

Chapter 17.36

PROPERTY LINE ADJUSTMENTS

Sections:

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17.36.010 Applicability.

A property line adjustment is the relocation of a common property line between two abutting lots of record and shall be governed by this chapter.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

17.36.015 Submittal requirements.

An application for a property line adjustment shall include a minimum of five (5) copies of a preliminary map drawn to scale. The following information shall be provided on the preliminary map:

- (1) Date the preliminary map was drawn;
- (2) North arrow;
- (3) Scale of drawing;
- (4) Township, Range, Section and Tax Lot numbers of the subject properties and any contiguous properties under the same ownership as the subject properties;
- (5) Complete names, addresses and telephone numbers of the owners of the subject properties;
- (6) Dimensions and area of the subject properties, both before and after the proposed adjustment;
- (7) Locations, widths and names of adjacent streets;
- (8) Identification of existing uses of the subject properties, including the location of all existing structures. Include structure setbacks from existing and proposed property lines;
- (9) The location of existing utilities on the

subject properties;

(10) Zoning of the subject properties;

(11) The location, including width, of existing and proposed easements, to which property they are conveyed and for what purpose(s). Include easements on the subject properties and off-site easements conveyed to the subject properties;

(12) The location of any existing on-site sewage disposal systems and wells;

(13) The location and dimensions of driveways and off-street parking areas;

(14) For properties developed with nonresidential uses, identify individual off-street parking and loading spaces, including dimensions, and the location and dimensions of landscaped areas.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1323 §1 (part), 2002.

17.36.020 Criteria.

A property line adjustment shall comply with the following criteria:

(1) An additional lot of record shall not be created by the property line adjustment;

(2) Dimensional standards of the underlying zoning district shall be maintained. However, where a subject property is already nonconforming with respect to a dimensional standard, a property line adjustment may be permitted provided that the nonconformity is not increased;

(3) Compliance with GMC Division IV (development standards) shall be maintained. However, where a subject property is already nonconforming with respect to a development standard, a property line adjustment may be permitted provided that the nonconformity is not increased.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1131 §2 (part), 1990; Ord. 1323 §1 (part), 2002.

17.36.030 Review process.

An application for a property line adjustment shall be reviewed pursuant to GMC Division VII (administrative procedures). Property line adjustments shall comply with relevant provisions of Oregon Revised Statutes Chapters 92 and 209.

Statutory Reference: ORS Ch. 197 and 227

Gladstone Municipal Code

History: Ord. 1323 §1 (part), 2002.

[**Ed. Note:** The publication(s) referred to or incorporated by reference in this ordinance are available from the office of the City Recorder.]