

Description of Staff Technical Amendments:

1. Correction **33.100.210.B**: FAR on R10 and R20 sites
Change from 10,000 sf and less to sites that are “less than” 10,000 sf.
2. Clarification **33.110.205**: minimum dwelling unit density (i.e. double sized lots require at least two units).
Add that the standard only applies to vacant sites/new development
3. Clarification **33.110.265.F and 33.120.270.G**: site vs. lot in cottage cluster standards
Change the terminology to consistently refer to “site” vs “lot”
4. Clarification **33.110.265.F and 33.120.270.G**: Determination of when a house is “existing” in cottage cluster standards
Add benchmark that the house be at least 5 years old
5. Correction **33.110.265.F.9.c and Amend 33.120.270.G.8.c**: Common outdoor area in cottage cluster standards
Change reference from “common open area” to “common outdoor area”
6. Clarification **33.110.265.F.10.a(2) and 33.120.270.G.9.a(2)**: Measuring max distance between dwelling unit and common outdoor area
Include a reference that the measurement is made at the closest point of the façade
7. Correction **33.205.040.C.3.b**: Replace the reference from “house” to “primary dwelling unit” in ADU standards
With the addition of ADUs with duplexes, the reference to house is incorrect.
8. Clarification **33.218.100.E**: Exempt cottage clusters from main entrance standard in community design standards
These standards (applicable in conservation districts) do not anticipate multiple detached units and conflict with the cottage cluster standards.
9. Correction **33.430.160.F.1**: Tree removal standards for land divisions in environmental overlay zones
With the allowance for duplexes on all lots, the current standards that permit 225 inches of tree removal per *dwelling unit* should be changed to reflect this increase in units (which do not increase allowed disturbance area, or lot coverage)
10. Clarification: **33.675.300.A.3**: Allow a replat for lots that exceed maximum density to be approved so long as the density for the land division site moves no further out of conformance

List of SB458 process amendments:

1. **33.663.200.A.7**. Clarify that stormwater or parking tracts may be increased in size with the final plat review in a middle housing land division.
2. **33.663.110 and 33.730.130** Clarify final plat voiding time period to be consistent with SB458
3. **33.663.200 and 33.730.060** Include submittal of as-built survey with Final Plat application
4. **33.671.130.C**. Differentiate the standards for public sewer service from private (septic) service
5. **33.730.031.J**. Modify the Hearings Officer notification timeline to comply with ORS197.360-380.