

Accessibility and Accommodation Requests

For questions about accessibility or accommodations for persons with disabilities, or to request a translator, interpreter, or other communication aids, please contact Melissa Bisset at 503-856-3412 or bissetm@keizeror.gov. The City of Keizer is committed to providing equal access to all public meetings and information per the requirements of the ADA and Oregon Revised Statutes (ORS). The Keizer Civic Center is wheelchair accessible.

To provide oral comments via electronic means, please contact the City Recorder's Office no later than 2:00 p.m. on the day of the meeting. Most regular City Council meetings are streamed live through www.KeizerTV.com and cable-cast on Comcast Channel 23 within the Keizer City limits.



KEIZER PLANNING COMMISSION

**Wednesday, May 21, 2025, 6:00 PM
Robert L. Simon Council Chambers
930 Chemawa Road NE
Keizer, Oregon**

1. **CALL TO ORDER**
2. **ANNUAL VOLUNTEER RECOGNITION ~ BY LESLIE RISEWICK**
3. **APPROVAL OF MINUTES**
 - a. **March 2025**
4. **APPEARANCE OF INTERESTED PERSONS**

This time is made available for those who wish to speak about an issue that is not on the agenda.
5. **PUBLIC HEARING:**
 - a. **Text Amendment Case 2025-06: Amending Keizer Code Appendix A - Development Code Section 2.110 - Commercial Mixed Use (related to auto-oriented uses)**
 - b. **Text Amendment Case 2025-05: Keizer Code Appendix A (multiple sections) - amending parking regulations to eliminate minimum parking requirements**
6. **NEW-OLD BUSINESS/STAFF REPORT**
7. **COUNCIL REPRESENTATIVE REPORT**
8. **COMMISSIONER REPORTING TO COUNCIL: ROBB WITTERS ON MONDAY, JUNE 16TH - 6PM**
9. **NEXT MEETING: JUNE 11TH**
10. **ADJOURNMENT**

“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”



MINUTES
KEIZER PLANNING COMMISSION
Wednesday, March 12, 2025
Robert L. Simon Council Chambers

1. CALL TO ORDER **CALL TO ORDER:** Chair Matt Lawyer called the meeting to order at 6:00 pm.

Present: Matt Lawyer, Chair Jeremy Grenz, Vice Chair Lindsey King Fernando Lopez Robb Witters	Council Liaison Present: Councilor Juran Youth Liaison Present: Open Position
---	--

Absent: Sara Hutches Frank Hostler	Staff Present: Shane Witham, Planning Director Dina Horner, Assistant Planner Joseph Lindsay, City Attorney Dawn Wilson, Deputy City Recorder
---	--

2. APPROVAL OF MINUTES Commissioner Jeremy Grenz moved for approval of the January 2025 Minutes as presented. Commissioner Fernando Lopez seconded. Motion passed unanimously as follows: Lawyer, King, Grenz, Witters, and Lopez in favor with Hutches and Hostler absent.

a. January 2025

3. APPEARANCE OF INTERESTED PERSONS There were no interested persons.

4. WALKABLE DESIGN STANDARDS: OAR 660-012-0330

a. Presentation and Discussion on Walkable Design Standards (OAR 660-012-0330) Planning Director Shane Witham explained the process related to Climate Friendly and Equitable Communities (CFEC) Walkable Design Standards pursuant to Oregon Administrative Rule 660-012-0330.

Andrew Parish, AICP with MIG, shared that they were working on the CFEC

Walkable Design Standard project that was funded by the Department of Land Conservation and Development. He was working with Mr. Witham on a Code Audit and would be recommending some amendments to the Development Code. The purpose was to create more compact, pedestrian-friendly, mixed-use development patterns in urban areas.

Mr. Parish spoke on the benefits and what a walkable community would look like in district, block, and lot communities. Zoning concepts for pedestrian-oriented development, connectivity access, and compact development were explained. He noted that they were working on an Audit recommendations for Keizer relating to code concepts.

Mr. Parish defined the initial code concepts for the following:

- Neighborhood connectivity
- Accessways without vehicles and safety measures
- Cul-de-sacs with accessways
- Residential neighborhoods with primary building entrances and orientations, driveway widths and minimum driveway separation for local streets to have fewer parking conflicts, and maximum setbacks in residential and mixed use zones.
- Commercial and mixed use districts having primary building entrances, maximum building setbacks, parking lot locations, and bicycle parking.
- Auto oriented land uses for drive-through facilities to have conditional uses in all zones.

Mr. Parish offered to share zoning maps of Keizer and asked the Commissioners for their thoughts.

Mr. Parish clarified that there would be drive-thru requirements limiting where they would not currently be allowed. Planning Director Shane Witham commented that the area restriction boundary was changed to include conditional uses for drive-thrus.

Concern was expressed about eliminating parking spaces to have parking on the street and that there was not enough undeveloped land in Keizer for the CFEC to make sense. Mr. Witham explained that some zoning changes may not take effect for several years.

Commissioner Witters felt that River Road had too many driveways and reducing them could help with the traffic issue. Mr. Witham explained that a conditional use was about how someone could build something.

Commissioner King commented that some development wasn't feasible and wouldn't change overnight. She doesn't think that any of the draft was

unreasonable or extremely restrictive and suggested that it to be in place when it was needed. She was fine with the conditional use on drive-thrus.

Mr. Witham explained that by writing standards for the River-Cherry Overlay District (RCOD), it would create broader rules with more latitude.

Chair Lawyer wasn't a huge proponent of developing the code for the CFEC and then later asking the community for their opinions because he felt that it would frustrate people. He believes in the planning staff to prepare code language for the Council that would be in the best interest of Keizer at its core.

Commissioner Grenz commented that overall, the CFEC was fine. He thought the 350-foot block points as a maximum with half of the bicycle parking covered and if it was inside a unit, it would be unreasonable. He felt some frustration because most of the items on the list have been talked about several times over the years. Keizer has a commercial core and even if all the commercial core redevelops. Mr. Grenz doesn't see where all the walkable amenities could go to.

Commissioner Grenz commented feels that 350 feet for a maximum block length was unreasonable, but 600 feet was reasonable. Using the maximum of 300 feet when divided into 50-foot home frontages would be 7 houses and a road for every 7 houses, so it seemed like housing instead of roads was being created.

In terms of multimodal accessways, Mr. Grenz feels that 8-foot surface width wouldn't be wide enough, and 10-foot, within a 15-foot easement would be better for fewer conflicts with pedestrians, bicycles, and occasional accessibility issue. Mr. Grenz was concerned about ownership, maintenance, liability, and access points for easements and considerations of easements within right-of-ways.

Chair Lawyer summarized what he heard from the Commissioners in that block lengths were not reasonable regardless of whether or not it was a road, there should be fewer driveways along River Road and fewer drive-thrus in general. It was noted that having no drive-thrus could help the congestion. Being more thoughtful and proactive about planning and installing more sidewalks and determining where the setbacks start for easements and identifying who owns and maintains right-of-way was really important.

Mr. Parish asked about having parking lots to be required behind or along side of the commercial buildings. Chair Lawyer didn't want this requirement if buildings needed to be demolished and reconstructed. He felt that the business should be allowed to decide where their parking would be. Mr. Witham offered to write some specifications for the code on parking

requirements.

Councilor Juran expressed concern about the expense of having to redevelop with the code changes and requested some leeway in the code.

Commissioner Grenz asked about parking behind or along side of businesses and asked about provisions for redeveloping corner lots having access to public streets. Mr. Witham commented that access easements could be used.

Mr. Parish commented that his company would do more outreach, draft code language, and cite specific parts of the code where this might be applicable.

Commissioner King commented on River Road having a compromised parking lot and suggested allowing landscaping rather than just having strict requirements. Commissioner Grenz commented on a nearby City requiring a certain percentage to be buildable street frontage with setbacks for multi-family dwellings.

5. NEW-OLD BUSINESS/STAFF REPORT

Planning Director Shane Witham shared that the City has received a few different land use applications and an application for a large property on River Road to receive Masterplan approval. There may be some items coming to the Planning Commission on City-owned land in Keizer Station. The Transportation System Plan update was underway.

City Attorney Joseph Lindsay reminded the Commissioners of quasi-judicial property rights and conflicts of interest. Chair Lawyer asked that the Commissioners to be mindful of the land use procedures.

6. COUNCIL REPRESENTATIVE REPORT

There was no Council report.

**7. COMMISSIONER REPORTING TO COUNCIL:
Lindsey King on
March 17th - 6pm**

Chair Lawyer would be reporting to Council on March 17th.

Chair Lawyer reminded everyone of the annual Event Center Clean-up this Saturday and invited volunteers to start at 9:00am. On March 31st, the Gold Star Memorial 50 percent Fundraiser would be at The REC. He commented on the recent donation from the Elks. Coming up after KeizerFEST, there would be a two-weekend event to clean, freshen up, and preserve the artwork at the Keizer Rapids Park.

**8. NEXT MEETING:
April 9th**

9. ADJOURNMENT Meeting adjourned 7:50 p.m. Minutes approved: _____

“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”



To: Planning Commission
From: Shane Witham, Planning Director
Subject: Text Amendment Case 2025-06 - Auto-oriented uses in CM Zone (Keizer Station Area B)

Proposed Motion

I move the Planning Commission recommend approval of the proposed text amendments to City Council with changes as discussed, along with any other identified changes necessary to maintain consistency within the Keizer Code.

I. Summary

The proposed text amendment will modify the Code to allow for *gasoline service stations* and *drive-thru windows or car service associated with eating and drinking places* as a Conditional Use within the Commercial Mixed Use (CM) zone in Keizer Station Area B. Currently, those and other auto-oriented uses are prohibited within Keizer Station Area B. However, a request has been made that the City consider changing this prohibition to allow those 2 specific uses as a Conditional Use in the zone.

Staff encourages the Commission to consider whether any specific mitigation measures or design standards should be required (if a change to allowed uses is recommended). Design standards or mitigation measures could include things such as: greater landscaping and screening; standards related to site design and location of buildings, driveways and service areas; requirements related to traffic impacts and access concerns; other measures to mitigate visual impacts or noise; requirements for additional pedestrian amenities.

II. Background

- A. The Commercial Mixed Use zone (Section 2.110) has historically included "use restrictions" limiting specific uses within a specified and described area located near Chemawa and River Road. This area near the intersection of Chemawa and River Road was established in the 90's to attempt to alleviate concerns around traffic and congestion, as well as aesthetics. When the Keizer Station Plan was developed in the early 2000's, the same list of restricted uses was included for the properties located within Area B of the Keizer Station. When the River Cherry Overlay District was established and adopted in 2019, properties along River Road were rezoned to mixed use and "auto-oriented" uses are restricted within the identified "Centers" to only be allowed through a Conditional Use Permit.

- B. The City Council has approved Letters of Intent for the sale of 2 separate City-Owned properties that are currently located in Area B of Keizer Station. One of those letters of intent was with Raising Cane's (chicken finger restaurant) and one was with Terra Firma LLC.
- C. Staff received a formal request on behalf of Clutch Industries, Inc. and cooperatively with the Raising Cane's development team to initiate the text amendment process to consider revising the code to allow for the establishment of drive-thru facilities, as well as a gasoline service station as a Conditional Use within the Commercial Mixed Use Zone which would allow for those uses to be developed in Keizer Station Area B. The information they submitted is attached for your reference.
- D. It was anticipated that a text amendment would be pursued for the drive-through restaurant use when the Letter of Intent was authorized by City Council to be signed with Raising Cane's. The City Council was informed by the City Manager at that time that staff would be working with the prospective developer to identify the appropriate process so it could be considered. It should be noted that it was not anticipated that a Gasoline Service Station use would be proposed at the time of authorization of the Letters of Intent. The letters of intent do not obligate the City to take any action, but rather give the prospective developer time to perform "due diligence" on figuring out if their proposed plans can be accomplished. Properties developed within the Keizer Station Area are required to be consistent the adopted Masterplan for the subject area. This means additional future land use actions would have to be taken prior to establish this uses since they are not currently part of the adopted masterplan for Area B.

III. Current Situation

- A. Currently, the development group wishes to develop uses that are not allowed to be established in Keizer Station Area B. Therefore, they have requested the City consider modifying the development code so they would be able to apply for a new Master Plan or Master Plan Amendment with uses they desire. The property this amendment affects is limited to Area B of the Keizer Station which has remained undeveloped for many years. The City of Keizer owns a large portion of this area currently
- B. Planning Commission is being asked to consider whether to recommend the approval of a change that would allow for drive-thru eating and drinking establishments, as well as gasoline service station in Keizer Station Area B as a Conditional Use. This would not guarantee the development of these use types, nor would it approve a specific development proposal. A future application for a new Master Plan Approval/Amendment would be required and would be subject to that quasi-judicial land use approval process. The change will identify those 2 specific uses as a Conditional Use in the zone.
- C. The development group has submitted a request for consideration, along with information regarding how they believe the proposed changes can result in desirable outcomes and also be consistent with the identified goals and objectives of the Keizer Station Plan.

D. This issue is now before the Planning Commission for consideration.

IV. **Analysis**

- A. **Strategic Impact** - No direct strategic impact. However, this change is being requested in order for properties within Area B of Keizer Station to be developed.
- B. **Financial** - None
- C. **Timing** - The public hearing has been noticed and identified as the time for Planning Commission to consider this change.
- D. **Policy/Legal** - The code identifies the process for a text amendment, which has been followed. Appropriate notices have been sent, and the time has been set for the public hearing to consider the proposed changes.

V. **Alternatives**

- A. Recommend approval of the proposed changes to City Council for consideration
- B. Recommend approval of the proposed changes with any identified modifications to the City Council for consideration. This could include only allowing certain uses as a Conditional Use, or include additional provisions to address specific concerns that Planning Commission might have.
- C. Recommend making no change to City Council

VI. **Recommendation**

Staff recommends that Planning Commission consider the proposed changes and recommend approval of the proposed changes with identified modifications to City Council for consideration.

Attachments

1. DRAFT CODE LANGUAGE - 2.110.COMMERCIAL_MIXED_USE__CM-PC draft
2. REQUEST FROM DEVELOPER -BRAND Text Amendment_Formal Request
3. Letter in support - Anderson
4. Letter in support - Maddie

“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”

2.110. COMMERCIAL MIXED USE (CM)

Sec. 2.110.04. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit:

- A. Craft industries, subject to the provisions in section 2.421. (5/98)
- B. Transit station (section 2.429). (5/09)
- C. Gasoline service stations (554)

~~located in the Chemawa/River Rd restriction area described in section 2.110.05.C, subject to the following requirements: (9/17)~~

- ~~1. — May only sell fuel-related products, such as gasoline and oil, and non-fuel-related products typically for sale in the primary food store use. The building containing the non-fuel-related sales shall not exceed a total of 900 square feet, and the sales floor area portion shall not exceed 450 square feet. No service or repair functions are allowed. (9/17)~~
- ~~2. — Subject to the provisions in section 2.419. (9/17)~~
- ~~3. — Must be accessory to a food store (54) use. The primary food store use must be a minimum of 15,000 square feet in area. (9/17)~~
- ~~4. — Must be set back more than 100 feet from adjacent public streets and must provide pedestrian-oriented amenities on the entire site. (9/17)~~
- ~~5. — Must provide screening and buffering to adjacent residential uses and must mitigate the aesthetic impacts of on-site stacking and queuing visible from any public right-of-way or adjacent properties. (9/17)~~
- ~~6. — Employ access management and control standards as appropriate to eliminate and/or reduce conflicts. (9/17)~~
- ~~7. — Comply with all applicable requirements and standards, including, but not limited to, KDC 2.301.04 (Traffic Impact Analysis) and all mitigations required by such section. Traffic analysis must address the operational needs of the Keizer Fire District. (9/17)~~

- ~~D. Drive-through windows or car service associated with eating and drinking places (58).~~

Sec. 2.110.05. Use restrictions.

No permitted or special permitted use shall in any way involve any of the following:

- A. Farm use. (5/98)
- B. The rendering, processing, or cleaning of animals, fish, seafoods, fowl, poultry, fruits, vegetables, or dairy products for wholesale use. (5/98)
- C. The following uses are prohibited from any ~~property fronting on River Road or Chemawa Road in the following area: the west side of River Road between 5119 River Road on the north and Janet Avenue extended on the south; the east side of River Road between Claggett Street on the north and James Avenue on the south; and either side of Chemawa Road between Elizabeth Street on the west and~~

~~Bailey Road on the east; and (2) Any property contained within the Area B as described in the Keizer Station Plan. This prohibition does not apply to any business facility legally established as of the date of the adoption of this ordinance which, as of that date, has drive-through window facilities. (12/03)~~

~~1. Gasoline service stations (554), except as provided in section 2.110.04.C. (9/17)~~

~~2. Drive-through windows or car service associated with eating and drinking places (58). (5/98)~~

3. Vehicle sales and secondary repair. (5/98)

4. Public utility structures and buildings. (5/98)

5. Recreational vehicle parks (7033). (5/98)

6. Automobile parking not associated with an allowed use (752). (5/98)

7. Automotive dealers (55). (5/98)

8. Automotive rental and leasing, without drivers (751). (5/98)

9. Automotive repair shops (753). (5/98)

10. Automotive services, except repair (754). (5/98)

11. Utilities; secondary truck parking and material storage yard. (5/98)

- D. A limitation of the total floor area of specified uses applies to all of Area B, Retail Service Center, of the Keizer Station Plan. A maximum total floor area shall apply to the uses identified in sections 2.110.02(I) and 2.110.03(E)(12)—(14). This maximum floor area is set forth in the Keizer Station Plan; however, this maximum floor area may change as part of an approved master plan. (9/18)

BRAND

Land Use

April 7, 2025

Shane Witham
Community Development Director
City of Keizer
Community Development Department
930 Chemawa Road NE
Keizer, OR 97303

Re: Request for Text Amendment to Keizer Development Code – Area B of the Keizer Station Master Plan

Dear Mr. Witham,

On behalf of my client, Clutch Industries, Inc., and cooperatively with the Raising Cane's Chicken development team, I am writing to formally request the initiation of a text amendment to the Keizer Development Code concerning the permitted uses within Area B of the Keizer Station Master Plan, specifically under the Commercial Mixed Use (CM) zoning designation.

Area B of the Keizer Station Master Plan is currently zoned Commercial Mixed Use (CM), encompassing approximately 11.4 acres designated as the Retail Service Center. The Keizer Station Plan and the Keizer Development Code cooperatively outline specific development standards and permitted uses for this area to promote a cohesive and vibrant community hub.

Text Amendment Proposal:

We propose amending the Keizer Development Code to change the status of drive-through establishments and fueling stations, within Area B of the Keizer Station Master Plan, from prohibited uses to uses permitted conditionally through a Conditional Use Permit (CUP) process. This amendment would allow these uses to be considered on a

case-by-case basis, ensuring that each proposal aligns with both the city's community development goals and standards, and the State of Oregon's requirement to promote walkable communities. I have attached a document where I outline what we believe to be the five most important policies governed by the State of Oregon toward walkable communities. In the document I have discussed how the proposed text amendment can be made and the walkable communities goals can still be honored and met.

Text Amendment Justification:

1. **Facilitating Development:** Allowing drive-throughs and fueling stations under a CUP would attract businesses to the currently vacant parcels in Area B, promoting economic growth and completing the envisioned development of the Keizer Station area.
2. **Conditional Oversight:** The CUP process provides a framework for the city to assess each application individually, imposing necessary conditions to mitigate potential impacts and ensure compatibility with surrounding uses.
3. **Enhancing Community Spaces:** Through the CUP process, developments can incorporate enhanced landscaping, pedestrian plazas, and improved pedestrian pathways with clear signage and protections. These features will contribute to creating a welcoming environment that balances vehicular access with pedestrian-friendly design.
4. **Supporting Comprehensive Plan Objectives:** This amendment aligns with the Keizer Station Plan's objectives to establish a northern gateway into the Keizer area, provide opportunities for multi-modal transportation, and enhance economic activity within the community.
5. **Amended Area B Master Plan Support:** The Amended Area B Master Plan emphasizes the development of a Retail Service Center that serves the community's needs while promoting economic growth. By conditionally allowing drive-throughs and fueling stations, the plan can accommodate a broader range of services, enhancing the area's appeal and functionality without compromising its pedestrian-friendly design principles.

We believe that this proposed text amendment will serve the best interests of the City of Keizer by promoting thoughtful development that balances commercial growth

with community-oriented design. We respectfully request that the Community Development Department initiate the necessary procedures to consider this amendment. Thank you for considering our proposal. We look forward to the opportunity to discuss this matter further and to collaborate with the city to achieve a mutually beneficial outcome.

Sincerely,

A handwritten signature in black ink that reads "B. Randall". The signature is written in a cursive, flowing style.

Britany Randall

Attachments:

1. State of Oregon Goals – Applicant Responses
2. Proposed text amendment language
3. Examples of enhanced pedestrian amenities and protections

State of Oregon Goals – Applicant Responses

Oregon has implemented several policies and initiatives to promote walkable communities, emphasizing sustainable development and reduced reliance on automobiles. Our team recognizes that on paper, our request to amend the development code to permit “vehicle centric” uses seems to contradict the goals for walkable communities. We’ve put together this document to outline what we believe are the key programs and requirements and how the goals of each can still be met if the code is amended in the manner requested.

Key state requirements and programs include:

1. Climate-Friendly and Equitable Communities (CFEC) Program:

Established to assist cities and counties in updating development and zoning codes to enhance walkability. The CFEC provides resources such as the Walkable Design Standards Guidebook, which offers visual examples and model code language to improve urban design for pedestrians.

2. Oregon Administrative Rule 660-012-0330:

This rule mandates that local governments update land use regulations to improve urban design, focusing on creating pedestrian-friendly environments. It emphasizes the development of districts with low-car or no-car streets, prioritizing walking and mobility devices as primary modes of travel.

3. House Bill 2001 (2019):

This legislation requires medium-sized cities to allow duplexes on each lot or parcel zoned for residential use that permits single-family homes. Larger cities must allow a broader range of middle housing types, including triplexes, quadplexes, cottage clusters, and townhouses, in residential areas. This promotes higher-density, walkable neighborhoods by diversifying housing options.

4. Complete Streets Policy:

Oregon adopted a Complete Streets policy in 1971, requiring new or rebuilt roads to accommodate pedestrians and bicyclists. This policy ensures that transportation projects consider all users, fostering environments conducive to walking and cycling.

5. Urban Growth Boundaries (UGBs):

Oregon utilizes UGBs to contain urban development, preventing sprawl and encouraging higher-density, walkable communities within designated areas. This approach supports efficient land use and the preservation of surrounding natural and agricultural lands.

The following are ways that each of these goals and policies can still be met and supported while allowing a larger variety of uses to be permitted within Area B of the Keizer Station Master Plan and the CM zone.

1. Climate-Friendly and Equitable Communities (CFEC) Program Goals

Goal: Promote walkable, low-carbon neighborhoods through urban design and zoning reform.

How It Can Be Met with Drive-Throughs:

- a) Design for Multimodal Access: Require all drive-through and fueling station sites to include direct pedestrian and bike access from the public street. Include protected and enhanced pedestrian crossings as conditioned requirements.
- b) Compact Layouts: Encourage shared site access and minimized curb cuts, keeping the street front active for pedestrian use.
- c) Enhanced Site Design: Encourage pedestrian plazas, covered walkways, street trees, and public seating along the building frontage to maintain an engaging and walkable public realm, even when a portion of the use serves vehicles.

2. Oregon Administrative Rule 660-012-0330

Goal: Ensure land use and transportation planning supports walking as primary travel modes.

How It Can Be Met with Drive-Throughs:

- a) Conditional Use Standards: Establish design and circulation standards for drive-throughs that avoid impeding pedestrian connectivity — such as internal pedestrian routes with signage, crosswalks, and lighting.

3. House Bill 2001 (Middle Housing Legislation)

Goal: Increase housing choice and density to support compact, walkable neighborhoods.

How It Can Be Met with Drive-Throughs:

- a) Mixed-Use Compatibility: Permit drive-throughs within mixed-use developments or near residential areas where they serve daily needs (e.g., coffee, banks), reducing the need for long car trips.

- b) Buffering & Transition Zones: Use landscaped buffers, architectural screening, and shared parking to create smooth transitions between residential and commercial areas.
- c) 24-Hour Activity & Safety: Strategically placed drive-throughs can extend hours of use and increase "eyes on the street", contributing to neighborhood vitality and safety.

4. Complete Streets Policy

Goal: Streets should serve all users, including pedestrians, cyclists, and drivers.

How It Can Be Met with Drive-Throughs:

- a) Pedestrian Priority: Add wide sidewalks, street trees, curb extensions, pedestrian-scale lighting, and traffic-calming features in front of drive-through sites.
- b) Multimodal Access: Require secure bike parking, pedestrian paths, and transit stop enhancements as part of drive-through site plans.

5. Urban Growth Boundaries (UGBs) and Smart Growth

Goal: Prevent sprawl and encourage efficient, urban development patterns.

How It Can Be Met with Drive-Throughs:

- a) Compact Site Development: Promote multi-tenant buildings with a drive-through component.
- b) Infill Focus: Target drive-throughs and fueling stations as infill projects on underutilized or vacant sites in already urbanized areas, rather than on greenfield edges.
- c) Efficient Circulation: Coordinate site access with existing street grids and consolidate curb cuts to minimize traffic disruptions and preserve the urban form.

We believe we have demonstrated how drive-throughs and fueling stations can exist harmoniously within walkable communities when guided by:

1. Smart site planning
2. Strong design standards
3. Clear conditional use criteria
4. A commitment to the public realm and multimodal accessibility

By treating these uses as conditionally allowed rather than prohibited, the city maintains control over outcomes while allowing modern conveniences and services that residents still desire — ultimately supporting a complete, inclusive, and vibrant urban environment.

2.110 COMMERCIAL MIXED USE (CM)

2.110.01 Purpose

The Commercial Mixed Use (CM) zone is the primary commercial zone within the City. The zone is specifically designed to promote development that combines commercial and residential uses. This zone will support transit use, and provide new housing opportunities while allowing a full range of commercial retail, service, and office uses. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses. Clusters of residential and commercial uses around landscaping features or parking areas can occur and are encouraged. The Commercial Mixed Use zone is suitable for the Commercial Plan designation. (5/98)

2.110.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Zoning Ordinance, are permitted in the CM zone:

(No changes in this section.)

2.110.03 Special Permitted Uses

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the CM zone:

(No changes in this section.)

2.110.04 Conditional Uses

The following uses may be permitted subject to obtaining a conditional use permit:

- A. Craft Industries, subject to the provisions in Section 2.421. (5/98)
- B. Transit Station (Section 2.429). (*Ordinance 2009-586 – 05/09*)
- C. Gasoline service stations (554). (5/98)
- D. Drive-through windows or car service associated with eating and drinking places (58). (5/98)

2.110.05 Use Restrictions

No permitted or special permitted use shall in any way involve any of the following:

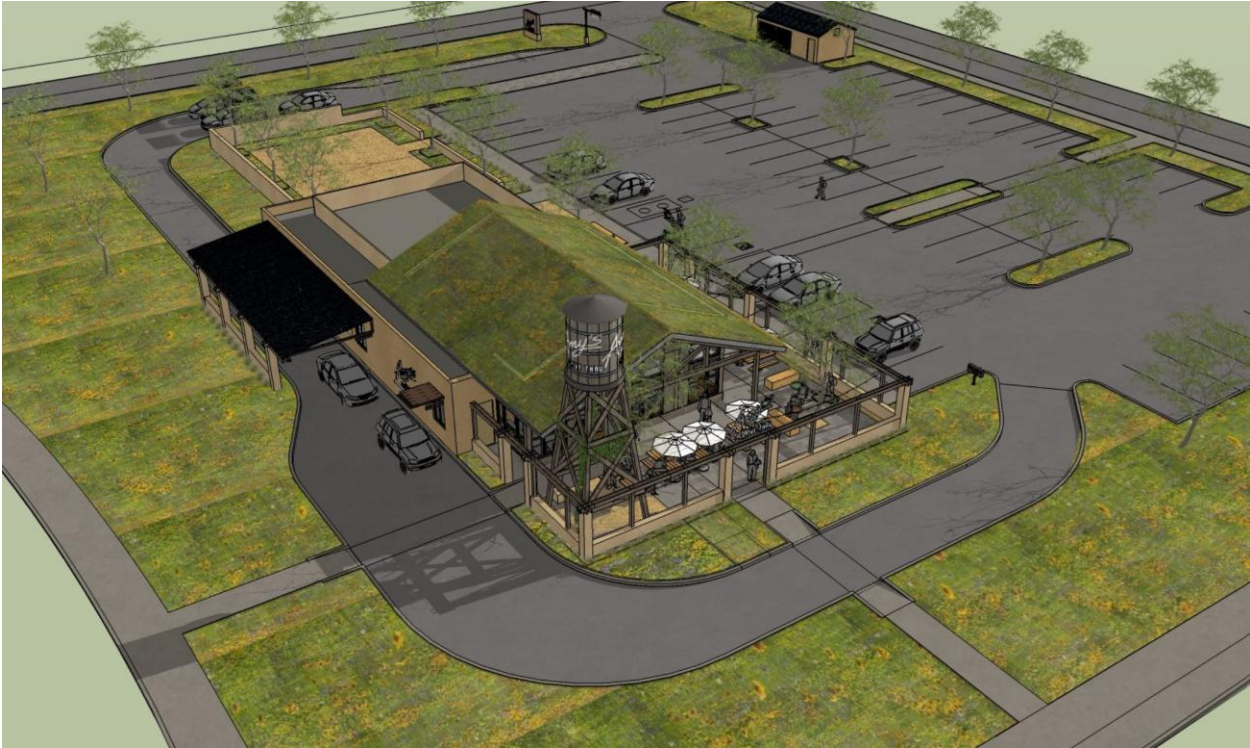
- A. Farm Use. (5/98)
- B. The rendering, processing, or cleaning of animals, fish, seafood, fowl, poultry, fruits, vegetables, or dairy products for wholesale use. (5/98)

C. The following uses are prohibited from any property fronting on River Road or Chemawa Road in the following area: the west side of River Road between 5119 River Road on the north and Janet Avenue extended on the south; the east side of River Road between Claggett Street on the north and James Avenue on the south; and either side of Chemawa Road between Elizabeth Street on the west and Bailey Road on the east; and (2) Any property contained within the Area B as described in the Keizer Station Plan. This prohibition does not apply to any business facility, legally established as of the date of the adoption of this Ordinance, which as of that date has drive-through window facilities. (12/03)

1. Vehicle sales and secondary repair. (5/98)
2. Public utility structures and buildings. (5/98)
3. Recreational vehicle parks (7033). (5/98)
4. Automobile parking not associated with an allowed use (752). (5/98)
5. Automotive Dealers (55). (5/98)
6. Automotive rental and leasing, without drivers (751). (5/98)
7. Automotive repair shops (753). (5/98)
8. Automotive services, except repair (754). (5/98)
9. Utilities - secondary truck parking and material storage yard. (5/98)

D. A limitation of the total floor area of specified uses applies to all of Area B – Retail Service Center of the Keizer Station Plan. A maximum total floor area shall apply to the uses identified in Sections 2.110.02 (I) and 2.110.03 (E)(12) – (14). This maximum floor area is set forth in the Keizer Station Plan; however, this maximum floor area may change as part of an approved master plan or amended master plan. (06/10)

Examples of enhanced pedestrian areas on site:



Dear Members of the Keizer Planning Commission,

I am writing as a proud resident of Keizer since 1992 to express my enthusiastic support for the proposed text amendment to the Keizer Development Code. This amendment would allow for a greater diversity of uses within Area B of the Keizer Station Master Plan under the Commercial Mixed Use (CM) zoning designation, helping our community realize its goal of completing the build-out of Area B, which has historically remained vacant.

Having lived in Keizer for over three decades, I have witnessed the remarkable transformation of our community, particularly the ongoing development of Keizer Station. This vibrant hub has brought tremendous value to our city, fostering economic growth, creating jobs, and enhancing the quality of life for residents. The vacant parcels in Area B represent an exciting opportunity to further this progress, and I believe the proposed amendment will help realize the full potential of this area as a thriving Retail Service Center.

The amendment's approach, requiring a Conditional Use Permit process, ensures that any new developments will be thoughtfully evaluated to align with Keizer's vision for a pedestrian-friendly, community-oriented environment. I am particularly encouraged by the commitment to incorporating enhanced pedestrian amenities, such as plazas, improved pathways, and landscaping, which will maintain the walkable character of our city while accommodating modern conveniences. These efforts align with the Keizer Station Plan's goal of creating a welcoming northern gateway to our community.

As a long-time resident, I am excited about the economic vitality and new services this amendment will bring to Keizer. The prospect of attracting businesses to these underutilized parcels fills me with optimism for the continued growth and prosperity of our city. I trust that the city's rigorous review process will ensure that any new developments enhance the vibrancy of Keizer Station while preserving the community spirit we cherish.

Thank you for considering this amendment and for your dedication to Keizer's future. I respectfully urge the Planning Commission to support the proposal, as it promises to build on the success of Keizer Station and create a brighter, more dynamic future for our community. I look forward to seeing Area B come to life as a bustling, welcoming part of our city.

Sincerely,

Chris Anderson

Keizer Resident

Dear Keizer Planning Commission,

Hi! My name is Maddie and I'm a lifelong Keizer resident—born and raised here since 2004. I'm writing to share my strong support for the proposed text amendment to the Keizer Development Code that would allow for a wider variety of uses in Area B of the Keizer Station Master Plan under the Commercial Mixed Use (CM) zoning. I think it's a really smart move that reflects where our community is headed.

Growing up here, I've seen Keizer grow and evolve in so many exciting ways. Keizer Station, in particular, has become such a key part of our city's identity—bringing in new businesses, jobs, and energy. But Area B has kind of just sat there for as long as I can remember, and it feels like we've been waiting for something more to happen. This amendment could finally help activate that space and make it something that benefits everyone.

What I really like is that the amendment still keeps Keizer's core values in mind—especially through the Conditional Use Permit process. It's reassuring to know that any new development would be thoughtfully reviewed to make sure it fits with the overall vision of a welcoming, walkable, and community-focused space. I'm especially excited about the plan to add more pedestrian-friendly features like plazas and pathways. It's the kind of modern development that still feels like "us."

As a young adult living and working here, I'm genuinely excited about what this could mean for the future of Keizer. More local services, more opportunities, and more life in an area that's long been underused. I think it's a chance to keep building a city that younger generations want to stay in, not just grow up in.

Thank you for your time and for everything you do for our community. I really hope you'll support this proposal—it's a great step forward for Keizer, and I'm excited to see what comes next.

Sincerely,
Maddie
Keizer's Cutest Resident



To: Planning Commission
From: Shane Witham, Planning Director
Subject: Text Amendment Case 2025-05 - Elimination of minimum parking requirements (multiple code sections)

Proposed Motion

I move the Planning Commission recommend approval of the proposed text amendments to City Council with changes as discussed, along with any other identified changes necessary to maintain consistency within the Keizer Code.

I. Summary

Text amendments are proposed to multiple sections of the Code related to minimum parking requirements. Due to the Climate-Friendly and Equitable Communities Rules, the City is required to make changes to our land use regulations to reform parking requirements. Therefore, we are required to eliminate minimum parking requirements in order to comply with these rule. The following sections are proposed to be changed and the red-lined drafts are provided. The following sections are being changed:

- Sections 1.200, 2.102, 2.103, 2.104, 2.105, 2.106, 2.107, 2.108, 2.109, 2.110, 2.112, 2.113, 2.114, 2.115, 2.116, 2.118, 2.119, 2.130, 2.203, 2.303, 2.311, 2.314, 2.403, 2.405, 2.407, 2.412, 2.413, 2.423, 2.427, 2.432, 3.113.

II. Background

- A. One of the elements of the Climate Friendly and Equitable Communities (CFEC) rules pertains to parking reform. This issue has been discussed at the Planning Commission several times and now the City's deadline for completing changes to our parking regulations is upon us. The City is required to adopt changes by the end of June 2025.
- B. The proposed changes will eliminate requirements for minimum parking requirements city-wide. It should be noted that OAR 660-012-0440 previously went into effect on December 31, 2022, which repealed parking mandates for areas within 1/2 mile of transit. This covers the majority of the City except for some areas in West Keizer (west of Chehalis) and North Keizer (north of Wheatland/River split). This standard has been applied directly for more than 2 years, and we have not had any development proposals come in and choose not to provide parking during that time

period. So, even though parking is often a concern, I am hopeful the required changes we are proposing won't greatly increase the issues that currently exist. I have attached a map showing the area where we currently do not require parking minimums.

- C. Staff received some input from the Department of Land Conservation and Development (DLCD) staff and it appears we will also need to make some additional updates (that are not part of this proposal) to address landscaping requirements in larger parking lots. We are looking to bring those changes back at a future meeting and may combine that effort with some of the work we are doing with the consultant on the "walkable design standards" code update.

III. **Current Situation**

- A. Our deadline for compliance with the Oregon Administrative Rules pertaining to parking is the end of June 2025. Therefore, we are bringing these changes to the Planning Commission through the text amendment process.
- B. Currently, we cannot require minimum parking requirements for development that is located within a 1/2 mile of frequent transit service due to administrative rules. We apply the rule directly (allowed by the State) and to this point have not modified our local ordinances to reflect the state-driven requirement.

IV. **Analysis**

- A. **Strategic Impact** - none
- B. **Financial** - none
- C. **Timing** - The City has a deadline to amend land use regulations pertaining to parking reform by the end of June 2025.
- D. **Policy/Legal** - The code identifies the process for a text amendment, which has been followed. Appropriate notices have been sent, and the time has been set for the public hearing to consider the proposed changes.

V. **Alternatives**

- A. Recommend approval of the proposed changes to City Council with any identified changes.
- B. Recommend not approving the proposed changes to City Council. This would result in Keizer being non-compliant with the Oregon Administrative Rules.

VI. **Recommendation**

Staff recommends that Planning Commission recommend approval of the proposed changes to City Council.

Attachments

1. 2025-05 Code changes - parking
2. parking reform map

“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”

Sec. 1.200.04. Definitions.

Auto-oriented development. Development that is designed to accommodate customers who use automobiles to travel to the site. ~~This type of development typically provides more than the minimum required number of parking spaces.~~ Buildings entrances tend to emphasize providing convenient access to parking areas. Other typical characteristics are drive-through facilities, multiple driveways, and a low lot coverage percentages. (12/19)

2.102. SINGLE-FAMILY RESIDENTIAL (RS)

Sec. 2.102.04. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit; development of the site may also require compliance with development standards in section 2.4: (5/98)

- A. Elementary schools (section 2.424). (5/98)
- B. Public parks, playgrounds, community clubs, including swimming, tennis and similar recreation facilities, and other public or semi-public uses. (5/98)
- C. Civic, social and fraternal organizations (864). (5/98)
- D. Day care facility for 17 or more children, consistent with state regulations. (4/16)
- E. Bed and breakfast establishment (section 2.408). (5/98)
- F. Use of a mobile home as a temporary hardship dwelling (section 2.406). (5/98)
- G. Child foster home for six, seven or eight children, providing such home: (6/99)
 1. Is properly accredited by the Council on Accreditation of Child and Family Programs; (6/99)
 2. Be located on a lot of no less than 16,000 square feet; (6/99)
 3. The lot shall be located on an arterial or major collector street; (6/99)
 4. Shall be no less than 2,400 square feet in size, excluding attached garages, carports, patios, and all unfinished space; (6/99)
 5. Shall have setbacks for all structures of no less than 16 feet on each side and 30 feet along the back of the property; (6/99)
 6. ~~Shall have usable paved off-street parking for no less than six vehicles, plus one additional usable off-street paved parking space is to be provided for each foster child that owns or is the principal driver of any vehicle; (6/99)~~
 7. At least one-half of the lot area (no less than 8,000 square feet) shall consist of open space, grass and landscaping, including landscaping area at least eight feet wide for permanent visual screening along the sides and back of the property (which landscaping along sides and back of the property shall be designed for a minimum height of no less than six feet after five years). Decks, patios, paved areas, and parking areas (paved or unpaved) shall not be included when calculating the amount of required open space, grass and landscaping. (6/99)
 8. Is not located within one-half mile of another child foster home of six to eight children, as measured between the closest lot lines of the existing child foster home and the proposed child foster home. (6/99)

All child foster homes shall meet all applicable laws and regulations, including, but not limited to, applicable building codes. (6/99)

- H. Transit station (section 2.429). (5/09)

Sec. 2.102.06. Development standards.

All development in the RS zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking*. Parking ~~shall be~~ as specified in section 2.303. (5/98)

- B. *Subdivisions and partitions.* Land divisions shall comply with provisions of section 2.310. (5/98)
- C. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- D. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the RS zone shall comply with the following standards: (5/98)
 - 1. Single-family detached dwellings, duplexes, triplexes, quadplexes, cottage cluster developments, and townhouses shall comply with the design standards in section 2.314. (6/22)
 - 2. Residential structures with five or more attached dwelling units and nonresidential structures shall comply with the provisions in section 2.315, development standards. (6/22)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of 30 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be 70 percent. Maximum lot coverage does not apply to cottage clusters. (6/22)
- I. *Density.* When RS zoned property is subdivided the minimum density shall be four units per acre, the maximum density shall be eight units per acre for single-family detached or 25 units per acre for townhouses. The maximum density does not apply to duplexes, triplexes, quadplexes, or cottage clusters. (6/22)
- J. Proposals to develop properties in RCOD are subject to development standards in section 2.130. (12/19)

2.103. LIMITED DENSITY RESIDENTIAL (RL)

Sec. 2.103.04. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit:

- A. Schools (8211) (section 2.424). (5/98)
- B. Public parks, playgrounds, community clubs, including swimming, tennis and similar recreational facilities, and other public and semi-public uses. (5/98)
- C. Civic, social and fraternal organizations (864). (5/98)
- D. Day care facility for 17 or more children, consistent with state regulations. (4/16)
- E. Bed and breakfast establishment (section 2.408). (5/98)
- F. Rooming and boarding houses (702). (5/98)
- G. Water supply (494). (5/98)
- H. Child foster home for six, seven or eight children, providing such home: (6/99)
 - 1. Is properly accredited by the Council on Accreditation of Child and Family Programs; (6/99)
 - 2. Be located on a lot of no less than 16,000 square feet; (6/99)
 - 3. The lot shall be located on an arterial or major collector street; (6/99)
 - 4. Shall be no less than 2,400 square feet in size, excluding attached garages, carports, patios, and all unfinished space; (6/99)
 - 5. Shall have setbacks for all structures of no less than 16 feet on each side and 30 feet along the back of the property; (6/99)
 - 6. ~~Shall have usable paved off-street parking for no less than six vehicles, plus one additional usable off-street paved parking space is to be provided for each foster child that owns or is the principal driver of any vehicle; (6/99)~~
 - 7. At least one-half of the lot area (no less than 8,000 square feet) shall consist of open space, grass and landscaping, including landscaping area at least eight feet wide for permanent visual screening along the sides and back of the property (which landscaping along sides and back of the property shall be designed for a minimum height of no less than six feet after five years). Decks, patios, paved areas, and parking areas (paved or unpaved) shall not be included when calculating the amount of required open space, grass and landscaping. (6/99)
 - 8. Is not located within one-half mile of another child foster home of six to eight children, as measured between the closest lot lines of the existing child foster home and the proposed child foster home. (6/99)

All child foster homes shall meet all applicable laws and regulations, including, but not limited to, applicable building codes. (6/99)

Sec. 2.103.06. Development standards.

All development in the RL zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)

- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the RL zone shall comply with the following standards: (5/98)
 - 1. Single-family detached dwellings, duplexes, triplexes, quadplexes, cottage clusters, and townhouses shall comply with the design standards in section 2.314. (6/22)
 - 2. Residential structures with five or more attached dwelling units, and nonresidential structures, shall comply with the provisions in section 2.315, development standards. (6/22)
- C. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of 25 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be 75 percent. Maximum lot coverage does not apply to cottage clusters. (6/22)
- I. *Density.* Subdivisions and multifamily development within the RL zone shall comply with the following density requirements:
 - 1. For property designated medium density in the comprehensive plan, the minimum density shall be six units per acre; the maximum density shall be ten units per acre for single-family detached and 25 units per acre for townhouses. (6/22)
 - 2. For property designated medium-high density in the comprehensive plan, the minimum density shall be eight units per acre; the maximum density shall be 14 units per acre. (5/98)
 - 3. Maximum densities do not apply to duplexes, triplexes, quadplexes, or cottage clusters. (6/22)

2.104. MEDIUM DENSITY RESIDENTIAL (RM)

Sec. 2.104.04. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit:

- A. Schools (8211) (section 2.424). (5/98)
- B. Public parks, playgrounds, community clubs, including swimming, tennis and similar recreational facilities, and other public and semi-public uses. (5/98)
- C. Day care facility for 17 or more children, consistent with state regulations. (4/16)
- D. Civic, social and fraternal organizations (864). (5/98)
- E. Rooming and boarding houses (702). (5/98)
- F. Water supply (494). (5/98)
- G. Child foster home for six, seven or eight children, provided such home: (6/99)
 - 1. Is properly accredited by the Council on Accreditation of Child and Family Programs; (6/99)
 - 2. Be located on a lot of no less than 16,000 square feet; (6/99)
 - 3. The lot shall be located on an arterial or major collector street; (6/99)
 - 4. Shall be no less than 2,400 square feet in size, excluding attached garages, carports, patios, and all unfinished space; (6/99)
 - 5. Shall have setbacks for all structures of no less than 16 feet on each side and 30 feet along the back of the property; (6/99)
 - 6. ~~Shall have usable paved off-street parking for no less than six vehicles, plus one additional usable off-street paved parking space is to be provided for each foster child that owns or is the principal driver of any vehicle; (6/99)~~
 - 7. At least one-half of the lot area (no less than 8,000 square feet) shall consist of open space, grass and landscaping, including landscaping area at least eight feet wide for permanent visual screening along the sides and back of the property (which landscaping along sides and back of the property shall be designed for a minimum height of no less than six feet after five years). Decks, patios, paved areas, and parking areas (paved or unpaved) shall not be included when calculating the amount of required open space, grass and landscaping; (6/99)
 - 8. Is not located within one-half mile of another child foster home of six to eight children, as measured between the closest lot lines of the existing child foster home and the proposed child foster home. (6/99)

All child foster homes shall meet all applicable laws and regulations, including, but not limited to, applicable building codes. (6/99)
- H. Transit station (section 2.429). (5/09)
- I. Residential care facilities for more than 15 residents or uses noted in SIC 805 (nursing and personal care facilities) (section 2.431). (6/11)

Sec. 2.104.06. Development standards.

All development in the RM zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the RM zone shall comply with the following standards: (5/98)
 - 1. Single-family detached dwellings, duplexes, triplexes, quadplexes, cottage cluster developments, and townhouses shall comply with the design standards in section 2.314. (6/22)
 - 2. Multifamily units, and nonresidential structures shall comply with the provisions in section 2.315, development standards. (6/22)
- C. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of 25 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be 75 percent. Maximum lot coverage does not apply to cottage clusters. (6/22)
- I. *Density.* Subdivisions and multifamily development within the RM zone shall comply with the following density requirements:
 - 1. For property designated medium density in the comprehensive plan, the minimum density shall be six units per acre; the maximum density shall be ten units per acre for single-family detached and multifamily and 25 units per acre for townhouses. (6/22)
 - 2. For property designated medium-high density in the comprehensive plan, the minimum density shall be eight units per acre; the maximum density shall be 22 units per acre for single-family detached and 25 units per acre for townhouses. (6/22)
 - 3. Maximum densities do not apply to duplexes, triplexes, quadplexes, or cottage clusters. (6/22)
- J. Proposals to develop properties in RCOD are subject to development standards in section 2.130. (12/19)

2.105. HIGH DENSITY RESIDENTIAL (RH)

Sec. 2.105.04. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit:

- A. Schools (8211) (section 2.424). (5/98)
- B. Public parks, playgrounds, community clubs, including swimming, tennis and similar recreational facilities, and other public and semi-public uses. (5/98)
- C. Day care facility for 17 or more children, consistent with state regulations. (4/16)
- D. Civic, social and fraternal organizations (864). (5/98)
- E. Rooming and boarding houses (702). (5/98)
- F. Water supply (494). (5/98)
- G. Child foster home for six, seven or eight children, providing such home: (6/99)
 1. Is properly accredited by the Council on Accreditation of Child and Family Programs; (6/99)
 2. Be located on a lot of no less than 16,000 square feet; the lot shall be located on an arterial or major collector street; (6/99)
 3. Shall be no less than 2,400 square feet in size, excluding attached garages, carports, patios, and all unfinished space; (6/99)
 4. Shall have setbacks for all structures of no less than 16 feet on each side and 30 feet along the back of the property; (6/99)
 5. ~~Shall have usable paved off-street parking for no less than six vehicles, plus one additional usable off-street paved parking space is to be provided for each foster child that owns or is the principal driver of any vehicle; (6/99)~~
 6. At least one-half of the lot area (no less than 8,000 square feet) shall consist of open space, grass and landscaping, including landscaping area at least eight feet wide for permanent visual screening along the sides and back of the property (which landscaping along sides and back of the property shall be designed for a minimum height of no less than six feet after five years). Decks, patios, paved areas, and parking areas (paved or unpaved) shall not be included when calculating the amount of required open space, grass and landscaping; (6/99)
 7. Is not located within one-half mile of another child foster home of six to eight children, as measured between the closest lot lines of the existing child foster home and the proposed child foster home. (6/99)

All child foster homes shall meet all applicable laws and regulations, including, but not limited to, applicable building codes. (6/99)

Sec. 2.105.06. Development standards.

All development in the RH zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the RH zone shall comply with the following standards: (5/98)

1. Single-family detached dwellings, duplexes, triplexes, quadplexes, cottage cluster developments, and townhouses shall comply with the design standards in section 2.314. (6/22)
2. Residential structures with five or more attached dwelling units, and nonresidential structures, shall comply with the provisions in section 2.315, development standards. (6/22)
- C. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of 25 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be 75 percent. Maximum lot coverage does not apply to cottage clusters. (6/22)
- I. *Density.* The minimum development density shall be 16 units per acre; there shall be no maximum density. (5/98)

2.106. RESIDENTIAL COMMERCIAL (RC)

Sec. 2.106.05. Development standards.

All development in the RC zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking and loading.* ~~A minimum of two parking spaces per dwelling unit; plus, the greater of one parking space per 1,000 square feet of building area or two spaces.~~ Parking may not be located within any required yard area. There are no loading space requirements. (5/98)
- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the RC zone shall comply with the following standards: (5/98)
 1. Single-family homes shall comply with the design standards in section 2.314. (5/98)
 2. Residential structures with four or more attached dwelling units and nonresidential structures shall comply with the provisions in section 2.315, development standards. (5/98)
- C. *Partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures as provided for in section 2.313. For the purposes of this section, development within the RC zone shall be considered nonresidential. (5/98)
- G. *Landscaping.* A minimum of 20 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be 80 percent. (5/98)
- I. *Yards adjacent to residential uses.* A six-foot sight-obscuring fence, wall or hedge shall screen yards adjacent to residentially zoned or used lot. (5/98)
- J. *Hours of operation.* Businesses within the RC zone shall not open for business earlier than 7:00 am and shall close no later than 11:00 p.m. (5/98)
- K. *Outdoor storage.* The outdoor storage of materials, equipment or products shall be prohibited. (5/98)
- L. *Architectural.* All buildings shall be designed with a residential architectural character, including using only wood or masonry siding, having a pitched roof with shake, shingle, or tile roofing material, having no more than 25 percent of the total wall area in windows, and having main and trim colors conforming to the allowable colors for main color in the CM zone. (5/98)

2.107. MIXED USE (MU)

Sec. 2.107.05. Use restrictions.

- A. The following uses are not permitted: (4/08)
1. Farm use. (5/98)
 2. The rendering, processing, or cleaning of animals, fish, seafoods, fowl, poultry, fruits, vegetables, or dairy products for wholesale use. (5/98)
 3. Any outdoor display or storage of merchandise or materials unless consistent with section 2.107.05.B.7. (4/08)
 4. Camping or overnight in parking lots. (4/08)
 5. Hospitals, but not including surgicenters and day surgery facilities. (12/19)
- B. Retail uses as set forth in section 2.107.02(I) are limited to buildings not exceeding 10,000 square feet of gross leasable area except as provided herein. Such retail uses over 10,000 square feet may be permitted as allowed in an approved master plan, subject to meeting the following requirements: (4/08)
1. In addition to the requirements in section 2.309 (site and landscaping design), provide increased screening and buffering when any portion of the building is located adjacent (as defined in section 1.200) to existing or planned residential areas so as to adequately screen the building. (4/08)
 2. In addition to the requirements in section 2.107.06(B), provide increased building setbacks when any portion of the building is located adjacent (as defined in section 1.200) to existing or planned residential areas. (4/08)
 3. In addition to the requirements in section 2.315.06, provide increased architectural features, such as the use of three differing materials, color, textures, on building façades that are visible from a public street so as to minimize the effect of large blank walls. The elevations of all buildings shall be varied in textures and material and shall incorporate human scale design elements. Elevations of all buildings shall incorporate no more than 15 feet between varied vertical elements such as materials, patterns and textures, architectural features such as columns, projections, and differing planes shall be used liberally with no greater than 22 feet between such features. Materials shall be varied at the same frequency as the architectural elements. These materials shall incorporate cultured stone, split face concrete mortar units (CMUs), as well as smooth faced CMU walls. (10/15)
 4. Include architectural features that reflect those of the remainder of the building around any outdoor garden/nursery area to include such things as hard walls, windows and awnings. (4/08)
 5. Limit any outdoor display or storage of merchandise to the area adjacent to the building. (4/08)
 6. Direct lighting to avoid causing glare onto adjacent properties and be generally low in height; light sources shall not be visible beyond development boundaries. (4/08)
 7. Provide mitigation measures that address adverse traffic and livability impacts in the surrounding neighborhood. This will include such things as enclosing all service equipment and service areas and any other issues identified in a master plan or traffic impact analysis. (4/08)
 8. Drive-through businesses shall have the drive-through oriented away from both existing and planned residential areas. (4/08)
- C. A retail building of the type described in section 2.107.02(I) is allowed to exceed the 10,000 square foot limit, subject to master plan approval and compliance with all requirements of this chapter. (4/08)
- D. Larger format stores.
-

1. Retail buildings of the type described in section 2.107.02(l) that exceed 10,000 square feet (larger format stores) require the development of non-retail/non-single-family home uses in the master plan area that have a total square footage of at least 25 percent of the gross leasable area of the larger format store. As used herein, "non-retail" shall mean uses other than those listed in section 2.107.02(l). (4/08)
 2. Larger format stores in excess of 80,000 square feet of the type described in section 2.107.02(l) shall meet the requirement set forth in subsection D(1) above. In addition to such requirement, for each square foot of vertical mixed use development in the master plan area, the larger format store can be increased above 80,000 square feet by an equivalent amount. The mixed use square footage requirements of subsection D(1) and this subsection cannot be combined. (4/08)
 3. The development required in subsections D(1) and D(2) above shall take place in the same master plan area. The approved master plan shall be conditioned to require such development to be constructed before or concurrently with the larger format store. (4/08)
- E. A limitation of the total floor area for specified uses applies to all of Area C, Keizer Station Center, of the Keizer Station Plan. A maximum total floor area shall apply to the uses identified in section 2.107.02(l). This maximum floor area is set forth in the Keizer station plan; however, this maximum floor area may change as part of an approved master plan. (9/18)
- F. Proposals to develop properties within Area C of the Keizer Station shall comply with master plan or master plan amendment requirements outlined in section 3.113 and also with requirements specified in 2.107.05.G.1 through 6 below. (9/18)
- G. Proposals to develop properties outside of Area C of the Keizer Station shall require approval of a master plan and compliance with the following: (4/08)
1. *Pedestrian access, safety and comfort.* (4/08)
 - a. To ensure safe, direct, and convenient pedestrian circulation, development shall provide a continuous pedestrian and/or multi-use path system. (4/08)
 - b. The pathway system shall extend throughout the development site and connect to all future phases of development, adjacent trails, public parks and open space areas wherever possible. (4/08)
 - c. Pathways with developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets and parking areas. (4/08)
 - d. For all developments subject to master plan review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable. (4/08)
 - e. Recessed entries, canopies, and/or similar features shall be used at the entries to a building in order to create a pedestrian scale. (4/08)
 - f. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines. (4/08)
 2. *Vehicular movement.* (4/08)
 - a. Encourage traffic to enter and exit the development at locations in a safe manner. (4/08)
 3. *Crime prevention and security.* (4/08) Crime prevention shall be considered in the site design through application of all of the following guidelines: (4/08)
 - a. *Territoriality.* All proposed building entrances, parking areas, pathways and other elements are defined with appropriate features that express ownership. For example, landscaping, fences,

pavement treatments, art and signs are some physical ways to express ownership through design. Such features should not conflict with the need for natural surveillance, as described in b.; and (4/08)

- b. *Natural surveillance.* The proposed site layout, building and landscape design promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering between commercial uses and lower density residential districts, and then shall be minimized; and (4/08)
 - c. *Activity support.* The proposed site layout and building design encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining; and (4/08)
 - d. *Access control.* By properly siting and designing entrances and exits (i.e., in clear view from the store) and through the appropriate use of lighting, signs and/or other features, the proposed plan controls access in ways that discourage crime; and/or (4/08)
 - e. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines. (4/08)
4. ~~*Reduced parking.* (4/08) Reduce or waive minimum off-street parking standards. The applicant may request a reduction to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility, availability of transit service, and likelihood of carpool use; and adjacent on-street parking. The parking study is subject to review and approval or modification by the city. (4/08)~~
5. *Creating and protecting public spaces.* (4/08)
- a. The development provides an appropriate amount of public space as determined by the city council in addition to sidewalks and landscaping. (4/08)
 - b. Public space may be a landscaped open space or plaza with pedestrian amenities, as approved by the city council. (4/08)
6. *Human scaled building design.* (4/08)
- Building façades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and design character of a development. The city council may determine architectural character, continuity of building sizes, roof forms, rhythm of window and door spaces and the general relationship of buildings to public spaces such as street, plazas, other open space and public parking. (4/08)
- The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines. (4/08)

In addition, the provisions within section 3.113 apply. (9/18)

- H. Proposals to develop properties in RCOD are subject to use regulations in section 2.130. (12/19)

Sec. 2.107.07. Development standards.

All development in the MU zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)

- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the MU zone shall comply with the following standards: (5/98)
1. Single-family detached dwellings, duplexes, triplexes, quadplexes, townhouses, and cottage cluster developments shall comply with the design standards in section 2.314. (6/22)
 2. Residential structures with five or more attached dwelling units and nonresidential structures shall comply with the provisions in section 2.315, development standards. (6/22)
 3. For MU zoned property fronting Cherry Avenue south of Manbrin Drive, residential use shall occupy no less than 35 percent and no more than 65 percent of the building floor area on any property. (5/98)
- C. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in section 2.309. The minimum landscaped area requirements shall be as follows: (5/98)
- Commercial development: 15 percent.
 - Mixed commercial and residential development: 20 percent.
 - Residential development: 25 percent.
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: (5/98)
- Commercial development: 85 percent.
 - Mixed commercial and residential development: 80 percent.
 - Residential development (except cottage clusters) (6/22): 75 percent.
- I. *Density.* For property zoned MU as identified in the Keizer Station Plan, the minimum density for subdivisions, partitions, multifamily or any residential development shall be a minimum eight units per acre and a maximum 24 units per acre for single-family detached and 25 units per acre for townhouses, except there shall be no maximum density for duplexes, triplexes, quadplexes, and cottage clusters, and there shall be no minimum residential density requirement for multifamily development within a mixed use building. (6/22)
- J. Proposals to develop properties in RCOD are subject to development standards in section 2.130. (12/19)

2.108. COMMERCIAL OFFICE (CO)

Sec. 2.108.06. Development standards.

All development in the CO zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations. If a conflict exists with a specific standard found in this section and a standard found elsewhere in this ordinance, the standard in this section shall govern. (5/98)

- A. *Off-street parking.*
 1. Parking ~~shall be~~ as specified in section 2.303. ~~In the event that on-street parking is provided, on-street parking that abuts the property can be used to meet the standard.~~ (5/98)
 2. ~~If provided, p~~Parking must be located to the side or rear of newly constructed buildings. If located on the side, parking is limited to 50 percent of the street frontage. (5/98)
 3. ~~No off-street parking is required for uses above the ground floor.~~ (5/98)
 4. ~~The off-street parking requirement for residential uses is one space per unit.~~ (5/98)
 5. ~~If mixed uses on the ground floor exhibit peak parking demand at different times, the resulting parking requirement is limited to the number of spaces generated at the highest combined peak demand at any one particular time. (For example, if there is a movie theater exhibiting peak parking demand between 7:00 and 10:00 p.m. with a total requirement of 100 spaces and a pet store exhibiting peak demand between 1:00 and 5:00 p.m. with a requirement of 50 spaces, the total requirement for the building would be 100 spaces.)~~ (5/98)
- B. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- C. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- D. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- E. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- F. *Storage, trash, and service functions.* Storage areas, trash, recycling, utilities and other service functions shall be located within the main structure if possible. If any of the above functions are located outside the main structure, the area containing the function must be screened with a solid, durable structure that is architecturally related to the building. (5/98)
- G. *Landscaping, general.* All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in section 2.309. landscaped area requirements shall be as follows: (5/98)

	<i>The minimum</i>
Commercial development:	10%
Mixed commercial and residential development:	15%
Residential development:	20%

- H. *Landscaping, parking lots.* One tree shall be provided for every eight parking spaces provided in parking lots. The trees shall be dispersed throughout the parking lot in minimum four-by-four-foot planters located between parking spaces. (5/98)
- I. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: (5/98)

	<i>Max.</i>	<i>Min.</i>

Commercial development:	90%	50%
Mixed commercial and residential development:	85%	50%
Residential development:	80%	50%

- J. *Density*. The maximum residential density shall be 24 units per acre, and minimum residential density shall be eight units per acre. Developments limited exclusively to residential uses and containing less than eight dwelling units per acre are allowed if they comply with the following: (5/98)
1. No more than 50 percent of the property shall be occupied. The occupied area shall include all buildings, accessory structures, driveways, parking and required landscaping. (5/98)
 2. The remaining undeveloped portion of the property shall be in one contiguous piece. Access to a public street, in conformance with ordinance requirements, shall be available. The undeveloped portion shall have sufficient width and depth to be developed for additional residential, or commercial, uses. (5/98)

2.109. COMMERCIAL RETAIL (CR)

Sec. 2.109.08. Development standards.

All development in the CR zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations. If a conflict exists with a specific standard found in this section and a standard found elsewhere in this ordinance, the standard in this section shall govern. (5/98)

- A. *Off-street parking.*
 - 1. Parking shall be as specified in section 2.303. ~~In the event that on-street parking is provided, on-street parking that abuts the property can be used to meet the standard.~~ (5/98)
 - 2. ~~No off-street parking is required for uses above the ground floor.~~ (5/98)
 - 3. ~~The off-street parking requirement for residential uses is one space per unit.~~ (5/98)
 - 4. ~~If mixed uses on the ground floor exhibit peak parking demand at different times, the resulting parking requirement is limited to the number of spaces generated at the highest combined peak demand at any one particular time. (For example, if there is a movie theater exhibiting peak parking demand between 7:00 and 10:00 p.m. with a total requirement of 100 spaces and a pet store exhibiting peak demand between 1:00 and 5:00 p.m. with a requirement of 50 spaces, the total requirement for the building would be 100 spaces).~~
- B. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- C. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- D. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- E. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- F. *Storage, trash, and service functions.* Storage areas, trash, recycling, utilities and other service functions shall be located within the main structure if possible. If any of the above functions are located outside the main structure, the area containing the function must be screened with a solid, durable structure that is architecturally related to the building. (5/98)
- G. *Landscaping, general.* All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in section 2.309. The minimum landscaped area is ten percent. (5/98)
- H. *Landscaping, parking lots.* One tree shall be provided for every eight parking spaces provided in parking lots. The trees shall be dispersed throughout the parking lot in minimum four by four-foot planters located between parking spaces. (5/98)
- I. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: (5/98)

	Max	Min
Commercial development	90%	50%

2.110. COMMERCIAL MIXED USE (CM)

Sec. 2.110.07. Development standards.

All development in the CM zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements. If a conflict exists with a specific standard found in this section and a standard found elsewhere in this ordinance, the standard in this section shall govern. (5/98)

- A. *Off-street parking.*
 - 1. Parking ~~shall be~~ as specified in section 2.303. ~~In the event that on-street parking is provided, on-street parking that abuts the property can be used to meet the standard.~~ (5/98)
 - 2. ~~No off-street parking is required for uses above the ground floor.~~ (5/98)
 - 3. ~~The off-street parking requirement for residential uses is one space per unit.~~ (5/98)
 - 4. ~~If mixed uses on the ground floor exhibit peak parking demand at different times, the resulting parking requirement is limited to the number of spaces generated at the highest combined peak demand at any one particular time. (For example, if there is a movie theater exhibiting peak parking demand between 7:00 and 10:00 p.m. with a total requirement of 100 spaces and a pet store exhibiting peak demand between 1:00 and 5:00 p.m. with a requirement of 50 spaces, the total requirement for the building would be 100 spaces.)~~
- B. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- C. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- D. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- E. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- F. *Storage, trash, and service functions.* Storage areas, trash, recycling, utilities and other service functions shall be located within the main structure if possible. If any of the above functions are located outside the main structure, the area containing the function must be screened with a solid, durable structure that is architecturally related to the building. (5/98)
- G. *Landscaping, general.* All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in section 2.309.
 - 1. The minimum landscaped area requirements shall be as follows:

Commercial development	10%
Mixed commercial and residential development	15%
Residential development	20%

- 2. Properties located within Area B as defined in the Keizer Station Plan shall have a 20-foot landscape buffer along all property lines adjacent to any residential zone. Landscape and buffer requirements shall be met as defined in the Keizer Station Plan. (12/03)
- H. *Landscaping, parking lots.* One tree shall be provided for every eight parking spaces provided in parking lots. The trees shall be dispersed throughout the parking lot in minimum four by four-foot planters located between parking spaces. (5/98)
- I. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows: (5/98)

	<i>Max.</i>	<i>Min.</i>
Commercial development	90%	50%
Mixed commercial and residential development	85%	50%
Residential development	80%	50%

- J. *Density.* The maximum residential density shall be 24 units per acre and minimum residential density shall be eight units per acre. Developments limited exclusively to residential uses and containing less than eight dwelling units per acre are allowed if they comply with the following: (5/98)
1. No more than 50 percent of the property shall be occupied. The occupied area shall include all buildings, accessory structures, driveways, parking and required landscaping. (5/98)
 2. The remaining undeveloped portion of the property shall be in one contiguous piece. Access to a public street, in conformance with ordinance requirements, shall be available. The undeveloped portion shall have sufficient width and depth to be developed for additional residential, or commercial, uses. (5/98)

2.112 COMMERCIAL GENERAL (CG)

Sec. 2.112.06. Development standards.

All development in the CG zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the CG zone shall comply with the development standards in section 2.315. A caretaker's dwelling shall comply with the design standards in section 2.314. (5/98)
- C. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of ten percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The combined maximum building and parking area coverage shall not exceed 90 percent. (5/98)

2.113. INDUSTRIAL BUSINESS PARK (IBP)

Sec. 2.113.06. Development standards.

- A. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the IBP zone shall comply with the development standards in section 2.315. (5/98)
- B. *Location standards.* (5/98)
 - 1. Each IBP district shall have direct access onto an arterial or collector street. (5/98)
 - 2. Access to a local street abutting the district shall not be permitted from any lot within the IBP district, except that access may be permitted to a local street if 75 percent of the property is zoned industrial or designated industrial in the Keizer Comprehensive Plan along both sides of the street for a distance of 600 feet from the center line of a proposed access in both directions along the street, or for the distance from said centerline to the next intersecting arterial or collector street in both directions, whichever is less. (5/98)
 - 3. Calculation of the percent of industrial property shall be based upon the street frontage of properties having frontage on the local street within the described distance of the centerline of the proposed access. (5/98)
 - 4. The zoning administrator may require street right-of-way and improvements for streets abutting or within the IBP district in accordance with the development code, except that for local streets to which access is not allowed under 2 above, the zoning administrator may only require right-of-way dedication, and not improvements. (5/98)
- C. *Height.* Within the IBP district buildings and structures erected, altered or enlarged shall not exceed 100 feet in height, except for the area within 50 feet of any residential zone where the maximum height shall be 15 feet. (5/98)
- D. *Lot area and dimensions.* There are no minimum lot area requirements in an IBP district. (5/98)
- E. *Yards adjacent to streets.* Within an IBP district:
 - 1. Along the full extent of each lot line adjacent to a street, there shall be a required yard 20 feet in depth. (5/98)
 - 2. Setbacks for accessory building and structures, except fences, shall be the same as for primary buildings. (5/98)
 - 3. No parking will be allowed in required yards. (5/98)
 - 4. No buildings or structures except transit shelters approved by the Salem Area Transit District shall be permitted in a required yard adjacent to a street. (5/98)
- F. *Yards adjacent to other districts.* (5/98)
 - 1. Where an IBP district within the Keizer Station Plan abuts any other district, except another I district, directly or across an alley, there shall be a required yard 40 feet in depth adjacent to the lot line separating the IBP district from the abutting district. (5/98)
 - 2. Where an IBP district not within the Keizer Station Plan abuts any other district, except another I district, directly or across an alley, there shall be a required yard 15 feet in depth, plus one foot of depth for each foot of building height over ten feet, adjacent to the lot line separating the IBP district from the abutting district. (5/98)

3. Where an IBP district within the Keizer Station Plan abuts another I district, directly or across an alley, there shall be a required yard 20 feet in depth adjacent to the lot line separating the IBP district from the abutting district. (5/98)
 4. No buildings or structures shall be permitted in a required yard adjacent to an abutting district. (5/98)
 5. All parking shall be set back at least 20 feet from the lot line separating the IBP district from the abutting district. (5/98)
 6. Driveways shall be set back at least 20 feet from the lot line separating the IBP district from the abutting district, except where the driveway provides direct access to the abutting property or to a street. (5/98)
- G. *Side and rear yards.* Notwithstanding section 2.113.05.F, there are no side or rear yard requirements in the IBP district except:
1. As may be required for a yard adjacent to another district as defined above. (5/98)
 2. Where a side or rear yard is not required but is provided it shall:
 - a. Be at least ten feet in depth;
 - b. Not include buildings, structure, parking or driveways; and
 - c. Be landscaped. (5/98)
 3. Driveways and accessways shall set back at least ten feet from property lines, except where the driveway or accessway provides direct access to an adjacent street, or where a common driveway is provided along a lot line between two separately owned properties. In case of the latter exception, at least ten feet of landscaped yard shall exist parallel and along each side of the common driveway. (7/06)
- H. *Lot coverage.* Each lot within an IBP district shall have a least 20 percent of its gross area landscaped; that portion of the required yards, which are landscaped, may be included in the calculation to meet the 20 percent landscaped area. (5/98)
- I. *Open storage.*
1. Open storage of materials and equipment is prohibited in required yards but is otherwise permitted, provided that such storage is enclosed with a sight-obscuring fence, wall or berm at least six feet in height, or a sight-obscuring hedge no less than four feet in height and capable of obtaining a height of six feet within two years, any of which shall be located on the property at the required set back line in the same manner as if such berm, fence, wall, or hedge were a building. (5/98)
 2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
- J. *Landscaping.*
1. Landscaping shall meet the requirements of the Keizer Development Code as well as the following requirements. (5/98)
 2. Required yards shall include the following plant materials: (5/98)

Number of Plant Units or Square Feet of Living Ground Cover
Per 1,000 Square Feet of Landscaped yard

<i>Plant Type</i>	<i>Boundary of IBP District</i>	<i>Other Locations</i>
Trees	2	1
Shrubs	5	3
Evergreens and conifers	1	

Living ground cover	500 sq. ft.	500 sq. ft.
---------------------	-------------	-------------

3. Plant units shall be distributed not less than two units per each 100 linear feet of boundary or lot line and each ten feet of depth. (5/98)
 4. Plant units meeting the above standards shall also be planted and maintained in any planting strip or area within the public right-of-way adjacent to a use. Trees within the planting strip shall be in conformance with city standards for street trees. (5/98)
- K. *Off-street parking and loading:* ~~Within an IBP district, all uses shall meet the requirements of the parking chapter of the Keizer Development Code as well as the additional requirements of this section:~~
1. *Parking.*
 - a. All provided parking shall be set back at least ten feet from all interior property lines. (5/98)
 - b. ~~Transit stop(s) approved, as to location, design and construction, by the Keizer Area Transit District may satisfy five percent of the parking space requirements for building sites located within 400 feet of any such transit stop(s). (5/98)~~
 - c. ~~A ride-sharing program approved by the director of public works may satisfy five percent of the parking space requirements. (5/98)~~
 - d. ~~Bicycle parking at a ratio of one bicycle space for each 20 vehicle parking spaces may satisfy three percent of the parking space requirements. (5/98)~~
 2. *Loading.*
 - a. All loading spaces shall be screened from adjacent property by a sight-obscuring fence, wall, hedge, or berm at least four feet in height. (5/98)
 - b. Loading docks and loading doors shall be screened from the street by landscaping and shall be offset from driveway openings. (5/98)
- L. *Lighting.* Exterior lights fixtures shall be so located and designed that the light source, viewed by an observer five feet above the ground and five feet outside the boundary of the IBP district, shall within 50 feet of the base of the light standard be either:
1. Completely shielded from direct view; or (5/98)
 2. Not greater than five footcandles. (5/98)

2.114. GENERAL INDUSTRIAL (IG)

Sec. 2.114.07. Development standards.

All development in the IG zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the IG zone shall comply with the development standards in section 2.315. A caretaker's dwelling shall comply with the design standards in section 2.314. (5/98)
- C. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of ten percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The combined maximum building and parking area coverage shall not exceed 90 percent. (5/98)
- I. *Open storage.* Open storage of materials used for the manufacture or assembly of goods, and equipment, is prohibited in required yards but is otherwise permitted, provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of eight feet in height. (5/98)

2.115. AGRICULTURAL INDUSTRIAL (AI)

Sec. 2.115.07. Development standards.

All development in the AI zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Nonresidential subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/01)
- C. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the AI zone shall comply with the development standards in section 2.315. (5/98)
- D. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of ten percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The combined maximum building and parking area coverage shall not exceed 90 percent. (5/98)
- I. *Open storage.* (5/98)
 - 1. Open storage of materials used for the manufacture or assembly of goods, and equipment, is prohibited in required yards but is otherwise permitted, provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of eight feet in height. (5/98)
 - 2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
 - 3. Landscaping shall screen open storage over six feet in height above the elevation of the storage area. (5/98)
- J. *Easement/waiver.* As a condition of approval of any building permit or land use action in the AI zone, and as a precondition of any occupancy permit, the property owner shall sign and cause to be recorded in the real property records of Marion County a document granting an easement and a waiver of claims with regard to impacts from the Willow Lake Wastewater Treatment Plant. Such easement/waiver shall be approved by the city attorney and be in substantially the same form as that attached to that certain Willow Lake Settlement Agreement executed by Salem, Marion County and Keizer. The recorded easement/waiver shall also be referenced on the plat of any partition, subdivision or PUD. (5/01)

2.116. PUBLIC (P)

Sec. 2.116.06. Development standards.

All development in the P zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Subdivisions and partitions.* Land divisions shall be reviewed in accordance with the provisions of section 2.310. (5/98)
- C. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)
- D. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- E. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- F. *Landscaping.* A minimum of 20 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- G. *Lot coverage.* The combined maximum building and parking area coverage shall not exceed 80 percent. (5/98)
- H. *Open storage.* Open storage of materials used for the manufacture or assembly of goods, and equipment, is prohibited in required yards, but is otherwise permitted, provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of eight feet in height. (5/98)

2.118. URBAN TRANSITION (UT)

Sec. 2.118.03. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit (see section 2.118.04): (9/19)

- A. For parcels one-half acre or larger, any permitted use listed in the most restrictive zone in this zoning ordinance that can be applied in the applicable comprehensive plan designation, subject to meeting the criteria in section 3.103.03, as well as section 2.118.04. (9/19)
- B. Commercial and industrial activities in conjunction with farm or forest use occurring on the same parcel. (9/19)
- C. Use of a mobile home as a temporary hardship dwelling, subject to section 2.406. (5/98)
- D. Child foster home for six, seven or eight children, providing such home: (6/99)
 1. Is properly accredited by the Council on Accreditation of Child and Family Programs; (6/99)
 2. Be located on a lot of no less than 16,000 square feet; (6/99)
 3. The lot shall be located on an arterial or major collector street; (6/99)
 4. Shall be no less than 2,400 square feet in size, excluding attached garages, carports, patios, and all unfinished space; (6/99)
 5. Shall have setbacks for all structures of no less than 16 feet on each side and 30 feet along the back of the property; (6/99)
 6. ~~Shall have usable paved off-street parking for no less than six vehicles, plus one additional usable off-street paved parking space is to be provided for each foster child that owns or is the principal driver of any vehicle; (6/99)~~
 7. At least one-half of the lot area (no less than 8,000 square feet) shall consist of open space, grass and landscaping, including landscaping area at least eight feet wide for permanent visual screening along the sides and back of the property (which landscaping along sides and back of the property shall be designed for a minimum height of no less than six feet after five years). Decks, patios, paved areas, and parking areas (paved or unpaved) shall not be included when calculating the amount of required open space, grass and landscaping; (6/99)
 8. Is not located within one-half mile of another child foster home of six to eight children, as measured between the closest lot lines of the existing child foster home and the proposed child foster home. (6/99)

All child foster homes shall meet all applicable laws and regulations, including, but not limited to, applicable building codes.(6/99)

Sec. 2.118.08. Other development standards.

All development in the UT zone shall comply with the applicable provisions of this ordinance. The following includes referenced items as well as additional development requirements and recommendations:

- A. *Off-street parking.* Parking ~~shall be~~ as specified in section 2.303. (5/98)
- B. *Subdivisions and partitions.* Land divisions shall comply with provisions of section 2.310. (5/98)
- C. *Yards and lots.* Yards and lots shall conform to the standards of section 2.312. (5/98)

- D. *Design standards.* Unless specifically modified by provisions in this section, buildings located within the UT zone shall comply with the following standards: (5/98)
 - 1. Single-family homes shall comply with the design standards in section 2.314. (5/98)
- E. *Signs.* Signs shall conform to the requirements of section 2.308. (5/98)
- F. *Accessory structures.* Accessory structures shall conform to requirements in section 2.313. (5/98)
- G. *Landscaping.* A minimum of 30 percent of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in section 2.309. (5/98)
- H. *Lot coverage.* The maximum coverage allowed for buildings, accessory structures and paved parking shall be 70 percent. (5/98)

2.119. GENERAL EMPLOYMENT (EG)

Sec. 2.119.12. Development standards.

A. *Height, setback, coverage, and landscaping requirements. (7/06)*

Development Type	Building Standards		Building Setbacks				Minimum Landscaping
	Maximum Height	Maximum Lot or Parcel Coverage	Street Side		Side/Rear Not Adjacent to Residential zone	Adjacent to Residential zone	Percentage of Lot or Parcel Area
			Min	Max			
Commercial (2.119.05 & .06)	100 ft. (1)	85% (2)	10 ft.	20 ft. (3)	None	40 ft.	15% (5)(6)
Industrial (2.119.03 & .04)	100 ft./15 ft. within 50 of any residential zone (1)	80% (2)	10 ft.	None	None	40 ft.	20% (5)(6)

(1) *Height exceptions.* Exceptions to the maximum height standard are stated below.

- a. Projections allowed. Chimneys, flag poles, satellite receiving dishes, and other items similar with a width, depth, or diameter of five feet or less may rise ten feet above the height limit, or five feet above the highest point of the roof, whichever is greater. If they are greater than five feet in width, depth, or diameter, they are subject to the height limit.
- b. Rooftop mechanical equipment. All rooftop mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment which cumulatively covers no more than ten percent of the roof area may extend ten feet above the height limit.
- c. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit.

(2) *Maximum lot coverage allowed for buildings, accessory structures and paved parking.*

(3) *Alternative maximum setback option for large commercial uses.*

- a. *Purpose.* The intent of these regulations is to allow significantly deeper street setbacks for very large retail stores locating along transit street or street in a pedestrian district in exchange for a pedestrian and transit-friendly main street type of development. These large commercial sites can still be transit-supportive and pedestrian-friendly by placing smaller commercial buildings close to the street and by creating an internal circulation system that is similar to streets to separate the parking area into blocks. The intent is to encourage development that will, over time, form a pedestrian-friendly main street along the perimeter of the parking blocks. (2/03)
- b. *Regulation.* Commercial buildings that exceed 100,000 square feet of floor area are exempt from the maximum setback requirements identified in section 2.119.10.A, provided the pedestrian system connects buildings on the site to all adjacent properties. (2/03)

- (4) *Landscaping.* All required yards, except driveways, are required to be landscaped; that portion within the required yard, which is landscaped, may be included in the calculation to meet minimum landscape area requirements. Landscaping shall meet all applicable standards identified in section 2.309 of the Keizer Development Code. In addition to landscaping provisions identified in section 2.309, landscaping for properties within the EG zone shall be defined as follows: (7/06)

Landscaped area must be native or non-native trees, vegetation, ponds, rocks, ground cover, bark chips, cinders, terraces, vegetable or flower gardens, trellises, pathways, or structural features, including, but not limited to, fountains, reflecting pools, outdoor art work, screen walls, fences and benches, which reasonably requires and continues to reasonably require human management to distinguish the area from a natural area. (7/06)

Within the EG zone, landscape area requirements may be determined by the city council to have a portion of landscaped or streetscaped area within the right-of-way to be included within the minimum landscape area requirement. (2/03)

- (5) *Streetscaping.*

- a. "Streetscaping" is defined as pedestrian-oriented improvements to property. "Streetscaping" may include, but is not limited to, walkways with varied materials (other than plain concrete or asphalt), art features, water features, planters, benches, hanging plant baskets, and plazas. (7/06)
- b. In accordance with section 3.113 (Keizer Station Master Plan), at the time of master plan approval by the council, the council may determine if streetscaped areas may be included in the minimum landscape area for a proposed development. (9/18)

- (6) *Parking.*

- a. *Averaging.* KSP areas are master planned and as such are designed to be both planned and developed as a whole. Shared parking is encouraged in master planned areas. ~~Therefore, parking within the KSP areas, subject to a master plan, shall be deemed to meet the maximum and the minimum parking requirements set forth in the city's Code so long as a parking plan is approved that contains a total number of parking spaces which is neither above the aggregate maximums nor below the aggregate minimums which result when parking requirements for the individual uses within the parking plan are calculated separately and the resulting maximums and minimums are totaled.~~ (7/06)
- b. ~~*Modify or waive off-street parking standards.* The applicant may request a modification to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility; availability of transit service and likelihood of carpool use; and adjacent on-street parking. The parking study is subject to review and approval or modification by the city.~~ (7/06)

- B. *Design standards.* All development in the EG zone shall comply with applicable standards in section 2.315 of the Keizer Development Code, in addition to the standards below: (7/06)

1. Exterior display, storage, and work activities.
 - a. Exterior display and storage is allowed. Exterior display and storage shall not be located within required setbacks nor required landscaped areas. Exterior display and exterior storage areas shall not be located within 100 feet of any property line within 60 feet of a residential zone. (2/03)
 - b. Exterior work activities are allowed in the areas identified for industrial development. Exterior work activities shall not be located within required setbacks nor required landscaped areas. Such exterior work activities shall not be located within 100 feet of any property line within 60 feet of a residential zone. (2/03)

2. All development must comply with the applicable standards identified in the Keizer Development Code, including, but not limited to, the following: (1/23)

Section 2.125	Activity Center Overlay Zone
Section 2.3	General Development Standards
Section 2.301	General Provisions
Section 2.302	Street Standards
Section 2.303	Off-Street Parking and Loading
Section 2.305	Transit Facilities
Section 2.306	Stormwater Management
Section 2.307	Utility Lines and Facilities
Section 2.308	Signs
Section 2.309	Site and Landscaping Design
Section 2.310	Development Standards for Land Divisions
Section 2.312	Yard and Lots Standards
Section 2.315	Development Standards
Section 2.4	Special Uses

2.130 RIVER-CHERRY OVERLAY DISTRICT (RCOD)

Sec. 2.130.05. Dimensional and development standards.

The following subsections indicate dimensional standards and development standards required in the RCOD. These standards supplement, and in some cases replace, the development standards in the underlying zoning districts. Where the standards set forth in this section conflict with standards in the underlying zoning districts, the RCOD development standards set forth in this section shall control. (12/19)

Section 2.130.09 provides dimensional and development standards for Centers. For properties located within Centers, the standards of section 2.130.09 shall supersede the standards of this section. (12/19)

A. *Dimensional standards.*

1. *Minimum lot dimension requirements.* (6/22)

Table 2.130.05-1: Minimum Lot Size and Average Width Standards, by Development Type

Zone	Dimension	Townhouse	Single-Family Detached & Duplex	Triplex	Quadplex & Cottage Cluster	Multifamily
MU	Lot size	1,500 sq. ft.	3,000 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	None (use density only)
	Average width	20 feet	30 feet	30 feet	30 feet	(defer to underlying zone)
RM	Lot size	1,500 sq. ft.	3,000 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	None (use density only)
	Average width	20 feet	30 feet	30 feet	30 feet	(defer to underlying zone)
RS	Lot size	1,500 sq. ft.	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	N/A
	Average width	20 feet	35 feet	35 feet	35 feet	N/A

B. *Development standards.*

1. *Minimum landscaping and maximum lot coverage.* The minimum landscaping and maximum lot coverage standards are provided in the following table. Minimum landscaping for a property shall include all required yards. Landscaped areas shall be landscaped as provided in sections 2.309 and 2.130.06. Maximum lot coverage shall include all buildings, accessory structures, and paved parking areas. (12/19)

Table 2.130.05-2: Minimum Landscaping and Maximum Lot Coverage Standards

Zone	Minimum Landscaping	Maximum Lot Coverage (1)
MU	Commercial: 10%	Commercial: 90%
	Mixed use: 15%	Mixed use: 85%
	Residential: 15%	Residential: 85%
RM	15%	85%

RS	15%	85%
----	-----	-----

(1) Lot coverage standards do not apply to cottage cluster development. (6/22)

2. *Residential density.* The minimum and maximum density for subdivisions, partitions, multifamily or any residential development shall be as follows: (6/22)

Table 2.130.05-3: Minimum and Maximum Residential Density Standards

Zone	Minimum Density (1)	Maximum Density (1)
MU	12 units per acre (2)	28 units per acre (4)
RM	8 or 10 units per acre (3)	14 or 24 units per acre (3)(4)
		25 units per acre for townhouses
RS	6 units per acre	10 units per acre (4)
		25 units per acre for townhouses

(1) Accessory residential housing units are included in the minimum density calculations but are not included in the maximum density calculations. (7/21)

(2) There shall be no minimum residential density requirement for multifamily development within a mixed use building.

(3) For property designated medium density in the comprehensive plan, the minimum density shall be eight units per acre; the maximum density shall be 14 units per acre. For property designated medium-high density in the comprehensive plan, the minimum density shall be ten units per acre; the maximum density shall be 24 units per acre.

(4) Maximum density does not apply to duplexes, triplexes, quadplexes, or cottage cluster housing. (6/22)

3. *Off-street automobile parking requirements.* (12/19)

- a. *Applicability.* (12/19)

- i. ~~The provisions of this~~This section shall apply to new development or redevelopment in the RCOD, as defined in section 2.130.03. (12/19)

- ii. A change in the use of a building or structure from one permitted use to another permitted use shall not require additional parking ~~spaces otherwise required for new development or redevelopment under the provisions of section 2.130.05.3.b or of section 2.303.~~ (12/19)

- b. *Off-street automobile parking requirements*(12/19). Off-street parking, when provided, shall not be provided in the amount ~~not less or~~ more than the ~~minimum and~~ maximum amounts listed below. (12/19)

Table 2.130.05-4: ~~Minimum and~~ Maximum Off-Street Parking Requirements (6/22)

Land Use Activity	Spaces Required
Recreation facility	Minimum: 1 space per 300 sq. ft.
	Maximum: 1 space per 133 sq. ft.
Personal services	Minimum: 1 space per 400 sq. ft.
	Maximum: 1 space per 233 sq. ft.
Retail	Minimum: 1 space per 400 sq. ft.
	Maximum: 1 space per 200 sq. ft.

Eating/drinking establishment	Minimum: 1 space per 200 sq. ft.	
	Maximum: 1 space per 83 sq. ft.	
Single-family, duplex, triplex, quadplex, townhouse, cottage cluster	Minimum: 1 per dwelling unit	
	Maximum: 3 spaces per dwelling	
Single-family dwellings having their access via an access easement, on a street restricting on-street parking, or a flag lot (7/21)	Minimum: 2 per dwelling unit	
	Maximum: 3 per dwelling unit	
Multifamily types	Minimums:	
		1 space per 1-bedroom unit or studio; or
		1.25 spaces per 2-bedroom unit; or
		1.5 spaces per 3 or more bedroom units
	Maximums:	
		1.5 spaces per 1.5-bedroom unit or studio; or
		2.25 spaces per 2-bedroom unit + 1.5 spaces for every 10 additional units; or
		2.25 spaces per 3 or more bedroom units + 1.5 spaces for every 10 additional units

All other land use activities shall be subject to the parking requirements of section 2.303.06.A. (12/19)

- c. Allowances for parking reduction in section 2.303.06.B and parking increase 2.303.06.C shall apply in the RCOD. Within designated centers, additional reductions to required off-street parking may also be provided per section 2.130.09.B.2. (12/19)
4. Flexibility for mixed use development. (12/19) The following provisions are intended to provide additional flexibility for mixed use development within the RCOD. These provisions shall apply if an applicant wishes to consolidate one or more parcels zoned mixed use (MU) with one or more adjacent and contiguous residentially zoned parcels. The residentially zoned portions of the consolidated site may develop with any use permitted in the MU zone, provided the following requirements are met: (12/19)
- a. One new housing unit shall be provided for each existing housing unit that is displaced by the redevelopment of the site. (12/19)
 - b. Buffering and screening shall be provided between any multifamily, mixed use, or nonresidential uses developed on-site and any adjacent residentially zoned parcel, pursuant to KDC section 2.309.05. (12/19)
- C. Standards for accessory residential housing. (12/19) Accessory residential housing in the RCOD is subject to the following development standards. Where the standards set forth in this subsection conflict with standards in section 2.403 (Accessory Dwelling Unit), the standards set forth in this subsection shall control. (6/23)

1. *Number of dwelling units.* Up to two accessory housing units are permitted per lot. If two units are proposed, one of the units shall be attached. If one unit is proposed, that unit may be attached to, or detached from the primary residence. (12/19)
2. *Parking.* No ~~additional~~ parking is required for the accessory housing unit. Existing parking ~~required~~ for the primary residence must be maintained or replaced on-site following development of accessory housing units. (12/19)

Sec. 2.130.09. Dimensional and development standards in centers.

The following subsections indicate dimensional standards and development standards required within designated centers in the RCOD. These standards supplement, and in some cases replace, the general standards for the RCOD provided in section 2.130.05, as well as in the underlying zoning districts. Where the standards set forth in this section conflict with standards in section 2.130.05 or in the underlying zoning districts, the standards of this section shall control. (12/19)

A. Dimensional standards in centers.

1. Minimum and maximum front yard setback requirements. (12/19)
 - a. The following front yard setback standards apply to multifamily, commercial, and mixed use development on properties fronting on River Road, Lockhaven Drive, Chemawa Road, and Cherry Avenue within designated centers: (12/19)

Table 2.130.09-1: Front Yard Setback Standards in Centers

Zone	Front Setbacks	Multifamily	Commercial or Mixed Use
MU	Minimum	0 feet/6 feet (1)	0 feet/6 feet (1)
	Maximum	10 feet (2)	10 feet (2)
RM	Minimum	5 feet (3)	N/A

(1) A zero-foot setback is permitted on properties fronting River Road where right-of-way has already been provided or dedicated, consistent with the adopted 84-foot right-of-way width for arterials identified in the Keizer Transportation System Plan standards. Where such right-of-way is not already provided or dedicated, a minimum six-foot setback is required. (12/19)

(2) The maximum setback may be extended to 20 feet for up to 50 percent of the building façade if a plaza or other pedestrian open space is provided between the building and the sidewalk. The pedestrian open space must meet the standards of section 2.130.10.E. (12/19)

(3) Nonresidential development in the RM zone shall be subject to the same minimum and maximum setback standards as multifamily development. (12/19)

- b. Properties not subject to the setback standards listed in subsection a of this section are subject to the setback standards of the underlying base zone. (12/19)

B. Development standards in centers.

1. *Minimum landscaping and maximum lot coverage in centers.* (12/19) The minimum landscaping and maximum lot coverage standards for properties located in designated Centers are provided in the following table. Minimum landscaping for a property shall include all required yards. Landscaped areas shall be landscaped as provided in KDC sections 2.309 and 2.130.06. Maximum lot coverage shall include all buildings, including accessory structures consistent with the definition of lot coverage. (12/19)

Table 2.130.09-2: Minimum Landscaping and Maximum Lot Coverage Standards in Centers (12/19)

Zone	Minimum Landscaping	Maximum Lot Coverage
MU	Commercial: 5%	Commercial: 95%
	Mixed use: 10%	Mixed use: 90%
	Residential: 10%	Residential: 90%
RM	10%	90%
RS	10%	90%

2. ~~Reductions to minimum parking in centers. Within designated centers, the number of minimum required parking spaces provided in sections 2.130.05.B.3.b and 2.303 may be reduced by up to a total of 25 percent if the applicant can demonstrate the following: (12/19)~~

- a. ~~The site is served by transit and transit related amenities such as transit stops, pull-outs, shelters, park-and-ride lots are provided or will be provided as part of the development of the site. Allow up to a 20 percent reduction to the standard number of automobile parking spaces based on the level of amenities provided. This reduced parking allowance shall replace, not supplement, the ten percent allowance provided in KDC section 2.303.06.B. (12/19)~~
- b. ~~A transportation demand management (TDM) plan is in place that will demonstrably reduce parking demand. The parking reduction percentage shall be determined by the zoning administrator based on the TDM plan. (12/19)~~
- c. ~~Residential uses are targeted to populations with demonstrably lower parking needs (e.g., low-income households, seniors, etc.) or the site is developed with affordable housing reserved for those earning incomes at or below 80 percent of the area median income (AMI). Allow up to a ten percent reduction to the number of automobile parking spaces. (12/19)~~
- d. ~~The site has dedicated parking spaces for carpool or vanpool vehicles. Allow up to a five percent reduction to the standard number of automobile parking spaces. (12/19)~~
- e. ~~The site has at least 15 percent of its dedicated parking spaces for motorcycles, scooters, or electric carts. Allow up to a 20 percent reduction in the minimum required dimensions for up to five percent of the parking spaces. (12/19)~~
- f. ~~Pursuant to section 2.107, applications for sites in the MU zone may also request a reduction to or waiver of parking standards based on a parking impact study. (12/19)~~
- g. ~~An EV charging station is provided. Allow up to a five percent reduction. (12/19)~~
- h. ~~Use of shared parking facilities on one or more lots. This provision is not subject to the 25 percent maximum reduction. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking spaces on one or more lots when the peak hours of operation of the uses do not overlap, subject to the following: (12/19)~~
 - i. ~~The shared parking facility(ies) shall contain the same number of vehicle parking spaces required by the use which requires the greatest amount of parking per sections 2.130.05.B.3.b and 2.303; (12/19)~~
 - ii. ~~Satisfactory legal evidence shall be presented to the zoning administrator in the form of deeds, leases or contracts to establish the shared use and be recorded with the Marion County Recorder's Office against all properties involved; (12/19)~~

- iii. — Shared parking spaces must be within 300 feet of the uses, structures or parcels sharing such parking. (12/19)
 - iv. — If a shared use arrangement is subsequently terminated, or if the uses change, the requirements of the KDC shall apply to each use separately. (12/19)
3. — *Parking in mixed use projects in centers.* (12/19)
- a. — Mixed use projects shall include either uses that are contained in a single building (vertical mixed use) or in a group of single purpose buildings that share a single parking facility (horizontal mixed use). (12/19)
 - b. — The required minimum vehicle parking shall be determined using the following factors: (12/19)
 - i. — Uses above the ground floor. The minimum parking requirement shall be 50 percent of what is required for the use pursuant to section 2.303. (12/19)
 - ii. — Ground floor uses with peak hours of operation that do not overlap. The minimum parking requirement is determined by the number of spaces needed for the area of use with the highest peak demand. (12/19)
 - iii. — Ground floor uses with overlapping peak hours of operation shall be calculated in the aggregate. (12/19)
 - c. — Primary use, i.e., that with the largest parking demand within the development, at 100 percent of the minimum vehicle parking required for that use in sections 2.130.05.B.3.b and 2.303. (12/19)
 - d. — Secondary use, i.e., that with the second largest parking demand within the development, at 90 percent of the vehicle parking required for that use in sections 2.130.05.B.3.b and 2.303. (12/19)
 - e. — Subsequent use or uses, at 80 percent of the vehicle parking required for that use(s) in sections 2.130.05.B.3.b and 2.303. (12/19)
4. *Standards for auto-oriented uses and development.* (12/19)
- a. Applicability. The standards of this subsection apply to auto-oriented uses and development on properties fronting River Road, Lockhaven Drive, Chemawa Road, and Cherry Avenue within centers. For the purposes of this subsection, "auto-oriented uses and development" refers to the following uses: (12/19)
 - i. Gasoline service stations (section 2.419). (12/19)
 - ii. Drive-through windows or car service associated with eating and drinking places. (12/19)
 - iii. Vehicle sales and secondary repair (section 2.420). (12/19)
 - iv. Public utility structures and buildings. (12/19)
 - v. Recreational vehicle parks (section 2.412). (12/19)
 - vi. Structured automobile parking not associated with an allowed use. (12/19)
 - vii. Automotive dealers. (12/19)
 - viii. Automotive rental and leasing, without drivers. (12/19)
 - ix. Automotive repair shops (section 2.420). (12/19)
 - x. Automotive services, except repair (section 2.420). (12/19)

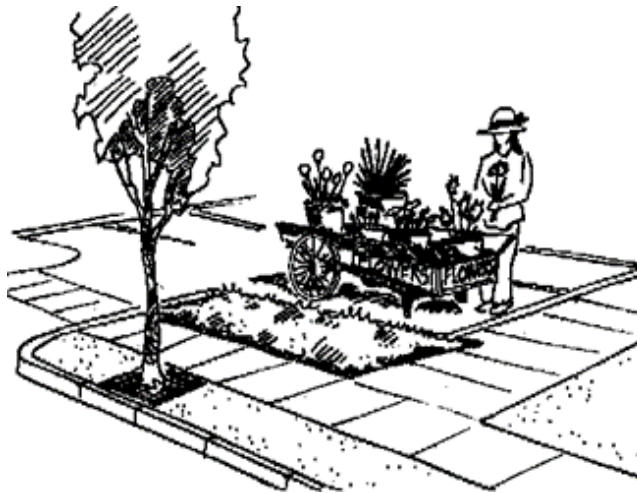
- xi. Utilities; secondary truck parking and material storage yard. (12/19)
- b. Auto-oriented uses and development in centers may be permitted, subject to obtaining a conditional use permit. Applicants must demonstrate how the proposed development either limits or mitigates the safety and aesthetic impacts of the auto-oriented use on the pedestrian environment. Possible strategies to limit/mitigate impacts include increased setbacks, provision of pedestrian-oriented amenities, screening and buffering from the right-of-way and from adjacent residential uses, and access management and control measures. These strategies shall be consistent with screening and other requirements in existing special use standards that address limiting and mitigating impacts. (12/19)

2.203. PERMITTED USES GENERALLY

Sec. 2.203.04. Permitted temporary uses.

The following temporary uses shall be permitted, subject to the following limitations and requirements:

- A. *Permitted activities.* Outdoor tree or fireworks sales are permitted in all zones except residential. Amusement and recreational service (SIC 799) and retail sales and services from a vehicle or temporary structure are permitted in all permitting zones, except residential, as a secondary use; however, houses of worship on arterial or collector streets may conduct any temporary use as described in this section. (2/01)



1. The uses are otherwise permitted to be outdoors in the zone. (5/98)
 2. The activity is located on the same lot for no more than 90 days in any calendar year. (5/98)
 3. ~~The required parking for the primary uses on the same lot is not reduced below ordinance requirements. (5/98)~~
 4. The use does not block driveways, driveway entrances or parking aisles. (5/98)
 5. The activity conforms to all signage requirements in section 2.308. (5/98)
 6. The activity conforms to all setback requirements applicable to the lot and zone. (5/98)
 7. The operator of a temporary use shall provide the required information, pay the applicable fee, obtain and display the required temporary business permit. (5/98)
 8. The operator of a temporary use shall obtain all permits required by other agencies, including those required for food handling and sales, and the sale of fireworks. (5/98)
- B. *Temporary construction facilities.* Mobile offices, temporary power equipment and temporary structures to house personnel and store equipment during construction, provided the structures are not used as dwellings. (5/98)
- C. *Produce stands.* Temporary roadside stands in conjunction with a farm use, provided:
1. Sales are limited to produce grown in the vicinity with at least 51 percent of the produce is grown on the premises. (5/98)
 2. ~~One off-street parking space is provided for each 100 square feet of floor area. (5/98)~~

3. The roadside stand is operated for no more than six months in any calendar year and only between official sunrise and sunset. (5/98)
- D. *Yard sales and auctions.* Yard sales in any residential zone, and auctions in commercial and industrial zones, provided there are not more than three sales in a calendar year with each sale not to exceed three consecutive days. Merchandise and signs shall remain on private property. (5/98)
- E. *Additional permitted temporary uses.* The city council may, by resolution, authorize additional permitted temporary uses during a specific event or festival. This may include setting forth reasonable types of uses, appropriate zones for such uses, temporary signs and any time restrictions the council finds necessary to protect the health, safety and welfare of the public. (5/04)
- F. *Temporary use of containers.* The temporary use of a portable storage container may be permitted, provided that the portable storage container is placed in a driveway, parking lot, or other paved surface area. A container must be placed on private property and cannot encroach or interfere with any sidewalk, public right-of-way, access way, or vision clearance area. A portable storage container may not be placed anywhere on a lot or parcel more than a total of 30 days in a calendar year. (3/12)

2.303. OFF-STREET PARKING AND LOADING

Sec. 2.303.01. Purpose.

The purpose of this section is to provide standards to ensure adequate areas for ~~the parking,~~ maneuvering, loading and unloading of vehicles and bicycles for all land uses in the City of Keizer. (12/15)

The provision of a minimum number of off-street parking spaces for vehicles is not a requirement of this Code. However, when provided, off-street vehicle parking spaces and areas are subject to applicable City codes and standards, including the standards in this Section.

Sec. 2.303.02. Scope.

~~The provisions of T~~this section shall apply to the following types of development: (5/98)

- A. *New building.* Any new building or structure erected after the effective date of this ordinance. (5/98)
- B. *Expansion.* The construction or provision of additional floor area, seating capacity, or other expansion of an existing building or structure. (5/98)
- C. *Change in use.* A change in the use of a building or structure which ~~proposes would require~~ additional parking spaces or off-street loading areas ~~under the provisions of this section.~~ (5/98)

Sec. 2.303.03. General provisions off-street parking and loading.

- A. *Owner responsibility.* The ~~provision and~~ maintenance of off-street parking and loading spaces ~~are is~~ a continuing obligation of the property owner. Building or other permits will only be issued after receipt of plans that show the location of parking facilities that are designed consistent with the applicable standards.
~~No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this ordinance. (5/98)~~
- B. ~~Additional parking required prior to occupancy.~~ Should the owner or occupant of any lot or building change the use to which the lot or building is used, thereby increasing off-street parking and loading requirements, it shall be unlawful and a violation of this ordinance to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are observed. ~~(7/06)~~
- C. ~~Interpretation by administrator.~~ Requirements for types of buildings and uses not specifically listed herein shall be determined by the zoning administrator based upon the requirements of comparable uses listed and expectations of parking and loading need. The zoning administrator shall have the authority to make adjustments based on parking demand analysis prepared by an applicant. ~~(7/06)~~
- D. ~~Combined uses.~~ In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately, unless a reduction is approved for shared parking pursuant to subsection 2.303.05. ~~(5/98)~~
- E. *Use of parking spaces.* ~~Required P~~ parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons or employees only and shall not be used for storage of vehicles or materials, including solid waste collection containers. ~~Garages for single-family and duplex dwelling units shall not be counted in determining required parking spaces. (5/98)~~
- F. *Drainage.* All new parking areas and expansion of existing parking areas shall provide a storm drainage system to dispose of runoff generated by the impervious surface. Provisions shall be made for the appropriate on-site collection, storage, conveyance, and treatment of drainage water. All development shall be designed and constructed to prevent sheet flow of such water onto sidewalks, public rights of way, and

abutting properties. The drainage system shall be approved by Keizer Public Works Department prior to construction and shall be constructed in accordance with the city's storm water management regulations. (9/17)

Sec. 2.303.04. Location and use provisions.

Off-street parking and loading areas ~~which shall be are~~ provided ~~on the same lot with the main building or structure or use except that are~~ subject to the following standards: (5/98)

- ~~A. Residential zone. In any residential zone, automobile parking areas may be located on another lot if the lot is within 200 feet of the lot containing the main building, structure or use and a parking agreement is recorded. A copy of such recorded agreement shall be provided to the city. Tandem parking (stacking no more than two cars end to end in a private drive way) shall be an acceptable method of meeting parking requirements. (9/17)~~
- ~~B. Nonresidential zone. In any nonresidential zone, the parking area may be located off the site of the use if it is within 500 feet of such site and a parking agreement is recorded. A copy of such recorded agreement shall be provided to the city. (12/15)~~
- C. Accessory parking use, nonresidential. Parking of vehicles in a structure, or outdoors, is a permitted accessory or secondary use in nonresidential zones. (7/06)
- D. Accessory parking use, residential. Parking of vehicles in a structure or outdoors is a permitted accessory use in conjunction with a dwelling in any zone, provided: (5/98)
 - 1. All of the vehicles are owned by the owner or lessee of the lot. (5/98)
 - 2. Vehicles parked outdoors in a residential zone may be parked in a driveway, as regulated herein, and must be located within the front yard meeting the requirements for required parking in this section. (9/17)
 - 3. Vehicles parked on a lot in a residential zone shall be for the personal use of the occupants of the dwelling. One vehicle used in conjunction with a home occupation or other employment may be parked on the lot, provided it complies with the provisions in section 2.407.G. (12/11)
 - 4. A parking plan must be approved for all development not served by a public street or for development served by any public street that does not include parking on both sides of the street. The parking plan shall illustrate how minimum parking requirements will be met for all newly created lots.
- E. Yard parking restrictions. No parking of vehicles, trailers, boats, or recreational vehicles shall be allowed in a front yard except on a driveway. (12/15)
- F. Storage restrictions. Side and rear yards may be used for storage and parking of vehicles, trailers, boats, and recreational vehicles. Storage and parking areas shall be screened by a six-foot-high fence, wall, or hedge. Storage and parking areas shall be either durable hard surface or gravel surface consistent with the requirements in section 2.413 (recreational vehicle storage—single-family homes). The fence, wall, or hedge shall comply with the provisions regarding the location for fences and maintaining a vision clearance area. (12/15)
- G. All vehicles are subject to the regulations prohibiting illicit discharge, as governed by applicable city regulations. (9/17)

Sec. 2.303.05. Joint use.

~~Parking area may be used for a loading area during those times when the parking area is not needed or used. Parking areas may be shared, subject to zoning administrator's approval for commercial and industrial uses where hours of operation or use are staggered such that peak demand periods do not occur simultaneously. Such joint~~

use shall not be approved unless satisfactory legal evidence is presented which demonstrates the access and parking rights of parties. (7/06)

Sec. 2.303.06. Off-street automobile parking requirements.

Off-street parking shall be provided in the amount not less than listed below. (9/17)

A. — *Parking requirements.* (6/22)

*Square footage = Gross floor area. (12/15)

*Totals shall be rounded up to the next whole number

<i>Land Use Activity</i>	<i>Spaces Required</i>
Single-family	2 per dwelling unit
Duplex, triplex, quadplex, townhouse, and cottage cluster	1 per dwelling
Single-family dwellings having their access via an access easement, on a street restricting on-street parking, or a flag lot	3 per dwelling unit
Multifamily types	1 space per 1 bedroom unit + 1 additional space for every 10 units; or 1.5 spaces per 2 or more bedroom units + 1 additional space for every 10 units
Hotel, motel, bed and breakfast	1 space per guest room
Club, lodge	Combination of uses being conducted: hotel, restaurant, etc.
Hospital	1 space per 2 beds
Nursing home, convalescent home, memory care	1 space per 3 beds
Senior living facility, assisted living facility	To be determined through review process
Health service, medical or doctor's office, nonprofit shelter providing emergency housing and associate services	1 space per 350 square feet
House of worship, auditorium, stadium, theater	1 per 4 seats or every 8 feet of bench length
Park, special event	As determined through conditional use/master plan or city council review
Elementary, middle school	2 spaces per classroom; in addition, 1 space per 350 sq. ft. of administrative office
High school	1 space per classroom; in addition, 1 space per 10 students and 1 space per 350 sq. ft. of administrative office
Family day care provider, day care facility	In addition to required single-family parking: 1 space for up to 12 children 2 spaces for more than 12 children
Preschool, nursery	1 space per each employee plus 1 space per room
Bowling alley, skating rink, community center, recreation facility	1 space per 200 square feet
Golf course	4 spaces per green
Tennis courts, racquetball courts	2 spaces per court
Retail store	1 space per 300 square feet
Personal service	1 space per 350 square feet

Service repair center; retail store handling bulky merchandise (e.g., furniture, home furnishing, major equipment), home appliance, television, electronic equipment	1 space per 900 square feet
Dry cleaner	1 space per 1,000 square feet
Laundromat	1 space per 300 square feet
Bank, credit union	1 space per 400 square feet
Office used for real estate, lawyer, insurance brokers	1 space per 500 square feet
General office (non-medical)	1 space per 500 square feet
Eating and drinking establishment	1 space per 125 square feet
Wholesale establishment	1 space per 2,000 square feet
Government offices open to the public	1 space per 500 square feet
Wireless telecommunication facility	1 space per facility
Industrial, manufacturing, processing	1 space per 1,000 square feet
Warehousing and storage terminals	1 space per 2,000 square feet

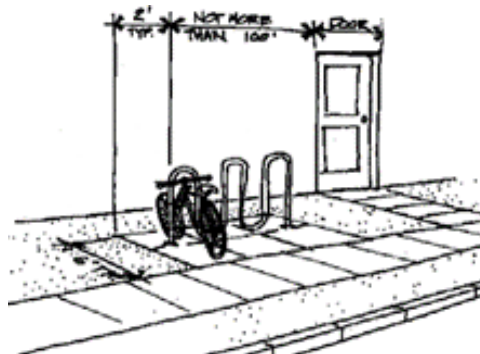
B. — *Parking reduction.* The number of minimum required parking spaces may be reduced by up to ten percent if the site is served by transit and transit related amenities, such as transit stops, pull-outs, shelters, park-and-ride lots, are provided or will be provided as part of the development of the site. (12/15)

C. — *Parking increase.* The number of minimum required parking spaces shall not be increased by more than 50 percent unless a property owner provides a parking demand analysis which documents that a greater amount is necessary to serve the needs of those who will use the parking facility and is accepted by the community development director. (12/15)

Sec. 2.303.08. Bicycle parking.

A. *Bicycle parking required.* Bicycle parking shall be required in all public and semi-public, commercial, multifamily, and industrial development as well as park-and-ride lots. Bicycle parking shall be based on the amount of automobile parking required provided. In addition to a required one bicycle parking space, bicycle parking spaces shall be calculated at five percent of the amount of the automobile parking spaces which are required provided and all fractions are rounded up the next whole number. (12/15)

B. *Bicycle parking development requirements.*



1. *Space size.* Each bicycle parking space shall be a minimum of six feet long and two feet wide and be accessible by a minimum four-foot aisle. (5/98)

2. *Location.* All bicycle parking areas shall be within 50 feet of a building entrance and located within a well-lit area. Bicycle parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by automobiles. (12/15)
 3. *Rack design.* Bicycle racks must be designed to secure the bicycle frame and at least one wheel, and accommodate a locking device. Racks, lockers or other related facilities shall be securely anchored to the ground or to a structure. As an alternative, the bicycle spaces can be provided within a secured compound. Fixed objects which are intended to serve as bicycle parking facilities but which are not obviously designed for such purposes shall be clearly labeled as available for bicycle parking. (12/15)
 4. *Access.* Access to a public right-of-way and pedestrian access from the bicycle parking area to the building entrance must be provided. (5/98)
- C. *Exemptions.* The following uses are exempt from the bicycle parking requirements: (5/98)
1. Seasonal or temporary businesses. (5/98)
 2. Wireless telecommunication facilities, and other utilities. (12/15)

Sec. 2.303.09. Carpool and vanpool parking.

New office or industrial development ~~with providing 100-50~~ or more parking spaces, shall designate ~~at least five percent of the preferential~~ parking spaces for carpool or vanpool parking. These designated spaces shall be the closest parking spaces to the building entrance normally used by employees, with the exception of handicapped parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved—Carpool/Vanpool Only" along with specific hours of use. ~~Any other use establishing car and vanpool spaces may reduce the minimum parking requirement by three spaces for each carpool/vanpool space created.~~ (5/98)

Sec. 2.303.11. Parking and loading area development requirements.

All parking and loading areas shall be developed and maintained as follows:

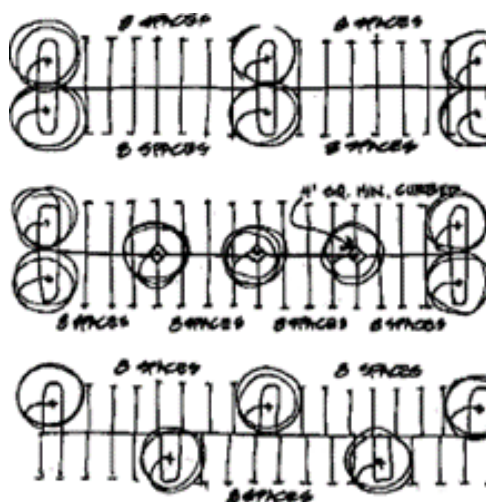
- A. *Surfacing.* All driveways, parking and loading areas shall have a durable, hard, dust-free surface such as asphalt, concrete, or pavers (segmented bricks). Temporary or overflow parking areas may be allowed on a case-by-case basis, subject to public works and community development approval to be exempt from this requirement. "Overflow" is defined as being on an infrequent or occasional basis and is in addition to parking that already exists on the site. "Temporary" is less than two years in duration. (12/15)
- B. *Parking spaces.*
 1. *Dimensions.* Head-in parking spaces shall be a minimum nine feet wide and 18 feet in length. Parallel parking spaces shall be a minimum nine feet wide and 22 feet in length. (9/17)
 2. *Compact spaces.* Compact parking spaces, at a reduced width of 8.5 feet and 16 feet in length, shall be permitted on sites with more than five parking spaces. No more than 30 percent of the required parking shall be compact spaces and each space must be identified as a compact space. (12/15)
- C. *Aisle dimensions.* (9/17) The following minimum aisle dimensions shall apply: (5/98)
 1. Without adjacent parking (drive aisle): (9/17)
 - a. Single-family residence: 12 feet.
 - b. One-way: 12 feet.
 - c. Two-way: 22 feet.
 2. With adjacent parking: (9/17)

Parking Angle	Aisle Width	
	One-Way	Two-Way
0 to 40	14 feet	24 feet
41 to 70	16 feet	24 feet
71 to 90	24 feet	24 feet

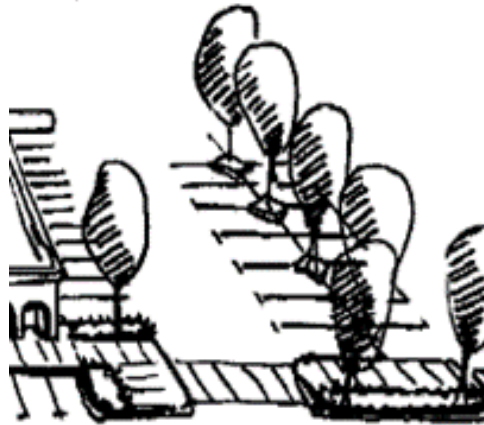
- D. Screening. When any parking or loading area abuts a residential zone, the parking or loading area shall be screened or buffered as is required in section 2.309.05. (7/06)



- E. Lighting. All lighting shall be directed entirely onto the loading or parking area and away from any residential use. The lighting shall not cast a glare or reflection onto the public rights-of-way and shall provide appropriate shielding so the light source is not visible from any public right-of-way or adjacent residential property. (9/17)
- F. Landscaping.
 - 1. Parking lot landscaping should be designed to provide shade, reduce storm water runoff, and direct traffic. Incorporation of approved stormwater quality facilities in landscaped areas is encouraged. (9/17)



- 2. One tree shall be planted for every eight linear parking spaces. The planting space shall measure no less than four feet square and be contained by appropriate methods to ensure landscaping materials are kept in place, and vegetation is protected from vehicle maneuvering and parking areas. Trees may be planted in clusters to screen or buffer the development if approved in the landscaping plan. (9/17)



3. Trees shall be of a species that the root system will not interfere with underground utilities or the parking surface and must be capable of achieving a minimum 15-foot canopy radius. (9/17)
 4. All trees must be planted in proximity to proposed parking areas. At a minimum, one-third of the diameter of each proposed mature tree canopy shall provide shade and overlap the parking area. (9/17)
 5. Trees may be planted within a storm drainage area subject to public works review and approval, provided the selected tree species will not adversely impact the function of the storm drainage facility. (9/17)
 6. Trees shall be a minimum two inch caliper at the time of planting, of a suitable species, and be healthy with no visible damage. (9/17)
- G. Traffic flow. Service drives to off-street parking areas shall be designed and constructed to allow flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the site. (5/98)
- H. Entrance/exits. Service drive exits shall have a minimum vision clearance area of 15 feet from the intersection of the street and driveway. (5/98)
- I. Bumper rails. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail to prevent a motor vehicle from extending over an adjacent property, a street, or a sidewalk. The bumper shall be at least four inches high and located a minimum of three feet from the property line. (5/98)
- J. Existing development may redevelop a portion of existing parking areas ~~in order~~ to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park-and-ride stations. ~~The number of parking spaces may be reduced by up to ten percent of the minimum required parking spaces for that use. (7/09)~~

2.311. PLANNED UNIT DEVELOPMENT DESIGN STANDARDS

Sec. 2.311.03. Development standards.

- A. *Common open space.* A minimum of 20 percent of the gross area shall be devoted to common open space, and at least ½ of the common open space must be managed in a natural state or developed with high-quality vegetation, as defined in section 2.311.05(B)(6). The common open space shall be designated on the development plan and must comply with the provisions in section 2.311.05. (4/17)
- B. *Lot area.* The minimum lot area, width, depth, frontage, and yard requirements otherwise applying to individual lots in the zone in which a planned unit development is proposed do not apply within a planned unit development and do not require a concurrent variance to vary from the requirements in the underlying zone. (4/17)
- C. *Accessibility.* All lots or buildings shall be able to access open space or recreation areas from within the planned unit development. Access may be by roadway or pedestrian/bicycle access way. (5/98)
- D. *Structure setback provisions.* Street-side, garage entrance, and building setbacks for lots on the perimeter of the planned unit development shall be the same as that required for the underlying zoning district. Detached structures shall have no minimum side yard setback but must meet the Oregon State Building Code requirements. Otherwise, the minimum setbacks of the underlying zone do not apply. (4/17)
- E. *Attached dwellings.* Buildings sharing common walls are permitted within a planned unit development. (5/98)
- F. *Height.* The maximum building height shall not exceed the building height in the underlying zone in which the planned unit development is proposed, except that a greater height may be approved if surrounding open space within the planned unit development, building setbacks, and other design features are used to avoid adverse impact of the greater height. (4/17)
- G. *Street dedication.* Except for private streets allowed under section 2.302, all streets shall be dedicated to the public. (4/17)
- H. *Streets.* All streets shall be designed and constructed as specified according to its appropriate street classification as identified in section 2.302. (4/17)
- I. *Parking.* Parking ~~will be required~~ in accordance with the provisions of section 2.303. (10/02)
- J. *Walkways.* Sidewalks shall be developed in accordance with applicable provisions in section 2.302. The overall plan for the planned unit development shall include an acceptable pedestrian circulation system and must demonstrate compliance with current pedestrian safety standards. (4/17)
- K. *Utilities.* Development of the property shall comply with utility and storm drainage provisions as outlined in the public works departments design standards and constructions specifications. (4/17)
- L. *Homeowners association.* A homeowners association shall be required and is subject to the provisions in section 2.311.06. (4/17)

2.314 STANDARDS FOR SINGLE-FAMILY DWELLINGS, DUPLEXES, TRIPLEXES, QUADPLEXES, COTTAGE CLUSTERS, AND TOWNHOUSES

The following standards will be applied to all single-family dwellings, duplexes, triplexes, quadplexes, cottage cluster developments, and townhouses whether modular or manufactured homes, or site-built homes, to be constructed or located in RS, RL, RM, MU or UT zones: (6/22)

- A. All single-family homes, duplexes, triplexes, quadplexes, and townhouses shall have at least one primary building façade or entrance oriented towards the front lot line or the street. Single-family homes, duplexes, triplexes, quadplexes, cottage cluster developments, and townhouses shall incorporate at least five of the following design features to provide visual relief along the front of the home: (6/22)
1. Dormers; (5/98)
 2. Gables; (5/98)
 3. Recessed entry; (10/15)
 4. Covered porch with front door entry facing the front lot line; (10/15)
 5. Cupolas; (5/98)
 6. Pillars or posts; (5/98)
 7. Bay or bow windows or window shutters; (10/15)
 8. Eaves (minimum six-inch projection); (5/98)
 9. Offsets on building face or roof (minimum 16 inches). (5/98)
 10. Window(s) facing the street or access easement have a minimum area of not less than 24 square feet. (10/15)
 11. A significant variation of three different building materials, the least of which shall be ten percent of the façade (stone, wood, siding, shakes, etc.). (10/15)

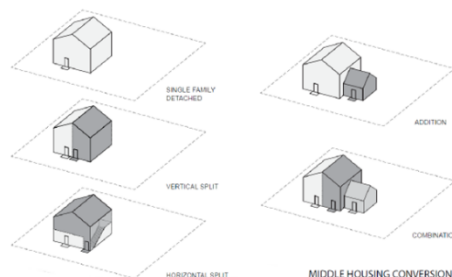


- B. Garages and carports. When garages and carports are provided they shall meet the following: (10/15)
1. Garage doors and carport openings facing the street shall not account for more than 50 percent of the dwelling façade that faces the street. (10/15)
 2. Garage doors on lots less than 8,000 square feet must be recessed from the front plane of the house at least five feet or mitigated with additional design features as set forth below. These are in addition to the features required in section 2.314(A) above: (10/15)
 - a. If garage door is even with or recessed less than five feet from the front building plane then one additional design feature from the design feature listed below is required. (10/15)

- b. If garage door protrudes five feet or less from the front building plane then two additional design features from the design feature listed below is required. (10/15)
- c. If garage door protrudes more than five feet from the front building plane, then three additional design features from the design feature listed below is required: (10/15)

Design Feature (Garages and Carports)

- Trellis in front of the garage. (10/15)
 - Projections (such as pillars, posts, stonework, brick work) over, or at each side of the garage doors. Projections shall be a minimum of eight inches in depth. (10/15)
 - Additional gables, including one above the garage. (10/15)
 - Windows in garage door. (10/15)
 - Decorative garage doors which incorporate architectural design elements such as stable doors etc. (10/15)
 - Landscaping which includes a variety of trees and other planting materials to visually mitigate the garage, which is in addition to required landscaping. (10/15)
 - Added architectural feature(s) using materials, textures, and/or design features in the plane of the garage. (10/15)
 - Decorative hardscape features which may be either horizontal and/or vertical and include a variety of materials and textures, such as stamped concrete, pavers, bricks, columns, significant ornamental rocks, etc. (10/15)
- C. Middle housing conversions. A conversion from a single-family home to a duplex, triplex, quadplex, or cottage cluster is allowed. The following requirements and standards apply: (6/22)
- A. The converted housing type is a permitted use in the underlying zone. (6/22)
 - B. ~~With the exception of minimum parking requirements, the~~The conversion of the existing single-family home does not create or increase nonconformance with applicable development and design standards. (6/22)
 - C. The conversion is exempt from additional design requirements and public facility improvements. (6/22)
 - D. The conversion is subject to the city's building permit review and approval process. (6/22)



2.403. ACCESSORY DWELLING UNIT

Sec. 2.403.02. Detached accessory dwelling unit.

A detached accessory dwelling unit shall meet the following use and development standards: (6/23)

- A. *Location.* Except as allowed below, a detached ADU shall be located within the side or rear yard and physically separated from the primary residence by a minimum distance of five feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the setback requirements. (6/23)
- B. A detached ADU may be located in the front yard only if approved through an alternative design review process as specified in section 3.101.01. If located in the front yard, including conversion of or adding a second story to an existing front yard accessory structure or garage, the applicant must show that the design of the ADU will be compatible with the surrounding neighborhood and adjoining properties through architectural features, landscaping and orientation, as well as meeting the requirements set forth below. (6/23)
- C. *Parking.* No ~~additional~~ off-street parking is required. If provided, the following standards apply: (6/23)
 - 1. Modification to any existing driveway approach will require public works approval. The width of the existing driveway approach cannot be increased in excess of the public works standard. (6/23)
 - 2. No separate driveway is permitted, unless allowed by the public works director. (1/19)
 - 3. All driveways and parking areas shall have a durable, hard, dust-free surface built to City of Keizer public works standards. (6/23)
- D. *Design.* The detached ADU must be residential in character and must incorporate a minimum of three design features for single-family dwellings found in section 2.314.A unless blocked from the street view by the primary building. A separate address shall be required for each residence. (6/23)
- E. *Area.* The ADU shall be no larger than 750 square feet in interior living space. Non-habitable areas must meet the standards found in section 2.313. (6/23)
- F. *Setbacks and height.* The minimum rear yard setback shall be five feet for a one-story structure and ten feet for a two-story structure, unless located on an alley in which case the setback shall be one foot; the minimum side yard setback shall be five feet. The maximum height allowed is 25 feet. (6/23)
- G. *Ownership.* A detached ADU under this section shall not be separated in ownership under the provision of ORS chapter 94 or any other law or ordinance allowing unit ownership of a portion of a building. (1/19)
- H. *Dwelling units.* The lot shall contain no more than two dwelling units and there must be no more than one total ADU per lot, unless the lot is located within the River-Cherry Overlay District (RCOD) and in accordance with section 2.130. ADUs are not included in minimum or maximum density calculations. (6/23)
- I. *Newly constructed detached garage or accessory building.* An ADU is allowed to be built as a second story to a detached garage or accessory building. Ground floor building footprint is limited to the requirements found in section 2.313.01.E. (6/23)
- J. *Building conversion.* Conversion of an accessory structure to a detached ADU is allowed, subject to the following standards: (6/23)

1. The area of the detached ADU is limited to a maximum of 750 square feet of interior living space regardless of the total area of the existing structure. Any additional square footage may only be used for non-dwelling purposes. (6/23)
 - a. For a single-story building: If the existing building is set back less than three feet from an adjacent property line, a maintenance easement agreement must be obtained prior to conversion to allow for ongoing access and maintenance of the structure. (6/23)
 - b. For a two-story building: Setbacks and height of the building must conform to section 2.403.02F. (6/23)
 - c. Conversion of an existing legal nonconforming accessory structure to a detached ADU is allowed, provided the conversion does not increase the nonconformity. (6/23)

2.405. MANUFACTURED HOME PARKS

Sec. 2.405.03. Design standards.

Manufactured home parks are subject to the minimum standards and conditions set forth in this section. (5/98)

- A. *Type of manufactured home permitted.* Only those manufactured homes used as permanent residences, manufactured after June 15, 1976, which exhibit the Oregon Department of Commerce Insignia of Compliance that indicates conformance with housing and urban development (HUD) standards shall be permitted. (5/98)
- B. *Design standards.*
 1. *Size.* All manufactured homes shall be at least 20 feet wide with a minimum square footage of 864 square feet. (5/98)
 2. *Siding and roofing.* Manufactured homes shall have siding materials, including skirting if applicable, similar to that presently used on houses constructed under the Uniform Building Code. A wood shingle, composition or shake roof is required with a minimum 2:12 slope. (5/98)
- C. *Additions to manufactured homes.* Carports, cabanas, ramadas, awning and other structures that are attached to a manufactured home shall conform to building code requirements. These additions and structures shall be considered as a part of the manufactured home for determining the lot coverage, setbacks and other requirements. (5/98)
- D. *Manufactured home space.* The minimum area shall be 3,000 square feet with a minimum space width of 40 feet. Spaces within 15 feet of the boundary of a manufactured home park shall contain a minimum of 4,000 square feet. The boundaries of each manufactured home space shall be clearly marked by a fence, landscaping or by permanent markers. (5/98)
- E. *Manufactured home space coverage.* No more than 50 percent of a space shall be occupied by the manufactured home and any accessory structures. (5/98)
- F. *Separations and setbacks.* Building separations and setbacks from the park boundary for mobile homes, accessory structures, and buildings shall be as follows. (5/98)
 1. *General park development.* Setbacks for structures other than manufactured homes, carports and related accessory buildings shall comply with the minimum residential setbacks in the underlying zone. (5/98)
 2. *Manufactured homes.* (5/98)
 - a. Front: five feet minimum to the sidewalk; eight feet minimum to the curb.
 - b. Side and rear: ten feet minimum to any adjacent manufactured home; six feet minimum to any adjacent nonresidential structure.
 - c. Park boundary. Manufactured homes on the periphery of a manufactured home park shall maintain the same setbacks as required for the rear yard in the underlying zone. (5/98)
 3. *Accessory structures.* (5/98)
 - a. Front: five feet minimum to the sidewalk; eight feet minimum to the curb. (5/98)
 - b. Side and rear: six feet minimum to any adjacent manufactured home or adjacent nonresidential structure. (5/98)

- c. Park boundary. Accessory structures on the periphery of a manufactured home park shall maintain the same rear yard setbacks for accessory structures in the underlying zone. (5/98)
 - 4. *Carports.* (5/98)
 - a. Front: 20 feet minimum to the sidewalk. (5/98)
 - b. Side and rear: Carports attached to, or within three feet of, the manufactured home shall comply with the setbacks for the manufactured home. Otherwise, the setback provisions for accessory structures shall apply. (5/98)
 - c. Connecting garages: When a double carport or garage is built to serve two adjacent manufactured homes, a minimum six-foot separation shall be required between the double carport and any adjacent structure, manufactured home, or accessory structure. Alternatively, a one-hour fire separation may be provided through the center of the double carport. (5/98)
- G. ~~*Parking.* Two automobile parking spaces shall be required for each manufactured home space. Parking spaces may be designed end-to-end, side-to-side, or provided in off-street parking areas. (5/98)~~
- H. *On-site storage.* Outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the park management shall be screened with a six-foot sight-obscuring fence, wall or hedge. (5/98)

2.407. HOME OCCUPATIONS

The purpose of a home occupation is to allow residents an opportunity to use their homes to engage in small-scale business activities. The standards outlined below are to ensure that home occupations are conducted as a lawful use subordinate to the residential use of the property. Where permitted as a special use, a home occupation shall meet the following use and development standards: (12/11)

- A. *Operations.* The owner/operator of the home occupation(s) shall reside in the home in which the home occupation is conducted. No more than one outside employee shall be permitted per residence. (12/11)
- B. *Compatibility.* The home occupation(s) shall be continuously conducted in such a manner as not to create any off-premises nuisance, public or private, including, but not limited to, noise as outlined in the city's noise ordinance, odors, vibration, fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference. This includes uses occurring within the residence, garage, or accessory structure, and also any equipment, such as, but not limited to, air compressors or refrigerator trucks that may be used as part of the home occupation. (12/11)
- C. *Signs.* Signs shall comply with all sign code regulations, including the provisions in section 2.308.08.G(1) of this ordinance. (12/11)
- D. *Location.* The home occupation(s) shall be conducted entirely within the dwelling, an attached garage, or in an unattached accessory building. (12/11)
- E. *Area.* The total floor area devoted to the home occupation(s) shall not exceed 500 square feet. Any structural additions to the dwelling or accessory structure shall be consistent with zoning regulations and shall not result in the change of the primary use of the structure. (12/11)
- F. *Alterations.* Structural alterations are permitted consistent with section 2.314 and provided the residential character of the building is not altered nor will result in the change of the primary use of the structure as the residence. (12/11)
- G. *Parking.* ~~The number of required on-site parking spaces shall not be reduced; however, no additional parking is required.~~ If the home occupation(s) requires an outside employee that will stay on-site, then an additional off-street parking space is recommended. ~~consistent with section 2.303 shall be provided.~~ One motor vehicle plus a trailer that is used in conjunction with a home occupation may be parked on the lot. No single vehicle or trailer that is associated with a home occupation may have a gross vehicle weight rating of more than 16,000 pounds. (12/11)
- H. *Hours of operation.* Visits by suppliers or customers are limited to the hours of 8:00 a.m. to 8:00 p.m. (12/11)
- I. *Outdoor storage.* Outdoor storage or display of materials, equipment, or merchandise shall be prohibited. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond that which is normally incidental to residential use is prohibited. (5/98)
- J. *Prohibited activities.* (5/98)
 1. Vehicle repair. Repair of vehicles, including automobiles, motorcycles, tractors, recreational vehicles, boats, and similar mechanized equipment, shall be prohibited. Repair of vehicles includes, but is not limited to, mechanical repair, vehicle service, body work and painting. (12/11)
 2. Retail or wholesale sales of a product or good(s) on the site. This prohibition does not apply to operation of a mail order business where customers do not come to the site or to retail sales that are incidental to the occupational use, such as, but not limited to, beauty products from salons, sheet music from music teachers, or computer software for computer consultants. (12/11)

3. The home occupation shall not be used for the assembly of more than two nonresident employees engaged primarily in work off-site of the home occupation location. (12/11)
- K. *Day care provisions.* The provisions in this section do not apply to day care facilities or family day care providers. (4/16)

2.412. RECREATIONAL VEHICLE SPACES AND PARKS

Where permitted, recreational vehicle spaces or parks shall meet the following use and development standards: (5/98)

- A. Definitions. For the purpose of this section, the following definitions shall apply: (5/98)
1. Recreational vehicle. A unit, with or without motive power, which is designed for human occupancy and intended to be used for recreational or temporary living purposes. "Recreational vehicle" includes: (5/98)
 - a. Camping trailer. A non-motorized vehicle unit mounted on wheels and constructed with sides that can be collapsed when the unit is towed by another vehicle. (5/98)
 - b. Motor home. A vehicular unit built on or permanently attached to a motorized vehicle chassis cab or van which is an integral part of the complete vehicle. (5/98)
 - c. Travel trailer. A vehicular unit without motive power which has a roof, floor, and sides and is mounted on wheels and designed to be towed by a motorized vehicle, but which is not of such size or weight as to require special highway movement permits. (5/98)
 - d. Truck camper. A portable unit which has a roof, floor, and sides and is designed to be loaded onto and unloaded out of the bed of a truck or pickup truck. (5/98)
 - e. Boat, licensed or unlicensed, including trailer. (5/98)
 - f. All-terrain vehicle (ATV). (5/98)
 2. Recreational vehicle park. Any area operated and maintained for the purposes of providing space for overnight use by recreational vehicles. (5/98)
 3. Recreational vehicle space. The area under a parked and occupied recreational vehicle. (5/98)
 4. Except as provided in section 2.423, if a recreational vehicle is used for temporary living purposes for more than 30 days in any calendar year, the space shall be located in a recreational vehicle park. (4/13)
- B. Development and use requirements for recreational vehicle parks. (5/98)
1. With the exception of one mobile home for a caretaker/operator, recreational vehicle parks shall be limited to recreational vehicles, tents and other temporary shelter structures. (5/98)
 2. Access roads shall be paved. (5/98)
 3. One-way access roads and parking spaces shall have an improved width of 12 feet. A 20-foot-wide road is required if parallel parking is allowed on one side. Two-way access roads shall have an improved width of at least 22 feet. (5/98)
 4. The perimeter of the recreational vehicle park shall be surrounded by a six-foot sight-obscuring fence or hedge. (5/98)
 5. Camping supplies and convenience foods may be sold within a building. (5/98)
 6. The entrance shall be designed with adequate parking without blocking two-way access to the designated recreational vehicle spaces. (5/98)
 7. No outdoor recreation facilities shall be used between 10:00 p.m. and 8:00 a.m. (5/98)
 8. All outdoor lighting shall be directed away from adjacent residential properties and public streets. (5/98)

9. A dump station for discharging wastewater holding tanks shall be provided unless each space is equipped with a sewer connection. (5/98)
 10. Except as provided in section 2.423, spaces to be occupied for more than 30 days in any calendar year shall provide on-site electrical, sewer, and water hookups. (4/13)
- C. Requirements for recreational vehicle spaces. (5/98)
1. The space shall have an all-weather surface and be drained to prevent standing water. (5/98)
 2. These spaces shall not be located closer than ten feet to any other spaces or any buildings unless located within a building. (5/98)
 3. The space shall not be located in any ~~required~~ off-street parking space or required yard areas. (5/98)
- D. For a recreational vehicle referred to in section 2.116.03(E) (recreational vehicles in public zones in conjunction with stadiums), the following use and development standards shall apply instead of subsection C above: (12/98)
1. The recreational vehicle shall be kept in good condition and repair and attractive at all times, as determined by the city manager and public works department or their designee. (12/98)
 2. The recreational vehicle shall be used and occupied only by caretaker/security personnel for protection and maintenance of the stadium. (12/98)
 3. The recreational vehicle space shall be paved with asphalt or concrete of a size able to completely accommodate the recreational vehicle being parked with an additional two feet of paving on each side and the end of the recreational vehicle. (12/98)
 4. The recreational vehicle space shall have a sewer connection approved by the City of Salem. (12/98)
 5. The connection from the recreational vehicle to the sewer connection shall be by hard pipe only. No flexible hoses shall be allowed. (12/98)
 6. The connection between the recreation vehicle and the sewer connection shall be approved by the City of Keizer Public Works Department and shall be drip-tight. (12/98)
 7. The water connection shall be a hose approved for recreational vehicle use and shall include an atmospheric vacuum breaker pursuant to the Uniform Plumbing Code to prevent back-siphoning. (12/98)
 8. The location of the recreational vehicle space shall be approved by the Keizer Public Works Department and the applicable fire district. (4/13)
 9. The recreational vehicle and recreational vehicle space shall be placed and used in conjunction with all applicable public works, development, health, fire, building, and other applicable regulations. (12/98)

2.413. RECREATIONAL VEHICLE STORAGE—SINGLE-FAMILY HOMES

Where permitted as a special use in conjunction with a single-family residence, the development of recreational vehicle storage space shall meet the following use and development standards: (5/98)

- A. *Space limitation.* Each residence in the RS zone shall be limited to one RV storage space ~~in addition to permitted off-street parking~~. Permitted off-street parking may be used to store recreational vehicles. (5/98)
- B. *Location.* The RV space shall be located in either the side or rear yard, or in the front yard in accordance with section E below. (5/98)
- C. *Surfacing.* The space shall have an all-weather or gravel surface and be drained to prevent standing water. (12/15)
- D. *Screening.* A space located closer than ten feet to an adjacent property line shall be screened by a six-foot sight-obscuring fence, wall or hedge. (5/98)
- E. *Parking in a front yard.* No RV, boat, or similar recreational vehicle shall be parked in a front yard other than on a driveway or in an enclosed area as described in section 2.303.04. No driveway shall be widened to more than 36 feet to accommodate an RV (2.303.04.D). No RV shall be parked so as to intrude into the public right-of-way. (12/15)
- F. *Recreational vehicle use.* One recreational vehicle can be used for temporary living purposes, provided that the recreational vehicle is parked on an RV space consistent with the provisions in this chapter. In addition, a recreational vehicle can be used for temporary living purposes for no more than 30 total days during any calendar year. (4/13)

2.423. HOUSES OF WORSHIP

Where permitted as a special use, houses of worship shall meet the following use and development standards: (5/98)

- A. *Location.* Houses of worship shall be located adjacent to designated collector or arterial streets. (5/98)
- B. *Side and rear setbacks.* In or abutting every residential zone or use, 20 feet. (5/98)
- C. *Landscaping.* All required yard areas shall be landscaped. (5/98)
- D. *Off-street parking.* ~~No off-street parking areas shall be permitted not be located~~ within a required yard area or within ten feet of a residential zone or use. ~~For houses of worship not located on an arterial street, no more than 100 off-street spaces shall be provided. Building size and seating capacity may be limited by the maximum number of parking spaces allowed in this subsection and that effect is intended. These provisions shall not justify a variance.~~ (5/98)
- E. *Screening of off-street parking.* Where any portion of an off-street parking area is within 15 feet of a lot zoned or used for residential purposes, the perimeter of the parking area facing such residential zone or use shall be screened by a sight-obscuring fence, wall, or hedge. (5/98)
- F. *Street access.* Unless permitted by the city, no more than two vehicle access driveways per street frontage shall be permitted. (5/98)
- G. *Bus storage.* Storage of buses used to transport the congregation is permitted if buses are not parked closer than 20 feet to a lot in a residential zone. (5/98)
- H. *Recreational vehicle use.* Temporary use of one recreational vehicle is permitted, provided that the recreational vehicle is screened by a six-foot-tall sight-obscuring fence from any adjacent lot that is in a residential use or zone. A recreational vehicle can be used for temporary living purposes for no more than 90 total days during any calendar year. The same or a different recreational vehicle may be parked on the property for temporary living purposes, so long as the maximum number of days in a calendar year is not exceeded. (4/13)

2.427. WIRELESS TELECOMMUNICATION SYSTEM

Sec. 2.427.07. Standards for siting WTS facilities shall be as follows. (3/10)

- A. All WTS facilities shall observe minimum lot size, lot coverage, building height and building setback requirements of the underlying zoning district unless specifically exempted or otherwise regulated by this section. Underground facilities may encroach upon required yards or may be placed in appropriate easements. (3/10)
- B. All WTS facilities including electronic equipment shall be screened by a six-foot-high sight-obscuring fence, wall, or hedge. If a fence or wall is provided, it shall be landscaped around the perimeter of the fencing. All lighting shall be deflected away from adjoining properties, with the exception of lighting which is required by the FAA. (3/10)
- C. Any WTS facility shall receive FCC approval. (3/10)
- D. ~~All WTS facilities shall provide a minimum of one off-street parking space or a parking plan may be provided that can show how maintenance vehicles will be accommodated. (3/10)~~
- E. All equipment cabinets, boxes, etc., shall be painted consistent with the color requirements in section 2.315. (3/10)
- F. All WTS facilities located within a public right-of-way shall adhere to the following: (3/10)
 - 1. Use an existing utility or light pole. If it is not possible to use an existing utility or light pole, a new pole may be provided so long as it is connected to the existing utility pole system so that it appears to be an integral part of that utility system and does not jeopardize the integrity of the pole. In no case may either a new pole or an extension to an existing utility pole be 25 feet higher than the existing utility poles or ten feet higher than a light pole. (3/10)
 - 2. A franchise agreement and/or other regulation with the city shall be required prior to the operation of any WTS within the city's right-of-way. (3/10)
 - 3. Where a WTS is proposed in the city's right-of-way where utilities are located underground, no new utility poles are permitted. (3/10)
 - 4. Equipment cabinets associated with the operation of a WTS facility may not be placed within the right-of-way. They shall be placed on private property, subject to private property owner's permission, and shall comply with the fencing requirements in section 2.309 and accessory structure requirements in section 2.313 for determining setback requirements. (3/10)
- G. For a WTS facility abutting residential zoning districts, the setback from the property line shall be determined by calculating the difference between the height of the tower and the underlying height allowed within the zone district (for example, if the height of tower is 75 feet and underlying zone allows a maximum height of 50 feet then the setback is 25 feet). In no case shall the setback be less than 25 feet. (3/10)
- H. For a WTS facility abutting nonresidential property lines, the setback shall be determined by calculating one-half the difference between the height of the tower and the underlying height allowed within the zone district (for example, if the height of tower is 75 feet and underlying zone allows a maximum height of 50 feet, then the setback is 12.5 feet). (3/10)
- I. A WTS facility that is abandoned shall be removed within 90 days of abandonment. Failure to remove an abandoned WTS within this timeframe is hereby declared a nuisance and shall be subject to abatement under the provisions of local and state law. (3/10)
- J. Proposed WTS on existing water towers shall be designed so as to be unobtrusive and to minimally extend above the height of the tower. (3/10)

- K. Collocation is required where feasible pursuant to generally accepted engineering practices. Collocation shall not be considered infeasible due solely to cost. (3/10)
- L. WTS shall not create or emanate noise which can be heard on any abutting or adjacent property. (3/10)

2.432. COTTAGE CLUSTER DEVELOPMENT

Sec. 2.432.03. Site requirements.

- A. *Ownership options.* Cottage cluster developments may be on a single lot under single ownership, or cottage units may be on individual lots that are individually owned. Cottage clusters are eligible for middle housing land divisions which would create individual lots for each unit and allow for fee simple ownership of the individual cottages and land they sit upon. Common ownership of or easements for the use of common areas or facilities still would be needed. (6/22)
- B. *Development standards.*
1. *Parent parcel.* The parent parcel, which shall encompass the entire cottage cluster development, shall be at least the minimum lot size established for cottage clusters in the underlying zone (7,000 square feet). The parent parcel may be divided into individual cottage lots and shared common areas consistent with the city's regulations or with middle housing land division standards and requirements. (6/22)
 2. *Cottage lots.* There is no minimum lot size for the individual cottage lots.
 3. *Density.* Cottage cluster development must meet a minimum density of four units per acre. There is no maximum density for cottage clusters. (6/22)
 4. *Average minimum lot width and depth.* There is no minimum lot width or depth for the individual cottage lots. (6/14)
 5. *Maximum lot coverage.* There is no maximum lot coverage for the individual cottage lots or a cottage cluster parent lot. (6/22)
 6. *Maximum height.* 25 feet. (6/14)
 7. *Minimum setbacks.* See the setback standards for underlying residential zone. Interior units on a common lot or separate lots shall be spaced at least ten feet apart. If individual lots are created, the applicant may create a zero lot line configuration between units to maximize usable private area and provide privacy. (6/22)
 8. *Minimum landscape requirement.* The standards from the base zone shall apply. (6/14)
- C. *Lot/cottage arrangement.* (6/14)
1. Cottage cluster developments shall contain a minimum of three cottages and no more than eight cottages per common open space. (6/22)
 2. Cottages shall be arranged around a common open space, and at least 50 percent of the cottages shall have frontage with a primary entrance on the common open space. Cottages that do not have a primary entrance that faces the common open space must either have their primary entrance face the street or a sidewalk or pedestrian path that is directly connected to the common open space. (6/23)
 3. A community building may be provided adjacent to or at the edge of the central common area as part of the cottage development, or elsewhere on the development site. (6/22)
 4. Cottage cluster developments shall be limited to one cluster with one common space. (6/22)
- D. *Common space.* (6/22)
1. Common space is a defining characteristic of a cottage housing development. A minimum of 150 square feet of common open space per unit shall be provided. (6/22)
 2. The common space shall include a sidewalk or walk connecting to each cottage front entrance facing the common area. (6/14)

3. The common space must be a minimum of 15 feet wide at its narrowest dimension. (6/22)
- E. *Frontage, access, parking, and vehicular circulation.* (6/14)
1. Frontage. The parent parcel shall have frontage on a public street. (6/14)
 2. If individual lots are created within the development, at least two sides of the common area shall be abutted by cottage child lots. (6/22)
 3. Access. Access to individual dwelling units will be provided meeting city and fire district standards. (6/14)
 - ~~4. Parking. A minimum of one off-street parking spaces per unit shall be provided. (6/22)~~
 5. Parking and/or garage structures shall not be located: (6/22)
 - a. Within 20 feet from any street property line, except alley property lines. (6/22)
 - b. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys. (6/22)
 6. Shared parking structures and shared parking lots shall be screened from public streets by landscaping or architectural screening that is at least three feet tall. (6/22)
 7. If the property has frontage on a public alley, access and parking may be provided from the alley. (6/14)
 8. If individual lots are created, and shared parking is provided, parking and access shall be provided in a common area with access easement. (6/22)
 9. Individual off-street parking spaces may be allowed for each cottage. (6/22)
- F. *Screening and landscaping.* To ensure that cottage developments do not create adverse visual impacts for residents of both the cottage development and adjacent properties the following requirements shall be adhered to: (6/14)
1. Cottage developments shall retain existing significant trees (at least 12 inches in diameter) that do not pose a safety hazard, as determined by a certified arborist. Significant trees that are removed must be replaced elsewhere on the site, per section 2.309. (6/22)
 2. Common open spaces shall include pathways for pedestrian circulation and access to each cottage and the community building if one is provided. Landscaping in common open spaces must be located and maintained to not block pedestrian pathways. (6/22)
- G. *Fences.* No fence taller than three feet in height shall be located between the front wall of a cottage or community building and the common open space. (6/22)
- H. *Addressing.* All units within the cottage cluster development shall be addressed consistent with city standards. (6/14)

3.113. KEIZER STATION MASTER PLAN

Sec. 3.113.04. Review criteria.

Approval of a master plan for an area of the Keizer Station Plan shall require compliance with the following: (2/03)

- A. The master plan shall meet the purpose and objectives identified in the Keizer Station Design Plan. (2/03)
- B. The master plan shall meet the following standards as identified in the Keizer Station Plan in addition to standards within applicable zones: (2/03)
 - 1. Design standards. (2/03)
 - 2. Transportation system standards. (2/03)
 - 3. Utility standards. (2/03)
 - 4. Parking standards. (2/03)
 - 5. Landscape standards. (2/03)

If a conflict exists between standards within the Keizer Station Plan and the Keizer Development Code, the Keizer Station Plan standards shall be applied. (2/03)

- C. Development strategies. (4/10)
 - 1. *Pedestrian access, safety and comfort.* (2/03)
 - a. To ensure safe, direct, and convenient pedestrian circulation, development, shall provide a continuous pedestrian and/or multi-use path system. (4/10)
 - b. The pathway system shall extend throughout the development site and connect to all future phases of development, adjacent trails, public parks and open space areas wherever possible. (2/03)
 - c. Pathways with developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets and parking areas. (2/03)
 - d. For all developments subject to master plan review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable. (2/03)
 - e. Recessed entries, canopies, and/or similar features shall be used at the entries to a building in order to create a pedestrian scale. (2/03)
 - f. For driveways that service more than 100 parking spaces, shall not have any parking within 25 feet of the driveway intersection. This area shall be landscaped in accordance with section 2.309 of the Keizer Development Code. (4/10)
 - g. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines. (2/03)
 - 2. *Crime prevention and security.* (2/03) Crime prevention shall be considered in the site design through application of all of the following guidelines: (2/03)
 - a. Territoriality. All proposed building entrances, parking areas, pathways and other elements are defined with appropriate features that express ownership. For example, landscaping,

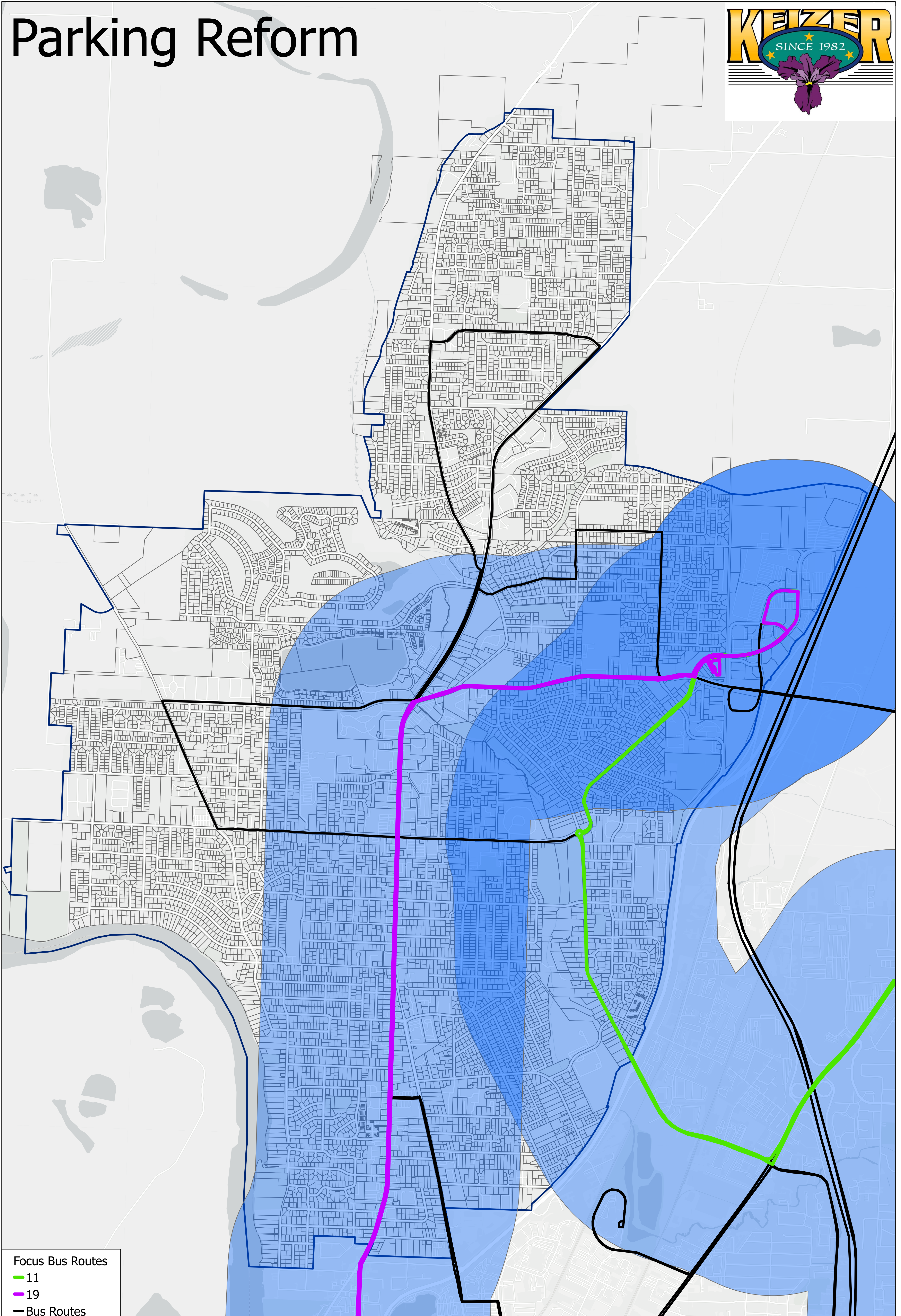
fences, pavement treatments, art and signs are some physical ways to express ownership through design. Such features should not conflict with the need for natural surveillance, as described in b.; and (2/03)

- b. Natural surveillance. The proposed site layout, building and landscape design promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering between commercial uses and lower density residential districts, and then shall be minimized; and (2/03)
 - c. Activity support. The proposed site layout and building design encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining; and (2/03)
 - d. Access control. By properly siting and designing entrances and exits (i.e., in clear view from the store), and through the appropriate use of lighting, signs and/or other features, the proposed plan controls access in ways that discourage crime; and/or (2/03)
 - e. The proposal contains an equally good or superior way to achieve the intent of the above criterion and guidelines. (2/03)
3. ~~Reduced parking. (2/03) Reduce or waive minimum off-street parking standards. The applicant may request a reduction to or waiver of parking standards based on a parking impact study. The study allows the applicant to propose a reduced parking standard based on estimated peak use, reductions due to easy pedestrian accessibility; availability of transit service, and likelihood of carpool use; and adjacent on-street parking. The parking study is subject to review and approval or modification by the city. (2/03)~~
4. *Creating and protecting public spaces.* (2/03)
- a. The development provides an appropriate amount of public space as determined by the city council in addition to sidewalks and landscaping. (2/03)
 - b. Public space may be a landscaped open space or plaza with pedestrian amenities, as approved by the city council. (2/03)
5. *Human scaled building design.* (2/03) Building façades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and design character of a development. The city council may determine architectural character, continuity of building sizes, roof forms, rhythm of window and door spaces and the general relationship of buildings to public spaces such as street, plazas, other open space and public parking. (2/03)
6. *Request for reallocation of retail square footage limit.* (6/10) The Keizer Station Plan (as amended) allows an applicant to request a reallocation of the retail square footage limits in the context of a master plan. If an applicant is requesting such reallocation, the applicant shall comply with the following criteria: (9/18)
- a. Does not result in significant adverse traffic impacts beyond those mitigated in the Keizer Station Master Plan TIA or that any resulting impacts can be mitigated in order to maintain the level of service and volume/capacity standards in the Keizer Station TIA; (9/18)
 - b. The reallocation results in a total limitation of no more than 975,000 square feet for all of the Keizer Station Plan area; (6/10)
 - c. Other property owners in the Keizer Station will not be unduly burdened by the direct or indirect effects of the reallocation. (6/10)

- d. Residents and/or property owners in the vicinity of Keizer Station will not be unduly burdened by the direct or indirect effects of the reallocation. (6/10)
- e. Considering all positive and negative impacts overall, the citizens of Keizer will benefit from the reallocation. (6/10)

A reallocation shall not reduce the amount of retail square footage allowed in an approved master plan for a different area without the amendment of the master plan for such different area. (9/18)

Parking Reform



- Focus Bus Routes
 - 11
 - 19
- Bus Routes
- Half Mile Buffer
- Parcels
- City Limits

Created: August 2022
This product is provided as is, without warranty. Under no circumstances is the City of Keizer liable for damages from the use or misuse of this product. This product is subject to license and copyright limitations. Distribution, sale and/or resale is prohibited. This product is not intended to be used for navigation or navigational purposes. Inquiries regarding this product and/or its applicability or uses may be directed to GISINFO@Keizer.org.