



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.daytonoregon.gov

Accessory Dwelling Units – Submittal Information

General Information

The City of Dayton issues Structural, Mechanical & Plumbing Permits. Electrical Permits are issued through the Yamhill County Building Department (503) 434-7516. Depending on the type of construction you are planning, additional information, permits or fees may be required (for example, fences & sprinkler systems). Digital permits can be emailed to permits@daytonoregon.gov.

Submittal Requirements

- **2 paper copies of each of the following documents or 1 cope of each document submitted digitally.**
- Required permit application. *Original signatures for all property owners must be provided.* This information must be reproduced so please print clearly using black or blue ink. Do not use pencil.
- Complete set(s) of legible building/construction plans drawn to scale, showing conformance to local & state building codes. Engineered plans must include at least one copy with the required wet stamp.
- Current Title Report showing proof of easements and/or right-of-ways.
- Site Plan, that **must** show all of the following:
 - Site Address - Name of Applicant or Property Owners if different from applicant
 - Existing and proposed structures on the subject property and square footage of each structure
 - All concrete or asphalt patios, slabs and driveways with square footage
 - Percentage of property covered with impermeable surfaces (buildings, driveways, in-ground pools, etc)
 - Setbacks for all structures new and existing, including from property lines & buildings
 - Existing and proposed driveways or points access
 - Existing and proposed placement of water, sewer and storm drainage lines
 - Easements and/or right-of-ways, existing or proposed on the property
 - Map and Tax Lot numbers or tax account numbers for subject property
 - North arrow & Scale (the preferred scale is 1 inch equals 20 feet)
- Storm drainage and erosion control plan for the project.
- Contractors Certification of High-Efficiency Interior Lighting Systems Form
- Moisture Content Acknowledgement Form
- Rain Screen Acknowledgement Form

***Please Note:** Site plans, construction plans & submittal documents larger than 11x17 are required to be submitted digitally.

New Construction Additional Requirements & Fees

- System Development Charges (Based on meter size) see attached fee sheet.
- Construction Excise Tax = \$1.20 per/square foot of living space & .60 per/square foot of non-living space. Make excise tax check payable to Dayton School District.
- Type “A” Construction Permits are required when working in the right-of-way, including but not limited to sidewalks, curbs, street improvements, driveways, storm water, water and sewer connections.
- Water meters must be purchased from the City. Service application and deposit are required at the time of purchase.

Contractor Requirements

Contractor information must be supplied when using a contractor for building projects, contractor license information will be verified through the State of Oregon’s Contractors Board. In addition, contractors are required to register their business with the City of Dayton. If your contractor is not registered they will be asked to fill out the proper forms and submit a registration fee before construction is started.

Process

Building plans are reviewed and approved by the City’s Building Inspector. Depending on your type of construction, building plans may also be reviewed by the Planning Department, Public Works, City Engineer and the Rural Fire Department. The plan review process takes approximately 6 to 8 weeks. You will be contacted when your permit is ready to be picked up. Permit fees will be due before permits are issued, make checks payable to the City of Dayton.

Building Permit Application



City of Dayton
PO Box 339 - 416 Ferry Street
Dayton OR 97114
503 864-2221 - permits@daytonoregon.gov

This permit is issued under OAR 918-460-0030 and Chapter 7 of the Dayton Land Use and Planning Code. Permits expire if work is not started within 180 days of issuance or if work is suspended for 180 days. *Credit card payments cannot be accepted for Building Permits.*

TYPE OF WORK - Check all that apply			
<input type="checkbox"/> Structural	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Plan Review
<input type="checkbox"/> Mechanical	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Remodel
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Government	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other	<input type="checkbox"/> Historical	<input type="checkbox"/> Repairs
Special Zones:	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Slope	<input type="checkbox"/> Other
JOB SITE INFORMATION			
Site Address:			
Map & Tax Lot:		Zoning:	
Estimated Valuation:			
Job Description (be specific):			
House Sq Feet:		Garage Sq Feet:	
<input type="checkbox"/> Applicant	PROPERTY OWNER INFORMATION		
Name:			
Address:			
City:		State:	Zip:
Cell Phone:		Phone:	
Signature:			
<input type="checkbox"/> Applicant	STRUCTURAL CONTRACTOR INFORMATION		
Business Name:			
Mailing Address:			
City:		State:	Zip:
Phone:		CCB #:	
Email:			
<input type="checkbox"/> Applicant	MECHANICAL CONTRACTOR INFORMATION		
Business Name:			
Mailing Address:			
City:		State:	Zip:
Phone:		CCB #:	
Email:			
<input type="checkbox"/> Applicant	PLUMBING CONTRACTOR INFORMATION		
Business Name:			
Mailing Address:			
City:		State:	Zip:
Phone:		CCB #:	
Email:			

NEWBERG PERMIT #	
Dayton Permit #	
Date Submitted:	
Date Issued:	Issued By:

FOR CITY OF DAYTON USE			
PERMIT # (Newberg)		PERMIT FEE	
Structural Fees:		\$	
Mechanical Fees:		\$	
Plumbing Fees:		\$	
Construction Permit	A	B	\$
System Development Charge's		\$	
Plan Review Only		\$	
Fire & Life Safety 40%		\$	
1)		\$	
2)		\$	
TOTAL AMOUNT DUE		\$	
Construction Excise Tax/School District		\$	
PAYMENT RECORD			
DATE	AMOUNT	RECEIPT #	CHECK/CASH
BUILDING DEPARTMENT APPROVAL			
Adjusted Valuation:			
Plan Review Date:			
Reviewed By:			
STRUCTURAL PERMIT FEES			
Permit Fee	\$		
State Surcharge 12%	\$		
Plan Review Fees 65%	\$		
Other:	\$		
Total Permit Fees	\$		
MECHANICAL PERMIT FEES			
Permit Fee	\$		
State Surcharge	\$		
Plan Review Fees 25%	\$		
Other:	\$		
Total Permit Fees	\$		
PLUMBING PERMIT FEES			
Permit Fee	\$		
State Surcharge	\$		
Plan Review Fees 30%	\$		
Other:	\$		
Total Permit Fees	\$		

Applicant Signature

Print Name

Date

I hereby state that I have read and understand both sides of this application and the information provided on both sides is correct.

ARCHITECT INFORMATION		
Business Name:		
Mailing Address:		
City:	State:	Zip:
Phone:	CCB #:	
Email:		
OTHER/ADDITIONAL INFORMATION		
Business Name:		
Mailing Address:		
City:	State:	Zip:
Phone:	CCB #:	
Email:		
Detailed Description of Work to be done:		

SYSTEM DEVELOPMENT CHARGES		
Water	4,242	\$
Sewer	7,564	\$
Streets/Storm	1,125	\$
Parks	100	\$
Total Amount Due:		\$
CONSTRUCTION EXCISE TAX		
House Square Feet	x \$1.20 =	
Garage Square Feet	x \$.60 =	
Accessory Structure Square Feet	x .60=	
- Make ckeck payable to Dayton School Dist -		
TOTAL AMOUNT DUE:		

Building Permit & Plan Check Fees Calculation		
Structural Valuation:		
For the First \$		\$
Plus \$	for each additional \$1,000	\$
Total		\$
(Preliminary Plan Check Fees)	Total x .65	\$

ADDITIONAL IMPORTANT INFORMATION

BUILDING PERMIT INSPECTION PHONE NUMBER: 503 554-7714

- 1) Applicant must provide all required contractor information.
- 2) Once an application has been submitted for review, the applicant is responsible for any and all fees, including but not limited to plan review, state surcharge and permit fees, regardless if the permit is issued or not.
- 3) Permit Applications will not be accepted without the accompanying payment
- 4) Emailed and faxed permit applications will not be accepted
- 5) Plans will not be accepted digitally
- 6) The City of Dayton does not print or duplicate plans or permit documents
- 7) Permits expire when work is not started within 180 days of issuance or if work is suspended for 180 days
- 8) Property Owner information and signature is required regardless of who will be doing the work
- 9) **Property owner installations - by signing this permit the property owner agrees that this installation is being made on residential or farm property owned by the property owner or a member of their immediate family, and is exempt from licensing requirements under ORS 701.010**
- 10) Credit Card payments are not accepted for building permits
- 11) It is the responsibility of the property owner or contractor to call for inspections
- 12) Plumbing Permits - Property Owner/Contractor certifies that all plumbing work will be done in accordance with applicable provisions of the City of Dayton Municipal Code and Oregon Revised Statutes Chapters 447 & 693, and applicable codes, and that no help will be employed unless under ORS 693
- 13) Occupancy is not permitted until all required work is finished and approved by the City

Revised 01/07/23

FOR CITY OF DAYTON USE - PAYMENT REIMBURSEMENT		
Final Date	75% Amount Paid	Month/Year Paid
Scanned & Efiled	Plan Review Paid	Month/Year Paid
Completed By:	25% Amount Paid	Month/Year Paid
Business Registration #	Emailed Permit to Newberg Building Department:	

City of Dayton

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ADU – General Information

What *YOU* Need to Know:

- ü Where your **property lines** are – Sometimes the deed to your property will indicate where your property pins are located. The best way to know where your property lines are is to have your property surveyed. The City of Dayton does not have this information.
- ü If your property is listed on the **National Historic Register**. Buildings that are listed on the National Register may require review by the Dayton Historic Preservation Committee; a public hearing and approval from the Dayton Planning Commission and/or City Council may also be required.
- ü If any part of your property is in a **flood zone**.
- ü If your property is **sloped**.
- ü Building permits become invalid if there is no activity after 6 months. A one-time permit extension can be requested before the original permit expires. Once a building permit has been deemed invalid you will need to resubmit all the required documents and fees.

New Construction Additional Permits & Fees

- ü **System Development Charges** are based on the size of the water meter that will be installed on the property and must be paid when the permit is issued. The most common size meter installed in a single family home is 5/8"-3/4".
- ü **Water meters** must be purchased from and installed by the City of Dayton, the cost of the meter is based on the size of the meter. Meters 1 ½ inches and larger can be purchased from the City, but must be installed by the applicant.
- ü **Water service** begins on the day that water meters are purchased. You will be required to sign up for water service, show proof of Id and pay the required deposit amount of \$150.00 at the time the meter is purchased.
- ü **Construction Excise Tax** is paid to the Dayton School District and is calculated as \$1.20 per/square foot of living space & .60 cents per/square foot of non-living space. Checks for Construction Excise Tax should be separate from the building permit check and should be made payable to Dayton School District. Construction Excise Tax Fees are due at the time the permit is issued.
- ü **Type “A” Construction Permits & Inspections** are required when working in the public right-of-way, including but not limited to work on sidewalks, curbs, street improvements, driveways, utility services connections, storm water, water and sewer connections.
- ü **Construction Permit Inspection Request: (503) 864-2221–24 HOUR ADVANCE NOTICE IS REQUIRED** in writing by submitting a Construction Inspection Request Form.
- ü **Fence Permits** – Cost \$5.00 and are required when constructing a fence or retaining wall. Applications can be obtained from the City of Dayton. A Site plan is required to be submitted with the application.
- ü **Sprinkler Systems** require a backflow device to be installed. A plumbing permit will need to be issued before installing a sprinkler system.
- ü **Backflow devices** such as Double Check Valves and Reduced Pressure Valves are required to be inspected yearly. The City of Dayton provides an automatic backflow testing program to help with the cost of this process, for more information contact the City Clerk at (503) 864-2221.
- ü **Permit Fees** – Structural Building Permit fees are based on the value of the project and are calculated by City of Dayton Building Department Staff. Please do not send in building permit fees without consulting a building department staff member. A building permit fee schedule is available upon request from the City of Dayton.

City of Dayton

New Construction Design Standards Requirements

- Ü Single Family Dwellings and Manufactured Homes located on individual lots, must have at least three (3) of the following items on the front side of the house which fronts the street:
 - Dormer(s) or gable(s)
 - Cupola(s)
 - Bay or bow windows
 - Exterior Shutters
 - Recessed entry or entries
 - Front porch at least 100 square feet in area
 - Covered porch entry or entries
 - Pillars or posts in the front entry or entries
 - Eave(s) (minimum 6")
 - Off-set(s) on building face or roof (minimum 16")
- Ü Required Storm Drainage and Erosion Control Plan. A plan prepared by a professional engineer, will need to be submitted with your construction plans for approval by the City. The plan will need to address the minimization of run off, siltation, and pollution. Construction plans for storm sewers and open drainage channels which shows line sizes, profiles, and construction specifications will also need to be provided, in addition to the Engineer's calculations.

Contractors

- Ü **Contractor license** information will be verified through the State of Oregon's Contractors Board.
- Ü **Business Registration Requirement:** All contractors are required to register their business with the City of Dayton. If your contractor is not registered they will be asked to fill out the proper forms and submit a registration fee before construction can begin.

Building Inspections

- Ü Building inspections are done by the City of Newberg's Building Department.
- Ü To request an inspection, call (503) 554-7714 you will need to reference your permit number.
- Ü For building questions call (503) 537-1240 for City of Newberg's Building Department
- Ü Inspection results on line: www.trakit.newbergoregon.gov/etrakit.

During Construction

- Ü House Numbers will need to be posted and be visible from the street. Permanent house numbers will need to be affixed to the structure in order to pass the final inspection.

Permit Issuance

- Ü Occupancy Permits – Can be issued when all the required work is finished and final approval is given for building and construction permits. Occupancy Permits do not require a signature from the building inspector and can be issued through the City of Dayton Building Department upon request.



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Accessory Dwelling Units - *Disclaimer*

Site Address: _____

Zoning: _____ Permit Number: _____

Dayton Municipal Code Section 7.2.102 Single Family Residential (R-1); Section 7.2.103 Limited Density Residential (R-2) and Section 7.2.402 Accessory Dwelling Units:

I understand that my new Accessory Dwelling Unit (ADU) permit is for construction in an R-1 or R-2 residential zone and I understand and agree that per the Dayton Land Use and Development Code the use of an ADU as a short term rental is not a permitted use within my property/zoning listed above.

I further understand that failure to comply with the Dayton Land Use and Planning Codes may cause a stop work order to be issued, issuance of a citation and/or Occupancy to be denied.

Contractor Signature: _____ Date: _____

Contractor (Print Name): _____

Property Owner Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

Property Owner(s) Print Name(s): _____

Official/Staff Signature: _____ Date: _____



City of Dayton

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Building Permit – *Design Standards*

Dayton Municipal Code Section 7.2.301 Single Family Dwelling Design Standards:

✓ Single Family Dwellings and Manufactured Homes located on individual lots, must have at least three (3) of the following items on the front side of the house which fronts the street:

- Dormer(s) or gable(s)
- Cupola(s)
- Bay or bow windows
- Exterior Shutters
- Recessed entry or entries
- Front porch at least 100 square feet in area
- Covered porch entry or entries
- Pillars or posts in the front entry or entries
- Eave(s) (minimum 6")
- Off-set(s) on building face or roof (minimum 16")

I understand that my new construction/manufacture home must have at least 3 of the above required design standards, and by my signature I guarantee that I have incorporated at least 3 of the required design standards into the development of my new construction. I further understand that failure to comply with the Dayton Land Use and Planning Code may cause a stop work order to be issued, issuance of a citation and/or Occupancy to be denied.

Contractor Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

Final Approval Date:	Approved By:	<input type="checkbox"/> Public Works	<input type="checkbox"/> City Engineer
		<input type="checkbox"/> Building Official	
Meets Dayton Land Use & Development Code: <input type="checkbox"/> Yes <input type="checkbox"/> No		Date Copy forwarded to Public Works:	

City of Dayton

7.2.102.06 R-1 Development Standards. All development in the R-1 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:
 - Maximum building coverage (primary building): 35%
 - Maximum parking area coverage (including garage): 30%
 - Combined maximum lot and parking area coverage: 60%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306.
- F. Density: Subdivisions shall be developed at a minimum density of four dwelling units per acre with a maximum density of six dwelling units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property could be developed at a density consistent with the requirements of the R-1 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the applicable development requirements of the R-1 zone.

7.2.103.06 R-2 Development Standards. All development in the R-2 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks, multi-family residential development and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:
 - Maximum building coverage (primary building): 40%
 - Maximum parking area coverage (including garage): 35%
 - Combined maximum lot and parking area coverage: 70%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06. *(Amended ORD 530, Effective 07/04/01)*
- F. Density: The following density provisions shall apply:
 - 1. Subdivisions: The minimum density shall be 5 units per acre; the maximum density shall be 7 units per acre. *(Amended ORD 584, Effective 12/3/07)*
 - 2. Manufactured home parks: The minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre.
 - 3. Multi-family development: The minimum density shall be 8 units per acre; the maximum density shall be 12 units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property can be developed at a density consistent with the requirements of the R-2 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the density requirement of the R-2 zone.



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Residential Certificate of Lighting Fixtures

To conform with the 2014 Oregon Residential Specialty Code (ORSC), Section N1107.2, I am notifying the building official that a minimum of 50 percent of the permanently installed lighting fixtures are compact or linear fluorescent, or a minimum efficacy of 40 lumens per input watt.

Additional Measures (check if applicable):

- ☐ To conform with Section N1101.1, additional measure "D" or "E" was selected. I am notifying the building official that a minimum of 75 percent of the permanently installed lighting fixtures are compact or linear florescent, or a minimum efficacy of 40 lumens per watt.
- ☐ To conform with Section N1101.1, additional measure 2 was selected. I am notifying the building official that a minimum of 65 percent of the permanently installed lighting fixtures are compact or linear florescent, or a minimum efficacy of 40 lumens per watt.

Date: _____

Building Permit Number: _____

Owner's Name: _____

Job/Site Address: _____

City: _____ State: _____ Zip Code: _____

Map & Tax Lot Number: _____ Zoning: _____

General Contractor / Property Owner Signature

Date

Print Name: _____

City of Dayton – P.O. Box 339 – Dayton OR 97114 – cityofdayton@ci.dayton.or.us



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.daytonoregon.gov

Residential Energy Additional Measure Selection

Please select the type of construction:

- ☐ **New Construction:** All conditioned spaces within residential buildings must comply with Table N1101.1(1).
* Select one numbered and one lettered measure from Table N1101.0(2) on page 2

Additions: Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter. (N1101.3)

- ☐ **Large Additions:** Additions that are equal to or more than 40 percent of the existing building heated floor area or 600 square feet (55 m²) in area, whichever is less. (N1101.3.1)

* Select one numbered and one lettered measure from Table N1101.0(2) on page 2

- ☐ **Small Additions:** Additions that are less than 40 percent of existing building heated floor area or less than 600 square feet in area, whichever is less. (N1101.3.2).

* Select one measure from Table N1101.1(2) on page 2 or comply with Table N1101.3

- ☐ **Exception:** Additions that are less than 15 percent of existing building heated floor area or 200 square feet (18.58 m²) in area, whichever is less, are not required to comply with Table N1101.1(2) or Table N1101.3.

Selected item number: _____ Selected item letter: _____

*Depending on which additional measures you have selected, there may be sub-options to specify. Check the appropriate box if provided.

Date: _____ Building Permit Number: _____

Property Owner's Name: _____

Job/Site Address: _____

City: _____ State: _____ Zip: _____

Applicant's Signature: _____

Printed Name: _____

Table N1101.3 – Small Addition Additional Measures (Please Select One):

- ☐ 1 – Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2
- ☐ 2 – Replace all existing single-pane wood or aluminum windows to be U-valued as specified in Table N1101.2
- ☐ 3 – Insulate the floor system as specified in Table N1101.2 and install 50% of permanently installed lighting fixtures as CFL or linear fluorescent or minimum efficacy of 40 lumens per watt as specified in Section N1107.2
- ☐ 4 - Test the entire dwelling with blower door and exhibit no more than 7.0 air changes per hour at 9 Pascals.
- ☐ 5 – Seal and performance test the duct system.
- ☐ 6 – Replace existing 78% AFUE or less gas furnace with a 92% AFUE or greater system.
- ☐ 7 – Replace existing electric radiant space heaters with a ductless mini-split system with a minimum HSPF of 8.5.
- ☐ 8 – Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 8.5.
- ☐ 9 – Replace existing water heater for a natural gas/propane water heater with a minimum EF of 0.67.
- ☐ 10 - Install a solar water heating system with a minimum of 40 square feet of gross collector area.

Table N1101.1(2) – Additional Measures

- **1 - High Efficiency Walls and Windows**
 - Exterior walls U-0.047/R-19+5 (insulation sheathing)/SIPS, and one of the following options:
 - Windows - Max 15% of conditioned area, or
 - Windows - U-0.30
 - **2 - High Efficiency Envelope**
 - Exterior walls – U-0.058/R-21 Intermediate framing, and
 - Vaulted ceilings – U-0.033/R-30A^{d,e}, and
 - Doors – All doors U-0.20, or
 - Additional 15% of permanently installed lighting fixtures as high-efficacy lamps or
 - Conservation measure D and E
 - Flat ceilings – U-0.25/R-49, and
 - Framed Floors – U-0.025/R-38, and
 - Windows – U-0.30: and
 - **3 - High Efficiency Ceiling, Window and Duct Sealing** (cannot be used with conservation measure E)
 - Vaulted ceilings – U-0.033/R-30A^{d,e}, and
 - Flat ceiling - U-0.025/R-49, and
 - Windows – U-0.30; and performance tested duct systems^b
 - **4 - High Efficiency Thermal Envelope UA**
 - Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
 - **5 - Building Tightness Testing, Ventilation and Duct Sealing**
 - A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and
 - The dwelling must be tested with a blower door and found to exhibit not more than:
 - 6.0 air changes per hour^f, or
 - 5.0 air changes per hour^f when used with conservation measure E, and performance tested duct system^b
 - **6 - Duct tested HVAC Systems within Conditioned Space:** (cannot be used with conservation measure B or C)
 - All ducts and air handler are contained within building envelopeⁱ
-
- **A – High Efficiency HVAC System**
 - Gas-fired furnace or boiler with minimum AFUE of 90 percent a, or
 - Air-source heat pump with minimum HSPF of 8.5 or
 - Closed-loop ground source heat pump with minimum COP of 3/0
 - **B - Ducted HVAC Systems within Conditioned Space** - All duct and air handler are contained within building envelopeⁱ
 - **C - Ductless Heat Pump**

Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit must not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) must be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistance heat is allowed in a PTHP
 - **D - High Efficiency Water Heating and Lighting**
 - Natural gas/propane, on demand water heating with minimum EF of 0.80, and
 - A minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2^c.
 - **E - Energy Management Device and Duct Sealing**

Whole building energy management device that is capable of monitoring or controlling energy consumption, and performance tested duct systems^b, and A minimum 75% of permanently installed fixtures as high efficacy lamps.
 - **F - Solar Photovoltaic** - Minimum 1 watt/square foot conditioned floor space^g
 - **G - Solar Water Heating** - Minimum of 40 ft² of gross collector area^h

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- a. Furnaces located within the building envelope must have sealed combustion air installed. Combustion air must be ducted directly from the outdoors.
- b. Documentation of performance tested ductwork must be submitted to the building official upon completion of work. This work must be performed by a contractor certified by the Oregon Department of Energy's (ODOE) Residential Energy Tax Credit program and documentation must be provided that work demonstrates conformance to ODOE duct performance standards.
- c. Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirement.
- d. A = advanced frame construction, which must provide full required ceiling insulation value to the outside of exterior walls.
- e. The maximum vaulted ceiling surface area must not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than u-0.026.
- f. Building tightness test must be conducted with a blower door depressurizing the dwelling 50 P:ascal's from ambient conditions. Documentation of blower door test must be submitted to the building official upon completion of work.
- g. Solar electric system size must include documentation indicating that total solar resource fraction is not less than 75 percent.
- h. Solar water heating panels must be solar rating and certification corporation (SRCC) standard OG-300 certified and labeled, with documentation indicating that total solar resource fraction is not less than 75 percent.
- i. A total of 5% of an HVAC systems ductwork must be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space must have insulation installed as required in this code.



City of Dayton

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MOISTURE CONTENT ACKNOWLEDGEMENT FORM

I, _____, am the general contractor
or the owner-builder at the following address:

Street Address

City, State, Zip Code

Permit Number

_____ and/or _____
Subdivision/Lot Map and Tax Lot Number

To conform with the 2014 Oregon Residential Specialty Code (ROSC), Section R318.2, I am notifying the Building Official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirement. [Section R318.2 is provided for reference]

Section R318.2 Moisture content. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code:

- (A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood framing members.
- (B) The general contractor or the owner who was issued the structural permit, shall notify the Building Official on a division approved from, that the contractor or owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Signature

Date



City of Dayton

416 Ferry Street, Dayton Oregon (503) 864-2221 www.daytonoregon.gov

Rain Screen Acknowledgement Form

I, _____, am the general Contractor or the owner-builder
at the following address:

Street Address

City, State, Zip Code

Permit Number

_____ and/or _____
Subdivision/Lot Map and Tax Lot Number

To conform to the 2008 Oregon Residential Specialty Code (ROSC), Section R703.1.1, I am notifying the Building Official that I am aware of the requirement of ORSC Section R703.1.1 and have taken steps to meet this code requirement. [Section R703 is provided for reference].

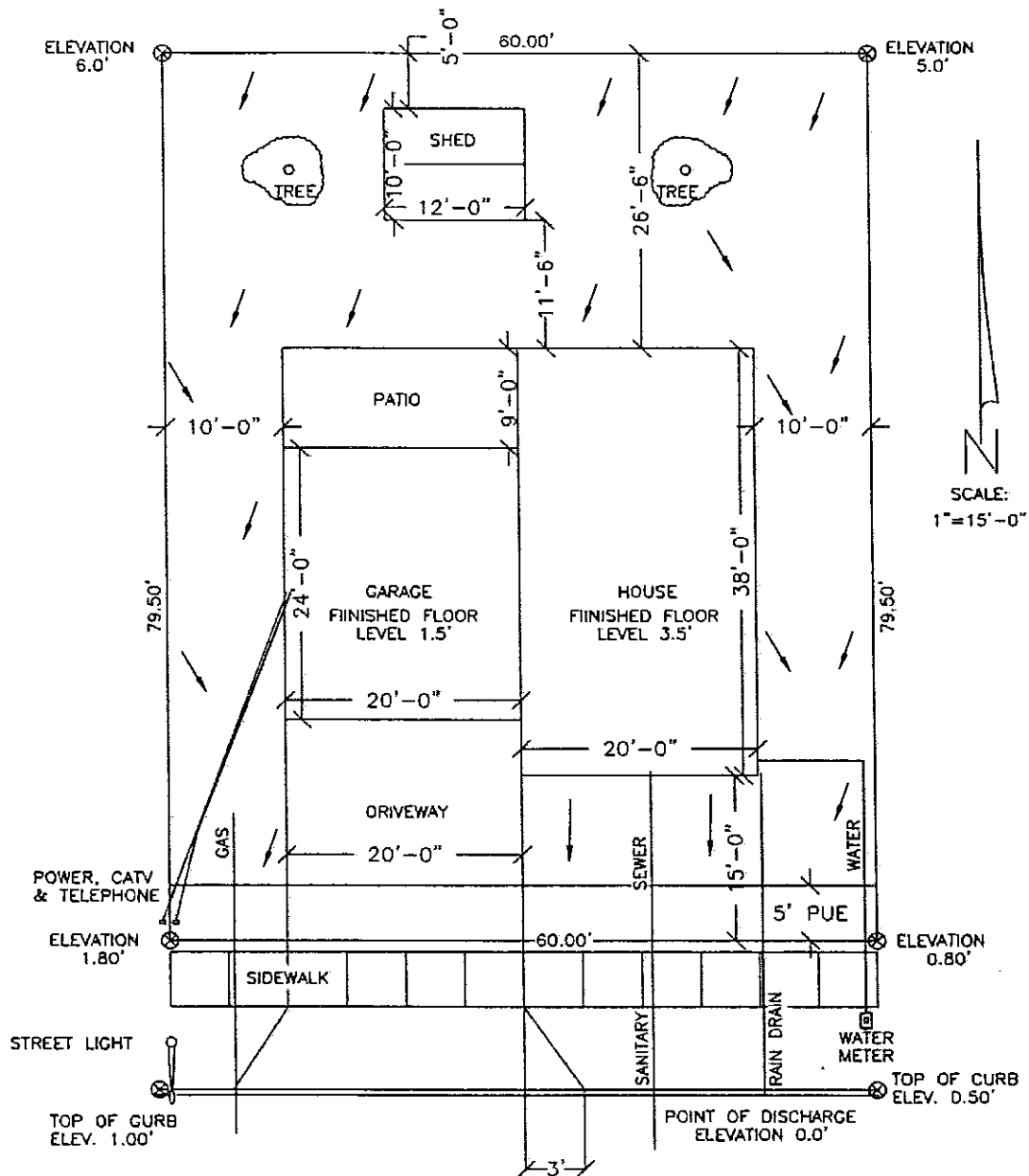
Section R703.1.1 Exterior Wall Envelope. To promote building durability, the exterior wall envelope shall be installed in a manner that water that enters the assembly can drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier as required in R703.2, a minimum 1/8 inch (3mm) space between the water-resistive barrier and the exterior veneer, and integrated flashings as required in R103.8. The required space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. The envelope shall provide proper integration of flashings with the water-resistive barrier, the space provided and the exterior veneer. These components, in conjunction, shall provide a means of draining in water that enters the assembly to the exterior.

This form must be completed at "Submittal"

Signature

Date

Site Plan Example



Site Address: _____

Map & Tax Lot #: _____

Property Owner or Applicant Name: _____

Percentage of Property Covered with impermeable surfaces: _____

- ☐ North Arrow
- ☐ Scale (preferred - 1 inch = 20 feet) - must be on paper a minimum size of 11 x 17
- ☐ Existing and proposed structures on the property
- ☐ All concrete or asphalt patios, slabs and driveways
- ☐ Setbacks for all structures new and existing
- ☐ Existing and proposed driveways or points of access
- ☐ Existing and proposed placement of water, sewer and storm drainage lines
- ☐ Easements and/or right-of-ways, existing and proposed

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.4 - SUPPLEMENTAL STANDARDS FOR SPECIAL USES

7.2.402 ACCESSORY DWELLING UNIT

Where permitted as a special use, an accessory dwelling unit shall meet the following use and development standards: *(Amended Effective 06/06/16, Ordinance 633)*

- A. Only one accessory dwelling unit is permitted per detached single-family dwelling, in association with a primary residence. *(Added ORD 642-Effective 07/02/18)*
- B. Location. The accessory dwelling unit shall be located within the side or rear yard, but not in a side yard adjacent to a street. A detached ADU shall be physically separated from the primary residence by a minimum distance of 6 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the setback requirements. *(Amended ORD 642-Effective 07/02/18)*
- C. Entrance. The entrance to an attached ADU shall not face the street on the same side as the entrance for the primary residence. *(Added ORD 642-Effective 07/02/18)*
- D. Design. All detached ADU's shall meet the design requirements of Section 7.2.310: Single Family Dwelling Design Standards. Detached ADUs that are more than 15 feet in height shall meet the following standards for the exterior of the ADU: Exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match those of the primary dwelling OR must be made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern with boards 6 inches or less in width.

ADUs in design or historic overlays may be subject to additional design requirements. ADUs in the Historic Property Overlay Zone (Section 7.2.112) that can be seen from the street must be approved through Historic Resource review. *(Amended ORD 642-Effective 07/02/18)*

- E. Area. The accessory dwelling unit shall contain the lesser of 50% of the floor area of the primary residence or 750 square feet, unless the ADU is a conversion of an existing space, in which case the ADU can exceed this maximum requirement. *(Amended ORD 642-Effective 07/02/18)*
- F. Setbacks. The ADU shall conform to the setback requirements of the primary residence in the zone in which it is located. A detached ADU located in a side yard shall be set back five (5) feet from the front building line of the primary residence. *(Amended ORD 642-Effective 07/02/18)*
- G. Any legal nonconforming structure that doesn't meet current setback requirements is permitted to contain or be converted to an ADU, as long as the development does not increase the nonconformity of the structure. *(Added ORD 642-Effective 07/02/18)*
- H. Height. The maximum height shall be 25 feet but in no case shall the height exceed the height of the primary residence.
- I. Parking. Off-street parking is not required for an ADU. Where the developer of an ADU chooses to provide off-street parking for an ADU, in addition to the parking required for the primary residence, it shall be provided in conformance with the parking standards in Section 7.2.303, Off-Street Parking and Loading. No new access is permitted for an additional driveway for the ADU, unless the lot is located on a corner. An ADU on a corner lot may have one driveway per street frontage. Alley access for an ADU is permitted for lots located on an alley. *(Amended ORD 647-Effective 07/01/20)*

7.2.403 ATTACHED DWELLING UNITS

Attached dwelling units are single family homes on individual platted lots that are attached to a similar unit on one or two sides. Where permitted as a special use, attached dwelling units shall meet the following use and development standards:

- A. Permitted development. Any number of attached dwellings may be built contiguous with one or both sides of a separate platted lot with one dwelling per lot.
- B. Setbacks
 - 1. Zero side yard units shall comply with the setback requirements for the front yard, rear yard and yard adjacent to a street in the applicable zone.
 - 2. Interior side yard requirements of the applicable zone shall be met when any part of an exterior wall faces, but is not contiguous to, a side lot line. Otherwise, the interior side yard requirements shall not apply.
- C. Building separation. Buildings on adjacent properties, but not attached to each other, shall be separated by a distance of at least ten feet.
- D. Accessory buildings. The provisions of this section apply to accessory as well as main buildings.

CHAPTER 7: LAND USE AND DEVELOPMENT CODE

SECTION 7.2.1 - LAND USE ZONING

7.2.102 SINGLE FAMILY RESIDENTIAL - (R-1)

7.2.102.01 Purpose

The purpose of the R-1 zone is to allow development of single family homes on individual lots provided with urban services at urban densities. Other uses compatible with residential development are also appropriate. These areas are designated as Residential in the Comprehensive Plan.

7.2.102.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Code, are permitted in the R-1 zone:

- A. One detached single family dwelling on a separate lot or parcel.
- B. Residential homes.
- C. Child day care service, including family day care provider, for 12 or fewer children.

7.2.102.03 Special Permitted Uses

The following uses, when developed under the applicable standards in this Code and special development requirements, are permitted in the R-1 zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory Dwelling Unit (one per detached single-family dwelling), subject to the provisions in Section 7.2.402. *(Added ORD 642-Effective 07/02/18)*
- D. Accessory structures and uses prescribed in Section 7. 2.203 and subject to the provisions in Section 7.2.309.
- E. Two-family dwellings (duplexes) subject to the following:
 - 1. The duplex shall be located on a corner lot.
 - 2. Access shall be subject to the following:
 - a. Where both adjacent streets are of the same street designation (e.g. local street) the duplex may obtain access from each adjacent street or share a single access.
 - b. Where the adjacent streets are of a different street designation (e.g. local and collector) a shared access shall be required from the lower street designation.
- F. The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Manufactured homes on individual lots (Section 7.2.404)
 - 2. Home occupations (Section 7.2.406).
 - 3. Owner occupied short-term rentals (Section 7.2.417) *(Amended ORD 533-Effective 06/06/16)*

7.2.102.04 Conditional Uses

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Private or public elementary schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreation facilities; and other public or semi-public uses.
- C. Child day-care services for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407. *(Amended ORD 642-Effective 07/02/18)*
- E. Small wind energy systems including compliance with Section 7.2.413.
Added ORD 608 effective 10/06/11

7.2.102.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements
(Revised ORD 541 - Effective 07/03/02)

DIMENSION	Residential Uses	Non-Residential Uses
Lot Size	7,000 sq ft - Single Family 9,000 sq. ft. - Duplex	(1)
Average Width	50	(1)
Average Depth	80	(1)
Maximum Height	35 feet	35 feet

- (1) Adequate to comply all applicable development standards

- B. Minimum Yard Setback Requirements

SETBACKS	Residential Uses	Non-Residential Uses
Front	15 feet	20 feet
Side	5 feet	10 feet
Rear	15 feet - 1-story 20 feet - 2-story	20 feet
Street-side	15 feet	20 feet
Garage (1)	20 feet	20 feet

- (1) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.102.06 Development Standards

All development in the R-1 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

Maximum building coverage (primary building):	35%
Maximum parking area coverage (including garage):	30%
Combined maximum lot and parking area coverage:	60%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306.
- F. Density: Subdivisions shall be developed at a minimum density of four dwelling units per acre with a maximum density of six dwelling units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property could be developed at a density consistent with the requirements of the R-1 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the applicable development requirements of the R-1 zone.

7.2.103 LIMITED DENSITY RESIDENTIAL - (R-2)

7.2.103.01 Purpose

The R-2 zone is intended to provide for detached and attached dwellings on a lot or multiple dwellings on a lot at an intermediate density. Other uses compatible with residential development are also appropriate. R-2 zones are located in areas designated Residential in the Comprehensive Plan.

7.2.103.02 Permitted Uses

The following uses, when developed under the applicable development standards in the Code, are permitted in the R-2 zone:

- A. One detached single family dwelling on a separate lot or parcel.
- B. Buildings with two or more dwelling units.
- C. Combination of permitted attached or detached dwellings on a lot.
- D. Residential homes and facilities.
- E. Child day care service, including family day care provider, for 12 or fewer children.

7.2.103.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the R-2 zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses, subject to the applicable standards in Section 7.2.4:
 - 1. Accessory dwelling unit (Section 7.2.402). *(Amended Effective 06/06/16, Ord 633)*
 - 2. Attached dwelling units (Section 7.2.403).
 - 3. Manufactured homes on individual lots (Section 7.2.404).
 - 4. Manufactured home parks (Section 7.2.405).
 - 5. Home occupations (Section 7.2.406).
 - 6. Owner occupied short-term rentals (Section 7.2.417). *(Amended ORD 633-Effective 06/06/16)*

7.2.103.04 Conditional Uses. *(Amended ORD 584, Effective 12/3/07)*

The following uses require approval of a Conditional Use Permit and are subject to a Site Development Review:

- A. Public or private elementary schools.

- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day-care services for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407. *(Amended ORD 642-Effective 07/02/18)*
- E. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provision for multi-family residential development. *(Amended ORD 584-Effective 12/3/07)*
- F. Small wind energy systems including compliance with Section 7.2.413. *(Added ORD 608 effective 10/06/11)*

7.2.103.05 Dimensional Standards

- A. Minimum Lot Dimension and Height Requirements. *(Revised ORD 541 - Effective 07/03/02)*

DIMENSION	Single Family	Duplex	Multi-Family	Non-Residential
Lot Size	6000 sq. ft. (1)	7000 sq. ft.	9000 sq. ft. (2)	(3)
Maximum Height	35 feet	35 feet	35 feet	35 feet

- (1) Attached single family dwellings shall have a minimum lot area of 3500 square feet.
- (2) Multi-family development must comply with the density standard in Section 2.103.06.
- (3) Parcel size shall be adequate to contain all structures within the required yard setbacks.

- B. Minimum Yard Setback Requirements

SETBACKS	Single Family	Duplex	Multi-Family	Non-Residential
Front	15 feet	15 feet	15 feet	20 feet
Side	5 feet (1)	5 feet	(3)	10 feet
Rear	(2)	(2)	(3)	20 feet
Street-side	15 feet	15 feet	15 feet	20 feet
Garage (4)	20 feet	20 feet	20 feet	20 feet

- (1) Zero side yard dwelling units are subject to the setback provisions in Section 7.2.404.
- (2) The rear yard setback shall be as follows: 15 feet for a 1-story home; 20 feet for 2 or more stories.
- (3) The setback shall be no less than the minimum rear yard setback of the zone on the adjacent property. In no case shall the setback be less than 10 feet.
- (4) The garage setback shall be measured from the property line or the edge of a private access easement. The length of the driveway shall be determined by measuring along the centerline of the driveway.

7.2.103.06 Development Standards

All development in the R-2 Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:

- A. Offstreet Parking: Parking shall be as specified in Section 7.2.303.
- B. Yards and Lots: Yards and lots shall conform to the standards of Section 7.2.308.
- C. Site Development Review: Manufactured home parks, multi-family residential development and non-residential uses shall require a Site Development Review, pursuant to Section 7.3.1.
- D. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

Maximum building coverage (primary building):	40%
Maximum parking area coverage (including garage):	35%
Combined maximum lot and parking area coverage:	70%
- E. Landscaping: Undeveloped areas of the property shall be landscaped, including all required yards. Landscaping shall be provided pursuant to requirements in Section 7.2.306. Multiple family developments shall comply with provisions in Section 7.2.306.06. *(Amended ORD 530, Effective 07/04/01)*
- F. Density: The following density provisions shall apply:
 - 1. Subdivisions: The minimum density shall be 5 units per acre; the maximum density shall be 7 units per acre. *(Amended ORD 584, Effective 12/3/07)*
 - 2. Manufactured home parks: The minimum density shall be 6 units per acre; the maximum density shall be 10 units per acre.
 - 3. Multi-family development: The minimum density shall be 8 units per acre; the maximum density shall be 12 units per acre.
- G. Redevelopment Plan: A redevelopment plan shall be required to place a single family home on a parcel containing more than 1 acre. This plan shall be approved by the City prior to the issuance of a building permit. The following shall apply:
 - 1. The redevelopment plan shall indicate how the remaining undeveloped portion of the property can be developed at a density consistent with the requirements of the R-2 zone.
 - 2. The plan may be revised or modified at the time of development provided the revised plan complies with the density requirement of the R-2 zone.

7.2.105 COMMERCIAL RESIDENTIAL ZONE (CR)

7.2.105.01 Purpose

To provide areas for the development of a mixture of single family, multi-family, and manufactured homes, and limited retail and service commercial uses.

7.2.105.02 Permitted Uses. *(Amended ORD 584, Effective 12/3/07)*

The following uses, when developed under the applicable development standards in the Code, are permitted in the CR zone:

A. The following residential uses are permitted in the CR zone:

1. Single family dwellings, detached
2. Duplexes.
3. Multi-family dwellings.
4. Residential care homes and facilities
5. Child day care service, including family day care provider, for 12 or fewer children.
6. Assisted living centers, nursing homes and similar institutions. These facilities are subject to the development provisions for multi-family residential development. *(Amended ORD 584, Effective 12/3/07)*

B. The following commercial uses are permitted:

1. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; television and radio broadcast studios (excepting a broadcast antennae or dish), and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
2. Professional offices and clinics including, but not limited to, medical, dental, engineering and legal services, but excluding veterinary clinics.
3. Banks and other financial institutions.
4. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, artist supplies, hobby or photography store, florist, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, clothing, jewelry, gift, and other types retail activities but excluding liquor stores.
5. Restaurants, bakeries, coffee and snack shops but excluding taverns, bars and similar establishments.
6. Retail and service related stores such as TV and radio sales and service, bicycle shop, gunsmith, upholstery shop or other similar activities where a service department is customarily a secondary activity to the retail use.

7. Service related businesses such as barber shops, beauty shops, tailors, advertising agencies, travel agencies, art or craft studios, self-serve laundry, dry cleaning (except bulk dry cleaning plants), parcel service, printing or photocopying, video rental, or other activities where the primary activity is the providing of a service to retail customers.
8. Accessory structures and uses customarily provided for retail activities.

7.2.105.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the CR zone:

- A. Partitions, subject to the provisions in Section 7.2.307.
- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses subject to the applicable standards in Section 7.2.4:
 1. Accessory dwelling units (Section 7.2.402). *(Added Effective 03/08/17 – Ordinance 639)*
 2. Attached dwelling units (Section 7.2.403).
 3. Manufactured homes on individual lots (Section 7.2.404).
 4. Home occupations (Section 7.2.406).
 5. Owner occupied short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
 6. Short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
- E. Small wind energy systems, subject to the provisions in Section 7.2.413. *(Amended ORD 608, Effective 10/06/1)*
- F. Drive-through windows and walk-up windows as part of a permitted use, subject to the provisions in Section 7.2.414 and 7.2.415 respectively. *(Added ORD 610 effective 4/2/12)*

7.2.105.04 Conditional Uses *(Amended ORD 589, Effective 4/2/09)*

The following uses require a Conditional Use Permit:

- A. Public or private schools.
- B. Public parks, playgrounds, community clubs including swimming, tennis and similar recreational facilities, and other public and semi-public uses.
- C. Child day care service for 13 or more children.
- D. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407. *(Amended ORD 642-Effective 07/02/18)*

- E. Park and Ride Lot: Parking spaces cannot count as required parking or be used for vehicle storage. *(Amended ORD 589, Effective 4/2/09)*
- F. Commercial activities which do not comply with the provisions in Section 7.2.105.02.B. *(Amended ORD 610, Effective 4/2/12)*
- G. Wineries with retail sales. *(Amended ORD 583, Effective 9/6/07)*

7.2.105.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the CR District.

A. Minimum Lot Area and Density Standards

- 1. Single-family dwelling, detached 5,000 square feet
Single-family dwelling, attached 3,500 square feet
- 2. Duplex 7,000 square feet
- 3. Multi-family dwelling 9,000 square feet
(Multi-family development must comply with the density standards in Section 7.2.105.06).
- 4. Commercial Use 5,000 square feet
- 5. Mixed commercial and residential: Shall comply with the minimum for multi-family development.
- 6. Public utility structures: Lot area shall be adequate to contain all proposed structures within the required yard setbacks.

B. Minimum Yard Setback Requirements

- 1. Residential Uses
 - a. Front Yard 15 feet
 - b. Garage setback 20 feet
 - c. Rear Yard 10 feet
 - d. Side Yard (interior) 5 feet
 - e. Side Yard (adjacent to street) 15 feet
- 2. Commercial Uses
 - a. Front Yard None
 - b. Rear Yard
 - i. Abutting a non-residential district None
 - ii. Abutting a residential district 10 feet

c. Side Yard		
i.	Abutting a non-residential district	None
ii.	Abutting a residential district	10 feet
3.	Mixed commercial and residential	
a.	Front Yard	5 feet
b.	Rear Yard	
i.	Abutting a non-residential district	5 feet
ii.	Abutting a residential district	10 feet
c.	Side Yard	
i.	Abutting a non-residential district	5 feet
ii.	Abutting a residential district	10 feet
4.	Public	
a.	Front Yard	15 feet
b.	Garage setback	20 feet
c.	Rear Yard	10 feet
e.	Side Yard (interior)	5 feet
f.	Side Yard (adjacent to street)	15 feet
C.	Maximum Structure Height	
1.	Principal Structure	30 feet
2.	Accessory Structure	20 feet

7.2.105.06 Development Standards

A. Use Restrictions. The following use restrictions shall apply:

1. No permitted, special permitted or conditionally permitted use shall in any way involve any of the slaughter, rendering or processing of animals. The processing of grains, fruits, vegetables, or dairy products for breads, wines, jams, cheeses and similar products may be allowed as part of a permitted or conditionally permitted commercial business. *(Amended ORD 583, Effective 9/6/07)*

B. Commercial Uses. Commercial uses in the CR zone shall comply with the following additional standards: *(Amended ORD 630, Effective 12/2/15)*

1. All business, service, processing or merchandise displays shall be conducted wholly within an enclosed building, except for the following:

- a) Off-street parking and loading.
 - b) Temporary display and sales of merchandise; provided it does not interfere with pedestrian or automobile circulation, or areas of a permitted drive-through window or walk-up window.
 - c) Outdoor seating for a permitted eating and drinking establishment, subject to screening and buffering provisions in Section 7.2.306.04. The greater of 12 seats or 75 percent of the indoor seating capacity of the establishment is allowed for outdoor seating. (Added *ORD 630, Effective 12/2/15*)
- 2. The maximum lot size for any commercial use shall be one acre.
- 3. Any new commercial structure shall maintain a residential appearance. Metal buildings, pole barns and similar structures are prohibited within the CR zone.
- 4. Commercial uses shall not engage in the manufacturing, processing, assembly or compounding of products other than those clearly incidental to the business conducted on the premises.
- 5. The commercial use shall have a maximum floor area of 2,500 square feet per lot.
- 6. Any outside storage space maintained in the CR Zone shall be enclosed by a 6 foot sight-obscuring fence or a hedge row not less than 3 feet high and capable of attaining a height of 6 feet.
- C. Mixed Commercial and Residential Uses. Development of mixed commercial and residential uses shall be subject to the provisions in item B., above.
- D. Unless otherwise exempted, all development in the CR Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:
 - 1. Off-street parking. Parking shall be as specified in Section 7.2.303.
 - 2. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308.
 - 3. Subdivisions and Partitions. Land divisions shall be reviewed in accordance with the provisions of Section 7.2.307.
 - 4. Site Development Review: Multi-family and/or commercial uses within the CR Zone shall be subject to the Site Development Review requirements and procedures in Section 7.3.1. In addition, any conversion of an existing residence which includes a commercial use shall require a site development review.
 - 5. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be as follows:

a.	Residential	75%
b.	Commercial	85%
c.	Mixed Residential and Commercial	80%

6. Landscaping: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 7.2.306 and shall comply with the following coverage requirements:

a.	Residential	25%
b.	Commercial	15%
c.	Mixed Residential and Commercial	20%

Multiple family developments shall comply with provisions in Section 7.2.306.06.

(Added ORD 530 6/4/01 - effective 7/4/01)

7.2.106 COMMERCIAL (C)

7.2.106.01 Purpose

The Commercial (C) Zone is the primary commercial zone within the City. The zone is specifically designed to provide area for commercial activities to serve the residents of the City and the surrounding area. The Commercial Zone is suitable for the Commercial Plan designation.

7.2.106.02 Permitted Uses *(Amended ORD 583, Effective 9/6/07)*

The following uses, when developed under the applicable development standards in the Zoning Code, are permitted in the C zone:

- A. Pre-schools, nurseries and kindergartens.
- B. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- C. Public and semi-public buildings, structures and uses, such as parks, parking, municipal offices, libraries, police and fire stations and hospitals.
- D. Public utility structures and buildings, such as pump stations, reservoirs, electric substations, and necessary right-of-way for public utilities.
- E. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, newspaper, periodical, publishing and printing offices, and, similar business offices.
- F. Professional offices and clinics including, but not limited to, medical, dental, engineering and legal services, but excluding veterinary clinics.
- G. Banks services, brokerages, loan companies, investment companies and other financial institutions.
- H. Hotels and motels.
- I. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist and garden supply including greenhouse, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types retail activities.
- J. Restaurants, drive-in, taverns, snack shops and other types of eating and drinking establishments, including entertainment facilities. *(Amended ORD 610 effective 4/2/12)*
- K. Retail and service related stores such as TV and radio sales and service, bicycle shop, equipment rental or other similar activities where a service department is customarily a secondary activity to the retail use.
- L. Service related businesses such as barber shops, beauty shops, advertising agencies, printing or photocopying, or other activities which provide a service to retail customers.
- M. Residences limited to second or upper stories.
- N. Wineries with retail sales. *(Amended ORD 583, Effective 9/6/07)*
- O. House of Worship and the reasonable use of the real property for activities customarily associated with the practices of the religious activity, including but not limited to the uses set forth in Section 7.2.407. *(Amended ORD 642-Effective 07/02/18)*

7.2.106.03 Special Permitted Uses

The following uses, when developed under the applicable standards in the Code and special development requirements, are permitted in the C zone:

- A. Partitions, subject to the provisions in Section 7.2.307.

- B. Subdivision, subject to the provisions in Section 7.2.307.
- C. Accessory structures and uses prescribed in Section 7.2.203 and subject to the provisions in Section 7.2.309.
- D. The following uses subject to the applicable standards in Section 7.2.4:
 - 1. Home occupations (Section 7.2.406).
 - 2. RV Parks (Section 7.2.408).
 - 3. Owner occupied short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
 - 4. Short-term rentals (Section 7.2.417). *(Amended Effective 06/06/16, Ordinance 633)*
- E. Small wind energy systems, subject to the provision in Section 7.2.413. *(Added ORD 608 effective 10/06/11)*
- F. Drive-through windows and walk-up windows as part of a permitted use, subject to the provisions of Section 7.2.414 and 7.2.415 respectively. *(Added ORD 610 effective 4/2/12)*

7.2.106.04. Conditional Uses: *(Amended ORD 583, Effective 9/6/07)*

The following uses require a Conditional Use Permit:

- A. Automobile service station, including towing service and vehicle washing and polishing facilities, and services.
- B. Automobile, truck, motorcycle, trailer, agricultural equipment, recreational vehicle and boat sales, lease and rentals.
- C. Tractor, farm equipment, heavy construction equipment, and logging equipment, rental, sales and service.
- D. Vehicle repair and maintenance, including electric motor repair, paint and body shop, tire recapping and similar automotive repair facilities.
- E. Part and accessory sales for automobiles, trucks, motorcycles, trailers, agricultural equipment, recreational vehicles and boats, including retail tire sales; but, specifically prohibiting junk yards, wrecking yards, or auto salvage and restoration yards.
- F. Laundry or dry cleaning.
- G. Warehouse for short term storage, including mini-warehouse.
- H. Lumber yard and contracting supplies for lumber, stone, masonry or metal.
- I. Special trade contracting facilities such as; floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting.
- J. Cabinet shop where activities are conducted wholly within a building.
- K. Welding and blacksmith shop.
- L. Mortuary

- M. Small-scale manufacturing businesses conforming to requirements in Section 7.2.411. *(Amended ORD 583, Effective 9/6/07)*
- N. Park and Ride Lot: Parking spaces cannot count as required parking or be used for vehicle storage. *(Amended 4/2/09, Ordinance #589)*
- O. Wireless Communication Facility, subject to the provisions in Section 7.2.412. *(Added ORD 608 effective 10/06/11)*
- P. Marijuana Producers, Marijuana Processers, Marijuana Wholesalers, and Marijuana Retailers, subject to the provisions in Section 7.2.416. *(Amended Effective 06/06/16, Ordinance 633)*

7.2.106.05 Dimensional Standards

- A. Lot Dimension and Height Requirements
 - 1. Lot Size. The parcel size shall be adequate to comply with setback requirements and applicable development standards.
 - 2. Maximum Height. The maximum height shall be 35 feet.
- B. Minimum Yard Setback Requirements
 - 1. Front: None.
 - 2. Side, Rear Yard: None, provided the setback shall be no less than the minimum rear yard setback of the zone on the adjacent property.

7.2.106.06 Development Standards

- A. Development Exemptions: Commercial property located in the Central Business Area shall be subject to the requirements in Section 7.2.111.
- B. Use Restrictions. The following use restrictions shall apply:
 - 1. No permitted, special permitted or conditionally permitted use shall in any way involve any of the slaughter, rendering or processing of animals. The processing of grains, fruits, vegetables, or dairy products for breads, wines, jams, cheeses and similar products may be allowed as part of a commercial business or small-scale manufacturing where permitted in the zone. *(Amended ORS 583, Effective 9/6/07)*
 - 2. All business, service, processing or merchandise displays shall be conducted wholly within an enclosed building, except for the following:
 - a. Off-street parking and loading.
 - b. Walk-up and drive-through windows as part of a permitted use with the window meeting the required standards of Sections 7.2.414 and 7.2.415 respectively. *(Amended ORD 610 effective 4/2/12)*
 - c. Temporary display and sales of merchandise; provided it does not interfere with pedestrian or automobile circulation, or areas used for an approved drive-through or walk-up window. *(Amended ORD 610 effective 4/2/12)*

- d. Outdoor cooking and seating for a permitted eating and drinking establishment, subject to screening and buffering provisions in Section 7.2.306.04. The greater of 12 seats or 75 percent of the indoor seating capacity of the establishment is allowed for outdoor seating. *(Amended ORD 630, Effective 12/2/15)*
 - e. Outdoor display customary to a business (e.g. auto sales).
- C. Unless otherwise exempted, all development in the C Zone shall comply with the applicable provisions of this Code. The following references additional development requirements:
 - 1. Off-street parking. Parking shall be as specified in Section 7.2.303.
 - 2. Yards and Lots. Yards and lots shall conform to the standards of Section 7.2.308.
 - 3. Site Development Review: Development within the C Zone shall be subject to the Site Development Review requirements and procedures in Section 7.3.1.
 - 4. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be 90 percent.
(Amended ORD 610 effective 4/2/12)
 - 5. Landscaping: All required yards shall be landscaped. Landscaped areas shall be landscaped as provided in Section 7.2.306. A minimum 10 percent of the property shall be landscaped. *(Amended ORD 610 effective 4/2/12)*

TITLE 7: LAND USE AND DEVELOPMENT CODE
SECTION 7.2.3 - GENERAL DEVELOPMENT STANDARDS

7.2.304 STORM DRAINAGE

7.2.304.01 Purpose

To provide for the drainage of surface water from all residential, commercial and industrial development; to minimize erosion; to reduce degradation of water quality due to sediments and pollutants in storm water runoff.

7.2.304.02 Scope

The provisions of this Section shall apply to all new residential land partitions and subdivisions, multi-family developments (3 or more units), commercial developments, and industrial development; and to the reconstruction or expansion of such developments.

7.2.304.03 Plan for Storm Drainage and Erosion Control

No construction of any facilities in a development included in Subsection 2.301.02 shall be permitted until a storm drainage and erosion control plan for the project is prepared by a professional engineer, and, approved by the City. This plan shall contain at a minimum:

- A. Run-off. Minimize the amount of runoff, siltation, and pollution created from the development both during and after construction.
- B. Facilities. Plans for the construction of storm sewers, open drainage channels and other facilities which depict line sizes, profiles, construction specifications and other such information as is necessary for the City to review the adequacy of the storm drainage plans.
- C. Engineering Calculations. Calculations used by the engineer in sizing storm drainage facilities.

7.2.304.04 General Standards

- A. Requirements. All development shall be planned, designed, constructed and maintained to:
 - 1. Protect and preserve existing natural drainage channels to the maximum practicable extent;
 - 2. Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin;
 - 3. Assure that waters drained from the development are substantially free of pollutants, through such construction and drainage techniques as sedimentation ponds, reseedling, phasing of grading;
 - 4. Assure that waters are drained from the development in such a manner that will not cause erosion to any greater extent than would occur in the absence of development;

5. Provide dry wells, bio-swales, or similar methods, as necessary to supplement storm drainage systems;
 6. Avoid placement of surface detention or retention facilities in road rights-of-way.
- B. Easements. Adequate easements for storm drainage purposes shall be provided to the City. This shall not imply maintenance by the City.
 - C. Channel Obstructions. Channel obstructions are not allowed except as approved for the creation of detention or retention facilities approved under the provisions of this Code.
 - D. Inspection Required. Prior to acceptance of a storm sewer system by the City, the storm sewers shall be inspected by the City. All costs shall be borne by the developer.

7.2.305 UTILITY LINES AND FACILITIES

7.2.305.01 Purpose

To provide adequate services and facilities appropriate to the scale and type of development.

7.2.305.02 Standards

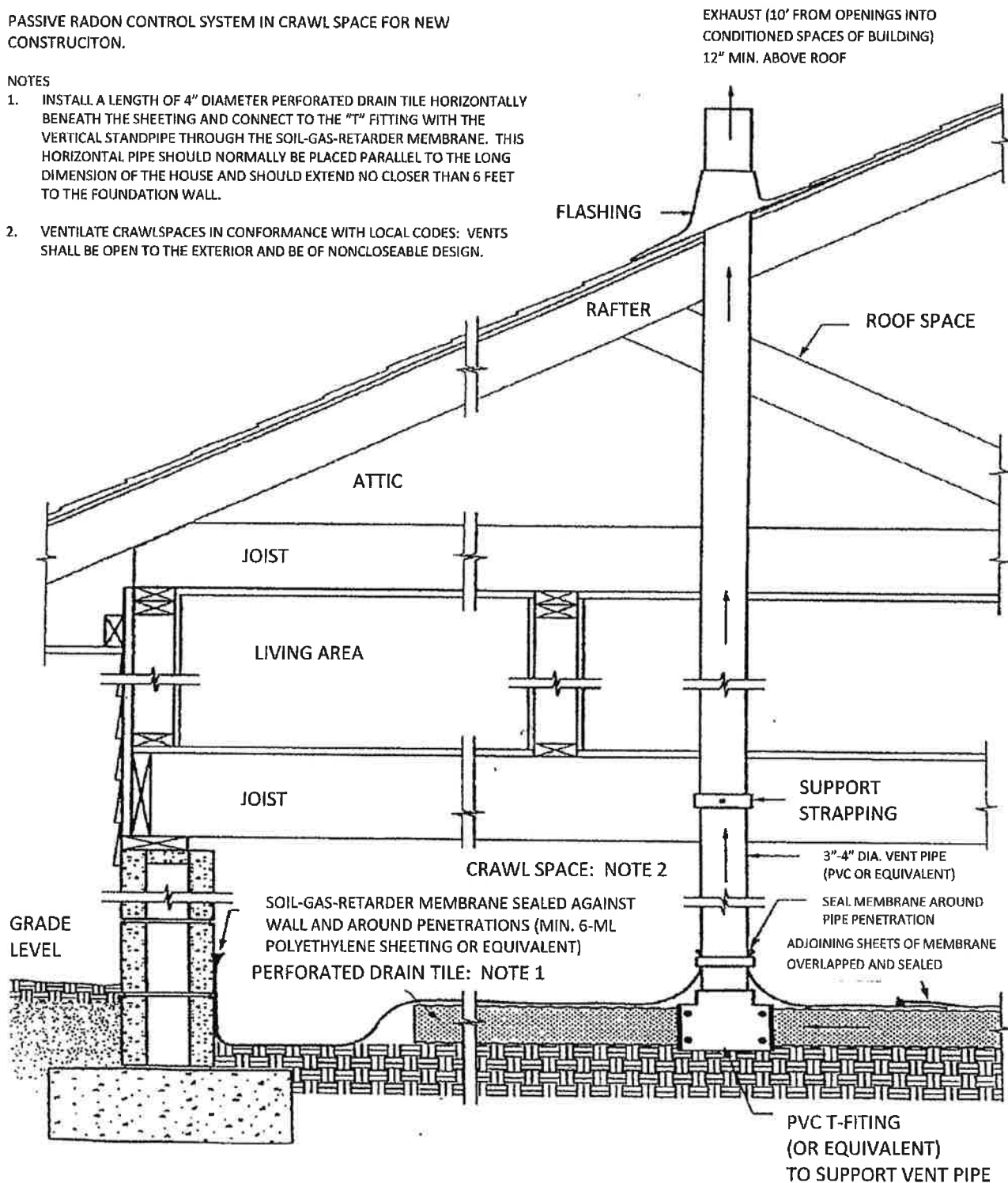
- A. Impact. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site.
- B. Water. Development requiring water service shall install water facilities and grant necessary easements pursuant to the requirements of the City.
- C. Private Utilities. All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground.
- D. Sanitary Sewers. All development which has a need for public/private sanitary sewers shall install the facilities pursuant to the requirements of the city. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities.
- E. Street Lights. When required, installation of street lights shall be pursuant to the requirements of the city and the company serving the development.
- F. Easements. Easements shall be provided along property lines as deemed necessary by the City, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat of all subdivisions and partitions.

RADON MITIGATION

PASSIVE RADON CONTROL SYSTEM IN CRAWL SPACE FOR NEW CONSTRUCTION.

NOTES

1. INSTALL A LENGTH OF 4" DIAMETER PERFORATED DRAIN TILE HORIZONTALLY BENEATH THE SHEETING AND CONNECT TO THE "T" FITTING WITH THE VERTICAL STANDPIPE THROUGH THE SOIL-GAS-RETARDER MEMBRANE. THIS HORIZONTAL PIPE SHOULD NORMALLY BE PLACED PARALLEL TO THE LONG DIMENSION OF THE HOUSE AND SHOULD EXTEND NO CLOSER THAN 6 FEET TO THE FOUNDATION WALL.
2. VENTILATE CRAWLSPACES IN CONFORMANCE WITH LOCAL CODES: VENTS SHALL BE OPEN TO THE EXTERIOR AND BE OF NONCLOSEABLE DESIGN.



Appendix F: Radon mitigation AF103.4.8
provide documentation that the ducts conform to performance standards.

EROSION CONTROL NOTES

The erosion control notes and details contained in these PWDS also apply to work under separate building permits issued without the need for a Public Works Construction Permit. City Code requires that erosion control measures be provided for work under such building permits, to minimize runoff, siltation and pollution both during and after construction (DMC 7.2.304.03 & 7.2.301.02).

General

1. Approval of an erosion/sedimentation control (ESC) plan does not constitute an approval of permanent road or drainage design (e.g. size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.)
2. The implementation of ESC plans and the construction, maintenance, replacement and upgrading of ESC facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established as provided for on the construction drawings, or until 75% coverage without bare spots (ie. vegetation well established and not just showing).
3. The erosion control measures shown on the ESC plan are considered the minimum required for anticipated site conditions, and shall be supplemented and/or upgraded by the applicant/contractor as required to control erosion or sediment within the project boundaries and avoid impacts to adjacent property. Additional measures shall be installed as required to ensure that all paved areas are kept clean for the duration of the project.
4. The boundaries of the clearing limits shown on the plans shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction. Sediment fence may be used as the flagging for the clearing limits at the discretion of the Contractor.
5. The ESC facilities must be installed and maintained in conjunction with all clearing, grading and construction activities, and in such a manner as to insure that sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards. The Contractor shall be financially responsible for all costs, violations, fines and/or penalties resulting from failure to adequately control erosion or sediment.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event, or within 24 hours of notification for failure of erosion control devices.
7. Sediment protection (silt sack inserts with biobags) for storm drain inlets, catch basin and area drains shall be installed and maintained for the duration of the project, and until permanent

vegetation/landscaping is established.

8. At no time shall sediment accumulation within a trapped catch basin exceed 50% of the sediment capacity. All catch basins and conveyance lines shall be cleaned prior to paving, by the Contractor as their cost. The cleaning operation shall not flush sediment laden water into the downstream system. Contractor shall also verify that all catch basins and conveyance lines are clean, and all trash or sediment deposits are removed, prior to requesting final inspection of the project by the City.
9. In addition to hydroseeding, for slopes 2H:1V or steeper (or where slope protection matting is indicated on the drawings or required by Public Works), the erosion matting shall be a type that has a extended term functional longevity (ie. minimum 24 months degradability) and specifically designed for use of 2:1 or steeper slopes to ensure that the steep slopes are protected until they have adequate vegetation cover established before the matting biodegrades away. Erosion control matting shall be SC150 matting by North American Green, or approved equal (consisting of a full layer of 70% straw and 30% coconut fiber stitched with degradable thread between a heavyweight UV stabilized polypropylene top net and a lightweight photodegradable polypropylene bottom net).
10. The Contractor shall provide (at Contractor's expense) site watering as necessary to prevent wind erosion of fine-grained soils, and to support vegetation until it is established as specified herein, or as required by an erosion control permit or to comply with City/state/federal erosion control standards.
11. Soil or native fill stockpiles placed or left in place during wet weather periods shall be covered with UV resistant plastic or tarps anchored and weighted in place. Stockpile covering shall also include installation of sediment fences or other sediment barrier around the stockpile on all sides. Inactive stockpiles shall not be left uncovered for more than 7 days during dry weather periods.

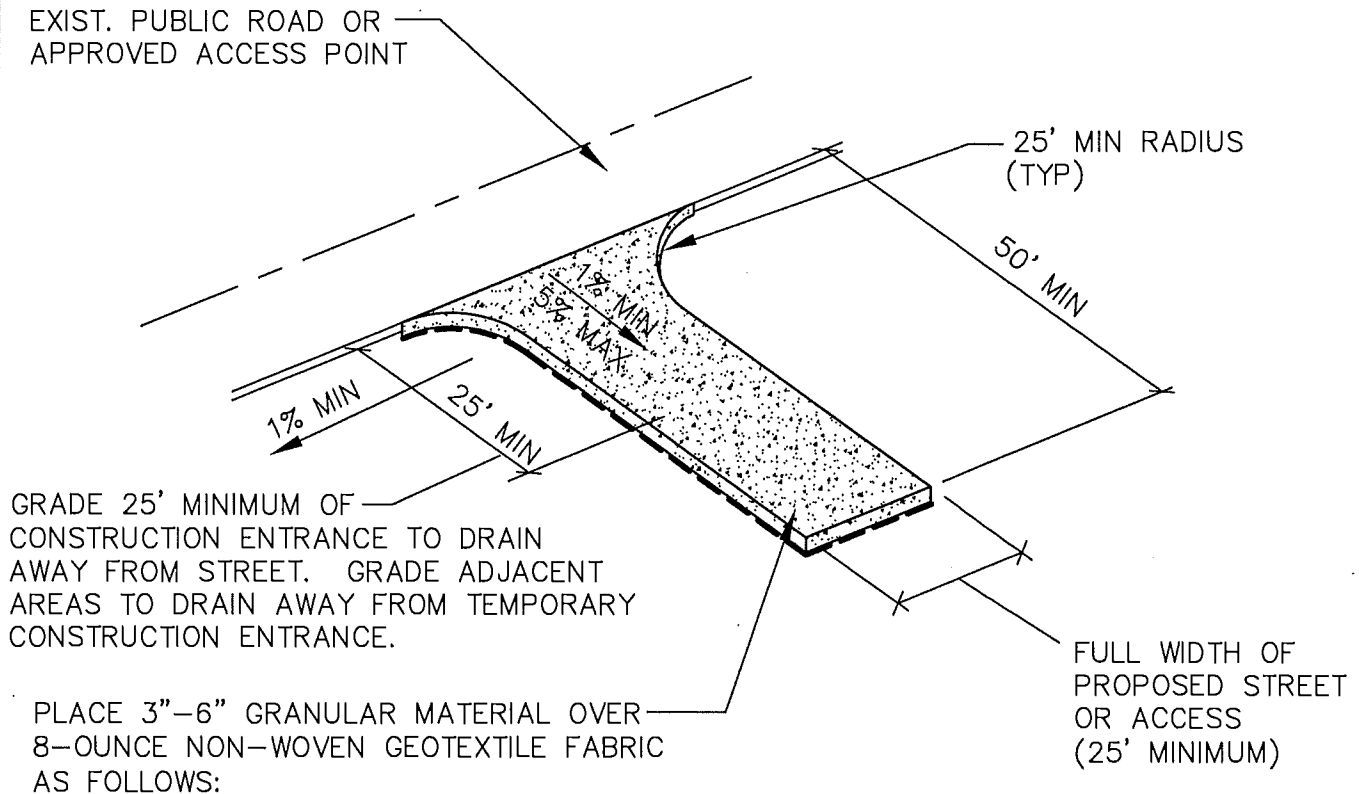
Sediment Fences

12. Sediment fences shall consist of standard strength filter fabric fastened securely to stitched post loops, and shall be installed on the upslope side of the posts, with 6 inches of the fabric extended into a trench along the sediment fence alignment. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
13. The sediment fence (filter fabric barrier) shall be purchased in a continuous roll cut to the length of the barrier to minimize joints. When joints are necessary, the sediment fence shall be spliced together only at a support post. The support post ends of each sediment fence section shall be twisted together by at least 2 turns and both stakes installed into the ground together.
14. The filter fabric fence shall be installed to follow the contours where feasible. The fence posts shall be spaced a maximum of 6 feet apart and driven securely into the ground, and shall be provided with additional support as required to contain all silt and sediment capture. Filter fabric shall not be stapled to the existing trees.

15. Sediment fences shall be inspected by applicant/contractor immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
16. Sediment fences shall be removed by the Contractor when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

Gravel Construction Entrances

17. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures, such as wheel wash basins, may be required to insure that all paved areas are kept clean for the duration of the project. Where provided or required by the City, wheel wash basins shall be periodically (or as directed by City inspector) drained, cleaned of sediment and refilled with clean water.
18. The area of the entrance shall be cleared of all vegetation, roots, and other objectionable material. The gravel shall be placed to the specified dimensions.
19. The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way.
20. The entrance may require periodic top dressing with additional stone as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
21. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
22. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately by the Contractor at their expense and to the satisfaction of the Public Works Director or his designee.



DRY WEATHER ACCESS

14-INCH MIN. DEPTH OVER COMPACTED SUBGRADE & FABRIC

WET WEATHER ACCESS

24-INCH MIN. DEPTH OVER UNDISTURBED SUBGRADE & FABRIC

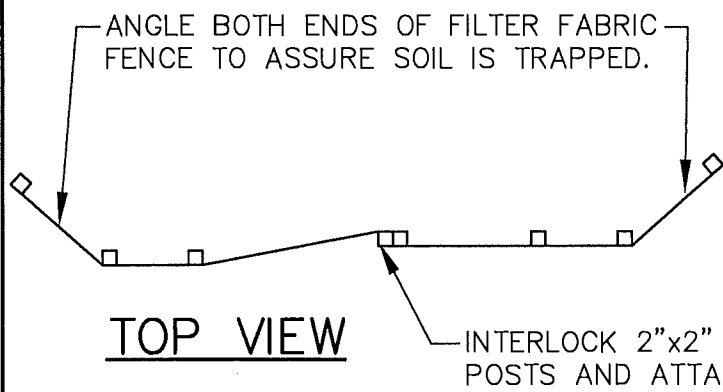
CONSTRUCTION NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON-COMPACTABLE MATERIAL.
2. SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
3. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

MAINTENANCE NOTES:

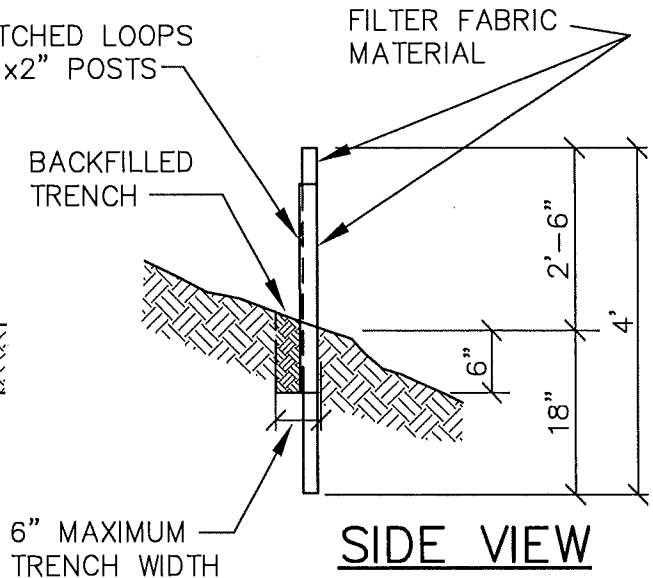
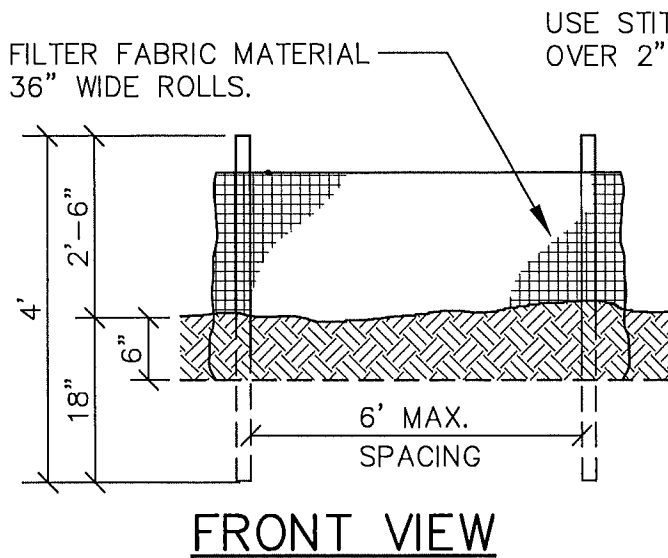
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"-6" INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF STRUCTURES USED TO TRAP SEDIMENT.
 2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
 3. ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR PRIOR TO LEAVING THE SITE.

LAST REVISION DATE: MAY 2013	JO # STANDARD
TEMPORARY CONSTRUCTION ENTRANCE (NTS)	
DAYTON, OR	DETAIL NO. 610



SILT FENCE NOTES:

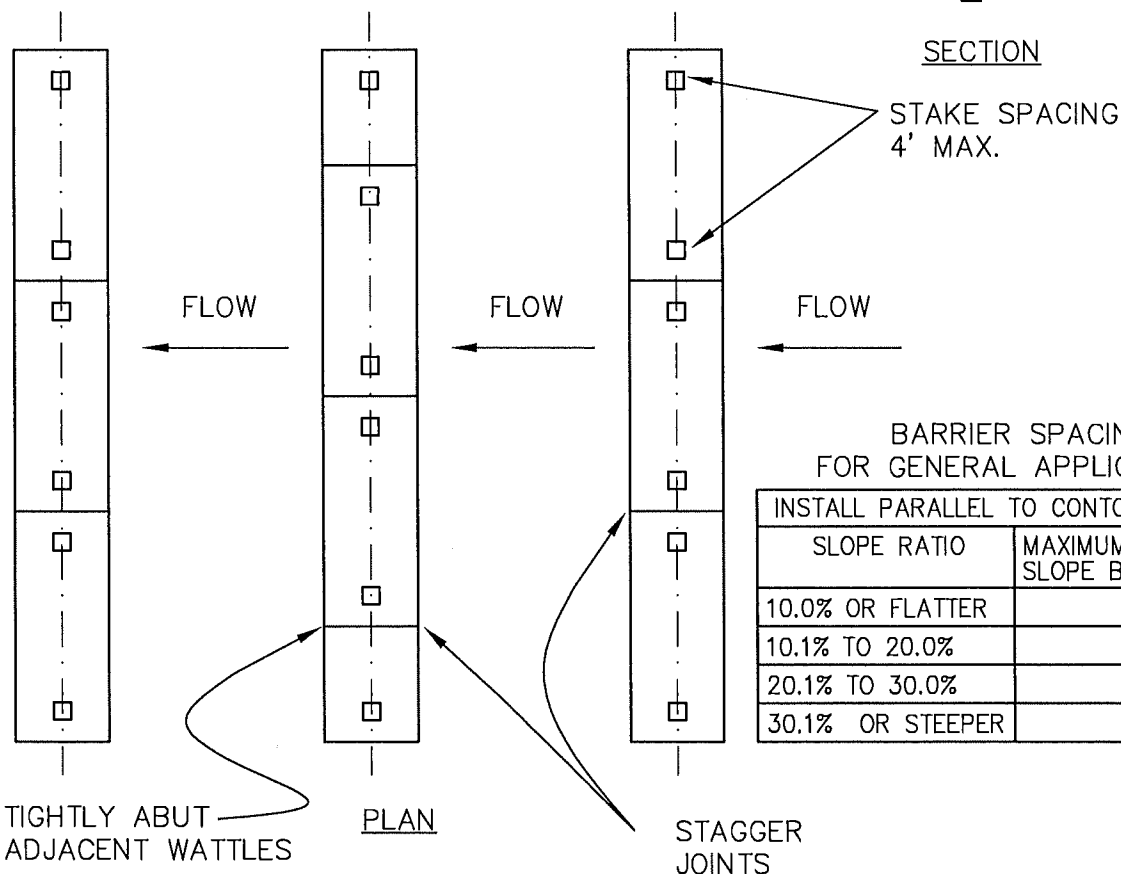
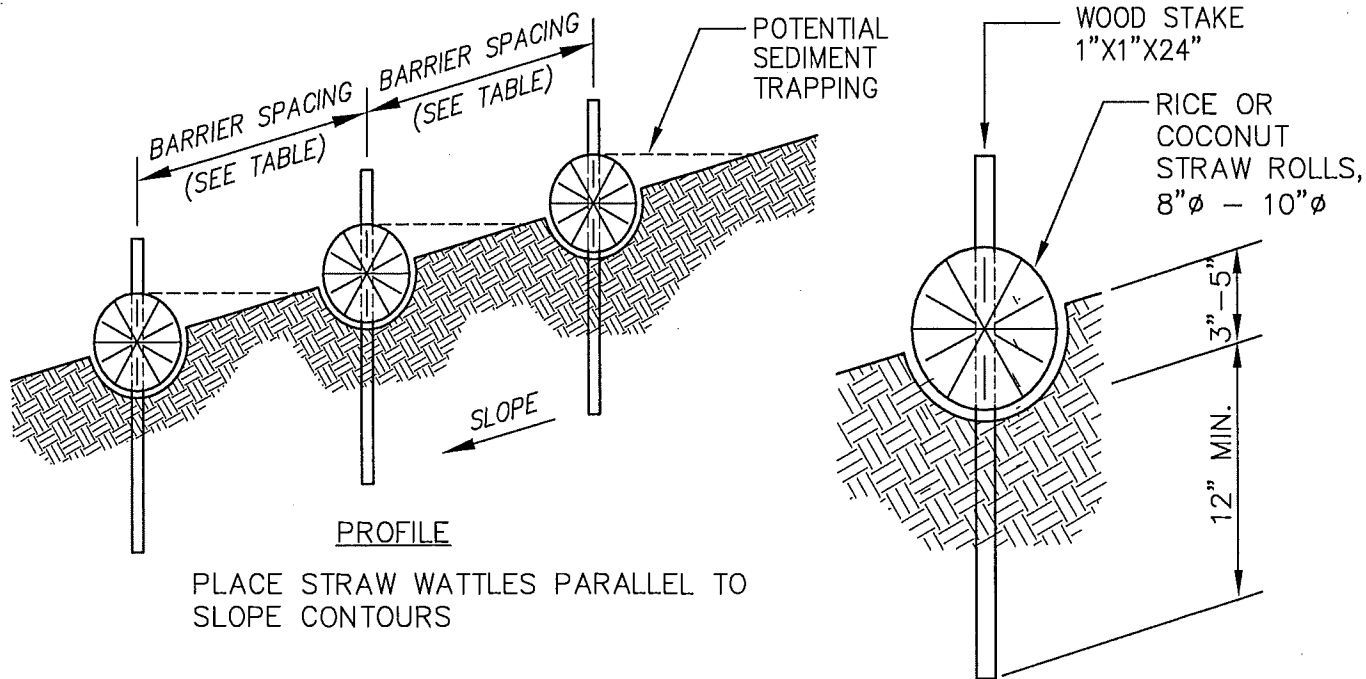
1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH-WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.



MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD
SEDIMENT BARRIERS	
(NTS)	
DAYTON, OR	DETAIL NO. 611

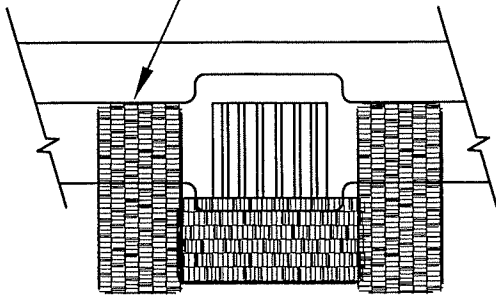


NOTES:

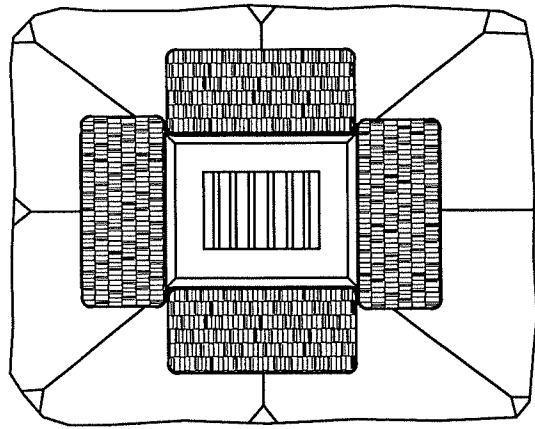
1. ALL MATERIAL SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
JUNE 2015	STANDARD
STRAW WATTLE SEDIMENT BARRIER	
(NTS)	
DAYTON, OR	DETAIL NO. 612

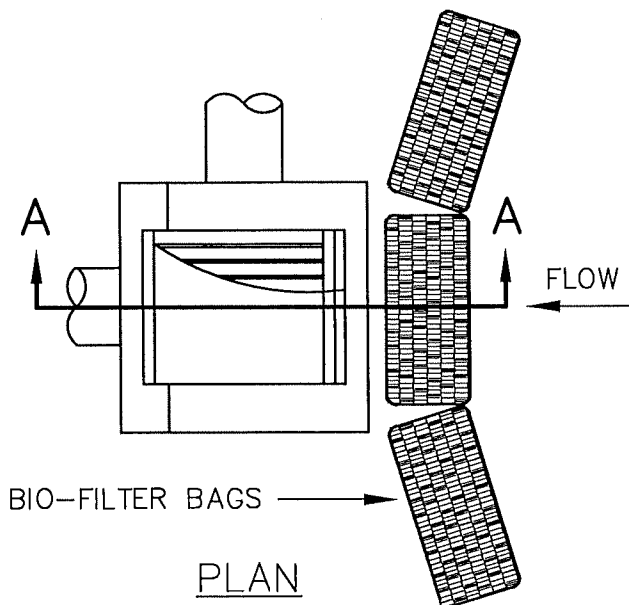
MAY BE USED SHORT TERM
W/UTILITY WORK AND WITH
PHASING OF DEVELOPMENT.



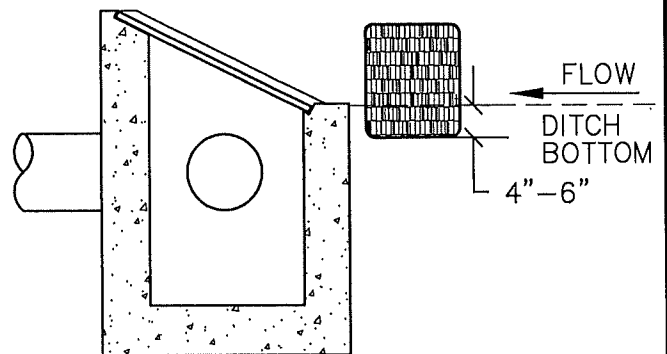
CURB INLET C.B.



AREA DRAIN



PLAN



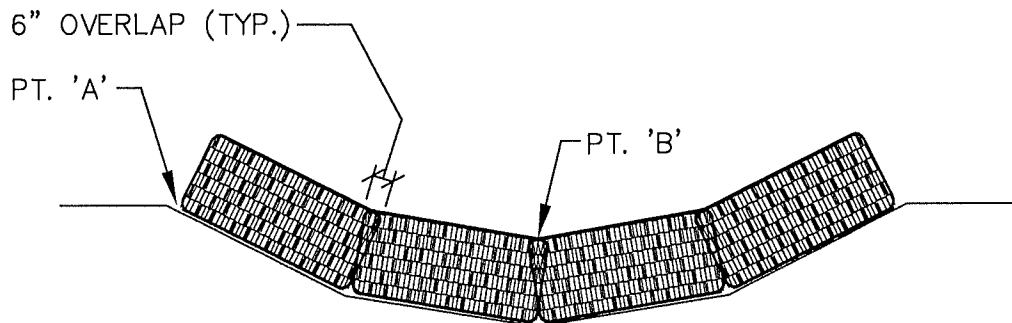
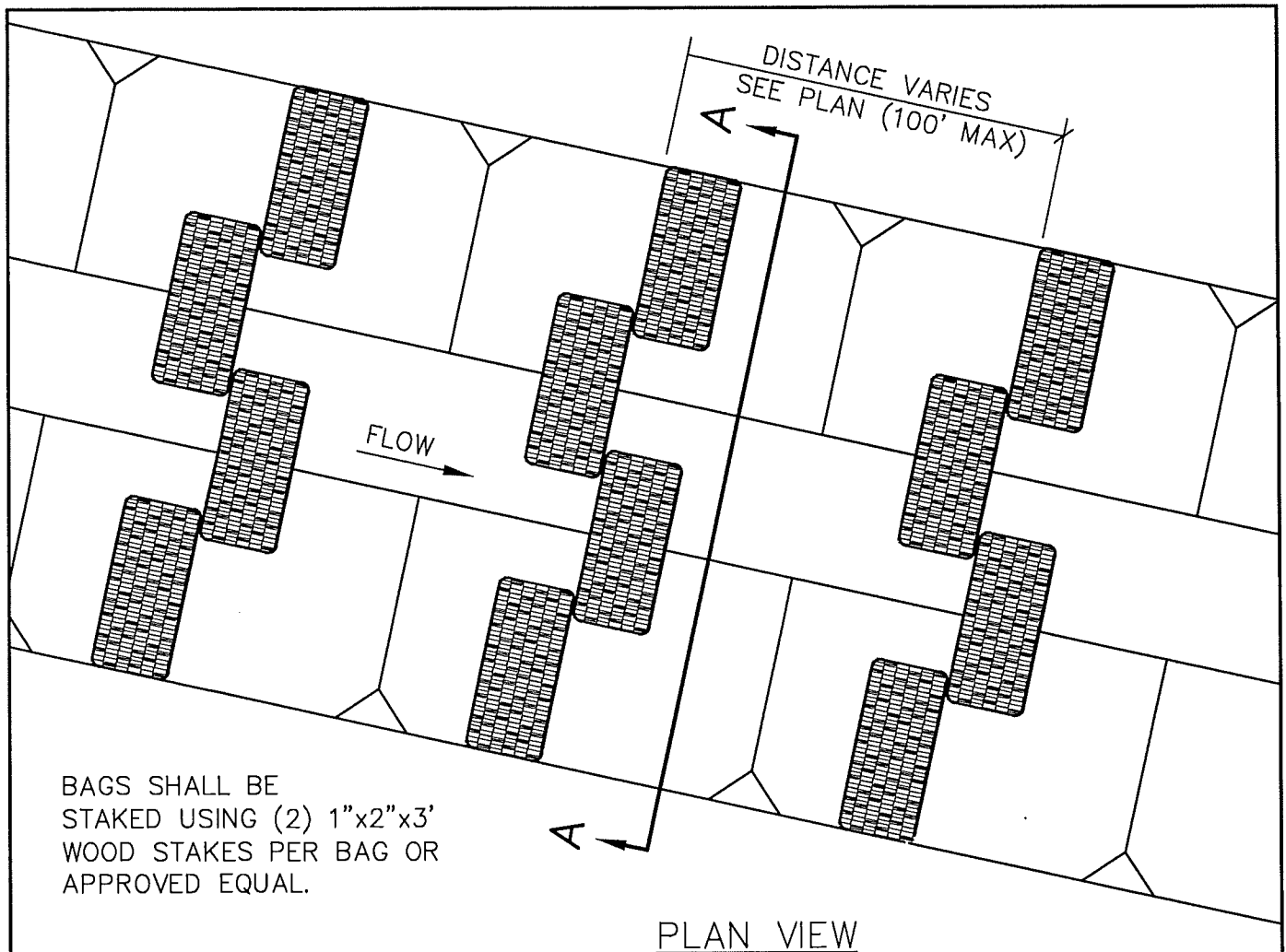
SECTION A-A

DITCH INLET C.B.

MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

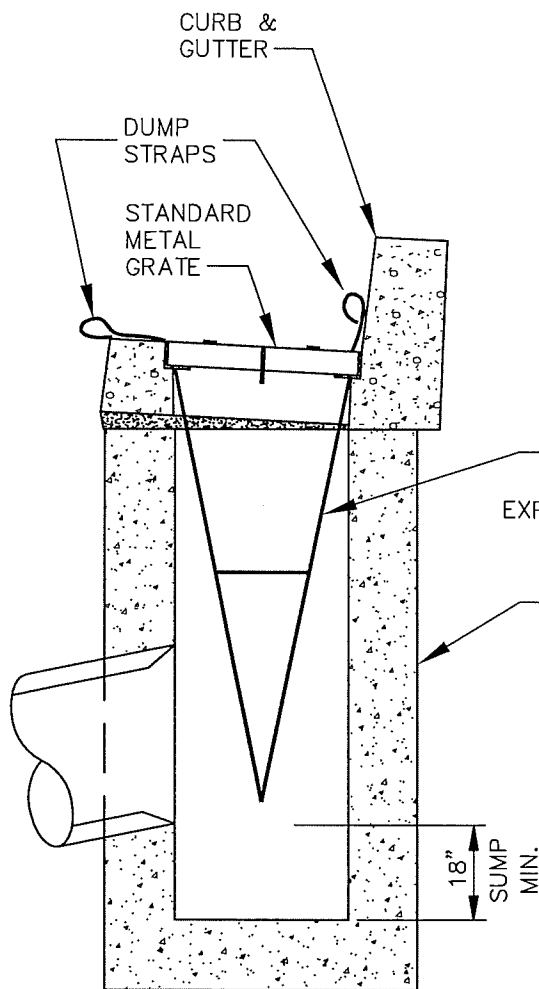
LAST REVISION DATE:	JO #
APRIL 2014	STANDARD
INLET SEDIMENT CONTROL	
(NTS)	
DAYTON, OR	DETAIL NO. 613



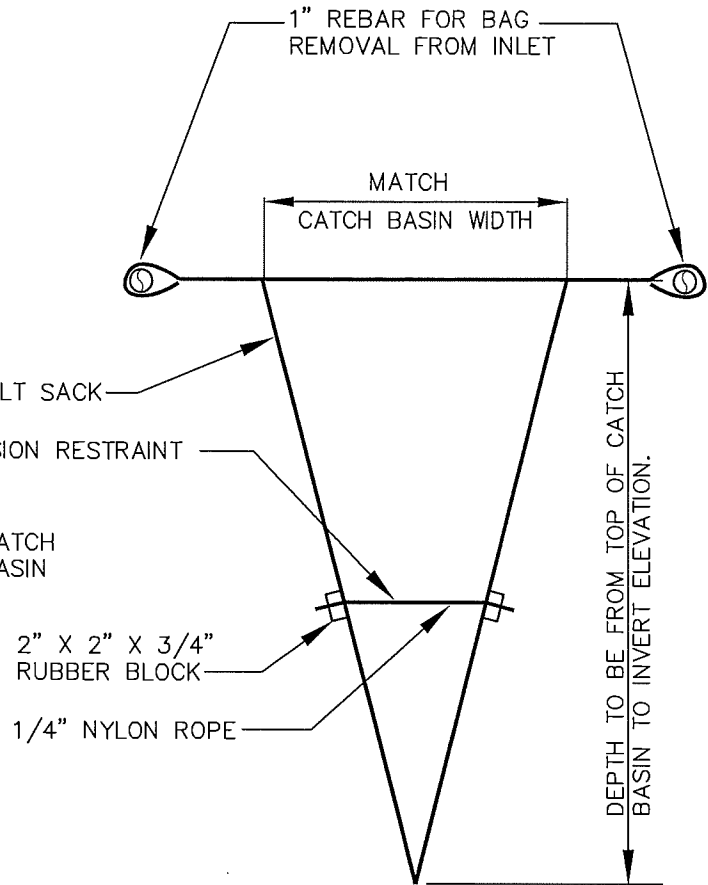
MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.
4. PT. 'A' SHALL BE 6" MIN. HIGHER THAN PT. 'B'.

LAST REVISION DATE: APRIL 2014	JO # STANDARD
DITCH AND SWALE EROSION PROTECTION	
(NTS)	
DAYTON, OR	DETAIL NO. 614



INSTALLATION DETAIL



BAG DETAIL

NOTES:

1. EMPTY SILT SACK AS NECESSARY.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771-5115 OR APPROVED EQUAL.

LAST REVISION DATE:	
SEPT 2006	
SILT SACK INLET DETAIL	
(NTS)	
DAYTON, OR	DETAIL NO. 615

SECTION 3 - B: BUILDING**Building Permit Fee Table**Adopted August 3, 2009 - *Resolution 2009/10-04*

Attachment C

TOTAL VALUATION	FEE
\$1.00 - \$2,000.00	\$55.00
\$2,001.00 - \$25,000.00	\$55.00 for the first \$2,000.00 plus \$8.50 for each additional \$1,000 or fraction thereof to and including, \$25,000
\$25,001.00 - \$50,000.00	\$250.00 for the first \$25,000.00 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001.00 - \$100,000.00	\$363.00 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001.00 - \$500,000.00	\$588.00 for the first \$100,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$500,000.00
\$500,001.00 - \$1,000,000.00	\$2,388.00 for the first \$500,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001.00 and up	\$4,388.00 for the first \$1,000,000 plus \$3.50 for each additional \$1,000.00 or fraction thereof
INSPECTION SERVICES	COST PER/HOUR
Outside normal business hours	\$60.00 per/hour – with a minimum charge of 2 hours
Re-Inspection	\$60.00 per/hour
Additional Plan Review	\$60.00 per/hour
No-Fee indicated Inspections	\$60.00 per/hour
Deferred Submittal	\$60.00 per/hour, with a minimum charge of 2 hours
Plan Review Fees	Shall be equal to 65 percent of the Building Permit Fees
Fire & Life Safety Plan Review Fees	Shall be equal to 40 percent of the Building Permit Fees
Fire Suppression Type I Hoods	Shall be based on the above Building Permit Fee Table

TYPE OF CONSTRUCTION	Ordinance/Resolution	Date	FEE
Fence Permit 5.4.6	376	10/06/1980	\$5.00
Demolition Permit			\$15.00

SECTION 3 - C: BUILDING**Plumbing Permit Fee Table**

Attachment B

Resolution 2009/10-04

Adopted August 3, 2009

ONE/TWO FAMILY DWELLINGS		FEE	
For One Bath		\$168.94	
For Two Baths		\$223.44	
For Three Baths		\$277.94	
For Four Baths		332.44	
For Five Baths		\$392.39	
For each additional bath beyond 5		\$44.00	
For an additional kitchen beyond the first kitchen		\$44.00	
Additions and Repairs		\$16.35 per Fixture	
Water Service		\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof	
Back Flow Device		\$44.00	
Sanitary Sewer		\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof	
Storm Sewer		\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof	
Alternate Water Heating		\$49.05	
COMMERCIAL/INDUSTRIAL		FEE	
2 – 10 Fixtures		\$240.00	
More than 10 Fixtures		\$20.00 per fixture	
Additions and Repairs		\$54.50 per fixture up to 3; \$16.35 per fixture over 3	
Water Service		\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof	
Sanitary Sewer		\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof	
Storm Sewer		\$44.00 for first 100 feet; \$27.25 for each additional 100 feet or fraction thereof	
Alternate Water Heating		\$49.05	
Plan Review Fees (residential & commercial)		Shall be equal to 30 percent of the permit fees	

FIRE SPRINKLERS*Adopted July 15, 2019 - Resolution 2019/20-01*

COMMERCIAL		RESIDENTIAL	
0 – 25,000 square feet	\$1,400.00	0 – 2,000 square feet	\$50.00
25,001 – 50,000 square feet	\$2,800.00	2,001 – 3,600 square feet	\$75.00
50,001 – 100,000 square feet	\$5,600.00	3,601 – 7,200 square feet	\$100.00
100,001 square feet and above	Per square foot/\$15	7,200 square feet and above	\$150.00

Example: (100,001 and above) = 150,000 sq. ft. / \$15.00 = \$10,000

The following additional plumbing related fees shall apply:

- The fees associated with prefab structures shall be 50 percent of the plumbing permit fee.
- The fees associated with med-gas shall be:

Plumbing Fees Associated with Med-Gas	
\$1.00 - \$25,000	\$219.00 + \$1.00 per outlet
\$25,000 - \$50,000	\$221.90 for the first \$25,000 plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$50,001 - \$100,000	\$368.15 for the first \$50,000 plus \$3.90 for each additional \$1,000 or fraction thereof
\$100,000 and above	\$563.15 for the first \$100,000 plus \$3.15 for each additional \$1,000 or fraction thereof

- One and Two Family Rain Drains

Commercial/Industrial – Rain Drains	
1 – 3 Down Spouts	\$44.00
4 or more Down Spouts	\$60.00

SECTION 3 - D: BUILDING

Manufactured Home Fee Table

Resolution 2009/10-04

Adopted August 3, 2009

Exhibit D

Manufactured/Pre Home Fee Schedule	
Manufactured Home Setup Fee	\$250.00
Manufactured Home Awning Fee	\$50.00
Manufactured Home Water	\$44.00 for first 30 feet; \$27.25 for each additional 100 feet or fraction thereof
Manufactured Home Sanitary Sewer	\$44.00 for first 30 feet; \$27.25 for each additional 100 feet or fraction thereof
Manufactured Home Storm Sewer	\$44.00 for first 30 feet; \$27.25 for each additional 100 feet or fraction thereof
Plan Review Fee	Shall be equal to 65 percent of the Building Permit Fee

SECTION 3 - E: BUILDING**Mechanical Permit Valuation Table***Resolution 2009/10-04 Adopted August 3, 2009**Exhibit G*

MECHANICAL RESIDENTIAL PERMIT FEES & COMMERCIAL/INDUSTRIAL VALUE		
(Residential/Commercial/Industrial)		
DESCRIPTION	Residential Fee	Commercial Value
MINIMUM PERMIT FEE - (minimum permit fee is \$60.00 unless calculated fee is greater)	\$60.00	n/a
STATE SURCHARGE FEE	12%	12%
PLAN REVIEW FEE	25%	25%
FURNACES:		
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 BTU/H	\$16.08	\$1,300.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliances over 100,000 BTU/H	\$19.35	\$1,500.00
For the installation or relocation of each floor furnace, including vent	\$16.08	\$1,300.00
OTHER HEATING UNITS:		
Woodstove, including hearth and wall shield; fireplace stove, masonry or factory built fireplace	\$28.07	\$1,000.00
Room heaters, no-portable	\$20.44	\$100.00
APPLIANCE VENTS:		
For the installation, relocation or replacement of each appliance vent installed and not included in a appliance permit	\$9.54	\$600.00
REPAIRS OR ADDITIONS:		
For the repair of, alteration or, addition to each heating appliance, refrigeration unit absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation or controls regulated by this code	\$16.08	n/a
BOILERS, COMPRESSORS AND ABSORPTION SYSTEMS		
For the installation or relocation of each boiler or compressor to and including three horsepower, or each absorption system to and including 100,000 BTU/H (29.3 KW)	\$16.08	\$1,300.00
For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or for each absorption system over 500,000 BTU/H (146.6 KW)	\$26.98	\$2,300.00
For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or for each absorption system over 1,000,00 BTU/H (293.1 KW)	\$35.70	\$3,100.00
For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or for each absorption system over 1,000,00 BTU/H to and including 1,750,000 BTU/H (512.9 KW)	\$52.05	\$4,600.00
For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 BTU/H (512.9 KW)	\$84.75	\$6,700.00
AIR HANDLERS:		
For each air-handling unit to and including 10,000 cubic feet per minute, including ducts attached thereto. Note: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.	\$12.81	\$1,500.00
For each air-handling unit over 10,000 cfm	\$19.35	\$2,200.00

MECHANICAL RESIDENTIAL PERMIT FEES & COMMERCIAL/INDUSTRIAL VALUE

[Continued] (Residential/Commercial/Industrial)

DESCRIPTION		Residential Fee	Commercial Value
EVAPORATIVE COOLERS:			
For each evaporative cooler other than portable type		\$12.81	\$1,300.00
VENTILATION AND EXHAUST			
For each ventilation fan connected to a single duct		\$9.54	\$600.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit		\$12.81	\$600.00
For the installation of each hood which is served by mechanical exhaust, including the ducts, for such hood		\$12.81	\$1,000.00
INCINERATORS			
For the installation or relocation of each domestic-type incinerator		\$19.35	\$2,200.00
For the installation or relocation or each commercial or industrial-type incinerator		\$68.40	\$6,200.00
GAS PIPING			
For each gas-piping system of one to four outlets		\$11.72	\$500.00
For each gas-piping system of five or more outlets, per outlet		\$5.18	\$100.00
MISCELLANEOUS			
For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code		\$12.81	n/a
Plan Review Fees (Mechanical Residential & Commercial)		Shall be equal to 25% of the permit fee	
Residential	Fees shall be based on the total fixtures the permit serves as described in the Valuation Table for Residential Mechanical Evaluation		

COMMERCIAL - MECHANICAL PERMIT VALUATION TABLE

Total Valuation	F E E
\$1.00 - \$2,000.00	\$72.50
\$2,001.00 - \$5,000.00	\$72.50 for the first \$2,000 plus \$2.30 for each additional \$100 or fraction thereof to and including \$5,000
\$5,001.00 - \$10,000.00	\$141.50 for the first \$5,000 plus \$1.80 for each additional \$100 or fraction thereof to and including \$10,000
\$10,001.00 - \$50,000.00	\$231.50 for the first \$10,000 plus \$1.35 for each additional \$100 or fraction thereof to and including \$50,000
\$50,001.00 - \$100,000.00	\$771.50 for the first \$50,000 plus \$1.25 for each additional \$100 or fraction thereof to and including \$100,000
\$100,001.00 and Above	\$1,396.50 for the first \$100,000 plus \$1.10 for each additional \$100 or fraction thereof

SECTION 3 – F: BUILDING

CITY OF DAYTON PHASED PERMIT FEES			
Type of Review	Standard Plan Review Fee	Phased Plan Review Fee	Total Project Increase Cap
Building Plan Review	65%	91%	\$4,500.00
Plumbing Plan Review	30%	42%	\$2,100.00
Mechanical Plan Review	25%	35%	\$1,750.00
Fire Life Safety Review	40%	56%	\$2,800.00

Building Permits maybe obtained as partial or phased permits under the following conditions:

- 1) Accepted phases
 - a. Phase 1 – site preparation/underground utilities
 - b. Phase 2 – foundation
 - c. Phase 3 – building “shell”
 - d. Phase 4 – completion

Note: In each phase listed above there must be sufficient information provided in order to allow a completed review of the plans.

- 2) Plans shall be prepared by a licensed Oregon Architect or Engineer.
- 3) Building, Mechanical, Plumbing and Fire/Life Safety plan review fees for the first phase of any project will be calculated with the standard formula. The above plan review fees for subsequent phases will be 40% more than the standard plan review fee percentage. The total project dollar amount of increase from a standard plan review fee to a phased plan review fee, for each code review, will be capped as follows. The total phased project increase cap for each code plan review will be based on the phased plan review fee percentage multiplied by \$5,000.
- 4) Deferral of any submittal items shall have prior approval of the building official. The licensed Oregon Architect or Engineer of record shall list the deferred submittals on the plans and shall review the deferred submittal documents for compatibility with the design of the building prior to submittal to the building official for review.
- 5) The City of Dayton will accept plans submitted in the sequence listed above in conjunction with phased development. The fees associated with this type of plan review will be assessed as outlined above.

System Development Charges

Effective June 1, 2018

ORD 626 Adopted June 1, 2015

Meter Size	Total Water SDC	Total Sewer SDC	Total Streets/Storm SDC	Total Parks SDC	Total SDC's
5/8 – ¾	4,242	7,564	1,125	100	13,031
1"	7,213	12,859	1,496	133	21,701
1 - 1/2"	14,001	24,962	2,250	200	41,413
2"	22,487	40,091	3,000	266	65,844
3"	45,398	80,937	4,500	400	131,235
4"	70,854	126,323	6,000	532	203,709
6"	141,284	251,889	9,000	800	402,973
8"	339,421	605,139	12,000	1,064	957,624

Meter Size	Water Reimb Fee	Water Improv Fee	Sewer Reimb Fee	Sewer Improv Fee	Street Storm Reimb Fee	Street Storm Imprv Fee	Parks Reimb Fee	Parks Improv Fee	Total Reimb Fee	Total Improv Fee
5/8 – ¾	1,213	3,029	33	7,531	392	734	18	82	1,651	10,317
1"	2,063	5,150	56	12,803	521	975	24	109	2,654	17,004
1 - 1/2"	4,004	9,997	109	24,853	783	1,467	36	164	4,913	32,532
2"	6,431	16,056	175	39,915	1,044	1,956	48	218	7,668	51,801
3"	12,983	32,415	353	80,584	1,566	2,934	72	328	14,913	103,458
4"	20,263	50,591	551	125,771	2,088	3,912	96	436	22,902	160,678
6"	40,405	100,879	1,099	250,790	3,132	5,868	145	655	44,590	318,245
8"	97,069	242,352	2,641	602,497	4,176	7,824	193	871	103,618	757,493

6.3 Systems Development Charges.

6.3.1 Purpose. The purpose of the systems development charge is to impose a portion of the cost of public capital improvements for water, waste water drainage, streets, flood control, and parks upon those developments that create the need for or increase the demands on public improvements.

6.3.2 Scope. The systems development charge imposed by this section of Dayton Code is separate from and in addition to any applicable tax, assessment, charge, or fee otherwise provided by law or imposed as a condition of development.

6.3.3 Systems Development Charge Established. Unless otherwise exempted by the provisions of Dayton Code or other local or state law, a systems development charge is imposed upon all parcels of land within the city, and upon all lands outside the boundary of the city that connect to or otherwise use the sewer facilities, storm sewers, or water facilities of the city. The amount of the system development charge shall be set by resolution of City Council.

Building Permit Information

The City of Dayton contracts Building Inspection Services through the City of Newberg Building Division for all structural, mechanical and plumbing permits. Same day inspections can be honored if the request is made before 7:00 am of the day you are requesting the inspection.

For Inspections call: (503) 554-7714

To fax a request: (503) 554-7724

If you have a building code question or issue, please call the Newberg Building Department at (503) 537-1240.

PERMIT APPLICATIONS:

can be picked up at Dayton City Hall, 416 Ferry Street, Dayton, Oregon or can be downloaded from our website at www.ci.dayton.or.us. Original signatures are required on all permit types, therefore faxed applications are not accepted.

ELECTRICAL PERMITS:

can be obtained through the Yamhill County Building Department at (503) 434-7516 or stop by the Planning and Building Department at 525 NE 4th Street, McMinnville Oregon,

PLAN REVIEW:

generally takes 2 to 4 weeks and you will be called when your plans are ready for pick-up.



MISSION STATEMENT

The City of Dayton will provide inclusive, responsive, efficient, and ethical municipal government services to facilitate the health, safety, and livability of our community.

VISION STATEMENT

Dayton is an authentic, family-friendly small town with deep historic roots and cultural diversity surrounded by rich agriculture. Our City is a vibrant place to live, work, and play. There is a strong sense of community in Dayton where people value creativity, health, and learning.



City of Dayton

PO Box 339 416 Ferry Street

Dayton OR 97114

Ph (503) 864-2221 - Fax (503) 864-2956

cityofdayton@daytonoregon.gov

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City of Dayton



Building Department

Effective July 1, 2017

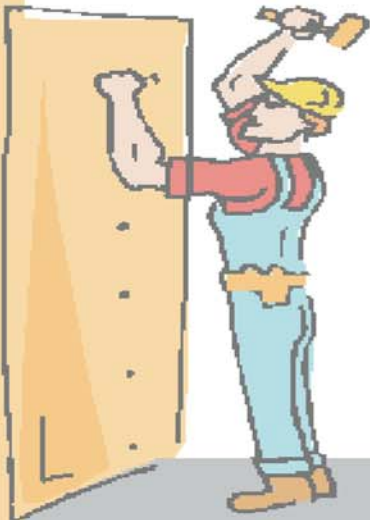
**Construction
Excise Tax
Information**

What is Construction Excise Tax?

On April 7, 2008 the Dayton City Council adopted Resolution 07/08-30, an intergovernmental agreement with the Dayton School District for collection and remission of the Construction Excise Tax.

What you need to know:

- The City of Dayton collects the tax on all qualifying permits
- Residential construction is assessed at \$1.20 per/square foot for new construction or improvements that increase the total square footage.
- For example: A new residence of 2000 square feet the City will collect \$2,400 (\$1.20 per/square foot)
- The Construction Excise Tax for residential construction is not limited
- Attached garages and residential accessory structures are assessed at \$.60 per/square foot
- Non-residential construction is assessed at \$.60 per/square foot, up to a maximum of \$29,900
- The Construction Excise Tax is collected when the building permit is issued
- Payment must be check or money order, and made out to: Dayton School District #8



EXEMPTIONS:



- ✓ Private school Improvements
- ✓ Public Improvements as defined in ORS 279A.010
- ✓ Residential housing that is guaranteed to be affordable, under guidelines established by the United States Department of Housing and Urban Development, to the households that earn no more than 80% of the median household income for the area in which the construction tax is imposed, for a period of at least 60 years following the date of construction of the residential building
- ✓ Public or private hospital improvements
- ✓ Improvements to religious facilities primarily used for worship or education associated with worship
- ✓ Agricultural building as defined in ORS 445.315(2)(a)



It is the applicants responsibility to prove that their construction meets the requirements for exemption from the excise tax.