball or made ball will be acceptable. Each tree shall be a minimum of six (6) feet in height, fully branched, and adequately staked at the time of planting.

3) Ground cover shall be supplied in a minimum 4" size container. Ground cover plantings shall be planted on a maximum of 30" on center and 30" between rows. Rows of plants are to be staggered for a more effective covering. If a 2 1/4" container is used, planting 18" on center may apply within the above guidelines.

4) Shrubs shall be supplied in one-gallon containers or 9"-10" burlap balls with a minimum spread of 12 to 15 inches.

d) Off-Street Parking Areas.

Landscaping shall be used to define, soften, and screen the appearance of off-street parking areas from public rights-of-ways. It will reduce the visual intrusion of vehicles using less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

1) Evergreen and/or deciduous plant material shall have a minimum height at the time of planting of 18 – 24 inches.

2) Parking lot plants and/or berms shall be designed to allow surveillance of the lot from the street at several points.

3) In all zones, except single-family residential zones, all parking facilities shall include landscaping to cover not less than **twelve percent (12%)** ? of the area devoted to outdoor parking facilities, including any landscaping required in this section. Said landscaping shall be uniformly distributed throughout the parking area, be provided with irrigation facilities, and protective curbs or raised wood headers. It may consist of trees, plus shrubs, groundcover, or related plant material.

e) Special Features

1) Exposed storage areas, trash receptacles, service areas, truck loading areas, utility buildings and similar accessory areas and structures shall be subject to a minimum **10 foot** ? setback from the public ROW and pedestrian pathways, to reduce the impact of unsightly visual intrusions. Screen plantings and other screening methods such as fences, walls, or any appropriate combination thereof shall be used to be ~~congruent~~ **compatible** with existing surrounding properties.

f) Alternatives

1) Occasionally, strict adherence to the above landscaping specifications may be **unduly harsh or found to be** in conflict with a particular development plan. A developer may propose alternatives for Planning Commission consideration. Deviations from specified requirements must be shown to the Planning Commission's satisfaction that they ~~are not in conflict with~~ **meet** the overall intent of this section, ~~which is~~ to promote adequate and pleasing landscaping for development.

g) Tree species. A list of street tree species to be planted and minimum tree planting dimensions are listed in detail in the Garibaldi Municipal Code, Title ZZZ, Chapter ZZZ.

C. Special tree protection standards.

1. Preservation: A tree that has been singled out for preservation in the conditions of approval must not be removed or damaged during construction.
2. Root protection: When construction encroaches into the drip line area of a protected tree, special construction techniques must be used to protect the roots. The existing ground surface within four feet of the base of a protected tree must not be cut, filled, compacted, or paved. No more than 12 inches of fill or cut can occur within the remainder of the drip line of a protected tree. A tree well may be used if approved by the **Planning Commission**.
3. Excavation: Excavation adjacent to a protected tree is not allowed if it will damage the root system. In questionable situations, the applicant must provide substantiating documentation prepared by a certified arborist showing that the tree(s) will be protected.

D. Street tree standards:

1. Shade trees are required along all streets, except in the downtown zone. The City's approved Street Tree List governs street tree selection and replacement on each street. **Planning Commission approval governs any Street Tree selection and replacement on each street.** Species should be consistent with the character, height, canopy and spacing of a neighborhood's original plantings, and the scale and function of the street within the City. The approved street tree list shall be used in order to determine whether a small, medium, or large tree is selected. A limited number of the same species should be planted along any single street.
2. Street trees shall be sized, spaced, and planted in accordance with the standards provided below and shall be located in the center of 5 foot wide planter strips between streets and pathways (minimum ten foot in length) or between two and a half to 4 feet from street edge pathways or impervious surfaces. Plant the largest tree that space allows for each planting location.
3. If utilities exist in the planting strip, large trees shall be planted on

the side of the road without utilities and medium and small trees on the utility side of the road. It is recommended that in these situations, rather than having equal sized planting areas, that the planting areas on the side opposite the utilities be larger than the utility side planting areas.

In general, the side of the street without overhead electric lines should be planted with trees with potential to attain a large size, if there are no obvious constraints to trees attaining mature size, such as small planting areas. On the sides of streets with overhead electrical lines directly above the planting areas, only trees from the recommended street tree list designated "small" may be planted, unless there is a minimum of 10 feet of horizontal clearance between the bases of the street trees and electrical facilities.

Columnar shaped trees should only be used where there are obstructions like buildings, signs, and overhead electrical lines that preclude broader canopied trees. Medium sized trees may be planted if the horizontal clearance is 10 feet or greater, and large trees may be planted if the horizontal clearance is 20 feet or greater.

4. At street corners, no tree shall be planted which branches below eight feet to ensure vision clearance.

5. Appropriate pruning, watering, nutrient feeding, and tree protection devices are required after planting, staking only when necessary. Tree protection devices shall remain in place until the trees reach four inch DBH or until the trees have been in place for two years, whichever is longer.

6. A secured agreement shall be provided that ensures that if planted trees are not alive and viable two years after planting, replacements will be required.

E. Standards for plant measurements, installation, and maintenance

1. Developers shall install and/or dig, ball, burlap, and transplant all plant materials listed on landscape plan. Bareroot is typically not permitted for any tree.

2. Plant materials shall conform to the requirements described in the latest edition of American Standard for Nursery Stock, which is published by the American Association of Nurserymen. Plants shall be nursery grown. Neither heeled-in plants nor plants from cold storage shall be acceptable.

3. Plants shall conform to the measurements specified in the Landscape Plan.

a) Diameter at breast height (DBH) shall be measured by taking the circumference of the tree's trunk(s) at four feet above grade/ground level and dividing by 3.14.

b) Minimum branching height for all shade trees shall be six (6) feet.

c) Minimum size for shade trees shall be two inches at DBH and seven (7) to nine (9) feet in height.

d) Minimum size for evergreen trees shall be six (6) to eight (8) feet in height.

e) The minimum planting area by tree size shall be:

i) Small trees (under 25 feet in height at maturity): 40 square feet.

ii) Medium trees (between 25 to 50 feet in height at maturity) 60 square feet.

iii) Large trees (over 50 feet in height at maturity) 96 square feet.

f) The maximum spacing between trees shall be:

i) Small trees: 20 feet.

ii) Medium and large trees: 30 feet.

4. A professional horticulturist or nurseryman shall be consulted to determine the proper time to move and install plant material so that stress to the plant is minimized.

5. Planting areas for trees must be in an uncompacted state to a depth of at least two feet. Area to be ripped or excavated to that depth unless within the drip line of a resource tree or if roots from other trees larger than one inch diameter are encountered. If these occur obtain and follow the recommendation of a certified arborist.

Use existing soil for tree planting. Avoid adding topsoil. Soil amendments like aged sawdust (minimum of ten years of aging) may be used. Avoid working the soil when it is saturated with water, frozen or dry. Use two to three inches of bark mulch around all newly planted trees.

18.ZZZ.ZZZ ZONES

All landscaping in any zone district in the City shall conform to the following requirements unless otherwise exempted.

A. Graded areas shall be replanted as soon as possible after construction to prevent erosion. In areas where planting will not thrive, other materials such as wood fences, decorative rock, stone walls, and paving of brick or stone shall be used.

B. Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and may be calculated as part of the landscaping requirement. Benches in public areas on private property, adjacent to public right of way shall comply with design review standards for architectural style.

C. Hedges and other landscaping used for screening and privacy shall not be permitted to grow higher than eight (8) feet.

D. Relation to Adjoining Property.

1. Hedges, shrubs and other landscaping used for screening and privacy shall not be installed or planted on or across a property line unless jointly owned by adjoining property owners, in which case they may be on the property line. Hedges and shrubs shall not extend beyond the property line unless jointly agreed to by adjoining landowners.

2. All landscaping or portions thereof shall be located in such a way as to not be detrimental to abutting property. No landscaping shall obstruct or threaten to obstruct the access of neighboring property to adequate and sufficient sunlight.

E. Interference and Hazard to the Public.

1. No owner or person in charge of property that abuts upon a street or public sidewalk shall permit trees, bushes, hedges or shrubs on the property to interfere with street or sidewalk traffic. It shall be the duty of an owner or person in charge of the property that abuts upon a street or public sidewalk to keep all trees on the premises, including the adjoining parking strip, trimmed at a **reasonable** height of ~~not less than ten (10) feet~~ above the sidewalk and ~~not less than fourteen (14) feet~~ above the roadway.

2. No owner or person in charge of property shall allow a dead or decaying tree to stand that is a hazard to the public or property on or near the property.

18.ZZZ.ZZZ FENCES AND WALLS

A. General Requirements. All fences and walls shall comply with Chapter 18.130 and the standards of this Chapter. The City may require installation of walls and/or fences as a condition of development approval, in accordance with Chapter 18.185, Conditional Uses, or this Chapter. Walls built for required landscape buffers shall comply with this Chapter.

1. A building permit is required for walls exceeding four feet in height in conformance with the Uniform Building Code.

2. Fences and walls shall comply with the vision clearance standards of Chapter 18.130.

3. Materials: Wood, brick, rockwork, split-face block, vinyl, or low post and wire and hedgerows are encouraged. Concrete block walls are prohibited. Cyclone or chain link fencing is prohibited within any front yard or street side yard setback area unless coated with a non-metallic material, but is allowed in side and rear yards.

4. Retaining wall: The above standards do not apply to a device used to buttress earth, such as a retaining wall or riprap.

B. Maintenance. For safety and for compliance with the purpose of this chapter, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the owner.

18.ZZZ.ZZZ BONDING AND ASSURANCES

A. Performance Bonds for Public Improvements. On all projects where public improvements are required, the City shall require a bond in an amount not greater than 100%, or other adequate assurances, as a condition of site development approval to guarantee the public improvements.

B. Release of Performance Bonds. The bond or assurance shall be released when the City Engineer finds the completed project conforms to the site development approval, including all conditions of approval.

C. Completion of Landscape Installation. Landscaping shall be installed prior to final building inspections and issuance of occupancy permits. ,unless Or security equal to the cost of the landscaping, as determined by the City Engineer, Planning Commission or a qualified landscape architect, is filed with the City Recorder assuring such installation within six months after occupancy. If the installation of the landscaping is not completed within the six-month period, the security may be used by the City to complete the installation.

D. Business License Filing. The applicant shall ensure that all contractors and sub-contractors, and business occupants of the completed project, whether permanent or temporary, apply for and receive a City business license prior to initiating work on the site or conducting business from the site.

18.ZZZ.ZZZ DEVELOPMENT IN ACCORDANCE WITH PERMIT APPROVAL

Development shall not commence until the applicant has received all appropriate land use and development approvals and building permits. Construction of public improvements shall not commence until the City has approved all required public improvement plans (e.g., utilities, streets, public land dedication, etc.). The City may require the applicant to enter into a development agreement (e.g., for phased developments and developments with required off-site public improvements) and may require bonding or other assurances for improvements. Site design review approvals shall be subject to all following standards and limitations:

A. Modifications to Approved Plans and Developments. Direction for Modifications of an approved plan or existing development, refer to Chapter 18,185; Chapter 18.205; and Chapter 18.210.

B. Approval Period. Site design review approvals shall be effective for a period of one year from the date of approval, unless otherwise specified in the City's site plan approval decision. The approval shall lapse if:

1. A grading permit or building permit has not been issued within the applicable approval period, as defined above; or
2. Construction on the site is in violation of the approved plan.

C. Extension. The Planning Commission shall, upon written request by the applicant, grant an extension of the approval period, provided that:

1. No changes are made on the original approved site design review plan.
2. The applicant can show intent of initiating construction on the site within the extension period.
3. There have been no material changes to the applicable Code provisions on which the approval was based. If there have been material changes to the applicable Code provisions and the expired plan does not comply with those changes, then the extension shall not be granted; in this case, a new site design review shall be required; and
4. The applicant demonstrates that failure to obtain grading permits and/or building permits and substantially begin construction within the applicable approval period was beyond the applicant's control.

The Planning Commission may grant subsequent extensions after the initial extension upon written request of the applicant provided that the application continues to meet the criteria in paragraphs (C)(1) through (4) of this section.

D. Limitations on Refiling of Application.

Applications for which a substantially similar application has been denied will be heard by the Planning Commission only after a period of six months has elapsed from date of the earlier decision.

D. Phased Development. Phasing of development may be approved with the site design review application, subject to the following standards and procedures:

1. A phasing plan shall be submitted with the site design review application.
2. The Planning Commission shall approve a time schedule for developing a site in phases, but in no case shall the total time period for all phases be greater than two years without reapplying for site design review.
3. Approval of a phased site design review proposal requires satisfaction of all following criteria:
 - a. The public facilities required to serve each phase are constructed in conjunction with or prior to each phase.
 - b. The development and occupancy of any phase dependent on the use of temporary public facilities shall require Planning Commission approval. Temporary facilities shall be approved only upon City receipt of bonding or other assurances to cover the cost of required public improvements. A temporary public facility is any facility not constructed to the applicable City or district standard, subject to review by the City Engineer.
 - c. The phased development shall not result in requiring the City or other property owners to construct public facilities that were required as part of the approved development proposal; and
 - d. An application for phasing may be approved after site design review approval as a modification to the approved plan, in accordance with the procedures for minor modifications.

18.05.030 Definitions

<https://www.codepublishing.com/OR/Garibaldi/#!/Garibaldi18/Garibaldi1805.html#18.05.030>

Update for:

- AirBNB, HomeAway...
- “Height of building” means the vertical distance from the grade to the highest point of the roof, excluding chimneys, aerials and similar extensions.
 - Original / Initial / Existing grade?
 - Towns reportedly like Oceanside do this
- “Kennel” means a lot or building in which four or more dogs, cats or at least four animals of four months of age or older are kept commercially for board, propagation, training or sale.
 - Is this still up-to-date?
- “Lot depth” means the average horizontal distance between the front lot line and the rear lot line.
 - Would / Should we update this with “Height of Building”
 - Other Lots, as well
 - “Lot line” means the property line bounding a lot.
 - “Lot line, front” means the lot line separating the lot from the street, and in the case of a corner lot, the shortest lot line along a street.
 - “Lot line, rear” means the lot line which is opposite and most distant from the front lot line. In the case of an irregular, triangular, or other shaped lot, a line 10 feet in length within the lot parallel to and at a maximum distance from the front lot line.
 - “Lot line, side” means any lot line not a front or rear lot line.
 - “Lot width” means the average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.
- “Manufactured dwelling” dates:
 - Do they need to be up-to-date?
- “Manufactured dwelling park” - last sentence
 - “Manufactured dwelling park” does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one

manufactured home per lot if the subdivision was approved by the city of Garibaldi.

- Huh?

- “Mitigation” means the creation, restoration, or enhancement of an estuarine area to maintain the functional characteristics and processes of the estuary, such as its natural biological productivity, habitats, and species diversity, unique features and water quality (ORS 541.626).
 - ORS was last renumbered in 1989
 - https://www.oregonlegislature.gov/bills_laws/ors/ors541.html
- “Recreation vehicle” means a vacation trailer or other unit with or without motive power which is designed for human occupancy and to be used temporarily for recreation or emergency purposes and has a gross floor space of less than 400 square feet. “Recreational vehicle” includes camping trailers, motor homes, park trailers, bus conversions, van conversions, tent trailers, travel trailers, truck campers and any vehicle converted for use or partial use as a recreational vehicle. The unit shall be identified as a recreational vehicle by the manufacturer.
 - Should we separate Park Trailer? And give it more sq ft?
- Cottage vs Tiny House
 - Definitions required

Chapter 18.20 RESOURCE/OPEN SPACE ZONE (R-0)

<https://www.codepublishing.com/OR/Garibaldi/#!/Garibaldi18/Garibaldi1820.html#18.20>

18.20.030 Conditional uses.

B. Forest management, including logging, reforestation, road building and spraying of chemicals.

- Action
 - Change to: "Forest management including *sustainable logging*, small tree removal, restoration cutting, brush cutting, piling, and burning, reforestation, and spraying of *environmentally-friendly* chemicals.
 - Does not include clear-cutting.
 - Need to define "sustainable logging"

Chapter 18.15 MEDIUM DENSITY RESIDENTIAL ZONE (R-1)

<https://www.codepublishing.com/OR/Garibaldi/#!/Garibaldi18/Garibaldi1815.html#18.15>

Low Density Residential Zone: Pros and Cons

18.15.020 Uses permitted outright.

H. Manufactured dwelling or recreational vehicle used during the construction of a permitted use for which a building permit has been issued, but not to exceed six months' duration.

- Action

18.15.030 Conditional uses permitted.

- A. Multifamily dwellings.
 - Action:
 - Limit to Triplex
 - Limit total number of units within multifamily dwellings in urban boundary zone to 1.5% of total number of dwellings
 - Make note of existing ones prior to September 1, 2022
- D. Commercial uses only when supported mainly by the planned unit development and only when economic feasibility can be shown.
 - Action:
 - Remove
 - Make note of existing ones prior to September 1, 2022

COMMERCIAL ZONE (C-1) Chapter 18.25

<https://www.codepublishing.com/OR/Garibaldi/#!/Garibaldi18/Garibaldi1825.html#18.25>

18.25.020 Uses permitted outright.

F. Residential uses may be permitted within the commercial zone only when approved as part of a mixed use development. Mixed use developments may include housing above nonresidential uses (e.g., apartment lofts above offices), or housing side-by-side with nonresidential uses. All mixed use developments shall comply with the following standards:

1. No more than 50 percent of the ground floor space on each lot or parcel may be used for housing. A greater percentage may be approved for housing as part of a master planned development when the master plan provides for development of more than one lot/parcel, and the overall percentage of ground floor space does not exceed 50 percent residential use for the entire site.
 - a. Action:
 - Remove
 - Make note of existing ones prior to September 1, 2022

G. Motels, hotels and tourist housing.

1. Action
 - a. Removing " and tourist housing"
 - b. Make note of existing ones prior to September 1, 2022

N. Single-family residences established prior to July 1, 1996, and in a dwelling unit or structure originally permitted and constructed for that use.

- Action: Clarification
 - Yikes. That's a sentence

O. Accessory structures.

- Action: Clarification
 - Vague as Hell

18.25.030 Conditional uses permitted.

A. Service or fueling stations, car lots, lumber yards, manufactured dwellings dealerships, public or private parking facilities, boat dealers, farm equipment dealers, nurseries, and other uses where outdoor sales and storage are associated with the use.

- Action: Parse and remove

- "Farm Equipment Dealers? Lumber Yards?"

C. Wholesale warehouse or distribution establishments.

- Action: Remove
 - Don't have the land or logistics
 - Make note of existing ones prior to September 1, 2022

G. Duplex, triplex or multifamily dwellings, subject to GMC [18.110.010](#).

- Action:

1. Remove & Replace with:

- a. Residential uses may be permitted within the commercial zone only when approved as part of a mixed use development. Mixed use developments may include housing above nonresidential uses (e.g., apartment lofts above offices), or housing side-by-side with nonresidential uses. All mixed use developments shall comply with the following standards:
 - i. The ground floor space on each lot or parcel may NOT be used for housing. A greater percentage may be approved for housing as part of a master planned development when the master plan provides for development of more than one lot/parcel, and the overall percentage of ground floor space does not exceed 50 percent residential use for the entire site.
- b. Make note of existing ones prior to September 1, 2022

J. Residential uses converted from commercial uses.

- Action: Remove.
- Make note of existing ones prior to September 1, 2022

I > 2. Transportation projects that are not designed and constructed as part of an approved subdivision or partition.

- Action: Remove
- Make note of existing ones prior to September 1, 2022

18.25.040 Standards.

B. Yards and Setbacks. For residential uses, the requirements shall be the same as in the R-1 zone.

- Action: Update
 - "For *existing, grandfathered* residential uses..."
- Make note of existing ones prior to September 1, 2022

D. Outdoor sales and service areas not requiring conditional use approval shall be approved by the planning commission. Such areas shall not exceed 400 square feet. The planning commission may require that such areas be enclosed by fencing or landscaping where appropriate.

- Action: Clarification
 - Huh?

G. There shall be no minimum yard requirements for housing developments in the C-1 zone. Senior citizens and/or adult disabled housing shall provide a minimum of 10 percent of the lot area in maintained landscaping. Family-oriented housing developments shall provide a minimum of 20 percent of the lot area in maintained landscaping. In addition, such developments shall provide a fenced playground which, in the view of the planning commission, is capable of serving the number of projected children. [Ord. 321 §§ 11 – 14, 2014; Ord. 290 § 3(3.030(3)), 2006.]

- Action: Remove
 - Reason: No housing developments in C-1 zone
 - Make note of existing ones prior to September 1, 2022

Chapter 18.27 DOWNTOWN ZONE (D-1)

18.27.020 Uses permitted outright.

F. Residential uses in accordance with GMC 18.27.040(H).

- Action: Remove
 - Will make conditional, a la the new C-1'
 - Make note of existing ones prior to September 1, 2022

G. Motels, hotels and tourist housing.

- Action: remove " and tourist housing"
- Make note of existing ones prior to September 1, 2022

L. Automobile drive-through commercial uses established prior to July 1, 2007.

- Action: Discuss
 - Why only DQ?
 - Why not a bank?

M. Accessory structures in accordance with Chapter [18.135](#) GMC.

- Action
 - Clarification

N. Certain transportation facilities as defined in GMC [18.05.030](#) and [18.185.050](#), specifically:

- Action
 - Question: WHY the hell would we allow point 1 but not allow L?
 - Why would we allow the transportation facility but not a drive through?

18.27.030 Conditional uses permitted.

D, E, and F: Again, why not allow on a side street or something? Or funnel them down a side road to a main artery for exit to US 101 - if that's their intended direction?

B. Health facilities such as clinics and nursing homes.

- Action: Remove Nursing Homes
 - Better places than D-1 zone, such as outright permitted C-1
 - Don't want them too close to bar traffic
- Make note of existing ones prior to September 1, 2022

K. Bus depot.

- Action:
 - Clarification
 - Would like to improve their access

M. Family daycare center and daycare center.

- Action: Remove
 - D-1 will have more of an tourist theme
- Make note of existing ones prior to September 1, 2022

O. Accessory structures.

- Action: clarification
 - Huh?

P. Certain transportation facilities as defined in GMC [18.05.030](#), specifically:

1. Normal operation and maintenance of transportation facilities;
2. Installation of transportation improvements within the existing right-of-way;
3. Projects identified in the adopted transportation system plan not requiring future land use review and approval;
4. Landscaping as part of a transportation facility; and
5. Emergency transportation facility measures.

- Action: Remove
 - Make it Conditional
 - Make note of existing ones prior to September 1, 2022

Q. Street or road construction as part of an approved subdivision or partition.

- Action: Remove
 - No
 - Make note of existing ones prior to September 1, 2022

R. Car wash.

- Action: Remove
 - No. Not enough room
 - If we ain't allowing more drive-throughs, why are we allowing car washes?
 - Make note of existing ones prior to September 1, 2022

T > 1: The special event is limited to no more than seven days per calendar year; and

- Action:
 - Extend. Garibaldi Days could foreseeably take up all this time

18.25.030 Conditional uses permitted.

A. Service or fueling stations, car lots, lumber yards, manufactured dwellings dealerships, public or private parking facilities, boat dealers, farm equipment dealers, nurseries, and other uses where outdoor sales and storage are associated with the use.

- Action: Remove
 - Not enough land
 - Make note of existing ones prior to September 1, 2022

B. Cabinet or woodworking shops, plumbing, heating, electrical, paint or other contractor storage, repair or sales shops.

- Action: Remove
 - Note enough land
 - Make note of existing ones prior to September 1, 2022

Chapter 18.30 GENERAL INDUSTRIAL ZONE (I-1)

- <https://www.codepublishing.com/OR/Garibaldi/#!/Garibaldi18/Garibaldi1830.html#18.30>

Discussion:

- What future do we see for the I-1 zone?

18.30.020 Uses permitted outright.

- Contingent upon discussion

18.30.030 Conditional uses permitted.

A. Automobile wrecking yard.

- Action: Remove
 - Not enough land or local oversight
 - Make note of existing ones prior to September 1, 2022

B. Yards and Setbacks. Industrial uses abutting a WD-1 or WD-2 zone shall be set back from the adjoining zone a minimum of 10 feet.*

- Action: Change to "15 feet."
 - Make note of existing ones prior to September 1, 2022

C >

1. Transportation projects that are not designated improvements in the transportation system plan; and

2. Transportation projects that are not designed and constructed as part of an approved subdivision or partition. [Ord. 290 § 3(3.040(2)), 2006.]

- Action: Remove
 - Make note of existing ones prior to September 1, 2022

D. Building Height. Maximum building height shall be 30 feet.

Action: Lower to 27 ft.

- Make note of existing ones prior to September 1, 2022

Additional Items

- Remove Billboards
 - Or utilize them. Quit advertising folks to leave
 - Look at purchasing them.
- Breweries & Distilleries
 - Special provisions?