

CITY OF TANGENT
LAND USE DEVELOPMENT CODE

2010

UPDATED

November 6, 2018

CITY OF TANGENT

32166 Old Oak Drive

P.O. Box 251

Tangent, Oregon 97389

541-928-1020 Fax 541-928-4920

CONTENTS

ARTICLE 1 ADMINISTRATIVE PROVISIONS:

Section 1.110 Title	Page 1
Section 1.120 Purpose.....	Page 1
Section 1.130 Compliance Standards.....	Page 1
Section 1.140 Regulation Compliance	Page 2
Section 1.150 Interpretation.....	Page 4
Section 1.160 Validity.....	Page 4
Section 1.170 Administration.....	Page 4
Section 1.180 Enforcement.....	Page 6
Section 1.190 Fees.....	Page 6
Section 1.200 Definitions.....	Page 6

ARTICLE 2 APPLICATION PROCEDURES

Section 2.110 Pre-Application Consultation.....	Page 17
Section 2.120 Pre-Application Conference.....	Page 17
Section 2.130 Application Procedure.....	Page 17
Section 2.140 Application Site Plan.....	Page 19
Section 2.150 Record File.....	Page 21
Section 2.200 Building Permits.....	Page 22
Section 2.300 Land Divisions.....	Page 23
Section 2.310 Property Line Adjustment	Page 23

Section 2.311 Property Line Adjustment Requirements	Page 23
Section 2.312 Decision Criteria.....	Page 24
Section 2.313 Decision Process.....	Page 24
Section 2.314 Property Line Adjustment Filing.....	Page 24
Section 2.320 Subdivision or Partition Tentative Plan.....	Page 25
Section 2.321 Submission Requirements.....	Page 25
Section 2.322 Form and Scale.....	Page 25
Section 2.323 General Information	Page 25
Section 2.314 Existing Conditions Information	Page 26
Section 2.325 proposed Plan Information	Page 27
Section 2.326 Accompanying Statements.....	Page 27
Section 2.327 Supplemental Information.....	Page 28
Section 2.328 Decision Criteria.....	Page 29
Section 2.329 Decision Process.....	Page 29
Section 2.330 Subdivision or Partition Plat	Page 31
Section 2.331 Submission Requirements.....	Page 31
Section 2.332 Form and Scale.....	Page 31
Section 2.333 Information Required.....	Page 31
Section 2.334 Supplemental Information with Plat.....	Page 32
Section 2.335 Survey Requirements.....	Page 33
Section 2.336 Dedication Requirements.....	Page 24
Section 2.337 Certificates of Final Plat.....	Page 34
Section 2.338 Decision Criteria.....	Page 35

Section 2.339 Decision Process.....	Page 35
Section 2.340 Filing of Plat.....	Page 36
Section 2.350 Replatting.....	Page 36
Section 2.360 Expedited Land Divisions.....	Page 37
Section 2.400 Site Plan Review.....	Page 37
Section 2.500 Conditional Uses.....	Page 38
Section 2.600 Variances.....	Page 41
Section 2.700 Amendments.....	Page 44
Section 2.800 Annexations.....	Page 45
Section 2.900 Vacations.....	Page 48

ARTICLE 3 DECISION PROCESS

Section 3.110 Basis for Decision.....	Page 51
Section 3.120 Form of Decision.....	Page 51
Section 3.200 Type of Decisions.....	Page 51
Section 3.300 Notification.....	Page 53
Section 3.400 Limited Land Use Review Procedures.....	Page 55
Section 3.500 Quasi-judicial Public Hearing Procedures.....	Page 56
Section 3.600 Legislative Public Hearing Procedures.....	Page 58
Section 3.700 Decision.....	Page 59
Section 3.800 Appeal Provisions.....	Page 61
Section 3.900 Revocation.....	Page 62

ARTICLE 4 ZONING DISTRICTS

Section 4.010 Classification of Zoning Districts.....	Page 63
---	---------

Section 4.020 Classification of Overlay-Zones.....	Page 63
Section 4.030 Location of Zoning Districts.....	Page 63
Section 4.040 Zoning Maps.....	Page 63
Section 4.050 Zone Boundaries.....	Page 63
Section 4.060 Zoning of Annexed Areas.....	Page 64
Section 4.070 Similar Use Authorization.....	Page 64
Section 4.080 Nonconforming Uses.....	Page 64
Section 4.100 Primary Zoning Districts.....	Page 66
Section 4.111 Single-family Residential District RS-10.....	Page 66
Section 4.112 Multiple-Family/ Residential District RM-10.....	Page 70
Section 4.113 Multiple-Family/ Residential District RM-6.....	Page 74
Section 4.121 Community Commercial – CC.....	Page 78
Section 4.122 Highway Commercial/Industrial – HC/I	Page 81
Section 4.131 General Industrial -G I.....	Page 83
Section 4.141 Exclusive Farm Use – EFU.....	Page 85
Section 4.200 Overlay-Districts.....	Page 89
Section 4.210 Flood Hazard Overlay-District – FH.....	Page 89
Section 4.220 Planned Development Overlay District- PD.....	Page 89
Section 4.221 PD Development Standards.....	Page 90
Section 4.222 PD Conceptual Development Plan.....	Page 92
Section 4.223 PD Detailed Development Plan.....	Page 94
Section 4.224 Decision and Findings.....	Page 96
Section 4.225 PD Master Development Plan.....	Page 96

Section 4.226 Bonding.....Page 97

Section 4.227 Proposed Changes in Approved Plans.....Page 97

Section 4.228 Expiration.....Page 98

ARTICLE 5 GENERAL DEVELOPMENT STANDARDS

Section 5.010 Development Standards.....Page 99

Section 5.020 Plan Conformance..... Page 99

Section 5.110 Height Standards.....Page 99

Section 5.111 Building Height Exceptions..... Page 99

Section 5.112 Building Projection Exceptions..... Page 99

Section 5.113 Lot Size..... Page 99

Section 5.114 Lot Size Exceptions..... Page 99

Section 5.115 Yard Setbacks..... Page 99

Section 5.116 Yard Setback Exceptions..... Page 99

Section 5.117 Drainageway Setbacks..... Page 100

Section 5.118 Ponds, Wetlands & Riparian Areas.....Page 101

Section 5.119 Pond & Wetland Construction.....Page 103

Section 5.120 Parking..... Page 105

Section 5.121 Off-Street Parking Requirements.....Page 107

Section 5.122 Transportation Standards.....Page 110

Section 5.123 Streets..... Page 114

Section 5.124 Sidewalks.....Page 118

Section 5.125 Bikeways..... Page 119

Section 5.126 Storm Drainage.....Page 121

Section 5.127 Water.....	Page 123
Section 5.128 Sanitary Sewers.....	Page 124
Section 5.129 Utilities.....	Page 125
Section 5.130 Easements	Page 125
Section 5.131 Blocks.....	Page 125
Section 5.132 Building Sites.....	Page 127
Section 5.133 Clearing and Grading.....	Page 128
Section 5.134 Landscaping.....	Page 133
Section 5.135 Exterior Lighting.....	Page 142
Section 5.136 Signs.....	Park 142

ARTICLE 6 USE STANDARDS

Section 6.010 Use Standards.....	Page 147
Section 6.110 Home Occupation Standards.....	Page 147
Section 6.121 Residential Care Home Standards.....	Page 148
Section 6.122 Residential Care Facility Standards.....	Page 148
Section 6.130 Multiple-family Housing Standards.....	Page 149
Section 6.140 Manufactured Dwelling Standards.....	Page 149
Section 6.141 General Provision.....	Page 149
Section 6.142 Classifications of Manufacture Dwellings.....	Page 151
Section 6.143 Placement on individual Lots.....	Page 152
Section 6.144 Temporary Manufactured Dwelling Use.....	Page 153
Section 6.150 Manufactured Dwelling Parks.....	Page 154
Section 6.151 Improvement Standards.....	Page 156

Section 6.152 Design and Submission Requirements.....	Page 156
Section 6.210 Commercial Use Standards.....	Page 158
Section 6.211 Residential / Commercial Structures.....	Page 158
Section 6.212 Street Frontage Commercial.....	Page 159
Section 6.213 Parking Frontage Commercial or Industrial.....	Page 159
Section 6.310 Public & Semi-Public Use Standards.....	Page 160
Section 6.410 Hemp and Marijuana Businesses.....	Page 161
Section 6.510 Historic Preservation.....	Page 162
Section 6.511 Tangent Historic Resource Inventory.....	Page 162
Section 6.512 Historic Resource Designation.....	Page 162
Section 6.513 Exterior Alterations & New Construction.....	Page 164
Section 6.514 Relocation, Demolition & Removal.....	Page 166

ARTICLE 7 PUBLIC IMPROVEMENT REQUIREMENTS

Section 7.100 Improvement Procedures.....	Page 169
Section 7.200 Specifications for Improvements.....	Page 170
Section 7.300 Required Public Improvements.....	Page 170
Section 7.400 Public Use Dedications.....	Page 173
Section 7.510 Improvements Agreement.....	Page 173
Section 7.520 Security.....	Page 173
Section 7.600 Noncompliance Provisions.....	Page 174
Section 7.700 Adopted Standards.....	Page 175
Section 7.710 City of Tangent Standards.....	Page 175
Section 7.720 Modifications Permitted.....	Page 175

Section 7.730 Applicability of Linn County Standards.....Page 175

 Section 7.740 Applicability of ODOT Standards.....Page 175

Section 7.800 Adopted Regulations.....Page 176

 Section 7.810 City Charter Provisions.....Page 176

 Section 7.820 City Ordinance Provisions.....Page 176