



# February 2023 Planning Commission Meeting

Title 17 Zoning and Development Amendments for C-2 Zoning District



**GLADSTONE**  
Oregon

# Development Amendments Timeline

- 2017: City adopted Downtown Revitalization Plan: recommended changes to C-2 zoning district and new overlay district for downtown core
- Spring 2022: Development of draft code amendments
- June 2022: Community open house
- July 2022: Planning Commission Work Session
- November 2022: Planning Commission Public Hearing approval
- December 2022/January 2023: Additional City review for clear and objective standards



Section	Standard	Proposed Change
17.21.030 – Exceptions and non-conformances	Measurement of Additions or Expansions	<ul style="list-style-type: none"> <li>• Clarifies addition or expansion measurement:               <ul style="list-style-type: none"> <li>• “cumulative total”</li> <li>• Subsequent additions or expansions</li> </ul> </li> </ul>
17.21.060 – Site design and landscaping	Driveways	<ul style="list-style-type: none"> <li>• Clarifies location of driveways on corner lots</li> </ul>
17.21.060 – Site design and landscaping	Parking Areas and Landscaping	<ul style="list-style-type: none"> <li>• Clarifies location of parking areas in relation to required setbacks</li> <li>• Clarifies relation to other required landscaping in 17.46.020(2)(b)</li> </ul>
17.21.070 – Building design	Windows/Transparency	<ul style="list-style-type: none"> <li>• Clarifies how upper-floor window orientation is defined</li> <li>• Clarifies window transparency percentage</li> </ul>
17.21.070 – Building design	Pedestrian Shelters	<ul style="list-style-type: none"> <li>• Clarifies the min. design requirement for pedestrian shelter dimensions</li> </ul>
17.21.070 – Building design	Building Form	<ul style="list-style-type: none"> <li>• Clarifies design requirements when there is a change in building height</li> </ul>

Section	Standard	Proposed Change
17.21.070 – Building design	Decks and Balconies	<ul style="list-style-type: none"> <li>• Provides specific requirements related to:               <ul style="list-style-type: none"> <li>• Maximum size</li> <li>• Minimum vertical clearance</li> <li>• Relation to building code requirements</li> </ul> </li> </ul>
17.21.070 – Building design	Building Materials	<ul style="list-style-type: none"> <li>• Modifies requirement to encourage changes in materials to define building base, middle, and top</li> </ul>
17.21.070 – Building design	Color	<ul style="list-style-type: none"> <li>• Modifies requirement to encourage primary building colors</li> </ul>
17.21.070 – Building design	Screening Mechanical Equipment	<ul style="list-style-type: none"> <li>• Modifies requirement to encourage integrated architecture of rooftop mechanical equipment screening</li> </ul>
17.21.070 – Building design	Accessibility and Sustainability	<ul style="list-style-type: none"> <li>• Modifies requirements to encourage integration of materials and detailing, but must still be consistent with ADA standards and applicable building codes)</li> </ul>

# Planning Commission Action

The Planning Commission is being asked to make a recommendation to the City Council on the proposed amendments. The City Council will hold a public hearing at their meeting on March 14, 2023.

The PC may recommend that the City Council:

1. Approve the proposed amendments;
2. Approve the proposed amendments with revisions; or
3. Deny the proposed amendments.