



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

5/27/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment
DLCD File Number 011-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, June 11, 2010

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Tyler T. Ryerson, City of Beaverton
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

MAY 24 2010

LAND CONSERVATION AND DEVELOPMENT

DATE
S
T
A
M
P

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Beaverton**

Local file number: **TA2009-0005**

Date of Adoption: **05/18/2010**

Date Mailed: **05/21/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 04/03/2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Proposal to amend the City's Development Code to require Design Review approval for detached residential dwellings (Cluster Style Housing) in the City's Station Community zones where the density of the proposed development is 24 units per acre or higher. The Design Review code will be amended to add clear and concise design review standards for such development as well as design review guidelines for projects which chose to not follow the design review standards. These modifications are in response to work with the Chapter 20 Update work (see accompanying Notice of Adoption). Chapter 40 Permits and Applications and Chapter 60 Special Requirements were modified. The Cluster Style Housing will be permitted in four zones: SC-MU, SC-HDR, RC-OT, and RC-E.

Does the Adoption differ from proposal? Please select one

Yes, in that final text was formulated and adopted.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **N/A**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro, Washington County, THPRD, Beaverton School District, THPRD, TVFR, TVWD.

Local Contact: Tyler Ryerson

Phone: (503) 526-2520 Extension:

Address: PO Box 4755

Fax Number: 503-526-3720

City: Beaverton

Zip: 97006

E-mail Address: tryerson@ci.beaverton.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)

per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this Form 2 on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp. (for submittal instructions, also see # 5)] MAIL the PAPER COPY and CD of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DATE
STAMP

DEPT OF

MAY 24 2010

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Beaverton**

Local file number: **TA2009-0005 /
CPA2009-0006**

Date of Adoption: **05/18/2010**

Date Mailed: **05/21/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 04/03/2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The Text Amendment approves the Chapter 20 Land Uses section of the City' Development Code. In addition, the amendment modifies Chapter 10 General Provisions and Chapter 90 Definitions. Chapter 20 is an improved user-friendly layout; creates commonality of terminology; reduces redundancies; modifies various site development dimensional standards; and provides other general changes to the Code section. Some current Chapter 20 language will be transferred to Chapter 10. The Comprehensive Plan Amendment, modification reflects zoning implementing the Plan specifically in Section 3.14 the Comprehensive Plan and Zoning District Matrix.

Does the Adoption differ from proposal? Please select one

Yes, in that final text modifications was discussed and adopted.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **City Wide**

Acres Involved: **0.00**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro, Washington County, THPRD, Beaverton School District, THPRD, TVFR, TVWD.

Local Contact: Tyler Ryerson

Phone: (503) 526-2520 Extension:

Address: PO Box 4755

Fax Number: 503-526-3720

City: Beaverton

Zip: 97076

E-mail Address: tryerson@ci.beaverton.or.us

ADOPTION SUBMITTAL REQUIREMENTS

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per ORS 197.615 and OAR Chapter 660, Division 18

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4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
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10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009

ORDINANCE NO. 4541

**AN ORDINANCE AMENDING ORDINANCE 4187 THE COMPREHENSIVE PLAN
CPA2009-0006 (CHAPTER 20 UPDATE)**

WHEREAS, in 2007, the City of Beaverton identified a need to conduct a comprehensive review of the City's zoning, land uses, site development requirements, consistencies, and layout associated with Chapter 20 of the Development Code which would affect the Comprehensive Plan and Zoning District Matrix 3.14 of the Comprehensive Plan; and

WHEREAS, a Code Advisory Committee (CAC) was appointed in the fall of 2007 to assist City staff with the comprehensive review and the preparation of text to amend Chapter 20 of the Development Code; and

WHEREAS, the CAC consisted of members of the community who represented a wide range of community perspectives and interests; and

WHEREAS, the CAC met for seven public meetings between August 2007 and October 2008 followed by seven meetings between October 2008 and April 2009. At the conclusion of these meetings, modification to the Comprehensive Plan and Zoning District Matrix 3.14 of the Comprehensive Plan were agreed upon by the CAC to forward to the Planning Commission for public hearing; and

WHEREAS, on March 30, 2009 staff met in a joint work session with the Planning Commission and City Council receiving consensus of moving forward with public hearings to update Chapter 20 of the Development Code; and

WHEREAS, pursuant to Section 50.50.2-5 of the Development Code, the Beaverton Community Development Department Planning Division provided required public notice for the Comprehensive Plan application; and

WHEREAS, on May 20, 2009 the Planning Commission opened the first public hearing to consider the comprehensive plan known as the Chapter 20 Update, specifically identified as CPA2009-0006; and

WHEREAS, on June 10, 2009, July 8, 2009, July 29, 2009, August 19, 2009, August 26, 2009 (joint work session with City Council), September 16, 2009, September 30, 2009, October 14, 2009, November 4, 2009, November 10, 2009, December 2, 2009, January 13, 2010, January 27, 2010, February 3, 2010, February 17, 2010, March 3, 2010, and March 10, 2010, the Planning Commission conducted continued public hearings at the conclusion of which on March 10, 2010, the Planning Commission reached a determination to recommend that the Beaverton City Council adopt the proposed amendment to the Comprehensive Plan as summarized in Planning Commission Land Use Order No. 2190; and

WHEREAS, on March 29, 2010 the appeal period for Land Use Order No. 2190 for CPA2009-0006 expired without the filing of an appeal; and

WHEREAS, on April 12, 2010 the City Council conducted a study session with staff to discuss the Comprehensive Plan modifications associated with the Chapter 20 Update as contained in CPA2009-0006 and directed staff to prepare an ordinance to adopt the Planning Commission's recommendation as summarized in Land Use Order No. 2190; and

WHEREAS, specific to the amendment of Comprehensive Plan application CPA2009-0006, the Council adopts as to facts and findings for this ordinance the materials described in Land Use Order No. 2190 dated March 19, 2010 and the Planning Commission record, all of which the Council incorporates by their reference herein and finds constitute an adequate factual basis for this ordinance; and now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 4187, the Comprehensive Plan, is amended to read as set out in Exhibit "A" to this Ordinance attached to and incorporated herein by this reference.

Section 2. Severance Clause.

The invalidity or lack of enforceability of any terms or provisions of this Ordinance or any appendix or part thereof shall not impair or otherwise affect in any manner the validity, enforceability or effect of the remaining terms of this Ordinance and appendices and said remaining terms and provisions shall be construed and enforced in such a manner as to effect the evident intent and purposes taken as a whole insofar as reasonably possible under all of the relevant circumstances and facts.

Section 3. Effective Date.

This ordinance shall take effect on June 17, 2010, but in no circumstance shall that date be less than 30 days after the adoption of this ordinance.

First reading this 19th day of April, 2010.

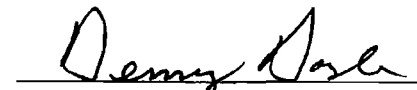
Passed by the Council this 17th day of May, 2010.

Approved by the Mayor this 18th day of May, 2010.

ATTEST:


SUE NELSON, City Recorder

APPROVED:


DENNY DOYLE, Mayor

**Comprehensive Plan Amendment
To Comprehensive Plan and Zoning District Matrix 3.14**

Section **: The Comprehensive Plan, Ordinance No. 4187, Comprehensive Plan and Zoning District Matrix 3.14 is amended to read as follows with deleted matter in ~~strikethrough~~ and new matter in **highlight**:

COMPREHENSIVE PLAN AND ZONING DISTRICT MATRIX	
<i>Comprehensive Plan Designation</i>	<i>Zoning District</i>
Regional Center	RC-E, RC-OT, RC-TO, C-WS, OI-WS
Station Community	SC-HDR, SC-MU, SA-MDR, SA-MU, SC-E1, SC-E2, SC-E3, SC-S ¹
Town Center	TC-HDR, TC-MU, TC-MDR
Main Street	Office Commercial , Neighborhood Service, Convenience Service Center , R1, R2
Corridor	General Commercial, Convenience Service Center , Office Commercial , Community Service, Neighborhood Service, Corridor Multiple Use , R1, R2, R-3.5, R4 Corridor Commercial
Employment Areas	Campus Industrial Office Industrial
Industrial	Industrial Park , Light Industrial, Campus Industrial Industrial, Office Industrial
Neighborhood Residential (equivalent to Metro's Inner and Outer Neighborhood Design Types)	
Low Density	R10 ²
Standard Density	R7, R5 ³
Medium Density	R4, R-3.5, R2
High Density	R1
Any of the plan designations cited above	Institutional

1. Parcels formally designated as TO40-80 and TO80-120 on Washington County's Plan
2. Existing properties with commercial zoning as shown on Figures III-2 through III-5 and listed by tax lot on said maps shall be allowed to continue in perpetuity. Expansion of the district is not allowed, but any use permitted within said district will be allowed subject to City approval through the procedures specified by the Development Code.
3. Existing pockets of low density residential may continue, but expansion of low density neighborhood residential areas shall not occur.

ORDINANCE NO. 4542

**AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE DEVELOPMENT CODE,
TA2009-0005 (CHAPTER 20 UPDATE)**

WHEREAS, in 2007, the City of Beaverton identified a need to conduct a comprehensive review of the City's zoning, land uses, site development requirements, consistencies, and layout associated with Chapter 20 of the Development Code; and

WHEREAS, a Code Advisory Committee (CAC) was appointed in the fall of 2007 to assist City staff with the comprehensive review and the preparation of text to amend Chapter 20 of the Development Code; and

WHEREAS, the CAC consisted of members of the community who represented a wide range of community perspectives and interests; and

WHEREAS, the CAC met for seven public meetings between August 2007 and October 2008 followed by seven meetings between October 2008 and April 2009. At the conclusion of these meetings, amendment to Chapter 20 (Land Uses) and Chapter 90 (Definitions) of the Development Code were agreed upon by the CAC to forward to the Planning Commission for public hearing; and

WHEREAS, on March 30, 2009, staff met in a joint work session with the Planning Commission and City Council receiving consensus of moving forward with public hearings to update Chapter 20 of the Development Code.

WHEREAS, pursuant to Section 50.50.2-5 of the Development Code, the Beaverton Community Development Department Planning Division provided required public notice for the Text Amendment application; and

WHEREAS, on May 20, 2009, the Planning Commission opened the first public hearing to consider the text amendment known as the Chapter 20 Update, specifically identified as TA2009-0005; and

WHEREAS, on June 10, 2009, July 8, 2009, July 29, 2009, August 19, 2009, August 26, 2009 (joint work session with City Council), September 16, 2009, September 30, 2009, October 14, 2009, November 4, 2009, November 10, 2009, December 2, 2009, January 13, 2010, January 27, 2010, February 3, 2010, February 17, 2010, March 3, 2010, and March 10, 2010, the Planning Commission conducted continued public hearings at the conclusion of which on March 10, 2010, the Planning Commission reached a determination to recommend that the Beaverton City Council adopt the proposed amendments to the Development Code as summarized in Planning Commission Land Use Order No. 2189; and

WHEREAS, on March 29, 2010, the appeal period for Land Use Order No. 2189 for TA2009-0005 expired without the filing of an appeal; and

WHEREAS, on April 12, 2010, the City Council conducted a study session with staff to discuss the Development Code modifications associated with the Chapter 20 Land Uses as contained in TA2009-0005 and directed staff to prepare an ordinance to adopt the Planning Commission's recommendation as summarized in Land Use Order No. 2189; and

WHEREAS, specific to the amendment of Development Code Chapter 10 (General Provisions), Chapter 20 (Land Uses), Chapter 40 (Applications), Chapter 60 (Special Requirements), and Chapter 90 (Definitions) in TA2009-0005, the Council adopts as to facts and findings for this ordinance the materials described in Land Use Order No. 2189 dated March 19, 2010, and the Planning Commission record, all of which the Council incorporates by their reference herein and finds constitute an adequate factual basis for this ordinance; and now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 2050, the Development Code Chapter 10, is amended to read as set out in Exhibit "A" to this Ordinance attached to and incorporated herein by this reference.

Section 2. Ordinance No. 2050, the Development Code Chapter 20, is amended to read as set out in Exhibit "B" to this Ordinance attached to and incorporated herein by this reference.

Section 3. Ordinance No. 2050, the Development Code Chapter 40, is amended to read as set out in Exhibit "C" to this Ordinance attached to and incorporated herein by this reference.

Section 4. Ordinance No. 2050, the Development Code Chapter 60, is amended to read as set out in Exhibit "D" to this Ordinance attached to and incorporated herein by this reference.

Section 5. Ordinance No. 2050, the Development Code Chapter 90, is amended to read as set out in Exhibit "E" to this Ordinance attached to and incorporated herein by this reference.

Section 6. The Council directs staff to administratively amend the zoning map to implement this Ordinance 4542 with the zoning map amendments described in Exhibit F to this Ordinance, attached and incorporated by this reference.

Section 7. The Council directs that zoning map amendments to replace zone designations deleted by Ordinances 4541 and 4542 shall be determined by a discretionary process and that those Ordinances shall be effecting as to the zoning designations described on Exhibit G to this Ordinance, attached and incorporated by this reference, when map amendments adopting the location of replacement zones also are effective.

Section 8. Severance Clause. The invalidity or lack of enforceability of any terms or provisions of this Ordinance or any appendix or part thereof shall not impair or otherwise affect in any manner the validity, enforceability or effect of the remaining terms of this Ordinance and appendices and said remaining terms and provisions shall be construed and enforced in such a manner as to effect the evident intent and purposes taken as a whole insofar as reasonably possible under all of the relevant circumstances and facts.

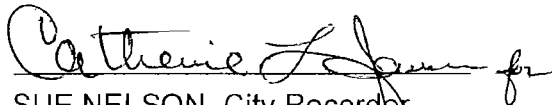
Section 9. Effective Date. Except as otherwise expressly provided herein, this Ordinance shall be effective on June 17, 2010, or 30 days after the adoption of this Ordinance, whichever is the later date.

First reading this 19th day of April, 2010.

Passed by the Council this 17th day of May, 2010.

Approved by the Mayor this 18th day of May, 2010.

ATTEST:


SUE NELSON, City Recorder

APPROVED:

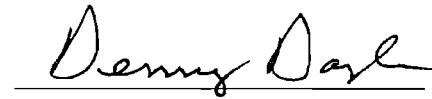

DENNY DOYLE, Mayor

EXHIBIT A

Section **: The Development Code, Ordinance No. 2050, Chapter 10, 10.25. Classification of Districts, Chapter 20 – Land Uses, Chapter 40, 40.20 Design Review, Chapter 60, 60.05 Design Review Standards and Guidelines, and Chapter 90 Definitions, are amended to read as follows with deleted matter in ~~strike through~~ and new matter in **highlight** (except Chapter 20 should be considered as all new):

CHAPTER 10

10.25. Classification of Districts. The City is divided into the following zoning districts, each of which shall include a suffix letter designator with its map symbol to indicate its classification:

ZONING DISTRICT	ABBREVIATION
Residential Districts	
Residential Agricultural	RA
Urban Low Density (10,000)	R10
Urban Standard Density (7,000)	R7
Urban Standard Density (5,000)	R5
Urban Medium Density (4,000)	R4
Urban Medium Density (3,500)	R3.5
Urban Medium Density (2,000)	R2
Urban High Density (1,000)	R1
 Commercial Districts (ORD 3352)	
Convenience Service Center	CV
Office Commercial	OC
Neighborhood Service Center	NS
Community Service	CS
General Commercial	GC
Corridor Commercial	CC
 Industrial Districts	
Campus Industrial	CI
Industrial Park	IP
Light Industrial	LI
Office Industrial	OI
Industrial	IND
 Multiple Use Districts	
Station Area Multiple Use	SA MU
Station Area Medium Density Residential	SA MDR
Station Community - Multiple Use	SC-MU

Station Community - High Density Residential	SC-HDR
Station Community - Sunset	SC-S
Station Community - Employment (1 & 3)	SC-E(1 & 3)
Corridor - Multiple Use	C-MU
Town Center - Multiple Use	TC-MU
Town Center - High Density Residential	TC-HDR
Town Center - Medium Density Residential	TC-MDR
Regional Center - Transit Oriented	RC-TO
Regional Center - Old Town	RC-OT
Regional Center - East	RC-E
Office Industrial - Washington Square	OI-WS
Commercial - Washington Square	C-WS

[ORD 4005; January 1990] [ORD 4058; August 1999] [ORD 4075; November 1999]
[ORD 4224; August 2002] [ORD4265; September 2003]

10.63 Provide Orderly Development.

1. To provide for orderly development of the adjoining property or to provide an adequate grid of the City system, the City Engineer or designee shall require extension of water lines, sanitary and storm sewer lines through applicant's property to the property line of the adjoining or abutting property.
2. Extension of streets shall conform to the requirements of Section 60.55 Transportation Facilities.
3. Facilities required in accordance with this section shall be consistent with the acknowledged Comprehensive Plan.
4. Where physical or topographic conditions make the extension of a facility or facilities impracticable, the City Engineer or designee may require a cash payment to the City in lieu of the extension of the facility or facilities, the amount of which shall be equal to the estimated cost of the extension(s) under more suitable conditions.

CHAPTER 20 – LAND USES

EXHIBIT B**20.05 RESIDENTIAL LAND USE DISTRICTS**

20.05.05 Residential Areas. The areas of the City that are designated as residential densities implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Six residential zones establish varied levels of residential densities and uses.

20.05.10 Purpose.

1. **R1 Residential Urban High Density District (1,000)**
The R1 District is intended to establish high density residential developments where a minimum net parcel area of 1,000 square feet is available for each dwelling unit.
2. **R2 Residential Urban Medium Density District (2,000)**
The R2 District is intended to establish medium density residential developments where a minimum net parcel area of 2,000 square feet is available for each dwelling unit.
3. **R4 Residential Urban Medium Density District (4,000)**
The R4 District is intended to establish medium density residential developments where a minimum net parcel area of 4,000 square feet is available for each dwelling unit.
4. **R5 Residential Urban Standard Density District (5,000)**
The R5 District is intended to establish standard density residential developments where a minimum net parcel area of 5,000 square feet is available for each dwelling unit.
5. **R7 Residential Urban Standard Density District (7,000)**
The R7 District is intended to establish standard density residential developments where a minimum net parcel area of 7,000 square feet is available for each dwelling unit.
6. **R10 Residential Urban Low Density District (10,000)**
The R10 District is intended to establish low density residential home sites where a minimum net parcel area of 10,000 square feet is available for each dwelling unit.

20.05.15 SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications.

Development Standards		R1	R2	R4	R5	R7	R10
<i>Superscript Refers to Footnotes</i>		1,000	2,000	4,000	5,000	7,000	10,000
A.	Minimum Parcel Area ¹ (sq ft)						
B.	Minimum and Maximum Residential Density	Refer to Sections 20.50.05 and 20.50.15.B					
C.	Lot Dimensions						
1.	Minimum Width						
a.	Interior	14	14	24 / 40 ²	0	65	80
b.	Corner	20	20	24 / 40 ²	0	70	90
2.	Minimum Depth						
a.	Interior	None	None	80	0	90	120
b.	Corner	None	None	80	0	80	110
D.	Minimum Land Area (sq ft) for Land Divisions on Sites Less than Two Acres ³	N/A	N/A	N/A	4,500	6,300	9,000
E.	Lot Dimensions for Land Divisions Less than Two acres						
1.	Minimum Width						
a.	Interior	N/A	N/A	N/A	0	65	75
b.	Corner	N/A	N/A	N/A	0	70	85
2.	Minimum Depth						
a.	Interior	N/A	N/A	N/A	0	90	110
b.	Corner	N/A	N/A	N/A	0	80	100
F.	Minimum Yard Setbacks ⁴						
1.	Front	10	10	10	15	17	25
2.	Side	0 or 5 or 10 ⁵	0 or 5 or 10 ⁵	0 or 5 or 10 or 5 ⁶	5	5	5
3.	Rear	15	15	15	20	25	25
4.	Garage ⁷	5 or 18.5 ⁸	5 or 18.5 ⁸	20	20	20	20
5.	Garage Door to Rear ⁹	24	24	24	24	24	24
6.	Minimum Between Buildings ¹⁰	6	6	6	6	6	6

Development Standards Superscript Refers to Footnotes		R1	R2	R4	R5	R7	R10
G. Reduced Yard Setbacks¹¹							
1. Front		N/A	N/A	10	10	10	10
2. Rear		N/A	N/A	5	5	5	5
3. Side		5 ¹²	5 ¹²	5	5	5	5
4. Garage		N/A	N/A	20	20	20	20
H. Building Height							
1. Maximum		60	40	35	35	35	35

Wireless Communication Facilities

I. Maximum Height							
1. WCF ¹³		80	80	80	80	80	80
2. Equipment Shelters ¹⁴		12	12	12	12	12	12
3. Roof Mounted Antennas		Shall not extend above maximum height of underlying zone or increase the height of any building which is non-conforming due to height.					
J. Yard Setbacks¹⁵							
1. Requirements		Shall comply with underlying zoning district requirements					
2. Other		Refer to 60.70.35.14.A and B					

- All Dimensions are in Feet.**
- Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. Attached and detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones.
 - 24 foot lot width is required for attached dwellings, 40 feet for detached dwellings.
 - Minimum lot area in conjunction with a land division application where the resulting average lot size within the land division is no less than the minimum lot size of the zone. Refer to Section 40.45.
 - R4 lots that abut property zoned R5, R7, or R10 shall provide the abutting district setbacks for any setback which abuts that district.
 - If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.
 - To qualify for a 0 and opposite side 10 foot setback, all dwellings must be detached and meet the requirements of Section 40.30.15.4. To qualify for a 0 and opposite side 10 foot setback with attached dwellings, the proposal must meet the requirements of Section 40.30.15.4 and Section 40.15.15.3.
 - Carpports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle entrance of carpports to the property line. For all other garage elevations, the building setback applies.
 - Either no greater than 5 feet or a minimum of 18.5 feet.
 - Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.
 - Minimum spacing between buildings on the same parcel or in the same development.
 - Upon approval of Flexible Setback 40.30 application
 - Allowed except where abutting a lower density zone where standard setback is applied.
 - Inclusive of antenna.
 - At-grade equipment shelters.
 - Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters

LAND USES
Residential

20.05.20 LAND USES

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.05.25.

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10	
		P: Permitted C: Conditional N: Prohibited						
Residential								
1. Care	A. Care Facilities	P	P	P	P	P	P	
	A. Accessory Dwelling Units	P	P	P	P	P	P	
	B. Attached ¹	P	P	C ²	N C ³	N	N	
	C. Detached	P	P	P	P	P	P	
	D. Home Occupation	P	P	P	P	P	P	
	E. Manufactured and Mobile Homes ¹	N	P ⁵	P	P	P	P	
	F. Manufactured and Mobile Homes Parks and Subdivisions	N	C	C ⁶	P	N	N	
2. Dwellings	G. Planned Unit Development	C	C	C	C	C	C	
	Commercial							
	3. Care	A. Hospitals	C	C	C	C	C	C
		B. Medical Clinics	C	C	C	C	C	C
		C. Child Care Facilities	C	C	C	C	C	C
		D. Residential Care Facilities	C	C	C	C	C	C
	4. Lodging	A. Temporary Living Quarters	C ⁷	C ⁷	C ⁷	N	N	N
5. Storage		A. Self Storage Facilities	C	C	C	N	N	N
	B. Storage Yards ⁸	C	C	C	C	C	C	

LAND USES
Residential

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
Civic		P: Permitted C: Conditional N: Prohibited					
6. Cemetery		C	C	C	C	C	C
7. Education	A. Educational Institutions	C	C	C	C	C	C
	B. Commercial Schools	N	N	N	N	N	N
8. Places of Worship		C	C	C	C	C	C
	A. Non-Profit Public Services in Public Buildings	P ⁹	N	N	N	N	N
9. Public Buildings and Uses	B. Public Buildings	C	C	C	C	C	C
	C. Public Sewer and Water and Utility Transmission Lines	P	P	P	P	P	P
	D. Public Sewer, Water Supply, Water Conservation and Flood Control Facilities Other than Transmission Lines	C	C	C	C	C	C
	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	C	C	C
10. Recreation	B. Public Recreational Facilities	C	C	C	C	C	C
	A. Utility Substations and Related Facilities Other than Transmission Lines	C	C	C	C	C	C

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited		
Wireless Communication Facilities (WCF)							
12. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	N	N	N	N	N	N
	C. Replacement tower to provide collocation opportunity ¹⁰	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design	W2	W2	W2	W2	W2	W2
	E. Incorporation of WCF into the architectural features and utilize stealth design	W1	W1	W1	W1	W1	W1
	F. Attachment of WCF to existing structures ¹¹	W1	W1	W1	W1	W1	W1
13. Equipment in Right-of-Way	A. Above-ground equipment installation for WCF within right-of-way ¹²	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1
14. Collocation	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2
	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1
16. Satellite Antennas	A. DHSS antennas >1 m. in diameter	W3	W3	W3	W3	W3	W3

20.05.25 USE RESTRICTIONS

1. Existing duplexes as of effective date of this ordinance in the R10, R7, and R5 zones are permitted uses.
2. Two attached dwellings are Conditional Uses; three or more attached dwellings subject to PUD approval.
3. Duplexes are Conditional Uses, other attached dwellings are Prohibited.
4. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20.
5. Manufactured Homes and Mobile Homes are permitted in approved Manufactured Home Subdivisions and Parks.
6. Manufactured Home Parks and Subdivisions existing as of effective date of this ordinance in the R4 zone are permitted uses.
7. Limited to uses of Boarding, Rooming, and Lodging House.
8. Storage yards for recreational vehicles, boats, and trailers owned by residents in a residential development or planned unit development.
9. Only when abutting or directly across the street from Regional Center zones.
10. On parent parcel containing an existing tower supporting one carrier and shall be consistent with previous land use approvals.
11. Not permitted on single family dwellings.
12. W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local streets; W2 in the right-of-way of designated Freeways and Arterial streets.

20.10 COMMERCIAL LAND USE DISTRICTS

20.10.05 **Corridor and Main Street Areas.** These areas of the City implement the Corridor and Main Street policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Four commercial zones establish varied levels of commercial uses and residential densities.

20.10.10 Purpose**1. Neighborhood Service (NS)**

The NS District is intended to provide minimal areas of service and convenience uses to meet the frequent needs of nearby residents.

2. Community Service (CS)

The CS District is intended to provide for a variety of business types compatible with and of similar scale to commercial activities found principally along the City's major streets.

3. Corridor Commercial (CC)

The CC District is intended to provide Corridors to develop into multiple use employment and service centers.

4. General Commercial (GC)

The GC District is intended to provide businesses requiring extensive land intensive outdoor storage and/or display of merchandise, equipment, or inventory.

LAND USES

Commercial

20.10.15 SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications.

Development Standards Superscript Numbers Refer to Footnote		NS	CS	CC	GC
A. Minimum Parcel Area Non-Residential		7,000	7,000	None	7,000
B. Minimum Residential Density ¹	1. Attached	1,000 / unit	1,000 / unit	1,000 / unit	1,000 / unit
	2. Detached	4,000 / unit	4,000 / unit	4,000 / unit	4,000 / unit
C. Lot Dimensions					
1. Minimum Width		70	70	None	70
2. Minimum Depth		100	100	None	100
D. Minimum Yard Setbacks					
1. Front ²		20	20	None	20
2. Side ³					
a. Interior		10	10	None	10
b. Corner		20	20	None	20
3. Rear ⁴		20	20	None	20
E. Minimum Open Air Display Setbacks ⁵					
1. Front		20	20	None	20
F. Building Height					
1. Maximum ⁶		35	60	60	60

- Attached, minimum parent parcel of land area per dwelling unit; Detached, minimum land area per dwelling unit.
- Under the conditions outlined in Section 60.05.15.6 of this Code, buildings in commercial zones located on parcels that exceed 60,000 square feet shall be exempt from Section 20.10.15.E.1, minimum setbacks. Front yard setbacks for parcels in excess of 60,000 gross square feet shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and the corresponding Design Review Design Guideline.
- Under the thresholds outlined in Section 40.30, application may be made for zero side yard setbacks.
- Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
- Where permitted, open air sales / display / storage of merchandise shall be setback at least 20 feet from the front property line. The area shall be designated and subject to Decision Maker approval.
- Maximum building height of any building within 100 feet of a residentially zoned property is 35 feet.

Wireless Communication Facilities

G. Maximum Height			
1. WCF ⁷	100	100	100
2. Equipment Shelters ⁸	12	12	12
3. Roof Mounted Antennas Shall not extend above maximum height of underlying zone or increase the height of any building which is non-conforming due to height.			
H. Yard Setbacks⁹			
1. Requirements	Shall comply with underlying zoning district requirements		
2. Other	Refer to 60.70.35.14.A and B		

All Dimensions are in Feet.

- 7. Inclusive of antenna.
- 8. At-grade equipment shelters.
- 9. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

LAND USES
Commercial

20.10.20 LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Commercial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.10.25.

Category and Specific Use Superscript Refers to Use Restrictions		NS	CS	CC	GC
		P: Permitted C: Conditional N: Prohibited			
Residential					
1. Care	A. Care Facilities	P	P	P	P
	B. Accessory Dwelling Units	P	P	P	P
	C. Attached	C ¹	P	P	P
	D. Detached	C ¹	P	P	P
	E. Home Occupation	P	P	P	P
	F. Manufactured and Mobile Homes	N	N	N	N
	G. Manufactured / Mobile Homes Parks and Subdivisions	N	N	N	N
	H. Planned Unit Development	C	C	C	C
Commercial					
3. Animal	A. Animal Care - Major	C	C	C	C
	B. Animal Care - Minor	P	P	P	P
4. Care	A. Hospitals	C	C	C	C
	B. Medical Clinics	C	C	C	C
	C. Child Care Facilities	C	P	P	P
	D. Residential Care Facilities	C	C	C	C
5. Eating and Drinking Establishment	P	P	P	P	
6. Financial Institutions	P	P	P	P	
7. Live / Work Uses		P	P	P	P
		P ²	P	P	P
8. Office		P	P	P	

LAND USES

Commercial

Category and Specific Use Superscript Refers to Use Restrictions		NS		CS		CC		GC
		P: Permitted	C: Conditional	N: Prohibited	P: Permitted	C: Conditional	N: Prohibited	
9. Parking as the Principal Use		N		N		C		P
10. Retail Trade ⁵		P		P		P		P
11. Service Business / Professional Services		P		P		P		P
12. Storage	A. Self Storage Facilities	N		N		C		P
	B. Storage Yards	N		N		C		P
13. Temporary Living Quarters		N		C ³		P		P
	A. Automotive Service, Major	C		C		N		C
14. Vehicles	B. Automotive Service, Minor	C		P		C		P
	C. Bulk Fuel Dealerships	C		P		C		P
	D. Sales or Lease	N		N		N		P
	E. Rental	N		C		C		P
Civic								
15. Cemetery		N		N		N		N
16. Education	A. Commercial Schools	C		P		P		P
	B. Educational Institutions	P		P		P		P
17. Places of Worship		C		P C ⁶		P		P
18. Public Buildings, Services and Uses		C		C		C		C
19. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	P		P		P		P
	B. Recreational Facilities	P		P		P		P
20. Social Organizations		C		P C ⁶		P		P
21. Transit Centers		N		C		C		N
22. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines.	C		C		C		C
	B. Transmission Lines	P		P		P		P
Hours of Operation								
23. Uses Operating between 10:00 p.m. and 7:00 a.m. ⁴		P C ⁵		P C ^{5 6}		P		P C ⁷

LAND USES
Commercial

Category and Specific Use Superscript Refers to Use Restrictions		NS W1: WCF Type 1	CS W2: WCF Type 2	CC W3: WCF Type 3	GC N: Prohibited
Wireless Communication Facilities (WCF)					
23. New WCF	A. Tower Construction	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	N	N	N	N
	C. Replacement tower to provide collocation opportunity ⁸	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design	W2	W2	W2	W2
	E. Incorporation of WCF into the architectural features and utilize stealth design	W1	W1	W1	W1
	F. Attachment of WCF to existing structures ⁹	W1	W1	W1	W1
24. Equipment in Right-of-Way	A. Above-ground installation of equipment for WCF within right-of-way ¹⁰	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	A. New WCF on existing WCF tower	W1	W1	W1	W1
25. Collocation	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2
	A. Attachment of antennas to WCF tower or pole structures other than used	W1	W1	W1	W1

LAND USES
Commercial

Category and Specific Use Superscript Refers to Use Restrictions		NS W1: WCF Type 1	CS W2: WCF Type 2	CC W3: WCF Type 3	GC N: Prohibited
for cellular phone service					
A. DHSS antennas >1 m. in diameter		W2	W2	W2	W2
B. Up to 2 antennas >2 m. in diameter		W1	W1	W1	W1
C. Up to 5 antennas >2 m. in diameter		W2	W2	W2	W2
D. More than 5 antennas >2 m. in diameter		W3	W3	W3	W3
E. Up to 2 antennas <5 m. in diameter		W1	W1	W1	W1
F. 3 to 5 antennas >5 m. in diameter		W2	W2	W2	W2
G. More than 5 antennas >5 m. in diameter		W3	W3	W3	W3
27. Satellite Antennas and Direct to Home Satellite Service					

20.10.25 USE RESTRICTIONS

1. Detached or Attached Dwellings; only 50% of the contiguous area within any NS zone may be developed residentially.
2. No freestanding office structure or group of office structures shall exceed a combined total of 15,000 square feet.
- 2.5 No outdoor storage or sales of animals or livestock are allowed with this use.
3. Limited to Hotels and Extended Stay Hotels located on a lot or parcel adjoining U.S. Highway 26, Canyon Road, Tualatin Valley Highway or Oregon State Highway 217, subject to the following:
 - a. It shall be located on the portion of the lot immediately adjoining the highway.
 - b. Signage is allowed as per Section 60.40.35.3 of this code. However, only one freestanding sign, up to 32 square feet per face, 64 square feet for all four faces combined or one wall sign up to 64 square feet may orient toward an abutting arterial or regional traffic route.
 - c. Signage shall not be allowed for auxiliary uses such as restaurants, meeting rooms, etc.
 - d. Auxiliary uses such as restaurants and meeting rooms shall be designed to meet the needs of the guests of the facility and not the general public.
4. Applicable to all uses.
5. Office uses do not require a Conditional Use for extended hours of operation.
6. If property is greater than 500 feet from a Residential zone and existing Residential use the use is Permitted; if property is within 500 feet the use requires Conditional Use approval.
7. Conditional Use required when abutting a Residential Zone.
8. On parent parcel containing an existing tower supporting one carrier and shall be consistent with other approvals.
9. Not permitted on single family dwellings.
10. W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local streets; W2 in the right-of-way of designated Freeways and Arterial streets.

20.10.30 OTHER NS ZONING REQUIRMENTS

Uses shall be subject to the following (excludes parks and playgrounds):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for day care and school facilities and as allowed in item 2, below.
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.
3. Excluding food stores, individual establishments shall not exceed 15,000 square feet gross floor area.

20.10.35 OTHER CS ZONING REQUIRMENTS

Uses shall be subject to the following (excludes parks and playgrounds):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for day care and school facilities and as allowed in item 2, below.
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.

20.10.40 OTHER CC ZONING REQUIRMENTS

Uses shall be subject to the following (excludes parks and playgrounds):

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for day care and school facilities, transit centers and as allowed in items 2 and 3 below.
2. Accessory open air sales / display / storage shall be permitted for horticultural and food merchandise only and shall constitute no more than 5% of the gross building floor area of any individual establishment.
3. Accessory open air sales / display storage shall be permitted for auto, boat and other motor vehicle sales in existence at the time this ordinance is adopted.

20.15 EMPLOYMENT / INDUSTRIAL LAND USE DISTRICTS

20.15.05 Employment and Industrial Areas. The areas of the City that are designated as Employment and Industrial implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

One Employment zone and one Industrial zone establish varied levels of employment uses.

20.15.10 Purpose.

1. Office Industrial

The Office Industrial District is intended to provide areas of office, light manufacturing, and limited retail and service uses in an "employment activity center" concept.

2. Industrial

The Industrial District is intended to provide sites for manufacturing, distribution, industrial uses, and uses requiring processing, fabrication and storage, including outdoor storage areas, heavy equipment and other uses not compatible in an Office Industrial area.

20.15.15 SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications.

Development Standards <i>Superscript Numbers Refer to Footnote</i>		OI	IND
A. Minimum Parcel Area (sq ft)			
1. Minimum		None	None
B. Residential Density			
1. Minimum / Maximum		N/A	N/A
C. Floor Area Ratio			
1. Minimum / Maximum		N/A	N/A
D. Lot Dimensions			
1. Minimum Width		None	None
2. Minimum Depth		None	None
E. Minimum Yard Setbacks¹			
1. Any Yard Abutting A Residential Zone		75	75
2. Front		35	35
3. Side ^{1,2}		10	10
4. Rear ²		None	None
F. Building Height			
1. Maximum ³		80	45
G. Public Parks⁴			
		Exempt	Exempt

1 Reduction to Setback Standards: Under the thresholds outlined in Section 40.30.5, application may be made for zero side yard setbacks.

2 No side or rear yard setbacks required where side or rear property lines abut a railroad right-of-way or spur track.

3 Except as provided by Section 60.50.10 *Accessory Uses & Structures*

4 Public parks, parkways, recreation facilities, trails and related facilities are exempt from these site development requirements.

Development Standards Superscript Numbers Refer to Footnote		OI	IND
Wireless Communication Facilities			
H. Maximum Height		120	120
1. WCF ⁶		12	12
2. Equipment Shelters ⁷			
3. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is non-conforming due to height.		
I. Yard Setbacks ⁸			
1. Requirements	Shall comply with underlying zoning district requirements		
2. Other	Refer to 60.70.35.14.A and B		

All Dimensions are in Feet.

5. Inclusive of antenna.
6. At-grade equipment shelters.
7. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

20.15.20 LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Employment and Industrial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.15.25.

Category and Specific Use Superscript Numbers Refer to Footnote		OI	IND
Commercial			
1. Animal	A. Animal Care, Major	N	C
	B. Animal Care, Minor	P	P
2. Care	A. Hospitals	P	C
	B. Medical Clinics	P	C
	C. Child Care Facilities	P	P
3. Parking as the Principal Use	A. Structures	P	C
	B. Surface	N	C

LU-3

Category and Specific Use Superscript Numbers Refer to Footnote		OI	IND
		P: Permitted C: Conditional N: Prohibited	P: Permitted C: Conditional N: Prohibited
4. Retail and Service Business	A. Bulk Retail	C ³	N
	B. Eating and Drinking Establishments	P ²	C ²
	C. Equipment and Supply Sales ¹	P	P ⁵
	D. Equipment Rental Agencies ⁶	C	C
	E. Freestanding Retail or Service Business up to and Including 5,000 Sq Ft ⁵	P	N
	F. Freestanding or Combination of Retail or Service Business of More than 5,000 but Less than 30,000 Sq Ft ⁵	C	N
	G. Professional Services	P	C
	H. Wholesale or Retail Lumber, Building, and or Landscaping Materials Yard	N	P
	A. Cold Storage Plants	N	P
	B. Self Storage Facilities	N	C
5. Storage ¹	C. Storage or Sale Yard ⁷	N	P
	D. Storage Yard for Building Materials	N	P
6. Temporary Living Quarters		N	N
		C ⁸	N
7. Vehicles ¹	A. Auto, Truck and Trailer Rental	N	C
	B. Automotive Service, Major	N	P ⁹
	C. Automotive Service, Minor	N	P
	D. Bulk Fuel Dealerships	N	P
	E. Heavy Equipment Sales ¹⁰	N	P
	F. Trailer, Recreational Vehicle or Boat Storage	N	P
	G. Trailer Sales or Repair	N	C
	H. Vehicle Storage Yards	N	C
Industrial			
8. Concrete Mixing and Asphalt Batch Plants		N	C
9. Fuel Oil Distributors		N	P
10. Heliport		C	C

LAND USES
Employment / Industrial

11. Mail Order Houses, Wholesale or Retail, Exclusive of on-Site Sales to the Public ¹	P	P
12. Manufacturing, Fabricating, Assembly, Processing, Packing, Storage and Wholesale and Distribution ¹	P ^{11, 12}	P ¹²
13. Motor Freight Terminal	N	C
14. Operation Centers ³	N	P
15. Printing, Publishing and Book Binding ¹	N	P
16. Laboratory ¹	C	P
17. Salvage Yards, Recycling Centers and Solid Waste Transfer Stations ¹	N	C
18. Wholesale and Distributive Activities ¹	P ¹¹	P
Civic		
A. Commercial Schools	C	N
B. Educational Institutions	C	C
C. Job Training and Vocational Rehabilitation Services	P	P
20. Public Buildings and Uses ¹⁴	P	C
21. Railroad Tracks and Facilities	P	P
A. Freight ¹⁵	P	P
B. Passenger	P	P
A. Public Parks and Recreational Facilities	P	P
B. Private Recreation Facilities ¹⁵	P	P
23. Transit Centers ¹⁷	P	C
A. Facilities Related to Utility Distribution, such as Substations, Water Towers, Pump Stations, Other Transmission Lines or Power Plants	C	C
Office		
25. Office ¹	P	P ¹⁸
26. Financial Institutions ¹	P	C
Other		
29. Planned Unit Development	C	C

Category and Specific Use Superscript Numbers Refer to Footnote		OI	IND
Wireless Communication Facilities (WCF)		W1: WCF Type 1 W3: WCF Type 3	W2: WCF Type 2 N: Prohibited
30. New WCF	A. Tower Construction ¹⁹	W2 / W3	W2 / W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3
	C. Replacement tower to provide collocation opportunity ²⁰	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design ²¹	W2	W2
	E. Incorporation of WCF into the architectural features and utilize stealth design	W1	W1
	F. Attachment of WCF to existing structures ²²	W1	W1
31. Equipment in Right-of-Way	A. Above-ground installation of equipment for WCF within right-of-way ²³	W2 / W3	W2 / W3
	A. New WCF on existing WCF tower	W1	W1
32. Collocation	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard ²⁴	W2	W2
	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1
33. Antennas	A. DHSS antennas >1 m. in diameter	W2	W2
	B. Up to 2 antennas >2 m. in diameter	W1	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3
34. Satellite Antennas and Direct to Home Satellite Service	E. Up to 2 antennas <5 m. in diameter	W1	W1
	F. 3 to 5 antennas >5 m. in diameter	W2	W2
	G. More than 5 antennas >5 m. in diameter	W3	W3

20.15.25 USE RESTRICTIONS

1. Ancillary showrooms and retail area are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Ancillary showrooms and retail area are Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area.
2. Drive through uses are Prohibited; walk-ups Permitted.
3. Bulk retail shall not exceed 30,000 square feet and shall not abut an existing residential zone.
4. Industrial and professional equipment and supply stores, including incidental service and repair of the same.
5. Includes incidental service and repair, but excludes retail sales of specific items on display.
6. Exclusive of trucks, vehicles, or heavy equipment.
- 6.5 No outdoor storage or sales of animals or livestock are allowed with this use.
7. For contractor's equipment, house mover, delivery vehicles, trucking terminal, used equipment in operable condition, and transit storage.
8. Temporary Living Quarters are Prohibited except extended stay hotels are Conditional if meeting the following criteria:
 - a. Site size a maximum of five acres.
 - b. Auxiliary uses such as restaurants and meeting rooms shall be designed to meet the needs of the guests of the facility and not the general public.
9. Entirely within enclosed building.
10. Including incidental service and repair.
11. Manufacturing, assembly, fabricating, processing, packing, storage, wholesale and distribution activities shall meet the following requirements:
 - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
 - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
 - c. Are not for servicing or use by the general public.

- d. Do not entail outdoor storage of raw materials or finished products.
 - e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
 - f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
 - g. Do not involve outdoor testing of products or processes on the site.
 - h. Do not involve highly combustible, explosive or hazardous materials or waste.
 - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing and allied arts, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
12. Any use having the primary function of storing, utilizing or manufacturing of explosive material is prohibited.
 13. For public agencies and utility uses. If major and minor automotive services are provided, the following limitations shall apply:
 - a. Fueling, repair, washing, and servicing of vehicles is limited to fleet vehicles parked on site for these uses established after the effective date of this ordinance.
 - b. All automotive service activities with the exception of those described in Subsection c, below shall be undertaken in an enclosed building.
 - c. The following automotive service activities are not required to be conducted within an enclosed building:
 - d. Vehicle fueling from a fixed source;
 1. Routine check of fluid level and tire pressure and replacement of minor equipment such as light bulbs and windshield wipers. Should such a check result in the need to replace fluids, e.g., oil, anti-freeze, the vehicle shall be moved into the enclosed building on site for this operation.
 2. Emergency repair of disabled vehicles, e.g., tire replacement.
 14. Excluding services offered on premises to individuals or the general public.
 15. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
 16. Privately owned facilities, such as fitness clubs, racquetball or handball clubs, tennis courts or swimming pools exclusive of spectator sports facilities.

17. Stations and stops exclusive of terminals or transit storage areas.
18. Unless the Office use is within a multi-story Office building only, or is ancillary to the primary use, Office is Permitted as principal use up to 15% of the total land area of a site.
19. If tower is proposed to be set back less than 50 feet from abutting residential or multiple use zoning districts then a W3 application is required.
20. On parent parcel containing an existing tower supporting one carrier and shall be consistent with other approvals.
22. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
23. Not permitted on single family dwellings.
24. W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local streets; W2 in the right-of-way of designated Freeways and Arterial streets.
25. Subject to the approval of an Adjustment or Variance.

20.15.30 SUPPLEMENTAL DEVELOPMENT REQUIREMENTS

In addition to the site development requirements listed in Section 20.15.15, development in industrial zoning districts shall be subject to the following supplemental development requirements:

1. **Off Street Parking and Loading.** In addition to the provisions of Section 60.25 (Off-Street Loading) and Section 60.30 (Off-Street Parking), the following shall apply to all development in industrial zoning districts.
 - A. No parking shall be allowed within the first 20 feet of the front yard setback. Parking shall be permitted within side or rear yard setbacks; provided, however, when the side and/or rear yards abut a residentially developed property or developable property in a residential zoning district there shall be no parking within the first 20 feet of the setback.
 - B. In addition to the requirements of Section 60.25, off-street loading shall not be permitted within side or rear yard setbacks abutting a residentially developed property or developable property in a residential zoning district or within front yard setbacks abutting any residentially developed property or

developable property in a residential zoning district unless the setback is increased to 75 feet and the first 20 feet from the property line is landscaped or screened.

2. **Adjacent Residential Zoning District(s).** No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to residential zoning district(s).
3. **Required Conditions.** The following is required for development within the Office Industrial and Industrial zoning districts:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.
 - B. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
 - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.
4. **Performance Standards.**
 - A. **Vibration.** No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
 - B. **Odors.** The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.
 - C. **Heat and Glare.** Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
 - D. **Administration and Enforcement.** Prior to the City taking any action on a Type 1, Type 2, or Type 3 application or the issuance of an occupancy permit, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such request may

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include continuous records of operations, for periodic checks to assure maintenance of standards, or for special surveys.

20.20 MULTIPLE USE LAND USE DISTRICTS

20.20.05 Multiple Use Areas. The areas of the City that are designated as Multiple Use implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Multiple Use zoning districts establish varied levels of residential and commercial uses, supporting transit and pedestrian oriented development with minimum density and intensity requirements. Multiple Use areas include: the Downtown Beaverton and Washington Square Regional Centers, Town Centers, and Station Communities.

20.20.10 Purpose.

- 1. RC-TO Downtown Regional Center Transit Oriented District**
The RC-TO District is intended to promote a transit-supportive multiple-use land use pattern and to create over time a pedestrian-oriented commercial center within approximately a quarter-mile of light rail and commuter rail transit stations while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 2. RC-OT Downtown Regional Center Old Town District**
The RC-OT District encompasses the City of Beaverton's original downtown, and is intended to maintain the mix of uses, scale of development, and appearance that are characteristic of this historically significant area while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 3. RC-E Downtown Regional Center East District**
The RC-E District adjacent to Highway 217 and located generally more than a quarter-mile from the nearest light rail station, is intended to support existing and future businesses and accommodate automobile oriented uses and lower intensity uses which are inappropriate in either the RC-TO or RC-OT Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses.
- 4. OI-WS Washington Square Regional Center Office Industrial District**
The OI-WS District is intended to provide areas for combining light manufacturing, research and development, business support service, office and supportive retail, distribution, and other accessory uses, and

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in an “employment activity center” concept. Additionally the District is intended to encourage compact, mixed employment uses that are transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.

5. **C-WS Washington Square Regional Center Commercial District**
The C-WS District is intended to provide an area for businesses that require automobile accessibility while encouraging mixed use development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.
6. **TC-MU Town Center Multiple Use District**
The TC-MU District primarily permits office, retail, and service uses. Also permitted are multiple use developments and residential development with a minimum density requirement. Industrial uses are limited to light manufacturing uses.
7. **TC-HDR Town Center High Density Residential District**
Areas designated TC-HDR are high-density residential neighborhoods with a minimum of 24 dwelling units per net acre. Other uses include commercial uses and neighborhood parks. Small free-standing office and limited retail uses are allowed within multiple use developments.
8. **SC-MU Station Community Multiple Use District**
The SC-MU District is generally located within one-half mile of light rail station platforms. Primary permitted uses include office, retail, and service uses. Multiple use and residential developments are also permitted with no maximum residential density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required.
9. **SC-HDR Station Community High Density Residential District**
The SC-HDR District is generally located within one-half mile of light rail station platforms. Primary permitted uses are for high density residential neighborhoods with minimum density requirements depending on proximity to a station platform and no maximum residential density. Other uses include commercial uses and parks that do not rely upon vehicular traffic access. Office and retail uses are only allowed within multiple use developments along with other restrictions.
10. **SC-S Station Community Sunset District**
The SC-S District is generally located within one-half mile of the Sunset Transit Center Station and is intended to implement the land use goals of the Peterkort Station Area Plan. A variety of residential and commercial densities and intensities are required.

11. SC-E1 Station Community Employment Sub Areas 1 District**12. SC-E3 Station Community Employment Sub Area 3 District**

The SC-E1 and SC-E3 Districts are intended to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of light rail transit stations. The purposes of the regulations that follow are to stimulate development that:

- A. generates sufficient intensity (number of employees or transit users) to be supportive of transit services available in the area;
- B. contains a complementary mix of land uses; and
- C. provides for limited industrial activities that could be incompatible if located in other Station Community zoning districts.

Areas zoned SC-E are characterized by a mix of light industrial, institutional, and office uses with an overall expectation for development to achieve a district-wide intensity of 40 employees per acre.

The sub areas are located so that the most intense development will occur adjacent to a light rail station or along a Major Pedestrian Route and is generally located within one-half mile of a light rail station. Sub-Area 3 generally applies to land that is not adjacent to a LRT station and is currently developed with uses that are generally industrial, institutional, or are currently low intensity campus industrial park in character which could have redevelopment potential.

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20.20.15 DEVELOPMENT STANDARDS TABLE

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications.

Development Standards	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Footnotes												
A. Parcel Area												
1. Minimum	None	None	None	None	7,000	None	None	None	None	None	None	None
2. Maximum	None	None	None	None	None	None	None	None	None	None	None	None
B. Residential Density												
Refer to Section 20.50.05												
1. Minimum for residential only project (per acre)	20	12	12	N/A	N/A	24	18	30 ¹ 24	30 ¹ 24	30 ¹ 24	N/A	N/A
2. Maximum for residential only projects (per acre)	60	40	40	N/A	N/A	40	36	None	None	None	N/A	N/A
C. Floor Area Ratio (FAR)												
Refer to Sections 20.50.10 and 20.50.15												
1. Minimum	0.60 ²	0.35	0.30	0.40	0.30	0.50	0.30	0.40	0.40	0.60	0.35	None
2. Minimum with a PUD or DRBCP	0.0	0.0	0.0	0.0	0.0	0.35	0.20	0.0	0.0	0.0	0.0	0.0
3. Maximum	None	None	1.00 ³	None	None	1.00	0.60	1.20 ⁴ 1.00	1.20 ⁴ 1.00	None	2.00	0.50
4. Maximum with a PUD or DRBCP	None	None	None	None	None	2.00	1.00	None	None	None	None	None
D. Lot Dimensions												
1. Minimum Width												
2. Minimum Depth												
1. 30 units within 400 ft of LRT station platform, 24 beyond 400 ft												
2. To accommodate smaller lot sizes in the RC-TO zone, refer to Section 20.50.20.A.1												
3. Maximum FAR for multiple use development involving residential use in RC-E zone, refer to Section 20.50.20.A.2												
4. Maximum FAR 1.20 within 400 ft of LRT station platform, 1.00 beyond 400 ft												

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Development Standards	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Footnotes												
E. Yard Setbacks												
1. Front Minimum	0	0	0	10	0	0	0	0 ⁵	0 ⁵	0	None	None
2. Front Maximum On Major Pedestrian Route ⁶												
3. Front Maximum Not On Major Pedestrian Route With Ground Floor Residential	20	20	20	N/A	N/A	5	10	20	20	10	N/A	N/A
Without Ground Floor Residential	10	10	20	10	20	20	20	10	10	20	N/A	N/A
4. Side Minimum	None	None	None	10	10	None	None	None ⁵	None ⁵	None	None	None
5. Side Maximum	None	None	None	None	None	None	None	None	None	None	None	None
6. Rear Minimum	None	None	None	None	None	None	None	None ⁵	None ⁵	None	None	None
7. Minimum Side or Rear Yards Abutting Property Zoned Residential ⁷	20	20	20	75 ⁸	20	20	20	Abut Res ⁹	Abut Res ⁹	20	Abut Res ⁸	Abut Res ⁸
F. Building Height												
1. Minimum	Refer to 60.05.15.7 Or 60.05.35.7, as applicable: Building Scale on MPR											
2. Maximum	120	75 ¹⁰ 40	80	60	50 ¹¹ 60	60	50	100 ¹² 60	100 ¹² 60	120	100	40

- Where detached dwellings and duplexes on lots fronting common greens and shared courts are proposed, the following setbacks shall apply: Minimum front yard setback- 3 feet / Minimum side yard setback- 3 feet / Minimum alley width is 24 feet between buildings.
- Under the conditions outlined in Section 60.05.15.6 of this Code, buildings in multiple use zones located on parcels that front on a designated Major Pedestrian Route shall be exempt from minimum and maximum setbacks. Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and corresponding Design Review Guideline.
- Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
- 75 feet if abutting a residentially developed property; otherwise 20 feet.
- Side or rear yards abutting Residential or Multiple Use zoning where the Multiple Use zoning designation allows residential development, the minimum setback shall equal the abutting zoning district's required rear yard setback.
- 75 feet permitted in areas within a block of SW Canyon Road, SW Farmington Road, SW Hall Boulevard, SW Watson Avenue, and SW Lombard Avenue between SW Canyon Road and SW 2nd Street; 40 feet permitted in other areas of the zoning district.
- Maximum height is 50 feet. Where residential use is above ground floor commercial, maximum height is 60 feet.
- 100 feet permitted within 400 ft of LRT station platform, 60 feet permitted beyond 400 ft

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Development Standards		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Footnotes		Wireless Communication Facilities											
G. Maximum Height		100	100	100	120	100	100	100	100	100	100	100	100
1. WCF ¹³		12	12	12	12	12	12	12	12	12	12	12	12
2. Equipment Shelter ¹⁴													
3. Roof Mounted Antenna		Shall not extend above maximum height of underlying zone or increase the height of any building which is non-conforming due to height.											
H. Yard Setbacks ¹⁵													
1. Requirements		Shall comply with underlying zoning district requirements											
2. Other		Refer to 60.70.35.14.A and B											

All Dimensions are in Feet.

- 13. Inclusive of antenna.
- 14. At-grade equipment shelters
- 15. Applicable to all WCF towers antenna arrays, and ground and/or roof-mounted equipment shelters

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20.20.20 LAND USES

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.20.25.

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3	
Superscript Refers to Use Restrictions		P: Permitted C: Conditional N: Prohibited												
Residential														
1. Dwellings	A. Attached	P ¹	P	P ¹	P ²	P ³	P	P	P ⁴	P ⁴	P	N	N	
	B. Detached	N ⁵	P ⁶	P ⁶	N	N	N	N	P ⁶	P ⁶	N	N ⁷	N ⁷	
	C. Home Occupation	P	P	P	P	P	P	P	P	P	P	N	N	
	D. Planned Unit Development	C	C	C	C	C	C	C	C	C	C	C	C	
Commercial														
2. Animal	A. Animal Care, Major	N	N	N	N	N	N	N	N	N	N	N	N	
	B. Animal Care, Minor	P	P	P	P	P	P	P	P	P	P	P	P	
3. Care	A. Hospitals	C	P	P	P	C	C	N	P	C	P	N	N	
	B. Medical Clinics	C	P	P	P	P	P ⁸	P ⁹	P	P ⁹	P	P ^{10 11}	P ^{10 11}	
	C. Child Care Facilities	P	P	P	P	P	P	P	P	P	P	P ¹⁰	P ¹⁰	
4. Commercial Amusement	D. Residential Care Facilities	P	P	P	P	P	P	P	P	P	P	N	N	
	Commercial Amusement	P ¹²	P ¹²	P ¹²	N	P ¹³	C	C	C ¹⁴	C ¹⁴	P	N	N	
5. Drive Up Window Facilities ¹⁵	N ¹⁶	C	C	N ¹⁷	P	C	C	C	C	N ¹¹	N ¹¹	N ¹¹	N ¹¹	
6. Eating and Drinking	P	P	P	P ²⁰	P	P	P	P ^{10 14}	P ¹⁰	P ¹⁴	P	P ^{10 11}	P ^{10 11}	

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Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted C: Conditional N: Prohibited											
Establishments													
7. Financial Institutions	P	P	P	P	P ²¹	P	P	P	P	P	P	P ^{10 11}	P ^{10 11}
8. Live / Work Uses	C	C	C	C	C	C	P	P	P	P	P	N	N
9. Meeting Facilities	C ^{P22}	C ^{P22}	C ^{P22}	C ^{P22}	C ^{P22}	C ^{P22}	C ^{P22}	N	C ^{P22}	N	P	C ^{P22}	C ^{P22}
10. Office	P	P	P	P	P	P	P ²³	P ^{9 24}	P	P ⁹	P	P	P
11. Parking as the Principle Use	C	C	C	C	C	C	C ²³	C	C	C	C	C ²⁵	C ²⁵
12. Rental Business	P	P	P	P	P	P ²⁶	P ^{8 23 27}	P ^{27 28}	P ²⁸	P ²⁸	P ^{29 30}	P ²⁶	N
13. Rental of Equipment Only	N	N	N	N	P ⁶²	N	N	N	N	N	N	N	N
14. Retail	A. Retail Trade	P ^{27 31 32}	P ^{27 31 32}	P ^{27 31 32}	P ³³	P ²⁶	N ^{P23 27 34}	P ^{14 27}	P ^{10 26 35}	P ^{14 26}	P ²⁶	P ^{10 29}	P ^{10 29}
	B. Bulk Retail	N	N	N	N	N	N	N	N	N	N	N	N
15. Service Business / Professional Services	A. Self Storage	N	N	N	N	P ³⁸	N	N	N	N	N	N	N
	B. Storage Yards	N	C ³⁹	C ³⁹	N	N	N	N	N	C ⁴⁰	N	N	P ⁴¹
17. Temporary Living Quarters	P ⁴²	C ⁴²	C ⁴²	N	N	P	C ⁴²	C ⁴²	P ⁴²	C ⁴²	C ⁴³	C ⁴³	C ⁴³
18. Vehicles	A. Automotive Service, Major	N	N	C ²⁶	N	N	C ⁴⁴	N	N	N	N	N	N
	B. Automotive Service, Minor	P ⁴⁵	P	P	N	C	C	C ²⁶	N ^P	C ²⁶	N ^P	N	N
	C. Bulk Fuel Dealerships	N	N	N	N	N	N	N	N	N	N	N	N
D. Sales or Lease	C ⁴⁶	C ⁴⁶	C ⁴⁶	N	N	N	C ^{10 23 27}	N	P ^{10 29}	P ^{10 47}	P ^{29 48}	N	N
	C ⁴⁶	C ⁴⁶	C ⁴⁶	N	N	N	C ^{10 23 27}	N	P ^{10 29}	P ^{10 47}	P ²⁹	P	P
Civic													
19. Education	A. Commercial Schools	P	P	P	C	P	P ^C	P ¹⁴	P	P	P	P ¹⁰	C ¹⁰
	B. Educational	P	P	P	C	P	P	P	P	P	P	P ¹⁰	C ¹⁰

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Category and Specific Use												
Superscript Refers to Use Restrictions												
	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
	P: Permitted C: Conditional N: Prohibited											
Institutions	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	N	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹
20. Places of Worship											P ¹⁰	N
21. Public Buildings, Services and Uses	C	C	C	P	C	C	C	C	C	C	CP ⁵⁰	CP ⁵⁰
22. Railroad Tracks and Facilities	P ⁵¹	P ⁵¹	P ⁵¹	P	P	P	P	P	P	P	P	P
A. Passenger												
B. Freight	P	P	P	P ⁵²	P	N	N	N	N	N	P ⁵²	P ⁵²
23. Recreation	C	C	C	P ⁵³	P	P	P	P	P	P	P ⁵⁴	P ⁵⁴
A. Public Parks, Parkways, Playgrounds, and Related Facilities												
B. Recreational Facilities	P ¹²	P ¹²	P ¹²	P ¹⁴	P	C	C	C ⁵⁵	C ⁵⁵	P	N	N
24. Social Organizations	P ⁶	P ⁶	P ⁶	N	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	PC ⁴⁹	P	C	C
25. Transit Centers	C	C	N	P	P	C	C	C	C	P	P	P
A. Utility Substations and Related Facilities other than Transmission Lines.												
B. Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P
Industrial												
27. Manufacturing, Fabricating, Assembly, Processing, and Packing	PC ⁵⁶	PC ⁵⁶	PC ⁵⁶	P ^{57 58}	N	P ⁶¹	N	P ²⁹	N	P ²⁹	P ^{57 58}	P ^{57 58}
28. Printing, Publishing, and Book Binding	N	N	N	P	N	N	N	N	N	P	P	N
29. Warehousing ⁵⁹	P	P	P	P	P	P	P	N	N	P	P ⁶⁰	P ⁶⁰

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Category and Specific Use		RC-TO	RC-OT	RC-E	OL-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		W1: WCF Type 1 W2: WCF Type 2 W3: WCF Type 3 N: Prohibited											
Wireless Communication Facilities (WCF)													
30. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	C. Replacement tower to provide collocation opportunity ⁶³	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design ⁶⁴	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
	E. Incorporation of WCF into the architectural features and utilize stealth design ⁶⁴	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	F. Attachment of WCF to existing structures ⁶⁵	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
31.	A. Above-	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W	W2/W

LAND USES
Multiple Use

Category and Specific Use		RC-TO	RC-OT	RC-E	OL-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted C: Conditional N: Prohibited											
Equipment in Right-of-Way	ground installation of equipment for WCF within right-of-way ⁶⁶	3	3	3	3	3	3	W3	3	W3	3	3	3
	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
32. Collocation	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
33. Antennas	A. DHSS antennas >1 m. in diameter	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
34. Satellite Antennas and Direct to Home Satellite Service	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
	D. More than 5 antennas >2 m.	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3

LAND USES
Multiple Use

Category and Specific Use	RC-TO	RC-OT	RC-E	OL-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions												
P: Permitted C: Conditional N: Prohibited												
in diameter												
E. Up to 2 antennas <5 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
F. 3 to 5 antennas >5 m. in diameter	W2/W3	W2/W3	W2/W3	W2	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3	W2/W3
G. More than 5 antennas >5 m. in diameter	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3

20.20.25 USE RESTRICTIONS

1. No new duplexes are Permitted in the RC-TO. Duplexes are Conditionally permitted in the RC-E and existing duplexes are Permitted.
2. Permitted above a permitted non-residential use (second story and above), provided at least 15% of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
3. Ground floor residential use is not permitted. Residential use is allowed only above a permitted non-residential use; provided at least 15 percent of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a designated Major Pedestrian Route.
4. Two existing attached dwellings; three or more attached dwellings; or replacement of two attached dwellings are Permitted.
5. *U/R Purposefully Left Blank.*
6. Detached Dwellings on lots fronting common greens and shared courts, replacement of a detached dwelling, or two attached dwellings are Permitted.
7. Only existing detached dwellings are permitted at date of adoption of this Ordinance #.
8. Buildings larger than 50,000 sq ft are subject to approval of a conditional use.
9. This use is allowed only in multiple use developments. Office uses shall not exceed 50% of the proposed residential floor area within the multiple use development, and shall be permitted only when minimum residential densities are met.
10. The maximum building footprint size for a building involving a single use shall be 10,000 square feet. The maximum square footage for these uses within a multiple use development shall be 25% of the total square footage of the development.
11. Drive through uses are Prohibited; walk-ups Permitted.
12. Except for theaters, a building with a gross ground floor area larger than 20,000 square feet is subject to the approval of a Conditional Use.
13. A new use that will not be enclosed in a building shall be a Conditional Use.

14. These uses are permitted only within multiple use developments, and shall have a maximum size of 10,000 square feet, provided that the minimum residential densities are met.
15. Applicable to uses providing this service.
16. Drive-up window facilities beyond 500 feet of a light rail station platform are Conditionally permitted and are Prohibited within 500 feet of a light rail station platform.
17. Eating and drinking establishments drive up windows Prohibited; walk-ups Permitted.
18. The use is Prohibited within a physical distance of $\frac{1}{4}$ mile of a light rail transit station platform, Conditional between $\frac{1}{4}$ mile and $\frac{1}{2}$ mile of a station platform, and Permitted if greater than $\frac{1}{2}$ mile of a station platform.
19. Drive-through facilities are not permitted within 30 feet of a Major Pedestrian Route.
20. Comprising not more than 10% of gross building floor area, and provided that no individual eating or drinking establishment use exceeds 2,000 square feet of gross building floor area. No freestanding retail or eating or drinking establishment uses are allowed.
21. Drive through uses lawfully established prior to the effective date of this zone are Permitted.
22. Meeting facilities less than 20,000 sq ft are Permitted; exceeding 20,000 sq ft require Conditional Use approval. Use only accessory to temporary living facilities or office uses.
23. No more than 50% of any one property may be developed for a single use type until a commitment has been made to develop a different class of use equivalent to at least 20% of the floor area occupied by the primary use.
24. Small free-standing office uses are allowed within multiple use developments as defined in Chapter 90 of this ordinance, provided they do not exceed more than 50% of the residential floor area provided within the development, and that minimum residential densities are met.
25. Provided parking is in a parking structure; surface parking as the primary use is prohibited.
26. Activity is conducted wholly within an enclosed structure and does not entail outdoor storage or sale of animals or livestock.
27. This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be

permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15% of the building gross floor area. The use does not entail outdoor storage or sale of animals or livestock.

28. These uses are permitted only within multiple use developments, and shall have a maximum size of 5,000 square feet, provided that the minimum residential densities are met.
29. This activity is conducted wholly within an enclosed structure. No accessory open-air sales, display, or storage and does not entail outdoor storage or sale of animals or livestock are allowed with this use.
30. Use shall not be over 5,000 square feet in gross floor area.
31. Retail trade: Permitted uses for building materials, home equipment and improvements, or landscape or nurseries sales shall not occupy more than 15,000 gross square foot of space in an individual building, site or parcel.
32. Automobile parts or equipment as the principle use is prohibited.
33. Ancillary showrooms and retail are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Retail is Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area. No freestanding uses are allowed. The use does not entail outdoor storage or sale of animals or livestock.
34. Individual uses larger than 50,000 square feet are Prohibited except on those parcels which are less than three net acres in size as formed by a grid of public or private streets.
35. These uses are permitted only within multiple uses developments, as long as the floor area of this use does not exceed 25% of the total proposed floor area within a multiple use development.
36. Furniture and appliance stores are prohibited. Hardware and home improvement stores not exceeding 10,000 square feet in gross floor area are Conditionally permitted.
37. Repair other than auto repair.
38. Use Permitted if lawful at the date of adoption of this Ordinance; otherwise permitted as accessory to a primary permitted use.
39. Only as an accessory use to a permitted or conditionally permitted use.
40. Conditionally permitted for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley

Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue:

- a. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent.
 - b. These storage yards may be authorized for a period of time up to and including five (5) years. Upon expiration of an approved time period storage yard use shall cease until a new authorization through a separate conditional use permit is approved.
 - c. Within the approved storage yards open air sales or the display of fully operable vehicles for sale, lease, or rent is prohibited.
 - d. The following existing site conditions must be present as of January 1, 2003 in the South Tektronix Station Community Plan Area, and more specifically located on the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue, in order for lots in this area to be authorized for the development of storage yards for fully operable vehicles for sale, lease, or rent.
 - i. Are currently being used for the storage of fully operable vehicles for sales, lease, or rent.
 - ii. Are currently shielded from public view with a sight-obscuring chain link fence.
 - iii. Currently have established landscaping outside the fence along public right-of-way.
 - iv. Are currently lighted to prevent vandalism.
 - v. Are currently surfaced with compacted gravel or paving.
 - e. Other site improvements, in addition to the following existing site conditions, may be required by the decision-making authority as conditions of approval for a development application.
41. For building or landscaping materials; contractor's equipment, transit vehicles, and related vehicle or equipment maintenance activities.
 42. Motels are prohibited.
 43. Limited to Hotels and Extended Stay Hotels.
 44. Only mechanical car washes open to the public are a Conditional Use; Other Automotive Service, Major uses are Prohibited.
 45. Vehicle gas stations, with or without repair, shall require the approval of a Conditional Use.

46. All uses established after December 9, 1999 shall be conducted wholly within an enclosed structure. Accessory open air sales or display related to permitted uses in existence on a site at the time this Code was adopted may be expanded on that site.
47. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue.
48. The maximum building footprint size for a building involving a single use shall be 10,000 square feet.
49. Buildings larger than 10,000 square feet are subject to approval of a Conditional Use; walk-ups Permitted.
50. Permitted, including utility uses if established as of February 7, 2002, otherwise Conditionally permitted.
51. Such as transit stops, submitted for development after May 21, 2004.
52. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
53. Exclusive of spectator sports facilities.
54. Limited to 0.5 acres in size, unless located on top of a building or structured parking.
55. For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.4.C for Conditional Use, the use must be transit supportive.
56. Manufacturing uses that exceed 10,000 square feet in floor area require Conditional Use approval.
57. Manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities shall meet the following requirements:
 - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
 - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
 - c. Are not for servicing or use by the general public.
 - d. Do not entail outdoor storage of raw materials, finished products, animals or livestock.

- e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
 - f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
 - g. Do not involve outdoor testing of products or processes on the site.
 - h. Do not involve highly combustible, explosive or hazardous materials or waste.
 - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
58. Any use having the primary function of storing, utilizing or manufacturing of explosive material are prohibited.
 59. As an accessory use, not to exceed 25% of the primary use.
 60. Use Restriction 59 does not apply to lawfully established warehouse uses existing prior to effective date of this zone.
 61. Permitted only within multiple use developments, as long as the floor area of this use does not exceed 50% of the total proposed floor area within a multiple use development.
 62. Exclusive of trucks, vehicles, or heavy equipment.
 63. On parent parcel containing an existing tower supporting one carrier and shall be consistent with other approvals.
 64. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
 65. Not permitted on single family dwellings.
 66. W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local streets; W2 in the right-of-way of designated Freeways and Arterial streets.

20.20.30 OTHER TC-MU AND TC-HDR ZONING REQUIREMENTS

1. A Preliminary PUD pursuant to Section 40.15.15.5 or Final PUD pursuant to 40.15.15.6 shall be required for the following:
 - A. Phased development projects; or
 - B. Development of sites greater than five acres.

20.20.35 OTHER SC-E ZONING REQUIREMENTS

1. No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to residential district or mixed use districts where residential uses are allowed.
2. Other required conditions:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.
 - B. Storage yards shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
 - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

20.50 DENSITY CALCULATIONS**20.50.05 Minimum Residential Density**

- A. New residential development in all Residential and Commercial districts which permit residential development must achieve at least the minimum density for the zoning district in which they are located. Projects proposed at less than the minimum density must demonstrate on a site plan or other means, how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or variance. If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division of property, meeting minimum density shall not be required.

For the purposes of this section, new residential development shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures.

Minimum residential density is calculated as follows:

1. Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.
2. Divide the resulting number in step 1 by the minimum land area required per dwelling for the applicable zoning district to determine the minimum number of dwellings that must be built on the site.
3. If the resulting number in step 2 is not a whole number, the number is rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number is rounded down to the nearest whole number.

20.50.10 Floor Area Ratio

- A. **Floor Area.** Floor Area is dependent upon whether residential development is involved or not. Residential only development is governed by minimum and maximum densities. Whereas non-residential only development and multiple use development in

Density

multiple use zoning districts that includes residential floor space, is governed by minimum and maximum Floor Area Ratios. Floor Area Ratio (FAR) is the amount of gross floor area in relation to the amount of net site area, expressed in square feet. For multiple use developments, no maximum limitation shall be placed on the number of dwelling units permitted.

- B. **Permitted Density.** Except as otherwise approved through the Final Planned Unit Development process, phased development may be proposed so long as each phase complies with the minimum density. [ORD 4224; August 2002] [ORD 4332; November 2004]
- C. **Method of Calculating Floor Area Intensity.** Required minimum FARs for multiple uses, including non-residential and residential developments shall be calculated on a net acre basis, as defined by Acreage, Net.

For Multiple Use Developments, residential densities and non-residential FARs shall be implemented as follows:

Net buildable acres multiplied by the percentage of proposed residential use,
 = land available to residential development,
 multiplied by minimum residential density,
 = minimum number of dwelling units required.

Net buildable acres multiplied by the percentage of proposed non-residential use,
 = land available to non-residential development,
 multiplied by the minimum FAR,
 = minimum number of non-residential square footage required.

Example of Density and Floor Area Ratio
 Estimates for a Mixed Use Development

District	TC-MU
Net Buildable Acres	5 acres
Residential Acreage	1 acre (20%)
Minimum Dwelling Units	24 Units
Retail Acreage	4 acres
Minimum Retail Square Footage	60,984 sq. ft.

- D. **Multiple Buildings.** For developments or phases that involve multiple buildings, the FAR may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.
- E. **Planned Unit Development and Design Review Build-Out Concept Plan.** Projects may use the Planned Unit Development (PUD) or the Design Review Build-Out Concept Plan (DRBCP) process to develop a site in phases to achieve the minimum FAR established in this section. Such projects must demonstrate in the submittal plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the PUD or DRBCP. The DRBCP may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the PUD process is to be used.
- F. **Residential Density Averaging.** Within a single land use zone, residential densities may be averaged across a property in order to allow for a variety of housing types, provided that the property is within a single, contiguous ownership, except that within a PUD may be averaged across multiple land use zones provided that the applicant demonstrates that the proposed development is compatible with existing and planned development on neighboring parcels. For the purposes of this standard, properties within a single, contiguous ownership also include those properties separated only by a street.

20.50.15 Density Allowances

- A. **Accommodating Residential and Floor Area Density.** Residential and Floor Area density may be accommodated on a site where undevelopable areas cannot practicably allow development. The density allowance may be transferred from undevelopable areas to developable areas. Where higher intensity is proposed greater than the Code allowance, a PUD approval is necessary.
- B. **Maximum Density.** Maximum Residential and Floor Area density is calculated based upon site gross acreage.

20.50.20 Supplemental Multiple Use Density Standards

A. Regional Center

- To accommodate smaller lot sizes within the RC-TO zone that existed prior to December 9, 1999, the required minimum floor area ratio for multiple use or non-residential developments may be further modified based upon lot dimensions, as follows:

Minimum Site Width	Minimum Site Depth			
	0-120'	121'-139'	140'-175'	176'+
0-100'	0.1	0.2	0.25	0.25
101'-200'	0.1	0.3	0.45	0.45
201'+	0.1	0.45	0.45	0.60

[ORD 4312; June 2004]

When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.15.C regardless of site dimensions.

- Maximum Floor Area Ratio for multiple use developments involving residential use in the RC-E Zone.

The maximum permitted FAR in the RC-E Zone for a multiple-use project involving residential use shall be determined by the mix of uses and ratio thereof in accordance with the following:

% Non-Residential Floor Area	% Residential Floor Area								
	<20	20	30	40	50	60	70	80	
20									1.7
30								1.6	
40						1.55			
50					1.5				
60				1.4					
70			1.3						
80		1.2							
90	1.1								
100	1.0								

[ORD 4259; August 2003]

Represents factor to be multiplied times the maximum permitted FAR for a non-residential, or non-multiple-use development to determine permitted FAR.

LAND USES

Density

3. The minimum residential density in residential only projects shall be restricted based upon lot dimensions, as follows:

Minimum Site Width	Minimum Site Depth		
	0-100'	101'-139'	140'+
0-150'	0 DU/Acre	12 DU/Acre	**
151'-200'	10 DU/Acre	24 DU/Acre	**
201'+	10 DU/Acre	**	**

** Governed by standards set forth in 20.20.15.B.

When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.15.B regardless of site dimensions.

4. Lot Consolidation
- a. In order to discourage development on small lots at densities or intensities that might result in poorly sited and designed structures, require multiple driveways along Major Pedestrian Routes or interfere with pedestrian or vehicular movement, and to encourage consolidation of small lots, the maximum allowable FAR in Non-Residential and Multiple Use projects shall comply with the standards set forth in Section 20.50.20.2 and the allowable density in residential projects with the density standards set forth in Section 20.50.10.B and C.
 - b. A twenty (20) percent increase in the allowable FAR or residential density shall be permitted when a corner lot is located on a Major Pedestrian Route, is a lot of record as of December 9, 1999, and is consolidated with one or more adjoining lots to form a new lot with a minimum frontage of 150 feet on a Major Pedestrian Route, provided that where the newly consolidated lot adjoins a mid-block lot fronting on a Major Pedestrian Route and with a fronting lot width of less than 150 feet, a vehicular easement shall be granted to an adjoining mid-block lot to eliminate the need for vehicular access to the mid-block parcel from the Major Pedestrian Route.

5. Planned Unit Development Bonus

A Floor Area Ratio bonus of 0.2 shall be granted to a project submitted as a Final Planned Unit Development (Section 40.15.15.6). To be eligible for the FAR bonus, a project shall:

- a. Have a minimum site area of one and one half acres or comprise a consolidation of four or more lots of record; and
- b. Provide a total area equal to at least twenty percent of the site devoted to outdoor common area(s). This area may include public arcades, decks, or roof surfaces, provided such areas are easily accessible to the public and building tenants, and appropriately landscaped for such uses.

B. Town Center

1. When a Planned Unit Development or Design Review Build-Out Concept Plan is approved, phased development may be proposed, so long as an approved Phasing Plan is submitted as part of a PUD / DRBCP which demonstrates how required densities will be accomplished upon completion of the final phase. This could be accomplished by identifying future building sites, identifying plans for future intensification of existing buildings through the addition of more square footage, or by identifying future redevelopment of parking areas to more intensive land uses. In all cases, the phasing plan should demonstrate that proposed development will not preclude the ability to establish an urban street grid and urban levels of development as the Town Center matures. [ORD 4224; August 2002]
2. Existing development, which either exists or is the subject of a vested development application as of September 17, 1999, shall not be deemed non-conforming solely on the basis of failure to meet the minimum FAR or residential density requirements. With redevelopment of the site, an approved phasing plan demonstrating how the development will meet the applicable FAR and residential density requirements upon final buildout must be submitted prior to issuance of necessary land use permits. [ORD 4224; August 2002]

Section **: The Development Code, Ordinance No. 2050, Chapter 40 – Applications, Section 40.20, is amended to read as follows with deleted matter in ~~strikethrough~~ and new matter in highlight:

40.20. DESIGN REVIEW

40.20.05. Purpose.

40.20.10. Applicability.

1. The scope of Design Review shall be limited to the exterior of buildings, structures, and other development and to the site on which the buildings, structures, and other development is located.
2. Considering the thresholds for the Design Review Compliance Letter, Design Review Two, or Design Review Three and unless exempted by Section 40.20.10.3, Design Review approval shall be required for the following:
 - A. All uses listed as Conditional Uses in the RA, R10, R7, R5, and R4 zoning districts.
 - B. All uses listed as Permitted and Conditional Uses in the R3.5, R2, and R1 residential zoning districts.
 - C. All uses listed as Permitted and Conditional Uses in all commercial, industrial, and multiple use zoning districts.
 - D. Site grading.
3. Design Review approval shall not be required for the following:
 - A. All uses listed as Permitted Uses in the RA, R10, R7, R5, and R4 residential zoning districts.
 - B. Detached dwellings and related residential accessory structures in any Residential or Commercial zoning district.
 - C. Maintenance of a building, structure, or site in a manner that is consistent with previous approvals.

- D. Painting of any building in any zoning district.
- E. Wireless communication facilities.

40.20.15. Application.

There are three (3) Design Review applications which are as follows: Design Review Compliance Letter, Design Review Two, and Design Review Three.

1. Design Review Compliance Letter.

2. Design Review Two.

A. Threshold. An application for Design Review Two shall be required when an application is subject to applicable design standards and one or more of the following thresholds describe the proposal:

1. New construction of up to and including 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District.
2. New construction of up to and including 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential District.
3. New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use.
3. New construction of detached residential dwellings in Multiple Use zoning districts where detached dwellings are a permitted or conditional use.
- 5.4. Additions to buildings in residential, commercial, or multiple use zones exceeding 25% of the gross square feet of floor area of the existing building(s), but less than 30,000 gross square feet of floor area.

- 6.5. Proposed additions to buildings in industrial zones exceeding 15% of the gross square feet of floor area of the existing building(s), but less than 30,000 gross square feet.
- 7.6. Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.
- 8.7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces.
- 9.8. New parks in non-residential zoning districts.
- 10.9. Removal of more than five (5) Landscape Trees.

Section **: The Development Code, Ordinance No. 2050, Chapter 60 – Applications, Section 60.05, is amended to read as follows with deleted matter in ~~strikethrough~~ and new matter in **highlight**:

CHAPTER 60 - SPECIAL REQUIREMENTS

60.05 DESIGN REVIEW DESIGN PRINCIPLES, STANDARDS AND GUIDELINES [ORD 4332; November 2004]

60.05.05 Purpose. The following design principles, standards and guidelines shall be met by new development, and redevelopment where applicable, throughout the City in the following zoning districts:

1. Attached residential developments in the R-3.5, R-2 and R-1 zones and in planned unit developments in the R-10, R-7, R-5 and R-4 zones when attached residential developments are proposed,
2. Conditional uses in residential zoning districts where a new building or major remodeling of an existing building is proposed and public parks,
3. Development in multiple-use districts,
4. Commercial office, retail, and service developments, and
5. Industrial developments.

60.05.10. Design Principles. The following design principles are general statements to guide the development of the built environment, the appearance of that development, and the affect of that development to the existing surroundings. The design guidelines and standards implement these principles.

1. **Building Design and Orientation.** Design buildings that enhance the visual character of the community and take into account the surrounding neighborhoods, provide permanence, and create a sense of place. In residential, commercial and multiple-use districts, design buildings that contribute to a safe, high quality pedestrian-oriented streetscape.
2. **Multiple Use District Building Orientation and Design.** Locate buildings so they are conveniently and safely accessible from on-site and off-site sidewalks and streets, and so buildings near the edge of a right of way provide a high quality, pedestrian oriented streetscape, contribute to safety by offering “eyes on the street” and promote

pedestrian safety and use. Provide a pedestrian-friendly environment through building and site design treatments that may vary in nature and degree depending on the character of the urban area, the characteristics of the street, and the type of use and development proposed.

60.05.10.

3. **Circulation and Parking Design.** Provide integrated multi-modal circulation and parking improvements that are safe and convenient, connect to surrounding neighborhoods and streets, and serve the needs of development.
4. **Landscape, Open Space, and Natural Areas Design.** Create landscape areas that contribute to the aesthetics of the community, conserve, protect, enhance or restore natural features and the natural environment, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents, customers, employees, and the community. Whenever possible, utilize native vegetative species which are disease and drought tolerant.
5. **Lighting Design.** Provide exterior lighting for buildings, parking lots, pedestrian pathways, vehicular areas, pedestrian plazas, public open spaces to ensure public safety and convenience, and to minimize excessive illumination on environmentally sensitive areas, adjoining properties, and streets.

60.05.15. **Building Design and Orientation Standards.** Unless otherwise noted, all standards apply in all zoning districts.

1. **Building articulation and variety.**
 - A. Attached rResidential buildings in residential zones shall be limited in length to two hundred (200) feet.
 - B. Buildings visible from and within 200 feet of an adjacent public street, shall have a minimum portion of the elevation devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18"), recessed entrances, loading doors and bays, and changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:

1. Thirty (30) percent in residential zones, and all uses in multiple-use and commercial zones.

60.05.15.1.B.

2. Fifty (50) percent in commercial zones where glazing is less than thirty five (35) percent pursuant to Section 60.05.15.8.A.3.
3. Fifteen (15) percent in industrial zones.[ORD 4462; December 2007]

In industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances, excluding roofs.

- C. The maximum spacing between permanent architectural features shall be no more than:
 1. Forty (40) feet in residential zones, and all uses in multiple-use, and commercial zones.
 2. Sixty (60) feet in industrial zones.
 3. Fifteen (15) feet in detached residential developments in multiple-use zones for walls facing streets, common greens, and shared courts.
- D. In addition to the requirements of Section 60.05.15.1.B and C, detached and attached residential building elevations facing a street, common green or shared court shall not consist of undifferentiated blank walls greater than 150 square feet in area. Building elevations shall be articulated with architectural features such as windows, dormers, porch details, alcoves, balconies or bays.

2. Roof forms.

- A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.
 - B. Sloped roofs on residential uses in residential zones, and all uses in multiple-use and commercial zones, shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches.
 - C. All flat roofs with a slope of less than 4/12 pitch shall be architecturally treated or articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches.
 - D. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.
 - E. Smaller feature roofs are not subject to the standards of this Section.
3. **Primary building entrances.** Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.
4. **Exterior building materials**
- A. For attached residential uses in residential districts and all residential uses in multiple use zones, a minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.
 - B. For conditional uses in residential zones and all uses in multiple-use (except residential uses fronting common greens and shared courts), and commercial zones, a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary

building entrance or multiple tenant entrances, may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated.

Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.

This standard shall also apply to all uses in the industrial zones, except for buildings containing manufacturing, fabricating, processing, packing, storage and wholesale and distribution facilities as a principle use of the site where this standard shall apply only to the primary elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space.

- C. For conditional uses in residential zones and all uses in multiple use and commercial districts, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In industrial districts, foundations may extend up to four (4) feet above the finished grade level.

5. Roof-mounted equipment.

- A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:
 - 1. A parapet wall; or
 - 2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or
 - 3. Setback from the street-facing elevation such that it is not visible from the public street(s).
- B. The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one

hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.

- C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.

6. Building location and orientation along streets in Multiple Use and Commercial zoning districts.

- A. Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows:

1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route.
2. 35 percent of the street frontage where a parcel abuts a Class 2 Major Pedestrian Route.
3. 35 percent of the street frontage where a parcel does not abut any Major Pedestrian Route and the parcel exceeds 60,000 gross square feet. [ORD 4462; December 2007]
4. 20 percent of the street frontage for detached residential projects where the parcel abuts any street, common green or shared court.

- B. [ORD 4462; December 2007] Buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.
- C. Buildings subject to the street frontage standard shall be located no further than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.3.B or 60.05.25.3.C.
- D. Buildings on corner lots of multiple Major Pedestrian Routes shall be located at the intersections of the Major Pedestrian Routes. Where a site has more than one corner on a Major Pedestrian Route, this requirement must be met at only one corner.

- E. All buildings on lots that abut a Class 1 Major Pedestrian Route shall have at least one primary building entrance oriented toward, or with a direct pedestrian connection to an abutting street or pedestrian way. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall have a reasonably direct pedestrian connection to a minimum of one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner. Pedestrian connections shall:
 - 1. Be no more than 100 feet long (between the building entrance and street), and
 - 2. Shall not cross vehicular circulation and parking areas.
- F. Secondary entrances may face on streets, off-street parking areas, or landscaped courtyards.

7. Building scale along Major Pedestrian Routes

- A. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of twenty-two (22) feet and a maximum of sixty (60) feet. Building heights greater than sixty (60) feet are allowed if the portion of a building that is greater than sixty (60) feet in height is at least twenty (20) feet from the property line that abuts the Major Pedestrian Route. In all cases, building height shall meet the requirement of Section 20.20.5020 for the specific zoning district. [ORD 4462; December 2007]
- B. Detached residential dwellings are exempt from the minimum height standard in Section 60.05.15.7.A. Building heights shall meet the requirements of Section 20.20.20 for the specific zoning district.
- BC. The maximum heights specified in Section 20.20.5020 shall not be exceeded, unless separately authorized through an adjustment or variance application, or where credits are earned for height increase through Habitat Friendly Development Practices, as described in Section 60.12.40.4.B.2.

8. Ground floor elevations on commercial and multiple use buildings.

- A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas or glass doorway openings.
1. Class 1 Major Pedestrian Routes: Fifty (50) percent.
 2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.
 3. Buildings on parcels in excess of 25,000 gross square feet within a Commercial zoning district: Thirty-five (35) percent.

Less glazing may be provided in a commercial zoning district when increased building articulation and architectural variety is provided pursuant to Section 60.05.15.1.B.2 of this Code.

For the purpose of this standard, ground floor elevation area shall be measured from three (3) feet above grade to ten (10) feet above grade the entire width of the elevation. The ground floor elevation requirements shall be met from grade to twelve (12) feet above grade.

- B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of the elevation.
1. Class 1 Major Pedestrian Routes: Fifty (50) percent.
 2. Class 2 Major Pedestrian Routes: Thirty-five (35) percent.

9. Design standards for residential units fronting common greens and shared courts in multiple use zones.

- A. Primary building entrances shall face streets, common greens or shared courts and must meet the requirements of Section 60.05.15.3. Porches, if provided, shall have clear dimensions of at least six (6) feet wide and four (4) feet deep, and shall be**

covered by a roof supported by structurally integral columns or brackets.

B. Elevations on residential units facing streets, common greens and shared courts shall have a minimum of 25 percent of the elevation area on each floor permanently treated with windows.

C. Windows shall be vertical or square in proportion. Horizontal windows may be created when vertical windows or a mixture of vertical and other shaped windows are grouped together, or there is a row of clerestory windows across the top of the grouped windows.

D. When parking is provided in a garage facing a street or shared court, the following standards must be met:

1. No more than fifty (50) percent of the horizontal length of the ground floor elevation facing a street or shared court shall be an attached garage door entrance (i.e., garage doorway) or 12 feet long, whichever is greater.
2. Garages shall be recessed at least one and one half (1.5) feet from the ground floor front of the dwelling.
3. There may be no more than two individual garage doors per dwelling unit.

E. Garages that face a street or shared court shall contain one or more of the following design features. Garages shall not terminate the view into shared courts from a public street unless they contain two or more of the following design features:

1. Garage trellis or pergola extending at least 12 inches from the building face.
2. Windows on 15% of the garage door.
3. Decorative hardware.
4. Natural wood finish.
5. A recess of at least three (3) feet.
6. Multiple materials finish or colors are used.

F. Residential structures must have a roof that meets or exceeds the requirements of Section 60.05.15.2.

G. There must be architectural detailing that varies from unit to unit. Architectural detailing includes but is not limited to the following list. Some design features include requirements that exceed a minimum standard found elsewhere in this code. Each

dwelling shall utilize at least five (5) of the following design features:

1. The use of different exterior siding materials. In general, materials should change on horizontal planes, not vertical planes. Types of siding materials include:
 - a. Horizontal lap siding, including simulated horizontal lap siding where the boards in the pattern are 6 inches or less in width;
 - b. Vertical cedar siding;
 - c. Beveled siding;
 - d. Shingles
 - e. Stucco
 - f. Brick
 - g. Stone
 - h. Scored masonry
 - i. Changes in a combination of texture, pattern or color of a single material
2. A primary sloped roof that is no flatter than 6/12 and no steeper than 12/12. (Exceeds the requirements of Section 60.05.15.2).
3. A tile or shake roof.
4. One or more dormers on the front elevation.
5. Three or more gables.
6. Elevations on residential units facing streets, common greens and shared courts having at least 40 percent of the elevation area on each floor permanently treated with windows (Exceeds the requirements of Section 60.05.15.9.B).
7. Window shutters on windows which face streets, common greens or shared courts.
8. Bay or bowed windows on the front elevation.
9. Trim marking roof lines, porches, windows and doors on all elevations. The trim must be at least 3-1/2 inches wide.
10. Primary building entrances that exceed the minimum area requirements of Section 60.05.15.3 by 15%.
11. Porches on the front elevation that have clear dimensions of at least eight feet wide and six feet deep, and are covered by a roof supported by structurally integral columns or brackets.
12. Balcony on the same façade as the main entrance. The balcony must be at least 48 square feet and a minimum 8 feet wide, and must be accessible from the interior living space of the house.

13. An attached garage with a gable or hip roof or with a second story above the garage.
14. Building face or roof offsets (minimum 12 inch offset) on the front elevation.
15. Permanent planter boxes of at least 25 square feet constructed as an extension of a front elevation or primary building entrance.
16. A landscaped courtyard of at least 100 square feet located as a transition element between a primary building entrance and a common green or shared court. The landscaping within the courtyard shall exceed the minimum requirements of Section 60.05.25.4 by 15%.
17. Other architectural or design elements that apply to at least 10 percent of the front elevation and result in visual interest, variety and beauty.

60.05.20. Circulation and Parking Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. **Connections to the public street system.** Pedestrian, bicycle and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element.
2. **Loading areas, solid waste facilities and similar improvements.**
 - A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.
 - B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.
 - C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be

constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:

1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings,
 2. Solid hedge wall with a minimum ninety-five (95) percent opacity within two (2) years.
 3. Solid wood fence
- D. Screening from public view by chain-link fence with or without slats is prohibited.
- E. Screening of loading zones may be waived in commercial and multiple-use districts if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses.

3. Pedestrian circulation.

- A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:
1. Where physical or topographic conditions, such as a grade change of ten (10) feet or more at a property line to an adjacent pedestrian facility, make connections impractical,
 2. Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts occur,
 3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or

4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.

- B. A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.
- C. A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.
- D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.
- E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.
- F. Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.

4. Street frontages and parking areas.

- A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:
 - 1. A minimum six (6)-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip.

Trees shall be planted at a minimum 2 1/2 inch caliper at a maximum of thirty (30) feet on center. Planting strips shall be planted with an evergreen hedge that will provide a 30-inch high screen and fifty (50) percent opacity within two years. The maximum height shall be maintained at no more than thirty-six (36) inches. Areas not covered by trees or hedge shall be landscaped with live ground cover. Bumper overhangs which intrude into the planting strip shall not impact required trees or hedge; or

2. A solid wall or fence 30 to 36 inches in height parallel to and not nearer than four (4) feet from the right-of-way line. The area between the wall or fence and the street line shall be landscaped with live ground cover. Pedestrian walkways and vehicular driveways may cross the wall or fence.

5. Parking area landscaping.

- A. Landscaped planter islands shall be required according to the following:
 1. Residential uses in residential zones, one for every eight (8) contiguous parking spaces.
 2. All uses in multiple-use and commercial zones, one for every ten (10) contiguous parking spaces.
 3. All conditional uses in residential zones and industrial uses, one for every twelve (12) contiguous parking spaces.
- B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees. Landscaped planter islands shall be evenly spaced throughout the parking area.
- C. Linear raised sidewalks and walkways within the parking area, connecting the parking spaces and on-site building(s), may be

counted towards the total required number of landscaped islands, provided that all of the following is met:

1. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk.
 2. The minimum unobstructed sidewalk width is five feet.
 3. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides.
 4. Trees are located in planting area with groundcover or planted in covered tree wells.
 5. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total required number of trees within required landscaped planter islands. All remaining required trees shall be located within landscaped planter islands.
- D. Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist.
6. **Off-Street parking frontages in Multiple-Use Districts.** Off-street surface parking areas shall be located to the rear or side of buildings. Surface parking areas located adjacent to public streets are limited to a maximum of:
- A. 50% of the street frontage along Class 1 Major Pedestrian Routes, ~~and~~
 - B. 65% along Class 2 Major Pedestrian Routes and,
 - C. 50% of the street frontage for detached residential projects along any street.
7. **Sidewalks along streets and primary building elevations in Multiple-Use and Commercial Districts.**
- A. A sidewalk is required on all streets. Except where approved through Sidewalk Design Modification (40.58), the sidewalk shall be a minimum of ten (10) feet wide, and provide an unobstructed path at least five (5) feet wide.
 - B. A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance,

multiple tenant entrances or display windows. The sidewalk shall be a minimum of ten (10) feet wide, and provide an unobstructed path at least five (5) feet wide at building entrances, and along elevations containing display windows. Sidewalks shall be paved with scored concrete or modular paving materials. If adjacent to parking areas, the sidewalk shall be separated from the parking by a raised curb.

C. Residential development fronting common greens and shared courts are exempt from these standards of 7. B above, and are subject to the Engineering Design Manual.

8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.

A. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B, unless one of the following is met:

1. The parking lot drive aisle is less than 100 feet long;
2. The parking lot drive aisle serves 2 or less residential units; or
3. The parking lot drive aisle provides direct access to angled or perpendicular parking stalls.

B. Private streets, common greens and shared courts shall meet the following standards:

1. Private streets serving non-residential uses and residential uses having five or more units shall have raised curbs and minimum five (5) foot wide unobstructed sidewalks on both sides.
2. Private streets serving less than five (5) residential units shall have raised curbs and a minimum five (5) foot wide unobstructed sidewalk on at least one side.

3. When common greens and shared courts are utilized, a unobstructed walkway a minimum of five (5) feet wide

~~shall be provided within the common green or shared court.~~

9. **Ground floor uses in parking structures.** Parking structures located on Major Pedestrian Routes shall incorporate one or more active retail or commercial uses other than parking at ground level along the entire portion of the structure fronting onto such routes. Compliance to this standard is not required when a semi-subterranean parking structure is proposed, provided that the height of such structures, or portions thereof, is not greater than three and one-half (3 1/2) feet above the elevation of the adjoining walkway or sidewalk.

60.05.25. Landscape, Open Space, and Natural Areas Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. **Minimum Landscape Requirements for Duplexes, Multi-Dwelling Structures and Single Family Attached Dwellings containing two (2) to three (3) units in R-3.5, R-2 and R-1 Zones.**

- A. All areas of the lot not occupied by structures or pavement shall be landscaped as defined in Section 60.05.25.4.

[ORD 4515; August 2009]

2. **Minimum Landscape Requirement for Multi-Dwelling Structures and Single Family Attached Dwellings consisting of four (4) or more units but less than eight (8) units in R-3.5, R-2, R-1 Zones, and residential uses fronting common greens and shared courts in Multiple Use Zones.**

- A. For Multi-Dwelling Structures, areas to be landscaped as defined in Section 60.05.25.4 shall be a minimum of 15% of the gross site area in R-3.5, R-2 and R-1 zones.

- B. For Single Family Attached Dwellings and Detached Dwellings fronting common greens and shared courts in Multiple Use Zones, an attached private patio or yard area of at least 300 square feet in size shall be provided. No dimension of private open space area shall be less than ten (10) feet.

- C. Adjustments to these requirements are not permitted.

[ORD 4515; August 2009]

3. **Minimum Common Open Space Requirement for Multi-Dwelling Structures and Single Family Attached Dwellings consisting of eight (8) or more units in R-3.5, R-2, R-1 zones Zones and residential uses fronting common greens and shared courts in Multiple Use Zones.**

- A. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows:
 - 1. A minimum of 15% of the gross site area in R-3.5, R-2 and R-1 zones and in Multiple Use Zones for residential uses fronting common greens and shared courts. [ORD 4515; August 2009]
 - 2. For developments that are part of a Planned Unit Development, provisions of Section 60.35.15.4 shall apply. [ORD 4486; June 2008]
- B. At least twenty-five (25) percent of the total required open space area for multi-dwelling structures and single family attached and detached dwellings shall be active open space. [ORD 4515; August 2009]
- C. For the purposes of this Section, environmentally sensitive areas shall be counted towards the minimum common open space requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum common open space requirement.
- D. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a common green or shared court, shall not be considered common open space.
- E. For the purposes of this section, individual exterior spaces such as outdoor patios and decks constructed to serve individual units shall:
 - 1. not be considered common open space when associated with Multi-Dwelling Structures.
 - 2. not be considered common open space when associated with Single Family Attached Dwellings and provided above the ground floor elevation level, and

3. be allowed to be counted toward the minimum common open space requirement up to a maximum of 120 square feet per unit when associated with Single Family Attached ~~and Detached~~ Dwellings and provided at the ground floor elevation level.

[ORD 4515; August 2009]

- F. Common open space shall not abut a collector or greater classified street as identified in the City's adopted Functional Classification Plan, unless that common open space shall be allowed adjacent to these street classifications where separated from the street by a constructed barrier at least three (3) feet in height.
- G. Common open space shall be no smaller than 640 square feet in area, shall not be divided into areas smaller than 640 square feet, and shall have minimum length and width dimensions of 20 feet, except as allowed by 60.05.25.6.A.1. [ORD 4515; August 2009]
- H. In phased developments, common open space shall be provided in each phase of the development consistent with or exceeding the requirements for the size and number of dwelling units proposed.
- I. Active common open spaces shall be included in all developments, and shall include at least two (2) of the following improvements:
1. A bench or other seating with a pathway or other pedestrian way;
 2. A water feature such as a fountain;
 3. A children's play structure;
 4. A gazebo;
 5. Clubhouse;
 6. Tennis courts
 7. An indoor or outdoor sports court; or
 8. An indoor or outdoor swimming and/or wading pool.
 9. Plaza
- J. The decision-making authority shall be authorized to consider other improvements in addition to those provided under subsection I, provided that these improvements provide a similar level of active common open space usage.

4. **Minimum Landscaping Requirements for Required Front Yards and Required Open Space in Multiple Family Residential Zones**

- A. All front yard areas in the R-3.5, R-2 and R-1 districts, and required open space areas in the R-2 and R-1 districts not occupied by structures, walkways, driveways, plazas or parking spaces, and in Multiple Use Zones for residential uses fronting common greens and shared courts, shall be landscaped.
- B. Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements. Bare gravel, rock, bark and similar materials are not a substitute for plant cover, and shall be limited to no more than twenty-five (25) percent of the landscape area.
- C. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area. [ORD 4515; August 2009]
- D. All street-facing building elevations shall have landscaping along their foundation. When a porch obstructs a foundation, landscaping shall be installed along the outer edge of the porch. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, or for plazas adjacent to the building. The foundation landscaping shall meet the following minimum standards:
1. The landscaped area shall be at least three (3) feet wide; and,
 2. For every three (3) lineal feet of foundation, an evergreen shrub having a minimum mature height of twenty-four (24) inches shall be planted; and,
 3. Groundcover plants shall be planted in the remainder of the landscaped area.
- E. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:

1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.
2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.
3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.

[ORD 4515; August 2009]

F. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement. When a shared court is utilized in a residential development in a Multiple-Use Zone, hard surface areas shall not exceed seventy-five (75) percent of the minimum landscaping requirement. A hard surface area, ~~and~~ shall be comprised of the following:

1. Brick pavers, or stone, scored, or colored concrete; and,
2. One (1) tree having a minimum mature height of twenty (20) feet for every three hundred (300) square feet of plaza square footage; and,
3. Street furniture including but not limited to benches, tables, ~~and chairs~~ and trash receptacles; and,
4. Pedestrian scale lighting consistent with the City's Technical Lighting Standards; ~~and,~~
5. ~~Trash receptacles.~~

_____ [ORD 4515; August 2009]

5. **Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts except Residential Developments fronting Common Greens and Shared Courts in Multiple-Use Zones**

- A. A minimum portion of the total gross lot area shall be landscaped:
1. Conditional uses in residential districts, and all uses in commercial and industrial districts, fifteen (15) percent;
 2. All uses in multiple-use districts, ten (10) percent.
 3. Environmentally sensitive areas shall be counted towards the minimum landscape requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum landscape requirement.
- B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:
1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.
 2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.
 3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.

C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement for conditional uses in residential districts, and shall be comprised of the following:

1. Brick pavers, or stone, scored, or colored concrete; and,
2. One (1) tree having a minimum mature height of twenty (20) feet for every three hundred (300) square feet of plaza square footage; and,
3. Street furniture including but not limited to benches, tables, ~~and chairs and trash receptacles~~; and,
4. Pedestrian scale lighting consistent with the City's Technical Lighting Standards; ~~and,~~
5. ~~Trash receptacles.~~

D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, for plazas adjacent to the building, or when the building is within three (3) feet of the property line. The foundation landscaping shall be at least five (5) feet wide; and shall be comprised of the following:

1. One (1) tree having a minimum planting height of six (6) feet shall be planted for every thirty (30) lineal feet of foundation.
2. One (1) shrub having a minimum mature height of twenty-four (24) inches shall be planted for every three (3) lineal feet of foundation and shall be planted between required trees; and,
3. Groundcover plants shall be planted in the remainder of the landscaped area not occupied by required trees and

shrubs, and shall not be planted in rows, but in a staggered manner for more effective covering.

6. Standards for Common Greens in Multiple-Use Zones. The purpose of the following standards is to allow tracts designed to provide access for only pedestrians and bicycles to abutting properties. Common greens are also intended to serve as a common open space amenity for residents. The following standards apply to common greens:

A. General.

1. The minimum dimension of a common green is fifteen (15) feet and must include a 5-foot wide walkway. The size of the common green right-of-way must be sufficient to accommodate expected users and uses. The size must take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, natural features, and the community activities that may occur within the common green.
2. Common greens may be dead-end or extend between streets. If a public pedestrian connection is provided, the pedestrian connection should either directly abut or pass through the common green, or be in close proximity. See Figure 1. Common greens may also have frontage on more than one intersecting street, if the green is located at the corner of the intersecting streets. See Figure 2.
3. Where a public pedestrian connection abuts or passes through a common green, the public pedestrian connection must include design features that distinguish the pedestrian connection from the common green, such as perimeter landscaping, low decorative fencing, or paving materials.
4. Parking for dwellings fronting a common green shall be accessed from an alley or access easement.

Figure 1
Blocks with Through Common Green

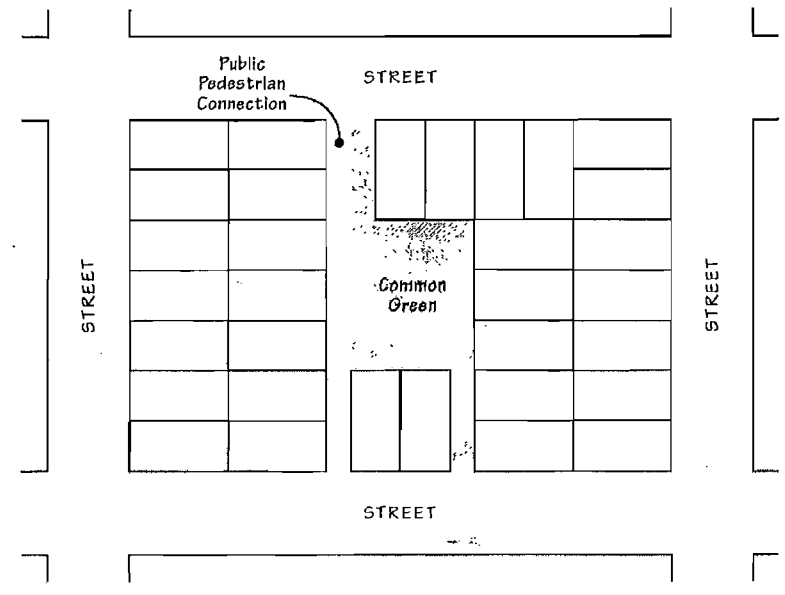
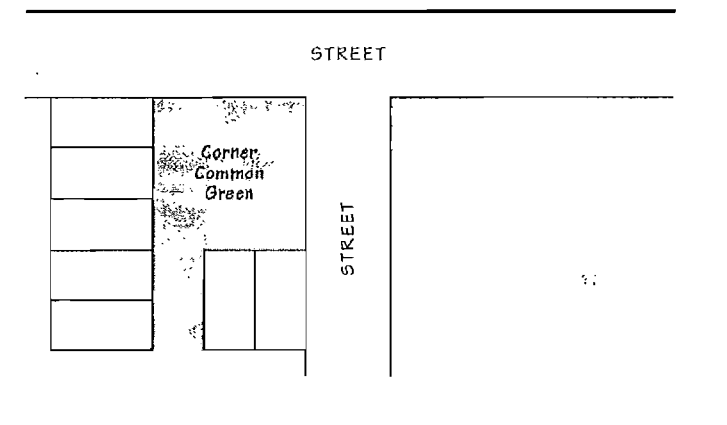


Figure 2
Corner Common Green



7. **Standards for Shared Courts in Multiple-Use Zones.** The purpose of the shared court standards is to allow streets that accommodate pedestrians and vehicles within the same circulation area, while ensuring that all can use the area safely. See Figure 3. Special paving and other street elements should be designed to encourage slow vehicle speeds and to signify the shared court's intended use by pedestrians as well as vehicles. See Figure 4. Access

from a shared court is limited to ensure low traffic volumes that can allow a safe mixing of pedestrians and vehicles. Shared courts are limited to zones intended for more intense development to facilitate efficient use of land while preserving the landscape-intensive character of lower-density zones. The following standards apply to shared courts:

A. General.

1. The minimum width of a shared court right-of-way is 20 feet. The size of the shared court right-of-way must be sufficient to accommodate expected users and uses. The size must take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, traffic safety, natural features, and the community activities that may occur within the shared court.
2. A shared court may be up to 150 feet long. The Tualatin Valley Fire and Rescue will have discretion to review shared court length, with optional design requirements to allow for shared courts to be longer than 150 feet.
3. Shared courts must be dead-end streets. The Tualatin Valley Fire and Rescue and City Engineer will have discretion to review shared court through connections, with optional design requirements to allow for through shared courts.
4. Up to 16 lots may have a front lot line on a shared court;

B. Standards for shared court design.

1. Vehicle maneuvering, parking and emergency access areas within shared courts shall be constructed of brick pavers, stone, or scored or colored concrete. Asphalt is permitted within a shared court, but shall not exceed 25 percent of the area of a shared court.
2. Varied paving materials and colors, bollards, fences, landscaping, lighting and other street furnishings shall be used to differentiate vehicle activities within shared courts from other activities such as pedestrian areas, bicycle areas, play areas, gardens, etc.

3. Driveway widths for the first twenty (20) feet where a shared court meets a public street are:
- a. Ten feet where a driveway provides access to 10 or fewer units on a local street, and
 - b. Twenty feet where a driveway provides access to more than 10 units and when access is on a collector or arterial street.

Figure 3
Shared Court Diagram

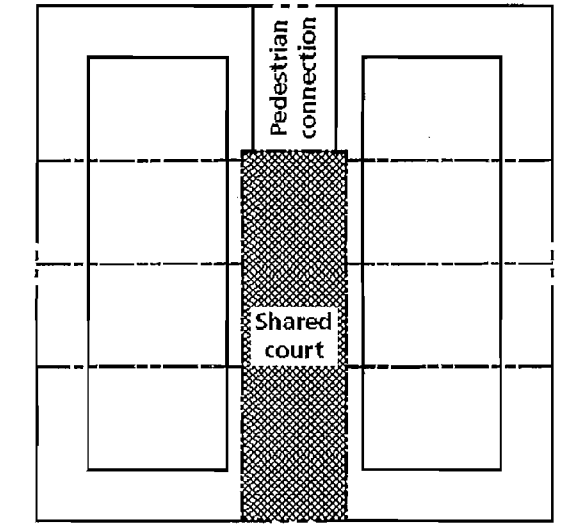
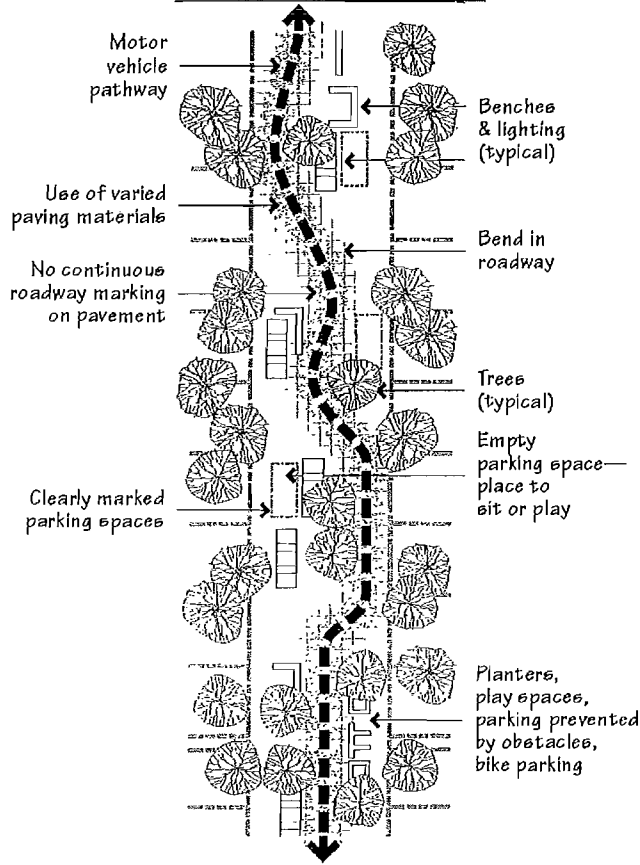


Figure 4
Shared Court Concept



8. **Retaining Walls.** Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer is utilized, a buffer width of at least five (5) feet is required, landscaped to the B3-High Screen Buffer standards.

9. **Fences and Walls**
 - A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.

- B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.
- C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.
- D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.
- E. Fences and walls:
 - 1. May not exceed three feet in height in a required front yard along streets and eight feet in all other locations;
 - 2. May be permitted up to six feet in a required front yard along designated collector and arterial streets.

10. Minimize significant changes to existing on-site surface contours at residential property lines.

Exempting the circumstances listed in Section 60.15.10.2, the following standards shall apply to design review proposals where grading is proposed: [ORD 4487; July 2008]

- A. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:
 - 1. 0 to 5 feet from property line. Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.
 - 2. More than 5 feet and up to and including 10 feet from property line. Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.

3. More than 10 feet and up to and including 15 feet from property line. Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.
 4. More than 15 feet and up to and including 20 feet from property line. Maximum of eight (8) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.
 5. More than 20 feet and up to and including 25 feet from property line. Maximum of ten (10) foot slope differential from the existing or finished slope of the abutting property, whichever is applicable.
- B. Notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.
- C. The grading standards listed in subsection A. above shall not apply to the following:
1. Public right-of-way road improvements such as new streets, street widening, sidewalks, and similar or related improvements.
 2. Storm water detention facilities subject to review and approval of the City Engineer.
 3. On-site grading where the grading will take place adjacent to an existing public street right-of-way, and will result in a finished grade that is below the elevation of the subject public street right-of-way; provided such grading is subject to the approval of the City Engineer, who may require appropriate erosion and sediment control mitigation measures.

[ORD 4498; December 2008]

11. **Integrate water quality, quantity, or both facilities.** Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.
12. **Natural Areas.** Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements.
13. **Landscape Buffering Requirements.** All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table 60.05-2 and the following standards. For purposes of this Section, a landscape buffer is required along the side and rear of properties between different zoning district designations. A landscape buffer is required for non-residential land uses and parks in residential zoning districts. Both buffering standards and side and rear building setback requirements shall be met. Only landscaping shall be allowed in the landscape buffer areas. Buffer areas and building setback standards are measured from the property line, they are not additive. Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. In addition, the buffer area and landscape standard are intended to be continuously applied along the property line, except as authorized under Section 60.05.45.9.

A. Applicability of Buffer Standards.

1. The buffer standards shall not be applicable to individual single-family buildings on individual parcels.
2. The buffer standards shall not apply to areas where emergency access is required.
3. The buffer standards shall not apply to areas where a public utility easement exists. This exemption only applies to trees and does not exempt the requirement of shrubs and ground cover.
4. The buffer standards shall not apply along property lines where a non-residential use is already buffered by a

natural feature or an open space dedication, if such a natural buffer or dedication is at least 40 feet in width, or if the width of the natural feature or open space dedication and the density and quality of landscaping meet or exceed the applicable landscape buffer standard.

5. The buffer standards shall not apply where required for visual access purposes as determined by the City Traffic Engineer or City Police. This exemption only applies to trees and shrubs and does not exempt the requirement of ground cover.

B. B1-Low Screen Buffer. This buffer is intended to provide a minimal amount of transitional screening between zones. This buffer consists of one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width; and live ground cover consisting of low-height plants, or shrubs, or grass proportionately spaced between the trees with actual spacing for low height plants or shrubs dependent upon the mature spread of the vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required buffer area. Deciduous trees having a minimum two-inch caliper at time of planting may be planted in the B1 buffer required for across the street.

- C. **B2-Medium Screen Buffer.** This buffer is intended to provide a moderate degree of transitional screening between zones. This buffer consists of live ground cover consisting of low-height plants, or shrubs, or grass, and 1) one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width; 2) evergreen shrubs which reach a minimum height of four (4) to six (6) feet within two (2) years of planting planted proportionately between the required evergreen trees. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Actual spacing for low height plants or shrubs or evergreen shrubs shall be dependent upon the mature spread of the selected vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area. Deciduous trees having a minimum two-inch caliper at time of planting may be planted in the B2 buffer required for across the street.
- D. **B3-High Screen Buffer.** This buffer is intended to provide a high degree of visual screening between zones. This buffer consists of minimum six (6)-foot high fully sight obscuring fences or walls with an adjoining landscape area on the interior of the fence when the fence is proposed within three (3) feet of the property line. If the fence is proposed to be setback from the property line more than three feet, the landscaping shall be on the exterior of the fence within a landscape area a minimum of five (5) feet in width, with adequate provision of access and maintenance of the landscaped area. The height of the fence shall be measured from the property on which the fence is to be located, and, if located on a wall, shall be in addition to the height of the wall. The landscape area shall be planted with one (1) tree having a minimum planting height of six (6) feet for every thirty (30) lineal feet of buffer width, filled between with evergreen shrubs which reach a minimum height of four (4) to six (6) feet within two (2) years of planting. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Actual spacing for low height plants or shrubs or evergreen shrubs shall be dependent upon the mature spread of the selected vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute

for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.

E. Changes to Buffer Widths and Standards. Required buffer widths and buffer standards are the minimum requirements for buffering and screening. Changes in buffer widths and standards shall be reviewed through the public hearing process, except for the following:

1. A request for a reduction in the buffer width when a B2 or B1 buffer standard is required and the reduction in buffer width is five (5) feet or less, shall be reviewed through administrative authorization provided that the next highest buffer standard is implemented.

Requests for changes in buffer widths and buffer standards shall only be authorized in review of Design Review Guidelines for Landscape Buffering and Screening (60:05.45.8).

F. Landscaping Buffering Installation. All required buffering shall be installed prior to occupancy permit issuance.

G. Pedestrian Plazas in Required Buffer Areas for Non-Residential Development. For non-residential development in non-residential zoning districts, in which the building is proposed to be placed at the required front yard buffer line, concrete or brick pavers shall be authorized in place of required live groundcover, or bark, or grass, for the length of the building for the front yard only; provided that required trees are still installed, the paved area is connected to the public sidewalk, and pedestrian amenities including but not limited to benches or tables, are provided.

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60.05.30. Lighting Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

- 1. Adequate on-site lighting and minimize glare on adjoining properties.**
 - A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.
 - B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.
 - C. Lighting shall be provided in pedestrian plazas, if any developed.
 - D. Lighting shall be provided at building entrances.
 - E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.

- 2. Pedestrian-scale on-site lighting.**
 - A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:
 1. Fifteen (15) feet in height for on-site pedestrian paths of travel.
 2. Twenty (20) feet in height for on-site vehicular circulation areas for residential uses in residential zoning districts.
 3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.
 4. Fifteen (15) feet for the top deck of non-covered parking structures.
 5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.

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60.05.30.2.A.

6. The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.
 7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.
- B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.
- C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.

60.05.35. Building Design and Orientation Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

1. Building Elevation Design Through Articulation and Variety

- A. Residential buildings should be of a limited length in order to avoid undifferentiated building elevations, reduce the mass of individual buildings, and create a scale of development that is pedestrian friendly and allow circulation between buildings by pedestrians. (Standard 60.05.15.1.A.)
- B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)
- C. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)
- D. Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principle use of the building is manufacturing, assembly, fabricating, processing, packing, storage wholesale or distribution activities. (Standard 60.05.15.1.B)

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- E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court or major parking area should be avoided. (Standards 60.05.15.1.B, ~~and C and D~~)

- F. Building elevations visible from and within 100 feet of an adjacent street where the principle use of the building is manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities in an industrial zoning district, should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street should be avoided. (Standards 60.05.15.1.B and C)

2. Roof Forms as Unifying Elements

- A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be emphasized. (Standards 60.05.15.2.A and B)

- B. Flat roofs should include distinctive cornice treatments. (Standard 60.05.15.2.C)

- C. Additions to existing structures which involve the addition of new roof area should respect the roof form and material of the existing structure. (Standard 60.05.15.2.D)

3. Primary building entrances.

- A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in industrial districts where the principle use of the building is manufacturing, assembly, fabricating, processing, packing, storage and wholesale or distribution activities. (Standard 60.05.15.3)

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- B. Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)

4. Exterior Building Materials

- A. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standards 60.05.15.4.A and B)
- B. Where masonry is used, decorative patterns (other than running bond pattern) should be provided, especially at entrances, building corners and at the pedestrian level. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete. This guideline does not apply to development in Industrial zones, where masonry is used for exterior finishes. (Standards 60.05.15.4.B and C)

- 5. **Screening of Equipment.** All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)

6. Building Location and Orientation in Multiple Use and Commercial districts.

- A. Buildings should be oriented toward and located within close proximity to public streets and public street intersections. The overall impression, particularly on Class 1 Major Pedestrian Routes, should be that architecture is the predominant design element over parking areas and landscaping. Property size, shape and topographical conditions should also be considered, together with existing and proposed uses of the building and site, when determining the appropriate location and orientation of buildings. (Standards 60.05.15.6.A and B) [ORD 4462; December 2007]

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- B. On Class 1 Major Pedestrian Routes, the design of buildings located at the intersection of two streets, should consider the use of a corner entrance to the building. (Standards 60.05.15.6.B and D)
 - C. On Class 1 Major Pedestrian Routes, building entrances should be oriented to streets, or have reasonably direct pedestrian connections to streets and pedestrian and transit facilities. (Standards 60.05.15.6.C and D) [ORD 4365; September 2005]
- 7. Building Scale along Major Pedestrian Routes.**
- A. Architecture helps define the character and quality of a street. Along Major Pedestrian Routes, low height, single story buildings located at the right-of-way edge are discouraged except where detached single family dwellings are permitted. (Standard 60.05.15.7.A and B)
 - B. Building heights at or near the street should help form a sense of enclosure, but should not create an undifferentiated high wall out of scale with pedestrians. Building heights at the street edge should be no higher than sixty (60) feet without the upper portions of the building being set back from the vertical building line of the lower building stories. (Standard 60.05.15.7.A)
- 8. Ground Floor Elevations On Commercial And Multiple Use Buildings.**
- A. Excluding residential only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes. (Standard 60.05.15.8.)
 - B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. (Standard 60.05.15.8.B)
- 9. Design of Residential Uses Fronting Shared Courts and Common Greens.**

- A. Building elevations facing shared courts and common greens should include pedestrian oriented design elements and other design features that provide articulation, variety, interest and quality. (Standards 60.05.15.9.A,B,C, F and G)
- B. Garage openings should not be a dominant feature within shared courts. (Standards 60.05.15.9.D and E)

60.05.40. Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

1. **Connections to public street system.** The on-site pedestrian, bicycle and motor vehicle circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets in accordance with connections identified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan. (Standard 60.05.20.1)
2. **Loading area, solid waste facilities, and similar improvements.**
 - A. On-site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)
 - B. Except in industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2.)
3. **Pedestrian circulation.**
 - A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)
 - B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)

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- C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)
 - D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)
 - E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)
 - F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)
4. **Street frontages and parking areas.** Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)
5. **Parking area landscaping.** Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standard 60.05.20.5.A through D)
6. **Off-Street parking frontages in Multiple Use districts. [ORD 4462; December 2007]**
- A. Surface parking should occur to the side or rear of buildings and should not occur at the corner of two Major Pedestrian Routes. (Standard 60.05.20.6)
 - B. Surface parking areas should not be the predominant design element along Major Pedestrian Routes and should be located on the site to safely and conveniently serve the intended users of the development, without precluding future site intensification. (Standard 60.05.20.6)
7. **Sidewalks along streets and primary building elevations in Multiple Use and Commercial districts.**

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- A. Pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.7.A)
 - B. Pedestrian connections should be provided along primary building elevations having building and tenant entrances. (Standard 60.05.20.7.B.)
- 8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple Use, and Commercial districts.**
- A. On-site vehicle circulation should be easily recognized and identified, and include a higher level of improvements such as curbs, sidewalks, and landscaping compared to parking lot aisles. (Standard 60.05.20.8)
 - B. Long, continuous parking aisles should be avoided if possible, and landscaped as necessary to minimize the visual impact. (Standard 60.05.20.8)
- 9. Parking Structures in Multiple-Use Districts.** Active ground floor uses should be incorporated in parking structures, particularly on street level elevations facing Major Pedestrian Routes. (Standard 60.05.20.9)
- 60.05.45. Landscape, Open Space and Natural Areas Design Guidelines.** Unless otherwise noted, all guidelines apply in all zoning districts.
- 1. Common Open Space for Residential Uses in Residential Districts**
- A. Common open spaces should be provided that are sized and designed for anticipated users, and are located within walking distance for residents and visitors, and should be integrated into the overall landscape plan. (Standard 60.05.25.1 through 3)
 - B. Common open spaces should be available for both passive and active use by people of all ages, and should be designed and located in order to maximize security, safety, and convenience. (Standard 60.05.25.1 through 3)

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- C. Common open spaces should be free from all structural encroachments unless a structure is incorporated into the design of the common open space such as a play structure. (Standard 60.05.25.1 through 3)
 - D. Common open space should be located so that windows from living areas, excluding bedrooms and bathrooms, of a minimum of four (4) residences face on to the common open space. (Standard 60.05.25.1 through 3)
- 2. Minimum landscaping in Residential districts.**
- A. Landscape treatments utilizing plants, hard-surface materials, or both should be provided in the setback between a street and a building. The treatment should enhance architectural elements of the building and contribute to a safe, interesting streetscape. (Standard 60.05.25.4)
 - B. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.4)
- 3. Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.**
- A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.5.A, B, and D)
 - B. Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.5.C)
 - C. Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standard 60.05.25.5.A and B)
 - D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standard 60.05.25.5.A and B)

- E. A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)

4. Design of Common Greens in Multiple Use Districts.

A. Common greens should be designed to provide access for only pedestrians and bicycles to abutting properties. Common greens should also serve as a common open space amenity for residents. (Standard 60.05.25.6)

B. The size of the common green right-of-way should be sufficient to accommodate expected users and uses. The size must take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, natural features, and the community activities that may occur within the common green. (Standard 60.05.25.6.A.1)

C. When a public pedestrian connection is desired, it should be designed as a distinct feature to distinguish it from an adjacent common green. . (Standards 60.05.25.6.A.2 and 3)

A-D. Common greens should not provide access to parking. . (Standard 60.05.25.6.A.4)

5. Design of Shared Courts in Multiple Use Districts.

A. Shared courts should safely accommodate pedestrians and vehicles within the same circulation area and provide safe access to abutting properties. Special paving and other street elements should be designed to encourage slow vehicle speeds and to signify the shared court's intended use by pedestrians as well as vehicles. (Standards 60.06.25.7, 60.06.25.7.B.1,2 and 3)

B. The size and length of a shared court should be sufficient to accommodate expected users and uses. The size and length should take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, traffic safety, natural features, and the community activities that may occur within the shared court. (Standards 60.06.25.7.A.1, 2, 3 and 4)

- 46. **Retaining Walls.** Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.6)

57. Fences and Walls

- A. Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.7)
- B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.7)

68. Changes to existing on-site surface contours at residential property lines. The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight. (Standard 60.05.25.8)

79. Integrate water quality, quantity, or both facilities. Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard 60.05.25.9)

810. Landscape Buffering and Screening

- A. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.11)
- B. When potential impacts of a conditional use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.11)
- C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas

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and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.11)

- D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (No corresponding standard).

- 11. **Natural Areas.** Natural features that are indigenous to a development site, such as streams, wetlands, and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard 60.05.25.10)

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60.05.50. Lighting Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaires. (Standard 60.05.30.1 and 2)
2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building. (Standard 60.05.30.2)
3. Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens shields, shades or other measures to screen the view of light sources from residences and streets. (Standard 60.05.30.1 and 2)
4. On-site lighting should comply with the City's Technical Lighting Standards. Where the proposal does not comply with Technical Lighting standards, the applicant should describe the unique circumstance attributed to the use or site where compliance with the standard is either infeasible or unnecessary. (Standard 60.05.30.1 and 2)

**PROPOSED
CHAPTER 90
DEFINITIONS**

Unless specifically noted, existing definitions are not amended or deleted.

Animal Care, Major. Animal uses that provide outdoor facilities. Uses may include kennels, dog parks, animal day care, and other similar uses.

Animal Care, Minor. Animal uses that provide indoor only facilities. Uses may include animal day care, washing, grooming, veterinarian clinics, animal medical research facilities, and other similar uses.

Automotive Services, Major. Service or repair to motorized vehicles, which affect the body or frame. This term includes: painting, bodywork, steam cleaning, tire recapping, major engine or transmission overhaul or repair involving removal of a cylinder head or crankcase, and mechanical car washes that are used by and open to the general public.

Automotive Services, Minor. Service or repair to motorized vehicles, which do not affect the body or frame. This term includes: retail and wholesale fuel sales; tire sales or installation, glass installation, oil changes and lubrications, general engine maintenance and repair, radiator repair, detail shops, mechanical car washes solely used by on-site employees as part of retail vehicle sales, or other similar service or repair.

Building Height. The vertical distance from grade plane to the highest point of roof structure.

Grade Plane. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building a point six (6) feet from the building.

Care Facilities. General care located within a dwelling accommodating not more than five nonrelated persons, for children and senior citizens.

Commercial Schools. Schools which are customarily commercial in nature, such as business, dancing, martial arts, and other instructional schools.

Educational Institutions. Public, private or parochial academic schools, colleges, universities, vocational and trade schools, excludes commercial schools.

Dwelling, Live / Work. A dwelling unit combining Residential use types with Commercial or Limited Industrial use types. This Use Classification includes, but it not limited to: Hoffice, Live/Work Facilities or other similar uses, but is not a Home Occupation.

Medical Clinic. A facility, independent or part of a hospital or medical school, that is devoted to the diagnosis and care of outpatients. The establishment may be run by several specialists working in cooperation and sharing of the same facility for either a single-focus or general-purposes of the entire facility, such as cardiac clinic or pediatric clinic.

Places of Worship. Any building where congregations gather for prayer such as churches, mosques, synagogues, temples or other related facilities.

Public Buildings. Structures, services, and uses such as City Hall, Post Office, Police and Fire Stations.

Recreational Facilities. Facilities that are intended to provide amusement to the user, with limited allowance for spectators. This use includes, but is not limited to: theaters, health clubs, golf courses, non-motorized bicycle tracks, skateboard parks, swimming clubs or pools, tennis or handball or racquet clubs, bowling alleys, dance halls, skating rinks, indoor soccer fields, laser tag, paintball, or other similar uses.

Social Organizations. Social and fraternal organizations.

Vehicle Sales, Lease or Rental. The sale, lease or rental of new or used automobiles, boats, motorcycles, or other motorized vehicles that require a license or registration to own or operate. This use classification includes, but is not limited to: Car Rentals, Vehicular Dealerships, Dealerships, Vehicle Sales, Vehicle Sales Lots, Travel Trailers, Recreation Vehicles, Manufactured Homes, Boat Sales or other similar uses, not located in residential zones.

Office. A place in which business, clerical, corporate, research and development, call centers, or professional activities are conducted.


Service Business or Professional Services. Uses engaged in providing services to the general public: such as small dental and medical offices, real estate, insurance, administrative facilities, personal care, business; professional, and similar services.

Park and Ride. [ORD 4224; August 2002] A parking facility near a transit station or stop for the purpose of parking motor vehicles by transit and carpool riders.

Laboratory. A facility equipped for scientific research, experimentation or testing; or a facility where chemicals, pharmaceuticals or explosives are prepared or manufactured.

Common Green. A right-of-way or tract that provides for pedestrian and bicycle access, but not vehicle access, to abutting property and generally providing a common area for use by residents of detached residential units. A common green may function as a community yard. Hard and soft landscape features may be included in a common green, such as groundcover, trees, shrubs, surfaced paths, patios, benches, or gazebos.

Shared Court. A right-of-way or tract that is designed to accommodate – within the same circulation space – access for vehicles, pedestrians, and bicycles to abutting property. Instead of a sidewalk area that is separate from vehicle areas, a shared court is surfaced with paving blocks, bricks or other ornamental pavers to clearly indicate that the entire street is intended for pedestrians as well as vehicles. A shared court may also include traffic calming measures to ensure safe co-existence of pedestrians, vehicles, and bicycles. Like a common green, a shared court may function as a community yard. Hard and soft landscape features and street furniture may be included in a shared court, such as trees, shrubs, lighting fixtures, and benches.

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