

## Chapter 17.64

### DESIGN STANDARDS FOR LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS

**Section:**

**17.64.010 Applicability.**

**17.64.020 Blocks.**

**17.64.030 Building sites.**

**17.64.040 Building lines.**

**17.64.050 Large building sites.**

**17.64.060 Maintenance of minimum title requirements.**

**17.64.010 Applicability.**

The design standards for land divisions and property line adjustments shall apply to all subdivisions, partitions and property line adjustments.

**Statutory Reference:** ORS Ch. 197 and 227

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

**17.64.020 Blocks.**

(1) General. The length, width and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated, consideration of the need for traffic safety, convenience, access, circulation and control, and recognition of limitations and opportunities of topography.

(2) Sizes. Except as modified by GMC Subsection 17.50.030(2), blocks shall not exceed one thousand feet (1,000') in length between street lines, except for blocks adjacent to arterial streets or unless topography, barriers such as railroads or freeways, environmental constraints such as major streams and rivers, pre-existing development or the layout of adjacent streets require a modification. The recommended minimum distance between intersections on

arterial streets is one thousand three hundred twenty feet (1,320').

(3) Easements:

(a) Utility lines. Easements for sewers, drainage, water mains, electric lines or other public utilities shall be dedicated wherever necessary. The easements shall be a minimum of twelve feet (12') in width and centered on rear or side lot lines at change of direction points of easements, except for guy wire tieback easements which shall be six feet (6') wide by twenty feet (20') long along lot lines.

(b) Watercourses. If a tract is traversed by a watercourse such as a drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the watercourse and adequate in width for the purpose. Streets, parkways or greenways parallel to or integrated with major watercourses may be required.

(c) Pedestrian and Bicycle Ways. Except as modified by GMC Subsection 17.50.030(2), in blocks over eight hundred feet (800') in length, a pedestrian or bicycle way with a minimum width of ten feet (10') shall be provided through the middle of the block when desirable for public convenience. If unusual conditions require blocks longer than one thousand two hundred feet (1,200'), two pedestrian ways may be required. When desirable for public convenience, or when called for in the Comprehensive Plan, pedestrian ways may be required to connect cul-de-sacs, to pass through unusually shaped blocks, or to facilitate a linked system of pedestrian ways or greenways or bicycle ways.

(d) Greenways. When called for in the Comprehensive Plan, the Planning Commission may require the dedication, reservation or setting aside of greenways which will be open or accessible to the public. Except for trails or paths, such greenways will usually be left in a natural condition without improvements. Where appropriate, greenways may be combined with easements for utilities or watercourses.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1294 §1 (part), 2000.

**17.64.030 Building sites.**

(1) Size and Shape. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The width of a lot shall be at least fifty feet (50') except that corner lots shall have a width of at least sixty feet (60') to permit appropriate building setback from both streets. Minimum lot depth in a residential district shall be sixty feet (60'). In the case of irregular lots, the width shall be measured along the front building line. Except in a PUD development, in no case shall a lot area be less than the zoning district required. The Planning Commission may, when such a minimum in the case of multi-family dwelling subdivision development would result in a conflict with the minimum area requirements of the zoning ordinance, require larger minimum area requirement so as to conform to the zoning ordinance. These minimum standards shall apply with the following exceptions:

(a) Where property is zoned and planned for commercial or industrial use, other widths and areas may be permitted at the discretion of the Planning Commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

(2) Frontage. A lot shall have minimum frontage of twenty feet (20') on a street other than an alley.

(3) Through Lots and Parcels. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten feet (10') wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

(4) Lot and Parcel Side Lines. The lines of lots and parcels as far as is practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990; Ord. 1294 §1 (part), 2000.

#### **17.64.040 Building lines.**

If special building setback lines are to be established in a subdivision, they shall be shown on the subdivision plat or shall be included in the deed restrictions.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990.

#### **17.64.050 Large building sites.**

In dividing tracts into large lots or parcels which at some future time are likely to be redivided, the Planning Commission may require that the blocks be of such size and shape, be so divided into building sites and contain such site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990.

#### **17.64.060 Maintenance of minimum title requirements.**

No lot area, yard or other open space existing on or after the effective date of the ordinance codified in this title shall be reduced below the minimum required for it by this title, and no lot area, yard or other open space which is required by this title for one use shall be used as the required lot area, yard or other open space for another use.

**Statutory Reference:** ORS Ch. 197 and 227

**History:** Ord. 1131 §2 (part), 1990.

17.64.070 **History:** Ord. 1131 §2(part), 1990; Repealed Ord. 1294§1 (part), 2000.