

Chapter 18.310
SUMMARY OF LAND USE PERMITS

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18.310.010 Purpose

- A. Introduction. In this development code, each land use permit or related action is processed by means of a generic decision-making type, e.g., Types I - IV or Limited Land Use Decisions (LLD) or Expedited Land Divisions (ELD), to which it is assigned. A description of these decision-making procedures are summarized in Chapter 18.390. In addition, to be approved, each permit or related action must comply with specifically-tailored approval criteria, which with few exceptions are contained in Chapters 18.320 - 18.385, as well as all other pertinent development standards, which are found throughout this code.
- B. Purpose. The purpose of this chapter is to provide a table summarizing all land use permits and related actions, including cross-references to type of decision-making process, approval criteria and other development standards. As such, this chapter provides a “road map” for the permit approval process.

18.310.020 Summary of Land Use Permits

- A. Summary Table. The table summarizing the decision-making procedure and substantive approval requirements of each land use permit and related action is presented in Table 18.310.1 below:

TABLE 18.310.1
SUMMARY OF LAND USE PERMITS AND RELATED ACTIONS

Land Use Permit/Action	Decision-Making Type	Approval Criteria	Other Development Regulations
<u>Annexation</u>	IV	18.320.020	18.320
<u>Conditional Use</u>			
Initial	III-HO	18.330.030	18.330
Major Modification	III-HO	18.330.030	18.510, 18.520
Minor Modification	I	18.330.030	18.530
<u>Director’s Interpretation</u>	-- ¹	----	18.340
<u>Planned Development</u>			
Detailed Plan	III-PC; ELD II	18.350.100 18.350.020	18.350 18.350
<u>Site Development Review</u>			
New Construction	II	18.360.090	18.360
Major Modification	II	18.360.090	18.360
Minor Modification	I	18.360.090	18.360

TABLE 18.310.1 (Con't)

Land Use Permit/Action	Decision-Making Type	Approval Criteria	Other Development Regulations
<u>VariANCES/ADJUSTMENTS</u>			
VariANCES	II	18.370.010.C	18.370
Development Adjustments	I	18.370.020.B.2	18.370
<u>SPECIAL ADJUSTMENTS</u>			
• Adjustments in Subdivisions	-- ²	18.370.020.C.1	18.430
• Reduction of Minimum Res. Densities	I	18.370.020.C.2	18.430, 18.715
• Access/Egress Standards Adjustments	II	18.370.020.C.3.b	18.705
• Landscaping Adjustments			
-Existing Street Trees	I	18.370.020.C.4.a	18.745
-New Street Trees	I	18.370.020.C.4.b	18.745
• Parking Adjustments			
-Reduction in Minimum Prkg. Ratios	II	18.370.020.C.5.a	18.765
-Prkg Reduct. in New Developmts/ Transit Improvements	II	18.370.020.C.5.b	18.765
-Prkg Reduct. in Existing Developmts/ Transit Improvements	II	18.370.020.C.5.c	18.765
-Increases in Maximum Parking Ratios	II	18.370.020.C.5.d	18.765
-Reduction in Bicycle Parking	II	18.370.020.C.5.e	18.765
-Alternative Parking Garage Layout	II	18.370.020.C.5.f	18.765
-Reduction in Stacking Lane Length	I	18.370.020.C.5.g	18.765
• Sign Code Adjustments	II	18.370.020.C.6	18.780
• Tree Removal Adjustments	I	18.370.020.C.7	18.790
• Wireless Communication Facility Adj.			
-Setback from Nearby Residence	II	18.370.020.C.8.a	18.798
-Distance from Another Tower	I	18.370.020.C.8.b	18.798
• Street Improvement Adjustments	II	18.370.020.C.9	18.810
<u>ZONING MAP/TEXT AMENDMENTS</u>			
Legislative	IV	Comprehensive Plan	18.380
Quasi-Judicial	III-PC	18.380.030.B	18.380
<u>MISCELLANEOUS PERMITS</u>			
Accessory Residential Units	I	Development Standards in 18.710	
<u>HISTORIC OVERLAY</u>			
• Historic Overlay Designation	III-PC	18.740.040.A	18.740
• Removal Historic Overlay Designation	III-PC	18.740.040.B	18.740
• Exterior Alteration in HO District	II	18.740.040.C	18.740
• New Construction in HO District	II	18.740.040.D	18.740
• Demolition in HO District	II	18.740.040.E	18.740
<u>HOME OCCUPATIONS</u>			
• Type I	I	18.742.040.A	18.742
• Type II	II	18.742.050.A	18.742
Nonconforming Use Confirmation	I	18.760.020.A	18.760

TABLE 18.310.1 (Con't.)

Land Use Permit/Action	Decision-Making Type	Approval Criteria	Other Development Regulations
Sensitive Lands			
• Within 100-Year Flood Plain	I, III-HO	18.775.020.E ⁴ , 18.775.070.B	18.775
• With Excessive Slopes	I, II, III-HO ³	18.775.020.E ⁴ , 18.775.070.C	18.775
• Within Drainage Ways	I, II, III-HO ³	18.775.020.E ⁴ , 18.775.070.D	18.775
• Within Wetlands	II, III-HO ³	18.775.070.E	18.775
Signs			
• Existing	I	{Development Standards for Each	
• Modification of Existing	I	{Sign Type, per 18.780	
• Temporary	I	18.780.100	
Temporary Uses			
• Seasonal/Special Events	I	18.785.040.A	18.785
• Emergency	I	18.785.040.B	18.785
• Temporary Sales Office/Home	I	18.785.040.C	18.785
• Temporary Building	I	18.785.040.D	18.785
Tree Removal	I	18.790.050.A	18.790
Land Division			
Lot Line Adjustment	I	18.410.040	18.410
Land Partition	II, ELD	18.420.050	18.420
Subdivisions			
• Without Planned Development	II, ELD	18.430.070	18.430
• With Planned Development	III-PC, ELD	18.430.070 18.350.100	18.430, 18.350

¹ Special kind of decision: Type I if not appealed, Type II if appealed by applicant. Because of recent Oregon case law, appeal goes directly to City Council.

² Addressed concurrently with subdivision review.

³ Can be reviewed as either Type II or IIIA, depending on criteria in 18.775.015.D and E.

⁴ Type I procedures are reviewed with criteria of Section 18.775.020.E. Type II and III procedures are reviewed with criteria of Section 18.775.070.B.

KEY:

- Type I: Ministerial Review (18.390.030)
- Type II: Quasi-Judicial Review by Director (18.390.040)
- Type III-HO: Quasi-Judicial by Hearings Officer (18.390.050)
- Type III-PC: Quasi-Judicial by Planning Commission (18.390.050)
- Type IV: Legislative (18.390.060)
- LLD: Limited Land Use Decision (18.390.070)
- ELD: Expedited Land Division (18.390.070)

(Ord. 09-13) ■