



Oregon

Theodore R. Kulongoski, 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

May 22, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Gresham Plan Amendment
DLCD File Number 003-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. 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: June 8, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. 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 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.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Stacy Humphrey, DLCD Regional Representative
Ken Onyima, City of Gresham

<paa> ya/

FORM 2

DLCD NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18
(See reverse side for submittal requirements)

DEPT OF

MAY 21 2007

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: City of Gresham

Local File No.: PMA 07-26000013

(If no number, Use none)

Date of Adoption: 5/15/07

Date Mailed: 5/18/07

(Must be filled in)

(Must be filled in)

Date the notice of Proposed Amendment was mailed to DLCD: 2/22/07

☐ Comprehensive Plan Text Amendment

☒ Comprehensive Plan Map Amendment

☐ Land Use regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use regulation

☐ Other: _____

(Please Specify Type of Action)

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

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

Location: 2901 NE 201st Avenue (1N3E29A #1006) Acres Involved: Approximately 0.56 acres

Specified Change in Density: Current: NA Proposed: NA

Applicable Statewide Planning Goals: Goal 9 - Economic Development

Is an Exception Proposed? Yes: ☐

No: ☒

Applicable Statewide Planning Goals: Goal 9, Economic Development

Was an Exception Adopted? Yes: ☐

No: ☒

DLCA # 003-07 (15900)

Yes: X No:

Yes: _____ No: _____

Yes: _____ No: _____

Metro

Area Code + Phone Number: 503) 618-2521
City: Gresham, OR

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18

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

2. Submit **TWO (2) copies** of the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the “notice of Adoption” is sent to DLCD.
6. In addition to sending the “notice of Adoption” to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only , or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or email your request to Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

CB 07-07

ORDINANCE NO. 1645

AN ORDINANCE AMENDING THE GRESHAM COMMUNITY DEVELOPMENT PLAN MAP
FROM MODERATE COMMERCIAL (MC) TO LIGHT INDUSTRIAL (LI)
(PMA 07-26000013 - OPUS NW)

THE CITY OF GRESHAM ORDAINS AS FOLLOWS:

Section 1. The Gresham Community Development Plan Map is amended as follows:

City of Gresham, Multnomah County, Oregon, approximately .56-acre located at the NE corner of Section 1N 3E 29A Tax Lot 1006 (a 14.52-acre industrial site) is changed from Moderate Commercial (MC) to Light Industrial (LI).

Section 2. The amended Gresham Community Development Plan Map is marked as Exhibit A.

First reading: May 1, 2007

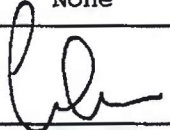
Second reading and passed: May 15, 2007

Yes: Bemis, Echols, Bennett, Craddick, Strathern, Warr-King, Nielsen-Hood

No: None

Absent: None

Abstain: None

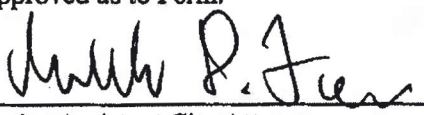


City Manager



Mayor

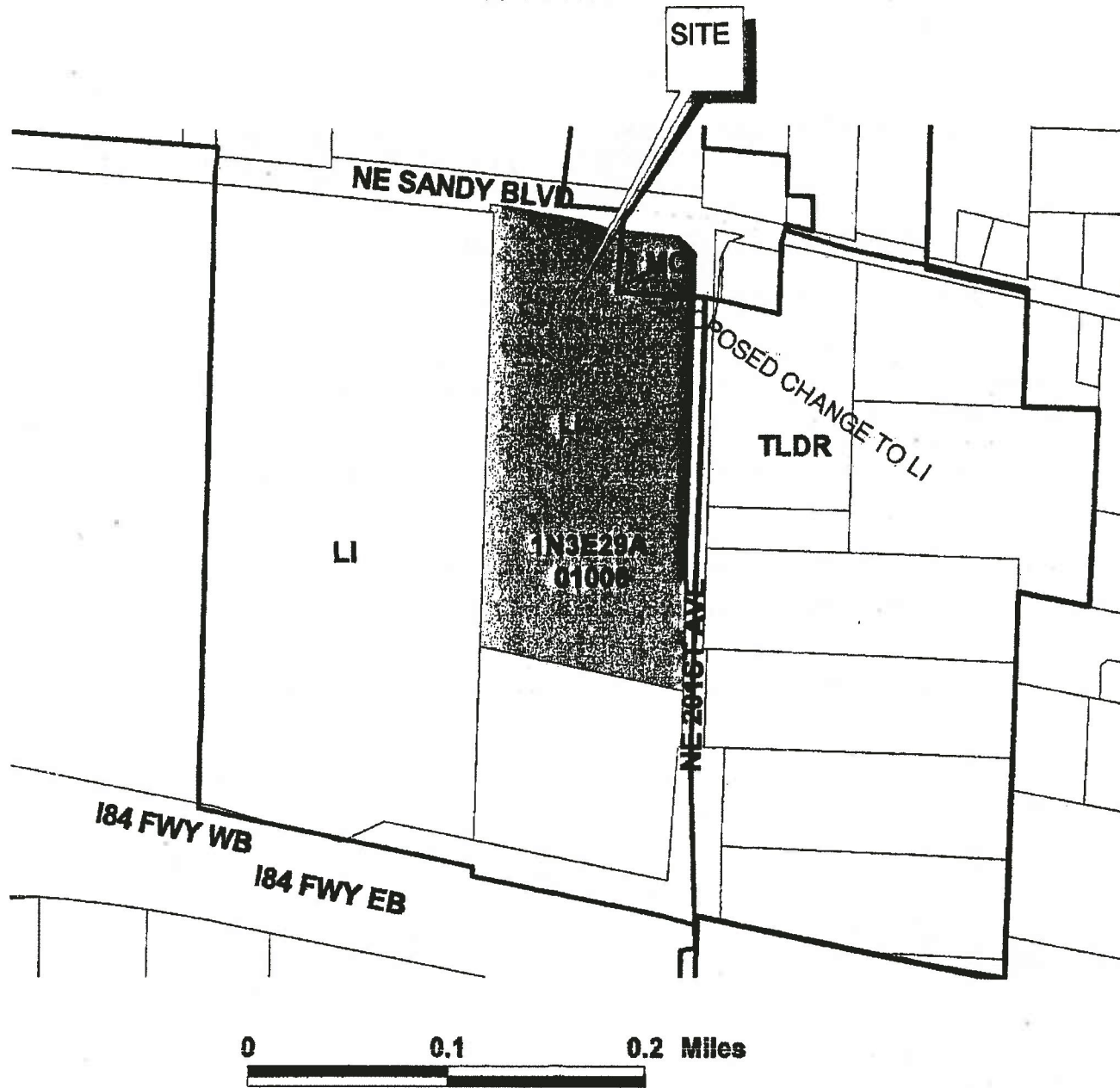
Approved as to Form:



Senior Assistant City Attorney

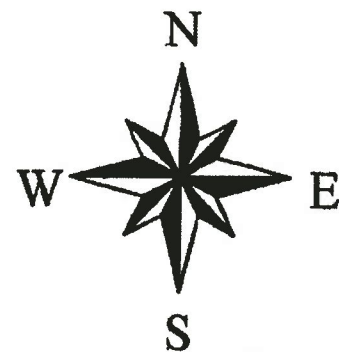
Vicinity Map

Exhibit A



File #: PMA 07-26000013

Project: Opus NW
Cascade Distribution Center



BEFORE THE CITY COUNCIL OF THE

CITY OF GRESHAM

IN THE MATTER OF AMENDMENT TO GRESHAM)	Order No. 598
COMMUNITY DEVELOPMENT PLAN MAP FROM)	
MODERATE COMMERCIAL (MC) TO LIGHT)	PMA 07-26000013
INDUSTRIAL (LI) (OPUS NW PROPERTY))	

On May 1, 2007, the City Council held a public hearing to take testimony on an amendment to the Gresham Community Development Plan Map to change the land use designation on approximately .56-acre located at the NE corner of Section 1N 3E 29A Tax Lot 1006 (a 14.52-acre industrial site) from Moderate Commercial (MC) to Light Industrial (LI).

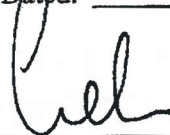
The hearing was conducted under Type III procedures. Mayor Shane T. Bemis presided at the hearing.

The Council closed the public hearing and approved the proposed amendment at the May 1, 2007 meeting, and a decision was made at the May 15, 2007 meeting.

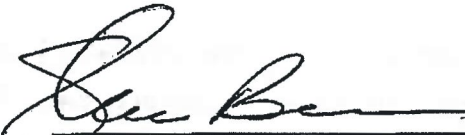
A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that this amendment is approved and adopts the findings, conclusions, and recommendations as stated in the attached Planning Commission Recommendation Order and staff report.

Dated: May 15, 2007



City Manager



Mayor

**BEFORE THE PLANNING COMMISSION OF THE
CITY OF GRESHAM**

TYPE III RECOMMENDATION ORDER PMA 07-26000013

A public hearing was held on April 9, 2007, to consider a proposed Plan Map amendment from **Moderate Commercial (MC)** to **Light Industrial (LI)** on an approximately .56-acre portion of a 14.52-acre industrial site. The site is located at 2901 NE 201st (SW corner of NE Sandy Blvd. & SE 201st), and is also described as State ID# 1N-3E-29A #1006, Willamette Meridian, Gresham, Oregon.

The Planning Commission closed the public hearing at the April 9, 2007 meeting, and a final recommendation was made at the April 9, 2007 meeting.

Wes Bell, Chairperson, presided at the hearing.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of this Type III Plan Map Amendment Recommendation Order.

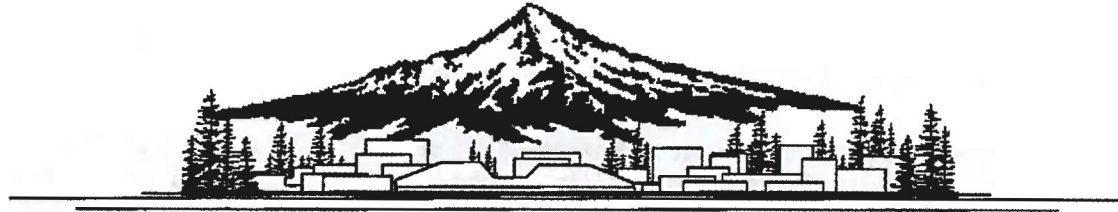
The Planning Commission recommends **Approval** of the proposed Plan Map amendment to the City Council and adopts the findings, standards, conclusions and recommendations contained in the March 29, 2007 staff report with the following exceptions/amendments:

NONE


Chairperson

Date

4/9/07



Community and Economic Development Department
City of Gresham

STAFF REPORT

OPUS NW Plan Map Amendment

HEARING DATE: April 9, 2007

REPORT DATE: March 29, 2007

TO: Gresham Planning Commission

FROM: Ken C. Onyima, AICP, Senior City Planner

FILE NUMBER: PMA 07-26000013

PROPOSAL: The proposal is for a Plan Map Amendment involving approximately .56 acres of this 14.52-acre industrial lot. This .56-acre located at the NE corner of the site is to be re-designated Light Industrial (LI) from the present Moderate Commercial (MC).

APPLICANT: Opus NW

REPRESENTATIVE: Kelly Niemeyer, Group MacKenzie

PROPERTY DESCRIPTION: Section 1N 3E 29A Tax Lot 1006

LOCATION: 2901 NE 201st Avenue (SW Corner of SE 201st and NE Sandy Blvd.)

EXHIBITS: A. Vicinity Map
B. Applicant's Narrative

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of this Plan Map amendment to the City Council.

I. BACKGROUND INFORMATION

A. DESCRIPTION OF PROPOSAL AND HISTORY

The proposal would change approximately .56 acres out of 14.52 acres that make up this split-zoned property from the current land use designation of Moderate Commercial (MC) to Light Industrial (LI). This will bring designation of this piece in line with the rest of the property.

The property is located at the SW corner of NE 201st Avenue and NE Sandy Blvd. The four corners of NE Sandy Boulevard and 201st Avenue are designated MC.

The site is subject of a land use application for an industrial use development (DR 07-260000010) which includes the MC portion of the site. The applicant has pointed out that the proposed change in designation is being pursued in order to allow for the use of the site as part of the proposed industrial use development. Since this property is currently designated MC, industrial uses that the applicant intends would not be a permitted use. However, all permitted uses allowed in the LI designation would be permitted if this Plan Map Amendment were to be approved.

B. EXECUTIVE SUMMARY

The proposed LI designation meets all three of the City's criteria for Plan Map amendments. This proposed change would not create a significant impact to the amount of MC lands in the City as the amount of property involved is not significant. Also the fact that all properties along that southerly frontage of NE Sandy Blvd. are designated LI makes the proposal more in line with the abutting properties. The Community Design and Economic Development Policies would be promoted because the proposed change in designation is supportive of an industrial use development. The size and access issues at that corner make commercial establishment under the MC district difficult.

Based on these and other findings contained in this report, staff has recommended adoption of the proposed CC designation.

II. APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

- | | | |
|-----------|-----------------------------|---|
| A. | Section 11.0204 | Type III Procedures |
| B. | Section 11.0101 | Development Permit Application |
| C. | Section 11.0213-0214 | Referral and Review of Development Permit Application |
| D. | Section 12.0000 | Community Development Plan Map Amendments |

III. APPLICABLE COMMUNITY DEVELOPMENT PLAN POLICIES

A.	Section 10.312	Commercial Land Use
B.	Section 10.313	Industrial Land Use
C.	Section 10.319.1	Transit Corridor Plan Area
D.	Section 10.320	Transportation Systems
E.	Section 10.330	Public Facilities and Services
F.	Section 10.413	Community Design
G.	Section 10.414	Economic Development

IV. FINDINGS

The proposed plan map amendment is consistent with all applicable criteria and policies of the Community Development Plan, as indicated in the following findings:

A. COMMUNITY DEVELOPMENT CODE PROCEDURES

1. **Section 11.0101 - Development Permit Application.** Staff has reviewed this application, and finds that it includes the information needed to fully address the Plan Map Amendment criteria.
2. **Section 11.0204 - Type III Procedures.** This proposal will be considered by both the Planning Commission and the City Council at public hearings in accordance with provisions of this section.
3. **Section 11.0213-0214 - Referral and Review of Development Permit Application.** This application has been routed to affected city, county and state agencies for review and comment.
4. **Section 12.0000 - Community Development Plan Map Amendments.** This proposal will be evaluated according to the Type III procedures and approval criteria contained in this section. Certain criteria outlined in this section of the Code must be addressed in order for an evaluation of the appropriateness of the request to be conducted. An applicant must demonstrate that:
 - (3)(a) The proposed designation is consistent with the applicable policies and implementation strategies of the City's Community Development Plan. The applicant must demonstrate that the proposed designation complies with the appropriate locational criteria identified in the Community Development Plan.
 - (3)(b) The proposed designation will not negatively impact existing or planned public facilities and services.
 - (3)(c) In addition, the proponent shall demonstrate compliance with one of the following criteria:

- (i) A mistake was made in the current designation. The applicant must identify a specific error made during the adoption process of the Community Development Plan that, if it had been brought to the attention of the council, would have influenced the council's decision of the appropriate designation
- or,
- (ii) The site is suitable for the proposed designation and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed land use designation and its potential use vary. The factors in determining suitability are parcel size and location.

Criteria (a), (b), and (c)(i) have been addressed by the applicant.

- (d) The proposed designation is consistent with the Metro Urban Growth Functional Plan.

B. COMMUNITY DEVELOPMENT PLAN POLICIES

The following are Community Development Plan policies, which relate directly to this proposal. The staff has reviewed the narrative provided by the applicant and has made an evaluation of the proposal in light of applicable Comprehensive Plan Policies as follows:

Section 10.312 Commercial Land Use Policies:

Policy I It is the City's Policy to provide an adequate amount of serviceable commercial land to facilitate the development of commercial centers or infill commercial strip development and prevent the need for lateral expansion of commercial strips along major streets.

Policy II It is the City's policy to encourage commercial development which increases employment opportunities; reduces dependency on outside-of-city goods and services; promotes energy-efficient travel patterns; is compatible with neighboring land uses; and promotes good community design.

Policy III It is the City's policy to ensure that the supply of commercially designated land meets the market demand.

Findings: These policy statements and how the proposal supports them are detailed on page 8 of the applicant's narrative (Exhibit B). These findings are hereby made part of this report by reference.

The applicant has noted that the MC piece is not a serviceable commercial land as Policy 1 above requires on two grounds. The first is that the MC piece will be diminished in size following the right-of-way improvements required along Sandy Boulevard and 201st. This will render that piece non-serviceable for a stand alone commercial development, including building, parking and associated landscaping

requirements. The second ground is that access unto such a commercial development will only be possible through the industrial portion of the site, thus creating an unsafe situation for industrial-type vehicle uses and the commercial type uses.

Even though this change may seem to be a reduction in the commercial land inventory, the case has been made that such a reduction will amount to an insignificant impact to the supply of commercially designated land. On the other hand, it will help make possible the establishment of a much needed industrial development on the site. Furthermore, some degree of commercial uses are allowed in the industrial district. Up to 15% of the total floor area of an industrial development may be devoted for commercial retail use. In other words, this change will not prohibit commercial use of the site, rather it is providing opportunity for both industrial and commercial uses.

Based upon these findings, this proposal is found to be in conformance with the Commercial Land Use Policies found in the City of Gresham Community Development Plan.

Section 10.313 - Industrial Land Use

Policy I It is the policy of the city to promote expansion of existing industrial uses and attract industrial development which is labor and capital intensive as well as environmentally desirable.

Policy II It is the policy of the city to ensure that there are opportunities for a wide range of industrial uses and to strive for compatibility between industrial and adjacent land uses.

Policy IV It is the city's policy to ensure that the supply of industrially designated land meets the market demand.

Findings: Implementation strategies of the above policies include encouraging the maintenance of large industrial tracts (20+ acres), which exist north of Sandy Blvd. for large scale, planned industrial development. Others are that the City will annually assess the supply of serviceable sites for industrial development with the view to amending the land use map to redesignate more serviceable land for industrial development. This proposal fits well with the vision for promotion of industrial use expansion in the city. The applicant has advanced arguments in the narrative that buttress the point that this corner piece will serve the city better as an industrial piece than a commercial piece (please refer to page 11 of the narrative for details).

This proposed redesignation involves a parcel in the predominantly Sandy Blvd. Industrial area and the addition of this piece is a step towards creating a serviceable industrial property. These are all geared towards achieving the above policies.

Based upon these findings, this proposal is found to be in conformance with the Industrial Land Use Policies found in the City of Gresham Community Development Plan.

Section 10.319.1 – Transit Corridor Plan Area

The city will permit and encourage land use types and intensities of use which support creation of transit supportive development along the city's transit streets, accommodate forecast growth and are otherwise consistent with the Urban Growth Management Functional Plan and the 2040 Growth Concept Map.

Findings: The piece in question is within the boundaries of a Corridor 2040 Design Type by being at the Sandy Blvd. and 201st Avenue node, which is a 2040 Corridor. The present MC district is one of the Corridor districts and uses allowed in the MC district are intended to be transit supportive. As previously determined, commercial retail uses similar to what the MC district allows are permitted in the LI district up to 15% of the floor area. Furthermore, the viability of this piece for a stand alone commercial development is greatly diminished by the net size of the site following right-of-way dedication.

Section 10.320 - Transportation System

It is the policy of the City to implement and maintain a balanced, coordinated, safe and efficient transportation system.

Findings: The change in land use designation will not create a significant change in the transportation system of the immediate area or of the city. Development Engineering and the City's Transportation Planner have noted that they have no concern regarding this change in designation. No response was received from ODOT.

Right-of-way improvements to both Sandy Blvd. and 201st Avenue as part of the industrial development will leave those streets better equipped to handle any traffic impact from the industrial use.

Sandy Blvd. is an arterial with adequate capacity available to accommodate any potential increase in trips generated by this proposal. Similarly, 201st Avenue is a collector with adequate capacity as well. In order to bring the two streets to the current standards for their classifications, right-of-way improvements will be required as part of the development permit. As a comparison, the current classification of MC has a higher trip generation than the proposed LI according to traffic reports and as detailed on page 12 of the applicant's narrative.

Based upon these findings, the proposal has been found to be in compliance with the Transportation Policies.

Section 10.330 - Public Facilities and Services

It is the City's policy that development will coincide with the provision of adequate public facilities and services including access, drainage, water and sewerage services.

Section 10.331 - Water Service

It is the policy of the City to provide municipal water service to all users within the corporate limits of Gresham.

Section 10.332 - Sanitary Sewer Service

It is the policy of the City to provide municipal sanitary sewer service to all users within the Gresham sanitary sewer drainage basin.

Section 10.333 - Drainage Management

It is the City's policy to establish a drainage management system, which controls the amount and rate of surface water runoff; protects property from runoff related damage; and controls pollution of receiving streams.

Section 10.335 - Fire and Police Protection

It is the policy of the City of Gresham to provide adequate and cost-effective fire and police protection, which ensures a safe living environment and is responsive to the needs of the citizens of Gresham.

Findings: Development Engineering has noted that this proposal will not have a negative effect on the noted public facilities.

The Public Safety Official has expressed no concerns regarding this proposal.

Based upon these findings, this proposal has been found to be in compliance with the Public Facilities policies of the City of Gresham Comprehensive Plan.

Section 10.413 - Community Design

It is the City's policy to establish a community design process which:

1. Evaluates and locates development proposals in terms of scale and related community impacts with the overall purpose of being a complementary land use pattern and long term stability.
2. Evaluates individual developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking provisions for the handicapped, and crime prevention techniques.

Findings: The Community Design policy focuses on practical issues of traffic circulation, compatibility among land uses, and how these considerations help to create long term stability.

The proposal will make viable an industrial development by turning a piece of the same lot that has an MC designation in line with the rest of the lot. The proposal is not in conflict with surrounding uses, rather complements them.

By granting the change in land use designation for the site, all development on the site would be required to comply with applicable site design criteria and all attendant setbacks, buffers, and the like. An application for site design review has already been submitted for the development of the site with an industrial use (DR 07-26000010).

Based upon these findings, the proposal has been found to be in compliance with the Community Design policies of the Comprehensive Plan.

Section 10.414 - Economic Development

It is the policy of the City to promote diversification of the community's economic base by promoting business retention and expansion, business recruitment and marketing.

Findings: The requested Plan Map Amendment by OPUS Northwest to change the zoning of the NE corner of the site located at Sandy & 201st from Moderate Commercial (MC) to Light Industrial (LI) is fully supported by the City's Economic Development staff. The majority of the site is currently zoned LI with the exception of the small portion located in the NE corner of the site. Access to the MC portion of the site would need to be through the industrially developed part of the site, which would be an awkward situation for both developments. Potential industrial users of the site have also expressed serious concern about losing the site efficiency which comes from a regular shaped lot. This change in zoning would allow industrial development to move forward on this site, which would encourage job creation and new investment within the City of Gresham. Economic Development staff has targeted this site as a prime industrial development location and support the change of zoning from MC to LI.

Based upon these findings, the proposal has been found to be in compliance with the Economic Development policies of the Comprehensive Plan.

Criteria 1 Conclusion: Based on all the above findings, the proposed CC designation has been shown to be consistent with all applicable Community Development Plan policies, and therefore satisfies Criteria 1 for Plan Map amendments.

C. IMPACTS ON EXISTING OR PLANNED PUBLIC FACILITIES AND SERVICES

Criteria 2 for Plan Map amendments (Section 10.013) requires a finding that:

"The proposed designation will not negatively impact existing or planned public facilities and services."

Findings: Based on comments from the City's Department of Environmental Services, Development Engineering Section, the proposed LI designation is not expected to negatively impact public facilities. Development of the site will be subject to review of applicable design criteria and the public works standards.

Conclusion: Based on these findings, the proposed LI designation is not expected to have negative impacts on public facilities, and therefore is consistent with Criteria 2 for Plan Map amendments.

D. A MISTAKE WAS MADE IN THE DESIGNATION

The applicant has addressed Criterion 3(C)(i). Criterion 3(C)(i) for Plan Map amendments requires a finding that: "a mistake was made in the current designation. The applicant must identify a specific error made during the adoption process of the Community Development Code that, if it has been brought to the attention of the council, would have influenced the Council's decision of the appropriate designation".

Findings: To support this claim of error, the applicant advanced two points. First is that the impact of future right-of-way improvement along both Sandy Blvd. and 201st Avenue was not considered. The dedications required to bring these streets to their respective standards render the MC portion not feasible for stand alone commercial development. Not large enough property will be left for most stand alone commercial developments and associated parking and landscaping. The second point has to do with access to the commercial piece. Due to the closeness of this piece to the intersection and in keeping with the Sandy Blvd./181st Avenue Access Master Plan, driveway access will not be permitted directly into the MC portion. Please refer to page 8 of the narrative for additional comments. Based on these points, the applicant opines, and staff concurs that the piece shouldn't have been so designated, thus declare that an error was made.

Conclusion: Staff concurs with applicant's assertions. Based on these findings, the applicant has demonstrated a need for the proposed designation, and that an error was made in the designation.

E. CONSISTENCY WITH METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

The Metro 2040 Growth Concept Plan has the site (Tax Lot 1006) designated as Industrial Area with this present MC portion as a Corridor design type being located along 181st Ave. This change will bring the entire tax lot into a single designation within the Growth Concept Plan. This will mean industrial designation. Consistency with the Metro Urban Growth management Functional Plan is therefore maintained by the change because either industrial or commercial retail uses (subject to the LI limitations) could be developed on the site.

Title 8 of the UGM Functional Plan provides that at least 45 days prior to the first evidentiary hearing on an amendment to the comprehensive plan or land use regulation that a copy of the proposal be submitted to Metro for review. The amendment was submitted 1/18/07, which is more than 45 days prior to the 4/9/07 Planning Commission hearing, which is the first hearing. No comments from Metro have been received.

Conclusion: The proposal is consistent with Title 1 and Title 8 of the UGM Functional plan as the LI designation is consistent with the 2040 Growth Concept Plan; there is no negative impact on job creation, and proper notice has been given. The proposal affects no other Titles.

V. OTHER COMMENTS

Development Engineering Comments:

The plan map amendment will not negatively impact public facilities. The proposed plan map amendment is approvable as submitted.

Transportation Planning Comments:

Development Transportation Planning has reviewed the proposed project and has no issues with the proposed Plan Map Amendment. The trip generation calculation developed by the applicant is slightly flawed. The MC "worst-case" use appears to be valid, as it is similar to the use across NE 201st Avenue. Under the proposed LI District, the "worst-case" is a retail service use that is secondary to the proposed 300,000-sf industrial use on the site. The McDonald's Restaurant on NE 181st Avenue is on a similar sized parcel of land. A 2800-sf fast-food drive-thru restaurant will generate the equivalent number of trips as a 12-fueling-position gas station (2022 vs 2022). Based on these findings, the change in the District designation from MC to LI will not result in a potential increase in trip generation from the site. As there will be no increase in the potential trip generation from the site as a result of the proposed District designation change, the proposed designation will not negatively impact existing or planned public facilities and services; and therefore complies with Section 12.0001((A)(3)(b)).

VI. CONCLUSION

The proposed Plan Map amendment is consistent with applicable criteria and policies of the Community Development Plan, as indicated by findings contained in Section IV of this report.

VII. RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed Plan Map Amendment from Moderate Commercial to Light Industrial to the City Council.

End of Staff Report



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

IMPORTANT MATERIAL ATTACHED GRESHAM COMMUNITY DEVELOPMENT CODE UPDATES

Ordinance No. 1644 – Pleasant Valley Plan Amendments
Effective Immediately Upon Enactment 5/15/07

Community & Economic Development

Ed Gallagher
Eric Schmidt/Kristy
Shannon Lopez
Emily Randel
Ann Pytynia
Tammy Richardson (2)
Michelle Kimble
Ken Onyima
Jim Wheeler
Leslie Poulivaati
Chris Chambers
Sarale Hickson
Jonathan Harker
Dave Krogh
John Pettis
File Review Desk (C. Lopez)
Janet Armstrong
Elaine Fultz
Jody Sandstrom/Office Copy
Dixie Delarm
Counter Handouts (Dixie)
POD station (SH)

Department of Environmental Services

John Dorst
Parks & Rec/S. Lanter

Tony Pritchett
Ken Koblitz
Laurie Nash
Mike Green
Pete Kaster
Wendy Marshall
Travis Monteith
Rob Stahle
Colin Stout
Clay Walker

Ron Papsdorf
Jeff Shelley
Sandra Doubleday
Jonathan David
Kate Dreyfus
Randy Shannon

City Attorney's Office

David Ris
Rick Faus
CAO Library/D. Johnson

Fire & Emergency Services

Fire Marshal

Urban Renewal

Rebecca Ocken

OGM

City Manager's Office/ C. Weldon
Council Record Copy/ C. Weldon
S. Craddick/ C. Otto
Alice Rouyer/ C. Weldon
Linda Kidby

Others

DLCD – Salem
DLCD – Portland
Planning Commission (9)
Hearings Officer (1)

PLEASE BE SURE TO UPDATE AND MAINTAIN YOUR DEVELOPMENT CODE. IF YOU HAVE
QUESTIONS ABOUT UPDATES, PLEASE CONTACT TAMMY RICHARDSON (503) 618-2401. SEE
MEMORANDUM (REVERSE SIDE) FOR REPLACEMENT INSTRUCTIONS.



City of Gresham
Community & Economic Development
1333 NW Eastman Parkway
Gresham OR 97030

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT CODE UPDATE MEMORANDUM**

May 15, 2007

**Development Code Amendments – Ordinance 1644 Pleasant Valley Plan Amendments
Effective 5/15/07**

⇒ **VOLUME 3 – DEVELOPMENT CODE Replacement Pages**

<u>Code Section</u>	<u>Recycle</u>	<u>Replace with attached:</u>
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1.0200	All Existing	[1.02]-1 through 8
4.0100*	Existing [4.01]-5 & 6	[4.01]-5 & 6
4.1400	All Existing	[4.14]-1 through 55
9.0700	Existing [9.07]-1 through 4	[9.07]-1 through 4
A5.000	Existing [A.5]-15 & 16	[A.5]-15 & 16
A6.000	Existing [A.6]-11 through 20	[A.6]-11 through 20

If you need assistance updating your Development Code, please contact Tammy Richardson at (503) 618-2401.

**This page corrects a typographical error from a previous amendment. It is not part of the PV Plan amendments.*

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Section 1.0200
Code Amendment Reference List

Revised Volume 3, Gresham Community Development Code, adopted by Ordinance No. 1462 effective 1/1/99.

Code Section Number	Amend, Add, Delete	Ordinance Number	Passage Date	Effective Date	Ordinance Title Reference
2.0008	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
3.0010	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1472	4/20/1999	4/20/1999	Civic Neighborhood Amendments
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1505	8/1/2000	8/31/2000	Home Occupation Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
	Amended by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1608	6/21/2005	7/21/2005	Omnibus 2
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
	Amended by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
	Amended by	Ord. 1628	5/2/2006	6/1/2006	Downtown Building Heights
	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
4.0100	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
4.0110	Amended by	Ord. 1484	11/2/1999	11/2/1999	LDR Minimum Lot Size
	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
	Amended by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
4.0111	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
4.0120	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1562	12/17/2002	1/16/2003	Housing Mix Plan
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
	Amended by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
4.0130	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1484	11/2/1999	11/2/1999	LDR Minimum Lot Size
	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
	Amended by	Ord. 1640	2/20/2007	3/22/2007	Omnibus 4
4.0131	Amended by	Ord. 1484	11/2/1999	11/2/1999	LDR Minimum Lot Size
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
4.0132	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
4.0133	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
4.0135	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2

Code Section Number	Amend, Add, Delete	Ordinance Number	Passage Date	Effective Date	Ordinance Title Reference
4.0139	Added by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
4.0140	Added by	Ord. 1626	3/21/2006	4/20/2006	Large Lot SD Option
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
4.0200	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
4.0230	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
4.0311	Amended by	Ord. 1557	11/19/2002	11/20/2002	Retail Size Limit in Industrial
4.0320	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1557	11/19/2002	11/20/2002	Retail Size Limit in Industrial
4.0330	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
4.0410	Amended by	Ord. 1562	12/17/2002	1/16/2003	Housing Mix Plan
4.0411	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
4.0420	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1562	12/17/2002	1/16/2003	Housing Mix Plan
4.0430	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
4.0431	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
4.0433	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
4.0434	Amended by	Ord. 1640	2/20/2007	3/22/2007	Omnibus 4
4.0435	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
4.0500-4.0530	Deleted by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
4.1111	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
4.1130	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1628	5/2/2006	6/1/2006	Downtown Building Heights
4.1133	Amended by	Ord. 1640	2/20/2007	3/22/2007	Omnibus 4
4.1137	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
4.1141	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
4.1146	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
4.1148	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
4.1149	Added by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1571	6/3/2003	7/3/2003	Downtown Future Street Plan
4.1150	Added by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
4.1201	Amended by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
4.1220	Amended by	Ord. 1472	4/20/1999	4/20/1999	Civic Neighborhood Amendments
4.1220	Amended by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
4.1230	Amended by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
	Amended by	Ord. 1575	7/29/2003	7/29/2003	Civic Neighborhood 2003
4.1232	Amended by	Ord. 1575	7/29/2003	7/29/2003	Civic Neighborhood 2003
4.1233	Amended by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
	Amended by	Ord. 1640	2/20/2007	3/22/2007	Omnibus 4
4.1234	Amended by	Ord. 1472	4/20/1999	4/20/1999	Civic Neighborhood Amendments
4.1235	Amended by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
4.1242	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
4.1244	Amended by	Ord. 1472	4/20/1999	4/20/1999	Civic Neighborhood Amendments
	Amended by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
	Amended by	Ord. 1575	7/29/2003	7/29/2003	Civic Neighborhood 2003
4.1247	Added by	Ord. 1537	10/16/2001	11/15/2001	Civic Neighborhood Street Stds
	Amended by	Ord. 1575	7/29/2003	7/29/2003	Civic Neighborhood 2003
4.1248	Added by	Ord. 1536	10/16/2001	11/15/2001	Civic Neighborhood Plan Amends
4.1249	Added by	Ord. 1575	7/29/2003	7/29/2003	Civic Neighborhood 2003
4.1300	Added by	Ord. 1465	12/1/1998	1/1/1999	Gresham Butte Plan District
4.1400 et seq.	Added by	Ord. 1597	12/7/2004	1/6/2005	Pleasant Valley Plan District
4.1401	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1403	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1404	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments

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4.1405	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1406	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1407	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1408	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1411	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1425	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1426	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1427	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1436	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1441	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1442	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1451	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1452	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
4.1463	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1464	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1465	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1468	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1471	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1473	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1475	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1476	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1477	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1479	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1481	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1483	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1484	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1486	Added by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1490-4.1492	Deleted by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
4.1500 et seq.	Added by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
4.1507	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
4.1508	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
4.1512	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
4.1520	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
4.1592	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
5.0110	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
5.0120	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
5.0121	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
5.0125	Added by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
5.0210	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
5.0200 et seq	Replaced by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
5.0321	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
5.0324	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
5.0422	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
5.0423	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
5.0423	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
5.0424	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
5.0600	Added by	Ord. 1556	11/19/2002	11/20/2002	WQRA Overlay
5.0602	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
5.0607	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
5.0615	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
6.0001	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
6.0012	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
6.0020	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1

Code Section Number	Amend, Add, Delete	Ordinance Number	Passage Date	Effective Date	Ordinance Title Reference
6.0202	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
	Amended by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
6.0203	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
6.0212	Added by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
6.0300 et seq	Replaced by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
6.0302	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
6.0303	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
6.0320	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
6.0321	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
6.0402	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
6.0403	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
6.0413	Added by	Ord. 1554	9/3/2002	9/4/2002	Plat Extensions/Public Purpose
7.0001	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1637	1/2/2007	2/1/2007	Residential Districts 2
7.0003	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
7.0101	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
7.0102	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
7.0103	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
7.0201	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
7.0202	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
7.0210	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
7.0211	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance

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7.0212	Added by	Ord. 1608	6/21/2005	7/21/2005	Omnibus 2
7.0221	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
7.0223	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
7.0224	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0110	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0111	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0112	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
8.0114	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0121	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0202	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0211	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
8.0220	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0221	Amended by	Ord. 1640	2/20/2007	3/22/2007	Omnibus 4
8.0230	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0231	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
8.0240	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
9.0101	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
9.0110	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
9.0111	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
9.0301	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0305	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0411	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
9.0500	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
9.0503	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
9.0504	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
9.0505	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0506	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0513	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0514	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0515	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0520 - 9.0526	Added by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
9.0520	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0521	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0522	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0525	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.0602	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
9.0610	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
9.0611	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1

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9.0700	Amended by	Ord. 1552	8/20/2002	8/21/2002	Street Classifications/Standards
9.0702	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
9.0703	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
9.0712	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
9.0713	Added by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
9.0803	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
9.0822	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
9.0823	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
9.0825	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
9.0826	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
9.0850	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
9.0851	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
9.0854	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
9.0856	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
9.0860	Amended by	Ord. 1575	7/29/2003	7/29/2003	Civic Neighborhood 2003
9.0861	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
9.0865	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
9.0870	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
9.0901	Amended by	Ord. 1628	5/2/2006	6/1/2006	Downtown Building Heights
9.1000	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
9.1010	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.1012	Amended by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
9.1013-1015	Added by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
9.1020	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.1021	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.1022	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
9.1023	Amended by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
9.1030-1035	Amended by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
9.1040-1042	Amended by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees
9.1100	Amended by	Ord. 1570	5/20/2003	6/19/2003	Hillsides & PDs
10.0120	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
10.0121	Amended by	Ord. 1619	2/7/2006	3/9/2006	Residential Districts
10.0201	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
10.0401	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
10.0500	Amended by	Ord. 1505	8/1/2000	8/31/2000	Home Occupation Amendments
10.0502	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
10.0601	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
10.0812	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
10.1312	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
10.1315	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
10.1401	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1614	11/1/2005	12/1/2005	Springwater Plan District
10.1410	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
10.1412	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
10.1520	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
11.0101	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0102	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
11.0202	Amended by	Ord. 1577	10/7/2003	11/6/2003	Appeals Procedure

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11.0203	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1577	10/7/2003	11/6/2003	Appeals Procedure
11.0204	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
11.0210	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
11.0211	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0212	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0214	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0215	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0216	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0217	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0401	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
11.0501	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0510	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0520	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
	Amended by	Ord. 1577	10/7/2003	11/6/2003	Appeals Procedure
11.0521	Amended by	Ord. 1577	10/7/2003	11/6/2003	Appeals Procedure
11.0522	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
11.0601	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
12.0001	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
A1.000	Replaced by	Ord. 1605	5/3/2005	6/2/2005	Annexations
A1.002	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
A1.004	Amended by	Ord. 1634	12/19/2006	1/18/2007	Brickworks/Springwater
A3.001	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A3.002	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A4.002	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A4.004	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A5.002	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1608	6/21/2005	7/21/2005	Omnibus 2
A5.003	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.004	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.005	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.006	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
	Amended by	Ord. 1547	5/7/2002	6/6/2002	Public Facilities/Utilities
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1617	1/3/2006	2/2/2006	Omnibus 3
A5.007	Amended by	Ord. 1547	5/7/2002	6/6/2002	Public Facilities/Utilities
A5.008	Added by	Ord. 1547	5/7/2002	6/6/2002	Public Facilities/Utilities
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.009	Added by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.010	Added by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
	Amended by	Ord. 1608	6/21/2005	7/21/2005	Omnibus 2
A5.102	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
A5.108	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.201	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.202	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.204	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.205	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.205	Amended by	Ord. 1533	9/18/2001	10/18/2001	Stormwater Management
A5.206	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.206	Amended by	Ord. 1533	9/18/2001	10/18/2001	Stormwater Management
A5.207	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.207	Amended by	Ord. 1533	9/18/2001	10/18/2001	Stormwater Management

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A5.208	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.209	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.210	Amended by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.220-225	Added by	Ord. 1464	12/1/1998	1/1/1999	Stormwater Amendments
A5.221	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.306	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.400	Amended by	Ord. 1552	8/20/2002	8/21/2002	Street Classifications/Standards
A5.401	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
A5.402	Amended by	Ord. 1499	6/6/2000	7/6/2000	Multi-Family Design Standards
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A5.408	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
A5.409	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.410	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
A5.413	Added by	Ord. 1547	5/7/2002	6/6/2002	Public Facilities/Utilities
A5.500	Amended by	Ord. 1552	8/20/2002	8/21/2002	Street Classifications/Standards
A5.501	Amended by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
	Amended by	Ord. 1600	2/1/2005	3/3/2005	Omnibus 1
A5.506	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.510	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A5.600	Deleted by	Ord. 1552	8/20/2002	8/21/2002	Street Classifications/Standards
A5.601	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A5.608	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A5.612	Amended by	Ord. 1485	11/2/1999	12/2/1999	Rockwood Plan Refinements
	Amended by	Ord. 1491	3/7/2000	4/6/2000	Off-Street Ped/Bicycle Accessways
A5.700	Deleted by	Ord. 1552	8/20/2002	8/21/2002	Street Classifications/Standards
A5.710	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A5.711	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A5.712	Added by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A6.020	Amended by	Ord. 1463	12/1/1998	1/1/1999	Minor Text Amendments
	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
A6.050	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A6.071	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A6.090	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A6.100	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1640	2/20/2007	3/22/2007	Omnibus 4
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A6.101	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
A6.110	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1542	2/19/2002	2/19/2002	Readerboard Signs-Schools
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A6.130	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A6.131	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
A6.132	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A6.133	Amended by	Ord. 1467	12/29/1998	2/4/1999	Transit Corridor Plan
	Amended by	Ord. 1644	5/15/2007	5/15/2007	PV Plan District Amendments
A6.160	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A7.004	Amended by	Ord. 1580	12/2/2003	1/1/2004	Public Improvements/Misc.
A8.000	Amended by	Ord. 1519	4/3/2001	5/3/2001	Code Simplification 2-1
A9.000	Replaced by	Ord. 1562	12/17/2002	1/16/2003	Housing Mix Plan
A11.000	Added by	Ord. 1537	10/16/2001	11/15/2001	Civic Neighborhood Street Stds
A12.000	Added by	Ord. 1558	11/19/2002	12/19/2002	Residential Infill
A13.000	Added by	Ord. 1576	7/29/2003	8/28/2003	Addressing Ordinance
A14.000	Added by	Ord. 1578	10/7/2003	11/6/2003	Significant Trees

Table 4.0130: Development Requirements For Residential Land Use Districts

	LDR^{1,2}	TLDR	MDR-12	MDR-24	OFR
(A) Minimum Site Size	None	None, except 20,000 square feet for manufactured dwelling park ¹³	Attached dwellings: 7,200 square feet Manufactured dwelling parks: 20,000 square ft.	11,000 square feet	7,200 square feet
(B) Minimum Lot Size: Detached dwelling unit / manufactured home:	5,000 square feet	None	Not Applicable	Not Applicable	Not Applicable
Single family attached dwellings:	Not Applicable	None	3,600 square feet	No minimum lot size	3,600 square feet
Two-unit attached dwelling (duplex):	Not Applicable	None	7,200 square feet	3,600 square feet	7,200 square feet
(C) Density: (1) Minimum Density	1 unit per 7,000 square feet ¹⁴	1 unit per 4,356 square feet of land area. ¹⁴ Manufactured dwelling park: 1 unit per 6,223 square feet	Attached dwellings: 1 unit per 5,000 square feet of land area ⁴ Manufactured dwelling park: 1 unit per 11,500 sq. ft.	1 unit per 3,600 square feet of land area ⁵	1 unit per 5,000 square feet of land area
(2) Maximum Density	1 unit per 5,000 square feet. Also See <u>Section 4.0131(A)</u> .	1 unit per 2,178 square feet of land area Manufactured dwelling park: 1 unit per 3,111 square feet	Attached dwellings: 1 unit per 3,600 square feet of land area Manufactured dwelling park: 1 unit per 5,000 square feet	1 unit per 1,800 square feet of land area Also See <u>Section 4.0134(E)</u>	1 unit per 3,600 square feet of land area

Table 4.0130: Development Requirements For Residential Land Use Districts, continued

	LDR^{1,2}	TLDR	MDR-12	MDR-24	OFR
(D) Minimum Lot Dimensions (1) Width at building line (a) Interior lot (b) Corner lot (2) Depth (a) Interior lot (b) Corner lot	Single Family detached: (1a) 35 feet (1b) 40 feet (2a) 70 feet (2b) 70 feet; For others, see Section 4.0131(C)	None, except single-family attached shall be as per MDR-24 single-family attached	(1a) 65 feet (1b) 70 feet (2a) 90 feet (2b) 100 feet. Single Family Attached Dwellings: (1)(a) 16 feet ⁷ (b) Corner lot ⁸ (2) 0 feet	All uses except single family detached: (1)(a) 60 feet (b) 70 feet (2) 100 feet Single Family Attached Dwellings: (1)(a) 16 feet ⁷ (b) Corner lot ⁸ (2) 0 feet	(1a) 60 feet (1b) 70 feet (2) 100 feet
(E) Minimum Yard Setback	See Table 4.0130(E). See Section 4.0139 for infill setback standards.	See Table 4.0130(E) -page [4.01]-8 ¹² See Section 4.0139 for infill setback standards.	See Table 4.0130(E) - page [4.01]-8	See Table 4.0130(E) -page [4.01]-8	See Table 4.0130(E) - page [4.01]-8
(F) Maximum Building Height	35 feet. See Section 10.1100 for shoreline height standards. See Section 4.0139 for infill height standards.	35 feet. See Section 4.0139 for infill height standards.	35 feet. See Section 9.0600 when abutting an LDR District for height transition standards.	Single family attached dwellings: 35 feet. Other attached dwellings: 3 stories or 40 feet. Also see Sec. 4.0134(A). When abutting an LDR District see Section 9.0600 for height transition standards.	35 feet. Also see Section 9.0600 for height transition standards. See Section 4.0134(C).
(G) Height Transition	Not Applicable	Not Applicable	Yes, when abutting an LDR District	Yes, when abutting an LDR District	See Section 9.0600
(H) Minimum Street Frontage⁹	35 feet. Corner lots: 40 feet except attached single-family dwellings: 16 feet; for corner lots ³	See Table Note 11.	45 feet except attached single-family dwellings: 16 feet; corner lots ³	Attached dwelling units: 45 feet Attached single-family dwellings: Interior lot = 16 feet; for corner lots ³	Not Applicable except attached single-family dwellings: 16 feet; for corner lots ³

Section 4.1400

Pleasant Valley Plan District

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General Provisions

4.1401 Purpose

This section of the Community Development Code implements the Pleasant Valley Plan District (Plan District). The purposes of the Plan District are to: (1) implement the Comprehensive Plan's goals, policies, and action measures for Pleasant Valley; (2) create a complete urban community as defined by the Comprehensive Plan; and, (3) further the central theme of Pleasant Valley's vision to integrate land use, transportation, and natural resources. Pleasant Valley is intended to be a complete community made up of neighborhoods, a town center, neighborhood centers, employment districts, parks and schools, open spaces and trails, a range of transportation choices, and extensive protection, restoration, and enhancement of the natural resources.

The Plan District is intended to:

- (A) Implement the overall Plan District purposes stated above,
- (B) Guide the use, development, conservation, and environmental restoration of land within Pleasant Valley,
- (C) Establish standards that are intended to guide individual land use decisions and development to result in a cohesive community,
- (D) Create a harmonious and sustainable relationship between urban development and the unique natural landscape of Pleasant Valley and the surrounding region, and
- (E) Establish the land use framework from which the logical and efficient provision of public facilities and services may occur.

Per Section 4.1471 master plan approvals are required before or concurrent with any development applications under Section 6.0200 Partitions and Subdivisions and/or Article VII Site Design Review. Subsequent land use approvals must be consistent with the master plan.

4.1402 Pleasant Valley Plan District Plan Map

The purpose of the Pleasant Valley Plan District Plan Map (Plan Map) is to establish land use designations for Pleasant Valley. The Plan Map designations are to be used as the basis for amending the Community Development Plan Map. The Community Development Plan Map is amended at time of annexation and in conjunction with a master plan. Once the Community Development Plan Map is amended it becomes the basis for all land use decisions and development permits.

The Plan Map identifies the general boundaries for Sub-districts and Overlay Sub-districts. Circulation and design elements are also shown to provide context and promote the integration of land use, transportation, and natural resources, and implement the goals, policies, and recommended action measures in the Comprehensive Plan. Amendments to the Community Development Plan and master plans must be consistent with the Plan Map and other applicable codes and regulations of the City.

4.1403 Pleasant Valley Sub-districts In General

The Plan District Sub-districts listed below apply to land in the Plan District. They are intended to work together to result in a complete community that includes attractive places to live, work,

shop, and recreate, together with natural resource areas that are integrated into the urban environment, consistent with the purposes in Section 4.1401 and the Comprehensive Plan.

The Sub-districts in Pleasant Valley are:

Full Name (Short Name/Map Symbol)

Low-Density Residential - Pleasant Valley (LDR - PV)
Medium-Density Residential - Pleasant Valley (MDR - PV)
High-Density Residential - Pleasant Valley (HDR - PV)
Town Center - Pleasant Valley (TC - PV)
Neighborhood Center - Pleasant Valley (NC - PV)
Mixed-Use Employment - Pleasant Valley (MUE - PV)
Employment Center - Pleasant Valley (EC - PV)
Environmentally Sensitive/Restoration Areas - Pleasant Valley (ESRA-PV)

Pleasant Valley Residential Sub-districts

Purpose and Characteristics

4.1404 Low-Density Residential – Pleasant Valley (LDR-PV)

This designation affects land primarily intended for single-family detached dwellings, manufactured homes, and two-unit attached dwellings on a wide range of lot sizes. Development in this Sub-district shall be arranged to form part of an individual neighborhood, invite walking to gathering places, services and conveniences, and a neighborhood park, and connects to the larger community by a pattern of streets, blocks, trails, and pedestrian ways and linkages to the Environmental Sensitive and Restoration Areas.

A mix of lot sizes and housing variety within LDR Sub-district areas in the Plan District as a whole and generally in individual neighborhoods is intended.

The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan consistent with the purposes in Section 4.1476. The approved master plan shall provide for an average density of 5.3 to 7.9 dwellings per net residential acre in this Sub-district.

4.1405 Medium-Density Residential – Pleasant Valley (MDR-PV)

The Medium-Density Residential (MDR) Sub-district provides a range of detached and attached dwelling units. Development in this sub-district shall be arranged to form part of an individual neighborhood, as well as serve as a transition between low density residential and employment and high-density housing types and Sub-districts. The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan. A mix of housing types in the MDR Sub-district in the entire Plan District and generally in individual neighborhoods is intended.

The approved master plan shall provide for an average density of 12-20 dwelling units per net residential acre in this Sub-district consistent with the purposes in Section 4.1476. Elderly housing at 20-62 dwelling units per net residential acre is allowed pursuant to Section 8.0100, Community Services.

4.1406 High-Density Residential - Pleasant Valley (HDR-PV)

The High Density Residential (HDR) Sub-district is intended to accommodate the highest density housing in Pleasant Valley. As with the LDR and MDR Sub-districts, HDR contributes to completing a variety of housing within, and as part of, individual neighborhoods. Two types of HDR areas, “attached housing” and “town center housing,” are provided to create a complete community with housing choices that reflect differing needs and opportunities within Pleasant Valley. Elderly housing is recognized as a special housing need within Pleasant Valley that helps create a complete community. The specific mix and variety of housing for properties and groups of properties shall be guided by an approved master plan consistent with the following:

(A) Attached Housing Areas in HDR

The HDR attached housing areas allow attached housing, including for rent and owner occupied housing, at an average density of 20-30 dwelling units per net acre. Elderly housing at 20-62 dwelling units per net acres is also allowed pursuant to Section 8.0100, Community Services.

(B) Town Center Housing Areas in HDR

The HDR area located generally south of the town center (west of the BPA power line and north of Kelley Creek) allows attached housing at an average density of 30-40 dwelling units per net acre. The higher minimum and maximum densities are intended to support the town center area as the lively, pedestrian-oriented, transit-supportive center within Pleasant Valley. Elderly housing at 20-62 dwelling units per net acres is also allowed pursuant to Section 8.0100, Community Services.

A mix of housing types in the HDR Sub-district across the entire Plan District and generally in individual neighborhoods is intended.

Permitted Uses

4.1407 Permitted Uses

The types of land use, which are permitted in the Pleasant Valley Residential Sub-districts, are listed in Table 4.107. Permitted uses are designated with a “P”. An “L” in this table indicates a use that may be permitted in that district, but which is limited in the extent to which it may be permitted. An “NP” means that use is not permitted in the specified Sub-district(s). “NP” is only used if the use category is “P” or “L” in another Sub-district in the table. A use category not listed in this table is “NP.” Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1407 Residential Permitted Uses			
Use Categories:	LDR-PV	MDR-PV	HDR-PV
(A) Single-Family Detached Dwelling	P	P	NP
(B) Manufactured Homes on Individual Lots	P	P	N
(C) Attached Dwellings on a Single Lot	NP	P	P
(D) Single Family Attached Dwellings (2 units)	L ¹	P	P
(E) Single Family Attached Dwellings (3 or more units)	NP	P	P
(F) Two-unit Attached Dwellings	L ²	P	P
(G) Accessory Dwellings	P	P	NP
(H) Community Services	L ³	L ⁴	L ⁴
(I) Accessory Structures	P	P	P
(J) Home Occupations	P	P	P
(K) Temporary Uses	P	P	P
(L) Residential Facility	P	P	P
(M) Residential Home	P	P	NP
(N) Live-Work ⁵	NP	P	P

Key:

P = Permitted

L = Limited

NP = Not Permitted

Table 4.1407 Notes:

¹ Lot size may be reduced to 3,500 square feet.

² Duplexes are permitted under the provisions of section 4.1410.

³ Community Services Type II (I) and Type III (C)(D)(E)(G)(I)(J)(M)(N)(O)(P)(T)(U)(V) are not allowed.

⁴ Community Services Type III (D)(E)(G)(I)(J)(W) are not allowed.

⁵For purposes of Table 4.1407, a live-work unit is a structure that combines a limited office, retail services, and/or business services use with a residential living space. The commercial space may be used by anyone residing at the unit and by no more than two non-resident employees. The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from the alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.

Standards

4.1408 Development Standards Table

The development standards listed in Table 4.1421 are applicable to all development within the Pleasant Valley Residential Sub-districts. Development within these Sub-districts shall also be consistent with all other applicable requirements of the Community Development Code.

Table 4.1408 A - Development Standards in Pleasant Valley Residential Sub-districts			
Use Categories	LDR-PV	MDR-PV	HDR-PV
Residential Density: Minimum – Maximum (dwelling units per net acre) Section 4.1476(D)	Average 5.3-7.9 units per net acre in approved master plan	Average 12-20 units per net acre in approved master plan	Average 20-30 units per net acre/ Town Center 30-40 units per net acre in approved master plan
Minimum Lot Size (square feet) ²			
Single-family Detached dwelling unit/ manufactured home	5,000 sf	3,000 sf	Not applicable
Single-family attached dwellings (2 units) ⁴	3,500 sf	1,600 sf	None
Single-family attached dwellings (3 or more units) ⁴	Not applicable	1,600 sf	None
Live-Work attached dwellings ⁴	Not applicable	1,600 sf	None
Two-unit attached dwellings (duplex) ¹	6,000 sf	3,500 sf	None
Attached dwellings (3 or more units)	Not applicable	10,000 sf	None

Table 4.1408 A - Development Standards in Pleasant Valley Residential Sub-districts			
Use Categories	LDR-PV	MDR-PV	HDR-PV
Minimum Lot Dimensions²			
<u>Detached dwelling unit/manufactured home</u>			
(1) Width at building line			
(a) Interior Lots	(1a) 35 ft	(1a) 20 ft	Not applicable
(b) Corner Lots	(1b) 40 ft	(1b) 25 ft	Not applicable
(2) Depth			
(a) Interior Lots	(2a) 70 ft	None	Not applicable
(b) Corner Lots	(2b) 70 ft	None	Not applicable
<u>Single-family attached dwellings (2 units)⁷</u>			
1) Width at building line	(1a) 16 ft	(1a) 16 ft	None
(a) Interior Lots	(1b) 25 ft	(1b) 25 ft	None
(b) Corner Lots			
(2) Depth			
(a) Interior Lots	(2a) 70 ft	(1a) 16 ft	None
(b) Corner Lots	(2b) 70 ft	(1b) 25 ft	None
<u>Single-family attached dwellings (3 or more units) and Live-Work attached dwellings⁷</u>			
(1) Width at building line			
(a) Interior Lots	Not applicable	(1a) 16 ft	None
(b) Corner Lots		(1b) 25 ft	None
(2) Depth	Not applicable		
(a) Interior Lots		None	None
(b) Corner Lots		None	None
<u>Two-unit attached dwellings (duplex)¹</u>			
(1) Width at building line			
(a) Interior Lots	(1a) 35 ft	(1a) 16 ft	None
(b) Corner Lots	(1b) 40 ft	(1b) 25 ft	None
(2) Depth			
(a) Interior Lots	(2a) 70 ft	None	None
(b) Corner Lots	(2b) 70 ft	None	None
<u>Attached dwellings (3 or more units)</u>			
(1) Width at building line	Not applicable		
(a) Interior Lots		None	None
(b) Corner Lots		None	None
(2) Depth			
(a) Interior Lots		None	None
(b) Corner Lots		None	None
Minimum Lot Width / Depth Ratio			
Detached dwelling unit/manufactured home	None	None	None
All Other Uses	None	.5:1	.5:1

Table 4.1408 A - Development Standards in Pleasant Valley Residential Sub-districts				
Use Categories		LDR-PV	MDR-PV	HDR-PV
Minimum Street Frontage ^{3, 6}				
Detached dwelling unit/manufactured home				
(a) Interior Lots		35 ft	35 ft	Not applicable
(b) Corner Lots		40 ft	40 ft	Not applicable
Single-family attached dwellings (all types) and Live-Work attached dwellings ^{4 5}				
(a) Interior Lots		16 ft ⁷	16 ft	16 ft
(b) Corner Lots		32 ft ⁸	32 ft	32 ft
Two-unit attached dwellings (duplex) ¹				
(a) Interior Lots		16 ft	16 ft	16 ft
(b) Corner Lots		32 ft	32 ft	32 ft
Attached dwellings (3 or more units)				
(a) Interior Lots		Not Applicable	None	None
(b) Corner Lots		Not Applicable	None	None
Building Height	Building Height Maximum	35 ft	35 ft	45 ft, except for elderly housing and transition required adjacent to LDR
	Building Height transition required adjacent to LDR (Section 4.1409)	No	No	Yes
Buffering Required		See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100
Minimum/Maximum Off-Street Parking Required		As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851
Site Design Criteria (Section 7.000)		No	Yes	Yes
Safe Neighborhood Design Performance Standards Apply (Section 4.1411)		Yes	Yes	Yes
Transit Design Criteria and Standards Apply (4.1425)		No	Yes	Yes

Table 4.1408 A - Development Standards in Pleasant Valley Residential Sub-districts			
Use Categories	LDR-PV	MDR-PV	HDR-PV
Clear Vision Area Required (Section 9.0200)	Yes	Yes	Yes

¹ See Section 4.1411 for additional duplex standards.

² When a lot abuts a public or private alley equal to the length of the alley frontage along the lot times the width of the alley right-of-way measured from the alley centerline may be added to the area of the abutting lot in order to satisfy the average lot size requirement for the abutting lot. It may also be used in calculating the average lot size.

³ A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.

⁴ Single-Family Attached Dwellings (2 units), Single-Family Attached Dwellings (3 units or more), and Live-Work Attached Dwellings (2 or more units) shall be consider distinct and different housing types within the Pleasant Valley District and all sub-districts therein.

⁵ See Table 4.1407 for additional standards pertaining to attached units.

⁶ Units that front on a public or private open space tract and accessible via an alley or private drive shall be exempt from the minimum street frontage standards.

Table 4.1408 B –Setback Standards For Pleasant Valley Residential Districts

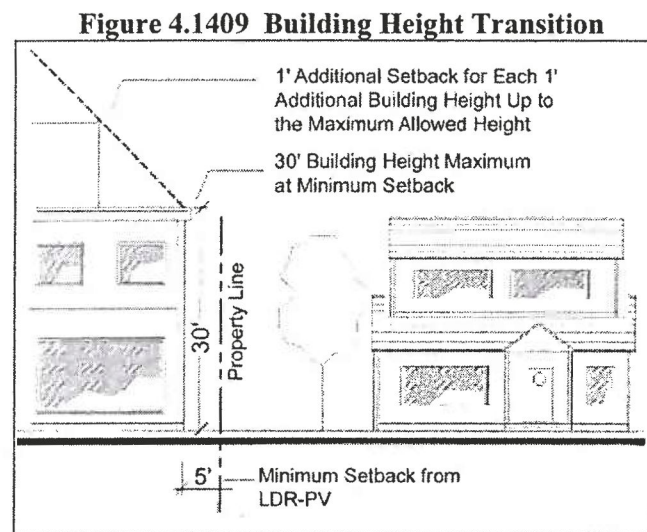
	Front			Side					Rear	
	Front Façade/Wall	Front Porch	Garage	Interior Side (Not	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage	Rear/No Alley	Rear/With Alley
LDR-PV										
Minimum Setbacks										
Detached Dwelling Units/ Manufactured homes	10 ft	6 ft	18 ft	5 ft	6 in on zero/ 6 ft on other side	10 ft	6 ft	18 ft	15 ft	5 ft
Single-family attached dwellings	10 ft	6 ft	18 ft	5 ft	N/A	6 ft	6 ft	18 ft	15 ft	5 ft
Two-unit attached dwellings (duplex)	10 ft	6 ft	18 ft	5 ft	N/A	6 ft	6 ft	18 ft	15 ft	5 ft
Attached dwellings	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Setbacks ¹										
All Uses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MDR-PV										
Minimum Setbacks										
Detached Dwelling Units/ Manufactured homes	10 ft	6 ft	18 ft	5 ft	6 in on zero/ 6 ft on other side	5 ft	5 ft	18 ft	15 ft	5 ft
Single-family Attached Dwellings (all types) and Live-Work Attached Dwellings	5 ft	5 ft	18 ft	5 ft	N/A	5 ft	5 ft	18 ft	10 ft	5 ft
Two-unit attached dwellings (duplex)	5 ft	5 ft	18 ft	5 ft	N/A	5 ft	5 ft	18 ft	10 ft	5 ft
Attached dwellings (3 or more units)	5 ft	5 ft	5 ft	5 ft	N/A	5 ft	5 ft	5 ft	15 ft	5 ft

Table 4.1408 B –Setback Standards For Pleasant Valley Residential Districts (continued)										
	Front			Side					Rear	
	Front Façade/Wall	Front Porch	Garage	Interior Side (Not	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage	Rear/No Alley	Rear/With Alley
Maximum Setbacks ¹										
Attached dwellings (3 or more units)	20 ft	20 ft	N/A	N/A	N/A	N/A	20 ft	20 ft	N/A	N/A
HDR-PV										
Minimum Setbacks										
Detached Dwelling Units/ Manufactured homes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Single-family attached dwellings	5 ft	5 ft	18 ft	5 ft	N/A	5 ft	5 ft	18 ft	10 ft	5 ft
Two-unit attached dwellings (duplex)	5 ft	5 ft	18 ft	5 ft	N/A	5 ft	5 ft	18 ft	10 ft	5 ft
Attached dwellings (3 or more units)	5 ft	5 ft	5 ft	5 ft	N/A	5 ft	5 ft	5 ft	15 ft	5 ft
Maximum Setbacks ¹										
Attached dwellings (3 or more units)	20 ft	20 ft	N/A	N/A	N/A	N/A	20 ft	20 ft	N/A	N/A

¹ The maximum front or streetside setback from a building containing dwelling units abutting a Principal, Major or Minor Arterial street is 30 feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided.

4.1409 Building Height and Height Transition Standard

Where buildings are required to step-down in elevation adjacent to single-family residential districts, the building wall shall be setback as illustrated in Figure 4.1409 below:



4.1410 Duplexes in the LDR-PV Sub-district

This standard allows duplexes in locations where their appearance and impact will be compatible with the surrounding houses. Duplexes are allowed when the following provisions are met:

- (A) Duplexes shall only be on corner lots.
- (B) Each unit of the duplex must have its address and main entrance oriented towards a separate street frontage.

4.1411 Safe Neighborhood Design Performance Standards

These provisions are intended to help create safer neighborhoods and a high quality pedestrian environment by incorporating crime prevention design that emphasizes linkages and surveillance between the dwelling and the street. These provisions apply to detached single-family dwellings, attached single-family dwellings, and two-unit attached dwellings.

- (A) Street Pedestrian Connection Options. At least one of the following shall be provided:
 - (1) Separate Walkway. A separate, minimum three-foot wide hard surfaced walkway directly from the public sidewalk to the front door; or
 - (2) Combined Walkway. A minimum three-foot wide hard surfaced walkway directly from the public sidewalk to the front door combined at the edge of the driveway, as measured from the edge of the garage door.

- (B) Street Pedestrian Connection Options. At least one of the following shall be provided:
- (1) Ground Level Outdoor Surveillance Area. A minimum 40 square foot covered hard surfaced entry area is placed at or immediately adjacent to the front door; or
 - (2) Upper Level Outdoor Surveillance Area. A minimum 30 square foot second story covered or open porch, balcony, or deck is placed on the front of the dwelling; or
 - (3) Dwelling Front Location. The front of the dwelling (not including the garage) or of a covered entry has maximum setback of 16 feet; or
 - (4) Dwelling and Garage Front Location. The front of the garage is flush with the front of the dwelling or is recessed back from the front of the dwelling.
- (C) Front Yard Fence Height. The maximum height of a fence forward of the minimum front yard setback shall be 4 feet.
- (D) Rear Yard Fence Height on Alley. The maximum height of a fence along an alley lot line shall be 6 feet provided that the maximum height of sight-obscuring fencing shall be 4 feet and that above 4 feet, the fencing shall be at least 40% open.

4.1412 Public Facilities and Supplementary Requirements

All developments shall also be subject to the applicable requirements of Article IX – Common Requirements and Appendix 5.000 – Public Facilities Standards.

Pleasant Valley Mixed-Use and Employment Sub-districts

Purpose and Characteristics

4.1416 Town Center - Pleasant Valley (TC-PV)

- (A) Purpose. The town center is intended to be the heart of the Pleasant Valley community. It will contain a mix of retail, office, and civic uses, and housing opportunities in a pedestrian oriented area. The town center shall be the focus of retail, civic, and office related uses, and services that serve the daily needs of the local community. It shall be served by a multi-modal transportation system with good access by vehicular, pedestrian, bicycle, and transit traffic.
- (B) Characteristics. The Town Center (TC-PV) Sub-district shall have the following characteristics:
- (1) The Town Center Sub-district permits a wide range of housing types, including live-work uses, mixed-use buildings, and adjacent townhouses and apartments.
 - (2) Streets and buildings shall be designed to emphasize a lively, pedestrian-oriented character where people feel safe by day and night.
 - (3) A “main street” environment, a minimum three blocks in length, that is visually stimulating, and that is designed to encourage people to linger and explore shall be created along at least one street in the town center. The main street is illustrated on Figure 4.1416. All streets will be pedestrian friendly in design.

- (4) A central green or plaza(s) shall be provided as a community gathering space(s). One potential location for a town green is illustrated on Figure 4.1416. Alternative locations may be suggested as part of a town center master plan. The minimum plaza size shall be 10,000 square feet. There shall be good linkage to the central-park space to the east and to Kelley Creek to the south. Linkage design to Kelley Creek shall include consideration of a park block design.
- (5) The town center shall have strong connections to adjacent neighborhoods and include commercial services that are centralized and convenient to pedestrian-oriented shopping.
- (6) Commercial and mixed-use development shall be focused on the area north of the main street, south of Giese Road, and east of the 172nd extension. The area south of the main street shall have a focus on mixed-use and housing.
- (7) The expectation for the town center is a highly pedestrian-oriented place with a dense mix of shopping, service, and civic and mixed-use buildings.
- (8) It is anchored (at least) by a grocery store. Smaller buildings for retail and service uses, civic uses and mixed commercial/residential uses will be oriented on pedestrian main streets(s) and plaza(s).
- (9) It will be an easy and attractive place to walk, bike, and use transit. It will be a convenient and attractive place to drive.

(C) When the Mix of Uses are Determined

The mix of uses for the TC-PV may be established either at the time of master plan approval or during the subsequent design review.

(D) Ranges of Permitted Mixed Use

The mix of uses shall fall within the following minimums and maximums. The percentages cited here are percentages of net buildable land. As used here net buildable includes net of unbuildable natural features, green practices facilities, plaza, and public streets.

	Minimum	Maximum
Residential	10%	50%
Retail	20%	60%
Office	20%	60%
Other Permitted Uses	None	40%

The minimum residential and/or office components of the mix may be satisfied, in whole or in part, by provision of dwellings and/or offices on upper levels of mixed-use buildings. Provision of 40 upper level residential units satisfies the minimum required residential component. Provision of 50,000 square feet of upper level office satisfies the minimum required office component.

Provision of a civic use is encouraged in the town center.

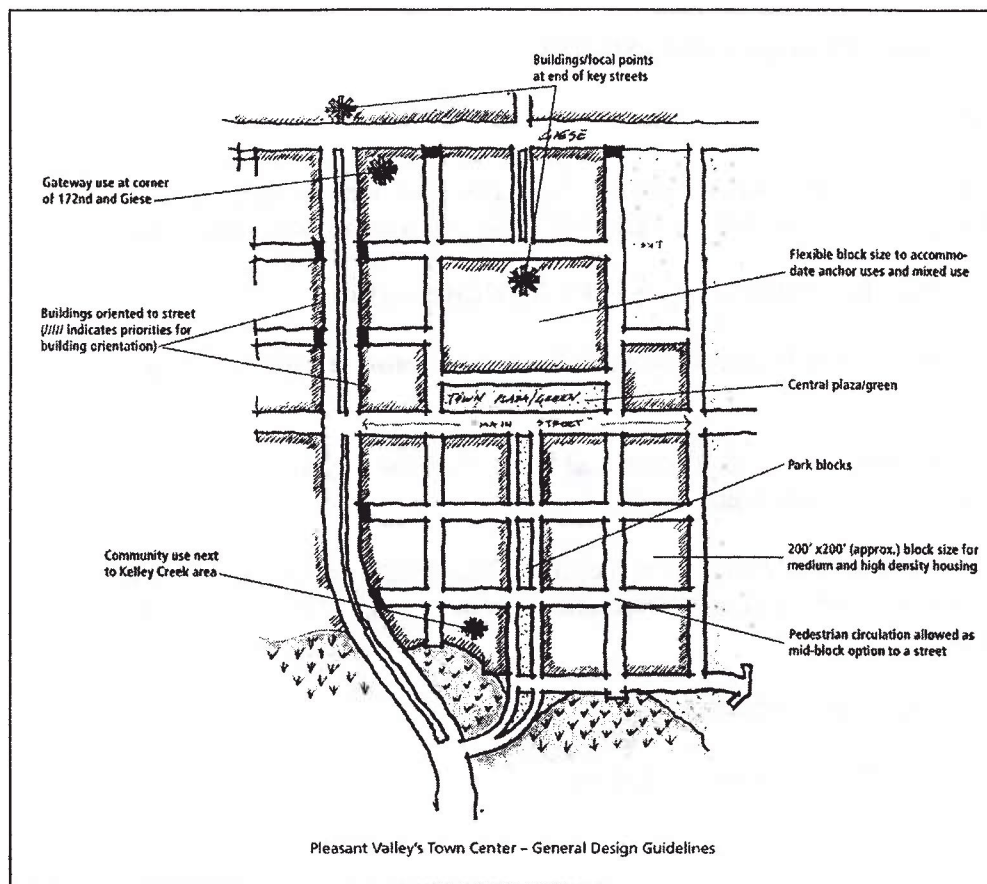


Figure 4.1416

4.1417 Mixed-Use Employment – Pleasant Valley (MUE-PV)

Purpose and Characteristics

The Mixed-Use Employment (MUE-PV) Sub-district is intended to provide support services for the town center as well as local service needs, plus provide employment opportunities. Primary uses shall include offices and services and retail. Housing shall be allowed within a mixed-use building.

The MUE-PV Sub-district shall have the following characteristics:

- (A) The MUE-PV Sub-district is located next to the town center.
- (B) The MUE-PV Sub-district provides services needed by businesses in the town center. Inversely, the town center will provide service and retail opportunities for employees in the mixed-use employment area. Offices and other uses are not limited to those dependent on the town center.
- (C) Strong pedestrian connections will be established between the MUE-PV areas and the town center. Examples include direct and convenient pedestrian routes, alignment of driveways, streets and blocks, building orientation that frames streets between the MUE-PV and town center, consistent streetscape elements, and other techniques.
- (D) Buildings can be up to three stories high. Housing is permitted on the second and third stories, but not as stand-alone buildings.

4.1418 Neighborhood Center – Pleasant Valley (NC-PV)

Purpose and Characteristics

The Neighborhood Center (NC-PV) Sub-district provides for a mix of local retail, service, office, and live-work uses that encourages short walking, biking, and driving trips from adjacent neighborhoods.

The Neighborhood Center Sub-district shall have the following characteristics:

- (A) Neighborhood centers are small (approximately 3-5 acres) and provide uses that serve the adjacent neighborhoods.
- (B) The retail, service and office uses are concentrated (nodal form) and located on or near transit streets with opportunities for good retail corners.
- (C) Site design supports compatibility with the adjacent neighborhood through the orientation of buildings along streets, provision of pedestrian amenities, and design of a pedestrian-friendly streetscape, and other techniques.
- (D) A small plaza/public space is provided for public gatherings.

4.1419 Employment Center – Pleasant Valley (EC-PV)

Purpose and Characteristics

The Employment Center (EC-PV) Sub-district is primarily intended to provide business/office park and medical and other employment opportunities. Primary uses shall include knowledge-based industries (graphic communications, creative services, etc.), research and development facilities, office uses, medical facilities, and other business park uses. Emphasis is placed on business suited to a high environmental quality setting.

Characteristics for the Employment Center Sub-district include:

- (A) EC-PV areas shall be located on a major arterial street where there is access to transit.
- (B) EC-PV areas shall be near a neighborhood center or the town center.
- (C) Parcels are intended to range from approximately five to approximately 20 acres.
- (D) EC-PV areas shall have access to high-speed Internet communications systems.
- (E) EC-PV areas adjacent to ESRA areas shall be designed to provide a compatible relationship to the ESRA, high quality environment, and stewardship opportunities.
- (F) Design will create pedestrian-friendly areas and utilize cost effective green development practices.

Permitted Uses

4.1420 Permitted Uses

The types of land use that are permitted in the Pleasant Valley Town Center, Neighborhood Center, and Mixed-use Employment Sub-districts, are listed in Table 4.1420(A) and in the Employment Center Sub-district in Table 4.1420(B). Permitted uses are designated with a "P". An "L" in this table indicates a use that may be permitted in that district, but which is limited in the extent to which it may be permitted. An "NP" means that use is not permitted in the specified Sub-district(s). "NP" is only used if the use category is "P" or "L" in another Sub-district in the table. A use category not listed in this table is "NP." Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1420 (A) Commercial and Mixed Use Permitted Uses			
Use Categories:	TC-PV	NC-PV	MUE-PV
Commercial Uses:			
(A) Offices	P	L ¹	L ²
(B) Clinic	P	L ¹	L ²
(C) Retail Trade	P	L ¹	L ^{2,3}
(D) Retail Service	P	L ¹	L ^{2,3}
(E) Business Services	P	L ¹	L ²
(F) Auto-Dependent Use	NP	L ¹	L ²
(G) Outdoor Commercial	L ³	P	L ⁴
(H) Mini-Storage Facilities	NP	NP	P
Residential Uses:			
(A) Attached Dwellings on a Single Lot	L ⁵	L ⁵	L ⁷
(B) Single Family Attached Dwellings	L ⁵	L ⁵	L ⁷
(C) Mixed Use Development	P ^{5,6}	P ^{5,6}	P ^{6,7}
(D) Live-Work ⁸	P	P	P
(E) Community Services	L ⁹	L ⁹	L ⁹
(F) Temporary Uses	P	P	P
(G) Home Occupations	P	P	P

Table 4.01420(A) Notes:

¹The maximum building footprint for any building occupied entirely by a commercial use or uses shall be 10,000 square feet.

²The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 40,000 square feet.

³Limited to mixed-use buildings (retail and non-retail or residential uses). Retail may be no more than 50% of the total floor area of the building.

⁴The maximum site size for an outdoor commercial use is two acres. Certain types of outdoor commercial uses may be prohibited. See Section 4.1434.

⁵Ground floor housing shall conform to the following standards:

- (a) A maximum of 50% of ground floor space in a building may be for residential use, or
- (b) More than 50% of ground floor housing allowed if separated from the street by a commercial or civic building.

⁶For the purposes of Table 4.1420(A), a Mixed-Use Development is the combination on a site of commercial uses with residential uses and/or the combination of retail and non-retail commercial uses. A Mixed-Use Building is the combination within a building of commercial uses with residential uses and/or the combination of retail and non-retail commercial uses.

⁷Residential uses permitted only as part of a mixed-use building and are not permitted on ground floor.

⁸For purposes of Table 4.1420, a live-work unit is a structure that combines a limited office, retail services, and/or business services use with a residential living space. The commercial space may be used by anyone residing at the unit and by no more than two non-resident employees. The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from an alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.

⁹Community Services Type III (D)(E)(F)(J)(V)(W) are not allowed.

Table 4.1420(B) Employment Center Permitted Uses	
Use Categories:	EC-PV
Office Manufacturing/Tech-Flex ¹	P
Information ²	P
Ambulatory Health Care Services ³	P
Professional, Scientific, and Technical Services ⁴	P
Laboratories/Research and Development	P
Commercial Services ⁵ (up to 30% of total floor area)	L ⁶
Retail Sales (up to 20% of total floor area)	L ⁶
Community Services	L ⁷
Temporary Uses	P

Table 4.1420(B) Notes:

¹For purposes of Table 4.1420(B) office manufacturing/tech-flex refers to building types that can include any combination of administrative, research and development, production, assembly, and testing functions.

²For purposes of Table 4.1420(B) information are uses engaged in the following processes: (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data as used by the North American Industry Classification System (NAICS) Sector 51, United States, 2002.

³For purposes of Table 4.1420(B) Ambulatory Health Care Services are industries that provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services. Health practitioners provide outpatient services as used by the North American Industry Classification System (NAICS) Sector 621, United States, 2002. Activities can include emergency treatment, diagnostic services, training, and administration.

⁴For purposes of Table 4.1420(B) Professional, Scientific, and Technical Services comprises establishments that specialize in performing professional, scientific, and technical activities for others. These activities require a high degree of expertise and training. Activities performed includes legal advice and representations; accounting, bookkeeping and payroll services; architectural, engineering, and specialized design services; computer services; consulting services; research services; advertising services; photographic services; translation and interpretation services; veterinary services; and other professional, scientific, and technical services as used by the North American Industry Classification System (NAICS) Sector 54, United States, 2002.

⁵Commercial services include uses such as building maintenance, restaurants, childcare, banks, and recreational facilities.

⁶Retail uses which include the sale, lease, or rent of new or used products to the general public, or the provision of product repair or services for consumer and business goods, are limited to a maximum of 60,000 square feet of gross leasable area in a single building or a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. A variance from this size limitation is prohibited. Where this size limitation conflicts with the commercial service and retail total floor area allowances of Table 4.1420(B), the more restrictive size limitation shall govern.

⁷See section 8.0121(C) for the list of Community Services prohibited in the EC-PV sub-district.

Standards

4.1421 Development Standards Table

Table 4.1421 summarizes development standards, which apply within the Pleasant Valley Town Center, Neighborhood Center, Mixed Use Employment, and Employment Sub-districts. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance.

Table 4.1421 Mixed-Use and Employment Sub-districts				
	TC-PV	NC-PV	MUE-PV	EC-PV
(A) Minimum Lot Size	None	None	None	None
(B) Minimum Average Floor Area Ratio (FAR) (Section 4.1422)	.50:1	.35:1	.50:1	.40:1
(C) Minimum Residential Density	None	None	None	Not Applicable
(D) Maximum Residential Density	None	None	None	Not Applicable
(E) Minimum Building Setbacks (Section 4.1423)	0 feet	0 feet	0 feet	15 feet front; 10 feet rear; 0 feet interior side; 15 street side
(F) Maximum Building Setbacks (Section 4.1425)	5 feet front and street side; none for interior side and rear. ¹	10 feet front and street side; none for interior side and rear. ¹	10 feet front and street side; none for interior side and rear. ¹	20 feet on arterial or collector frontage; 0 feet on all other frontages
(G) Minimum Building Height (Section 4.1424)	2 stories ²	None	2 stories ²	22 feet
(H) Maximum Building Height (Section 4.1424)	45 feet	45 feet	45 feet	45 feet
(I) Minimum Off-Street Parking Required	1 space/unit for residential; all others as provided in Section 9.0851	As provided in Section 9.0851	1 space/unit for residential; all others as provided in Section 9.0851	As provided in Section 9.0851
(J) Maximum Off-Street Parking Permitted	As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851
(K) Transit Design Criteria and Standards Apply (Section 4.1425)	Yes ³	Yes ³	Yes ³	Yes
(L) Screening & Buffering Required (Section 9.0100)	No, except where abutting LDR-PV	No, except where abutting LDR-PV	No, except where abutting LDR-PV	No, except where abutting LDR-PV ⁴
(M) Landscaping (Section 4.1426)	Yes	Yes	Yes	Yes
(N) Commercial Uses (Section 4.1427)	Yes	Yes	Yes	Yes
(O) Architectural Design Review Guidelines (Section 4.1428)	Yes	No	Yes	Yes, for the Giese Road site; No for the 172 nd Avenue site ⁵

Table 4.1421 Notes:

¹The maximum front or streetside setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided.

²Any required building must have a habitable floor.

³Ground floor window standards for commercial buildings on transit streets (Section 7.0210) do not apply to ground floor residential development.

⁴For the purposes of screening and buffering a use permitted in the EC-PV shall be consider an office use.

⁵The Giese Road EC-PV area is the northern EC-PV area on the north and south sides of Geise Road. The 172nd Ave. EC-PV area is the southern EC-PV area on the east side of 172nd Avenue.

4.1422 Minimum Floor Area Ratio

- (A) Minimum floor area ratios (FAR) are a tool for achieving the intensity of development anticipated in Pleasant Valley. They help ensure that the most intensive forms of building development will occur in those areas appropriate for multi-story commercial and mixed-use buildings. These more intensive levels of development will encourage and enable transit use. They are also a tool for increasing job opportunities.
- (B) The minimum floor area ratios contained in Table 4.1421(A) apply to all non-residential building development. In mixed-use developments, residential floor space is included in the calculations of floor area ratio to determine conformance with minimum FAR.

4.1423 Setbacks

Required minimum and maximum setback standards are specified in Table 4.1421(A).

- (A) Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in Section 3.0010.
- (B) Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in Table 4.1421(A). Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded, provided conformance is achieved with the maximum setback distance for at least one building.

4.1424 Building Height

Minimum and maximum building heights are specified in Table 4.1421(A). Any required building story must contain a habitable floor.

- (A) The minimum building height standard applies, with the following exceptions, to new commercial, residential, and mixed-use buildings. It does not apply to community service buildings, accessory structures, or to building with less than 1,000 square feet of floor area.
- (B) In addition to conforming to the Ground Floor Windows requirements of Section 7.0210, for any new commercial or mixed-use building subject to a two-story height minimum, at least 20% of the upper façade area shall be made up of display areas or windows for all facades facing a street.

- (C) The maximum building height for any building containing dwelling units shall be reduced when located adjacent to the LDR-PV district, as provided in Section 7.0201(K).

4.1425 Transit Design Criteria and Standards

These Sub-districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well enhance the appearance and functioning of these Sub-districts.

- (A) In order to achieve these purposes, the provisions of Section 7.0201 apply to new residential development, and Section 7.0210(A) apply to new commercial, mixed-use, and employment development requiring site design approval in these Sub-districts, along with other applicable standards and criteria.

- (B) Incidental Drive Through Uses.

Drive through uses as defined in Section 3.0010 are not permitted in TC-PV, except when such use is incidental to a primary site use and when the incidental drive through use is limited to one service window, which is part of a primary use structure, and to no more than two queuing lanes. Vehicular service bays or islands are not permitted.

4.1426 Landscaping

- (A) Section 7.0202(A) regarding site design review landscaping criteria and standards for commercial and mixed-use development is amended as follows:

- (1) A minimum of 15% of the net acreage site area: MUE-PV, NC-PV.
- (2) A minimum of 20% of the net acreage site area: EC-PV.
- (3) Setback areas shall be landscaped or provided with enhanced pedestrian spaces such as benches and drinking fountains: TC-PV, MUE-PV, NC-PV.
- (4) Any site area not developed for structures paving or enhanced pedestrian spaces shall be improved with landscaping: TC-PV.

- (B) Landscaping for stormwater management shall count towards total percentage of required landscaping.

4.1427 Commercial Uses

- (A) At least 85% of business activities in connection with commercial uses permitted in Table 4.1420(A) shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15 percent of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the TC-PV Sub-district, the amount of site area used for outdoor business activity, product display, or storage may be up to 50 percent of the amount of floor area on the site.
- (B) No outdoor business activities, product display, or storage shall be located within yard setback or buffering and screening areas. Areas devoted to on-site outdoor business activities, product display, or storage shall be located so that they do not interfere with pedestrian circulation.

4.1428 Architectural Design Review

(A) Purpose

The standards contained in this section are intended to ensure good quality design in new building construction within the Plan District. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods contributing to a district that is attractive, stimulating, active, and safe. These qualities in turn contribute to the creation of mixed-use areas, which facilitate easy pedestrian movement and establishment of a rich mixture of uses. A diversity of architectural styles is encouraged in the Town Center Sub-district.

(B) Provisions of this section shall apply to proposals for the following types of building construction within the Plan District:

- (1) New attached dwellings (three or more units);
- (2) New commercial buildings;
- (3) New mixed-use buildings;
- (4) New buildings connected to a community service use;
- (5) Substantial improvement (as defined in Section 3.0010) of any of the building types specified in this subsection.

(C) Provisions of this section shall not apply to new accessory structures with less than 1,000 square feet of floor area, or to alternations of existing accessory structures with less than 1,000 square feet of floor area.

(D) In addition to other application materials required for a development permit, the applicant shall submit exterior building elevation drawings for the proposed construction at a minimum scale of one-eighth inch equals one foot. These plans shall show the size, location, materials, colors, and characteristics of all proposed exterior building features.

(E) A development permit application for construction subject to architectural design shall be referred to the Architectural Review Committee for review. In its review, the Committee shall make findings and recommendations concerning conformance with the guidelines of this section. The findings of the Committee shall be considered advisory only, and not binding upon the applicant.

(F) Review of plans by the Architectural Review Committee shall take place in accordance with Section 11.0213 for referral and review of development permit applications.

(G) General Guidelines for Architectural Design Review

- (1) Buildings should promote and enhance a comfortable pedestrian scale and orientation. Facades should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes are encouraged to create the appearance of several smaller buildings.
- (2) Upper stories should be articulated with features such as bays and balconies.

- (3) To balance horizontal features on longer facades, vertical building elements, such as stairs to upper stories and building entries, should be emphasized.
- (4) Buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun.
- (5) Special attention should be given to designing a primary building entrance, which is both attractive and functional. Primary entrances should be clearly visible from the street, and incorporate changes in mass, surface, or finish to give emphasis to the entrance. All building entrances and exits should be well lit.
- (6) Certain buildings, because of their size, purpose, or location should be given special attention in the form of ornamental building features, such as towers, cupolas, and pediments. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.
- (7) Buildings located at the intersection of two streets should consider the use of a corner entrance to the building.
- (8) Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. However, glass curtain walls, reflective glass, and painted or darkly tinted glass should not be used.
- (9) Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered. 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 or stucco.
- (10) Preferred colors for exterior building finishes are earthtones, creams, and pastels of earthtones. High-intensity primary colors, metallic colors, and black should be avoided.
- (11) All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be removed or screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.
- (12) For buildings designed to house most types of retail, service, or office businesses, traditional storefront elements are encouraged for any façade facing a primary pedestrian street. These elements include:
 - a) Front and side building walls placed within 10 feet of abutting street right-of-way boundaries;
 - b) Clearly delineated upper and lower facades;
 - c) A lower facade containing large display windows and a recessed entry or entries;
 - d) Smaller, regularly spaced windows in upper stories;
 - e) Decorative trim, such as window hoods, surrounding upper floor windows;

f) A decorative cornice near the top of the facade;

g) Piers or pilasters, typically of masonry.

(13) Individual windows in upper stories should conform with the following guidelines:

a) Glass area dimensions should not exceed 5 feet by 7 feet (The longest dimension may be taken either horizontally or vertically.)

b) Windows should have trim or molding at least two inches wide around their perimeters.

(14) Ornamental devices, such as molding, entablature, and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band should be at least 8 inches wide.

(15) Arbors or trellises supporting living landscape materials should be considered for ornamentation of exterior walls.

4.1429 Public Facilities and Supplementary Requirements

All developments shall also be subject to the applicable requirements of Article IX – Common Requirements and Appendix 5.000 – Public Facilities Standards.

Pleasant Valley Environmentally Sensitive/Restoration Areas

Purpose

4.1430 Purpose

This designation provides a framework for protection of Metro Title 3 lands and Statewide Planning Goal 5 resources within the Pleasant Valley Plan District. The ESRA-PV subdistrict implements the Pleasant Valley Natural Resource Goals and Policies and is intended to resolve conflicts between development and conservation of streams corridors, wetlands, floodplains, and forests identified in the Pleasant Valley Plan District. The subdistrict contributes to the following community objectives:

- (A) Protect and restore streams and riparian areas for their ecologic functions and as an open space amenity for the community.
- (B) Protect floodplains and wetlands, and restore them for improved hydrology, flood protection, aquifer recharge, and habitat functions.
- (C) Protect upland habitats, and enhance connections between upland and riparian habitats and between Pleasant Valley habitats and the nearby habitats of Powell and Clatsop Buttes and Butler Ridge.
- (D) Maintain and enhance water quality and control erosion and sedimentation through the revegetation of disturbed sites and by placing limits on construction, impervious surfaces, and pollutant discharges.

- (E) Conserve scenic, recreational, and educational values of significant natural resources.

The ESRA-PV has significant ecological functions planned for integration with a new urban community. The long-term goal is to restore and enhance sensitive stream corridors, wetlands, and forests to more natural vegetated conditions, recognizing that existing homes and other existing uses will continue in the sub-district.

General

4.1431 How the ESRA-PV Works

The ESRA-PV subdistrict establishes buffers to protect significant streams, riparian corridors, wetlands and forests, including their ecological functions. The subdistrict provisions apply only to the mapped ESRA-PV areas that appear on the Pleasant Valley ESRA Map.

Development on lands located outside of the mapped ESRA-PV subdistrict is exempt from ESRA-PV standards and review. Additionally, ESRA-PV provisions do not affect existing uses and development, or the normal maintenance of existing structures, farmland, and landscaped areas. Certain new development is allowed under prescribed conditions within the subdistrict, such as recreational trails, planned road and utility crossings, stormwater facilities, and construction of residences on highly constrained properties under limited circumstances. Other new development (construction, grading, and native vegetation removal) generally is not allowed within the subdistrict.

4.1432 Map as Reference

The boundaries of the ESRA-PV subdistrict are shown on the Pleasant Valley Plan District ESRA Map. The boundaries are based on a GIS-supported application of the Pleasant Valley Significance Matrix. Any change to the ESRA-PV boundary requires an adjustment of the boundary as shown on the ESRA Map and shall be processed under the Type II development permit procedure. The ESRA-PV boundary shall be shown on all development permit application site plans that involve properties with this designation and its location shall be verified in the field before development activity (including grading) commences.

4.1433 ESRA-PV Subdistrict Permit

An ESRA-PV subdistrict permit is required for those uses regulated under Section 4.1437, Uses Allowed Under Prescribed Conditions. An ESRA-PV permit shall be processed under the Type II development permit procedure, unless it is being processed in conjunction with an action requiring a Type III or Type IV development permit.

4.1434 Emergencies

The provisions of this ordinance do not apply to work necessary to protect, repair, maintain, or replace existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements in response to emergencies. After the emergency has passed, any disturbed native vegetation areas shall be replanted with similar vegetation found in the Metro Native Plant List. For purposes of this section emergency shall mean any man-made or natural event or circumstance causing or threatening loss of life, injury to person or property, and includes, but is not limited to fire, explosion, flood, severe weather, drought, earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation disruptions, and disease.

Prohibited, Exempted and Regulated Uses

4.1435 Prohibited Uses

The following development and activities are not allowed within the ESRA-PV subdistrict:

- (A) Any new gardens, lawns, structures, development, other than those allowed outright (exempted) by the ESRA-PV subdistrict or that is part of a regulated use that is approved under prescribed conditions. Note: Gardens and lawns with the ESRA-PV subdistrict that existed prior to the time the subdistrict was applied to a subject property are allowed to continue but cannot expand further into the subdistrict.
- (B) New lots that would have their buildable areas for new development within the ESRA-PV subdistrict are prohibited.
- (C) The dumping of materials of any kind is prohibited with the ESRA-PV subdistrict. The outside storage of materials of any kind is prohibited unless they existed before the subdistrict was applied to a subject property. Uncontained areas of hazardous materials as defined by the Oregon Department of Environmental Quality (ORS 466.005) are also prohibited.
- (D) Unless part of an approved development activity, grading, the placement of fill or the removal of native vegetation within the ESRA-PV subdistrict is prohibited.

4.1436 Uses Allowed Outright (Exempted)

The following uses are allowed within the ESRA-PV subdistrict and do not require the issuance of an ESRA-PV permit:

- (A) City authorized stream, wetland, riparian, and upland restoration or enhancement projects.
- (B) Utility service using a single utility pole or where no more than 100 square feet of ground surface is disturbed outside of the top-of-bank of water bodies and where the disturbed area is restored to the pre-construction conditions.
- (C) Boundary and topographic surveys leaving no cut scars greater than three-inches in diameter on live parts of native plants listed in the Metro Native Plant List.
- (D) Soil tests performed with hand-held equipment, provided that excavations do not exceed a depth of five feet, combined diameters of all excavations do not exceed five feet, and all excavations are refilled with native soil, except as necessary for environmental review.
- (E) Trails meeting all of the following:
 - (1) Construction must take place between May 1 and October 30 with hand held equipment;
 - (2) Trail widths must not exceed 48 inches and trail grade must not exceed 20 percent;
 - (3) Trail construction must leave no scars greater than three inches in diameter on live parts of native plants;
 - (4) Trails must not be within 25 feet of a wetland or the top of banks of water bodies;

- (5) No impervious surface is allowed; and
 - (6) No native trees greater than 1 inch in diameter may be removed or cut, unless replaced with an equal number of native trees of at least 3 inch diameter and planted within 10 ft. of the trail.
- (F) All land divisions with tentative plans and approved building permit/construction plans showing all of the following and noted on final plat:
- (1) The lots must have their building sites (or buildable areas) located at least 5 ft. from the ESRA-PV boundary. For the purpose of this subparagraph, "building site" means an area of at least 3,500 square feet with minimum dimensions of 40 feet wide by 40 feet deep;
 - (2) Public and private utilities (including water lines, sewer lines or drain fields, and stormwater disposal facilities) where none of these utilities are in the ESRA-PV;
 - (3) Streets, driveways and parking areas where all pavement is at least 10 ft. from the ESRA-PV subdistrict; and
 - (4) The ESRA-PV portions of all lots are protected by a conservation easement; or
 - (5) A lot or tract created and dedicated solely for unimproved open space or conservation purposes.
- (G) Routine repair and maintenance of existing structures, roadways, driveways and utilities.
- (H) Replacement, additions, alterations and rehabilitation of existing structures, roadways, utilities, etc. where the ground level impervious surface area is not increased.
- (I) Measures mandated by the City of Gresham to remove or abate nuisances or hazardous conditions.
- (J) Planting of native vegetation and the removal of non-native, invasive vegetation (as identified on the Metro Native Plant List), and removal of refuse and fill, provided that:
- (1) All work is done using hand-held equipment;
 - (2) No existing native vegetation is disturbed or removed; and
 - (3) All work occurs outside of wetlands and the tops-of-bank of streams.

4.1437 Uses Allowed Under Prescribed Conditions

The following uses within the ESRA-PV subdistrict are subject to the applicable standards listed in Sections 4.1438 through 4.1447.

- (A) Alteration to existing structures within the ESRA-PV when not exempted by Section 4.1436.
- (B) Development on a vacant lot of record that has less than 3,500 sq. ft. of buildable area, with minimum dimensions of 40 ft. by 40 ft., remaining outside the ESRA-PV portion of the property. (Note: A lot of record is a lot that existed before a property was annexed into the City of Gresham.)

- (C) A land division that would create a new lot for an existing residence currently within the ESRA-PV.
- (C) Trails/pedestrian paths when not exempted by Section 4.1436.
- (D) New roadways, bridges/creek crossings, utilities or alterations to such facilities when not exempted by Section 4.1436.

Development Standards

4.1438 General Development Standards

The following standards apply to all regulated development within the ESRA-PV subdistrict with the exception of rights of ways (subject to Section 4.1442), trails (subject to Section 4.1444), utility lines (subject to Section 4.1441), land divisions (subject to Section 4.1443), and mitigation projects (subject to Section 4.1445 or 4.1446):

- (A) Native trees may be removed within 10 ft. of any proposed structures or within 5 ft. of new driveways. Trees listed on the Metro Nuisance Plant List or Prohibited Plant List are exempt from this standard and may be removed.
- (B) All vegetation planted in a resource area must be native and listed on the Metro Native Plant List;
- (C) Grading is subject to installing the erosion control measures required by the City of Gresham Erosion Control Technical Guidance Handbook;
- (D) The minimum front, street, or garage setbacks of the base zone may be reduced to any distance between the base zone minimum and zero;
- (E) Fences are allowed only within the disturbance area;
- (F) Incandescent lights exceeding 200 watts (or other light types exceeding the brightness of a 200 watt incandescent light) must be placed so they do not shine directly into resource areas;
- (G) If development will occur within the 100 yr. floodplain, the FEMA floodplain standards must be met; and
- (H) Mitigation is required, subject to Section 4.1445 or 4.1446.

4.1439 New Development Standards

In addition to the above General Development Standards of Section 4.1438, the following standards apply to new development within the ESRA-PV subdistrict, except for trails, rights of ways, utility lines, land divisions and mitigation projects:

- (A) The maximum disturbance area allowed within the resource area on the site is determined by subtracting all portions of the site outside the ESRA-PV area from the number listed in the table below.

Table 1
Maximum Disturbance Area Allowed
Maximum Disturbance Area =5,000 sq. ft.[1]

[1] Note: Subtract the amount of area on the site outside the ESRA-PV area from the number given in the above table.

- (B) The disturbance area must be set back at least 50 ft. from the top of bank of any stream, other water body or from the delineated edge of a wetland located within the ESRA-PV area.

4.1440 Existing Development Standards

In addition to the General Development Standards of Section 4.1438, the following standards apply to alterations of existing development within the ESRA-PV subdistrict, except for trails, rights of way, utility lines, land divisions and mitigation projects:

- (A) One of the following must be met:
 - (1) The disturbance area does not exceed the limitations of above Table 1 and the disturbance area is not expanded into or within five feet of the ESRA-PV boundary; or
 - (2) If the existing disturbance area now exceeds the limitations of above Table 1, a permanent disturbance area must be delineated that includes all existing buildings, parking and loading areas, paved or graveled areas, patios and decks, and contains the proposed development. The same delineated disturbance area must be shown on every subsequent proposal for alterations meeting this standard.
- (B) The proposed development must be set back at least 25 ft. from the top-of-bank of any stream, waterbody or from the delineated edge of any wetland located within the ESRA-PV area.

4.1441 Standards for Utility Lines

The following standards apply to new utilities, private connections to existing or new utility lines, and upgrades of existing utility lines within the ESRA-PV subdistrict:

- (A) The disturbance area for private connections to utility lines is no greater than 10 feet wide;
- (B) The disturbance area for the upgrade of existing utility lines is no greater than 15 feet wide;
- (C) New utility lines must be within the right-of-way.
- (D) No fill or excavation is allowed within the ordinary high water mark of a stream, unless necessary and any required permits are obtained from the US Army Corps of Engineers, and/or the Oregon Department of State Lands;
- (E) The Division of State Lands must approve any work that requires excavation or fill in a wetland.
- (F) Native trees more than 10 inches in diameter may not be removed; and
- (G) Each 6 to 10-inch diameter native tree cut must be replaced at a ratio of three trees for each one removed. The replacement trees must be a minimum one-half inch diameter and selected from

the Metro Native Plant List. All trees must be planted on the applicant's site. Where a utility line is approximately parallel with the stream channel at least half of the replacement trees must be planted between the utility line and the stream channel.

- (H) Mitigation is required, subject to Section 4.1445 or 4.1446.

4.1442 Standards for Rights of Ways

The following standards apply to public rights of way within the ESRA-PV subdistrict, including roads, bridges/stream crossings and pedestrian paths with impervious surfaces:

- (A) Where the right-of-way crosses a stream the crossing must be by bridge or a bottomless culvert;
- (B) No fill or excavation can occur within the ordinary high water mark of a stream, unless necessary and any required permits are obtained from the US Army Corps of Engineers, and/or the Oregon Department of State Lands;
- (C) The Department of State Lands has approved any work that requires excavation or fill in a wetland;
- (D) Any work that will take place within the banks of a stream must be conducted during the specified in water work window, as determined by Oregon Department of Fish and Wildlife for each specific water body, or must be approved by the Oregon Department of Fish and Wildlife; and
- (E) Mitigation is required, subject to Section 4.1445 or 4.1446.

4.1443 Standards for Land Divisions

Other than those land divisions exempted by Section 4.1436 (G), the only type of lot allowed within the ESRA-PV subdistrict is a lot that will be created for a residence which existed before the ESRA-PV was applied to a subject property. A new lot for an existing house can be created when all of the following are met:

- (A) There is an existing house on the site that is entirely within the ESRA-PV area; and
- (B) The existing house will remain; and
- (C) The new lot is no larger than required to contain the house, minimum required side setbacks, garage, driveway and a 20 ft. deep rear yard, with the remaining ESRA-PV area beyond that point protected by a conservation easement, or by dedicating a conservation tract or public open space.

4.1444 Standards for Trails

The following standards apply to trails within the ESRA-PV subdistrict:

- (A) All trails must be setback at least 50 ft. from the tops of banks of streams or the delineated boundary of a wetland, except as designated in the Pleasant Valley Park and Trail Plan; and
- (B) Mitigation is required, subject to Section 4.1445 or 4.1446.

4.1445 Mitigation Standards

The following standards (or the alternative standards of Section 4.1446) apply to required mitigation:

- (A) Mitigation must occur at a 2:1 ratio of mitigation area to proposed disturbance area;
- (B) Mitigation must occur on the site where the disturbance occurs, except as follows:
 - (1) The mitigation is required for disturbance associated with a right-of-way or utility in the right-of-way;
 - (2) The mitigation will occur in the Kelly Creek watershed; and
 - (3) An easement that allows access to the mitigation site for monitoring and maintenance is provided as part of the mitigation plan.
- (C) Mitigation must occur within the ESRA-PV area of a site unless it is demonstrated that this is not feasible because there is a lack of available and appropriate area. In which case, the proposed mitigation area must be contiguous to the existing ESRA-PV area so the ESRA-PV boundary can be easily extended in the future to include the new resource site.
- (D) Invasive vegetation must be removed within the mitigation area;
- (E) Required plants and planting densities. Three trees, three shrubs, and four other plants are required to be planted for every 100 square feet of mitigation area. Plants must be selected from the Metro Native Plant List; or

An alternative planting plan using native plants can be approved in order to create a new wetland area, if it is part of a wetlands mitigation plan that has been approved by the Oregon Division of State Lands in conjunction with a wetland fill permit application.
- (F) Plant size. Trees must be a minimum ½-inch caliper or bare root unless they are oak or madrone which may be one gallon size. Shrubs must be a minimum of one gallon size or bare root. All other species must be a minimum of four inch pots; and
- (G) The mitigation plan must include a 5-year monitoring and maintenance plan.

4.1446 Alternative Mitigation Standards

In lieu of the above mitigation standards of Section 4.1445, the following standards can be used. However, compliance with these standards must be demonstrated in a mitigation plan report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the City may require the report to be reviewed by its environmental consultant.

- (A) The proposed mitigation must occur at a minimum 2 to 1 ratio of mitigation area to proposed disturbance area;
- (B) The proposed mitigation must result in a significant improvement of at least one functional value;

- (C) There will be no detrimental impact on resources and functional values in area designated to be left undisturbed;
- (D) Where the proposed mitigation includes alteration or replacement of development in a stream channel, wetland, or other water body, there will be no detrimental impact related to the migration, rearing, feeding or spawning of fish;
- (E) Mitigation must occur on the site of the disturbance as much as possible. If the proposed mitigation will not occur on the site of the disturbance, then the applicant must possess a legal instrument, such as an easement, sufficient to carryout and ensure the success of the mitigation;

4.1447 Adjustment from Standards

If a regulated ESRA-PV subdistrict use listed in Section 4.1437 cannot meet one or more of the applicable ESRA-PV standards then an adjustment may be issued if all of the following criteria are met. However, compliance with these criteria must be demonstrated by the applicant in a written report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the City may require the report to be reviewed by its environmental consultant. Such requests shall be processed under the Type III development permit procedure. The applicant must demonstrate:

- (A) There are no feasible alternatives for the proposed use or activity to be located outside the ESRA-PV area or to be located inside the ESRA-PV area and to be designed in a way that will meet all of the applicable ESRA-PV development standards;
- (B) The proposal has fewer adverse impacts on significant resources and resource functions found in the local ESRA-PV area than actions that would meet the applicable environmental development standards;
- (C) The proposed use or activity proposes the minimum intrusion into the ESRA-PV area that is necessary to meet development objectives;
- (D) Fish and wildlife passage will not be impeded; and
- (E) With the exception of the standard(s) subject to the adjustment request, all other applicable ESRA-PV standards can be met.

Application Requirements

4.1448 Type II Development Permit Application

Unless otherwise directed by the ESRA-PV standards, proposed development within the ESRA-PV subdistrict will be processed as a Type II development permit application. All applications must include the general development permit application items required by Section 11.0211 of the Gresham Community Development Code as well as a discussion of how the proposal meets all of the applicable ESRA-PV development standards.

4.1449 Required Site Plans

Site plans showing the following required items must be part of the application:

- (A) For the entire subject property (ESRA-PV and non-ESRA-PV areas):
 - (1) The ESRA-PV subdistrict boundary. This may be scaled in relation to property lines from the Pleasant Valley Plan District Plan Map;
 - (2) 100 year floodplain and floodway boundary (if determined by FEMA);
 - (3) Creeks and other waterbodies;
 - (4) Any wetlands, with the boundary of the wetland that will be adjacent to the proposed development determined in a wetlands delineation report prepared by a professional wetland specialist and following the Oregon Division of State Lands wetlands delineation procedures;
 - (5) Topography shown by contour lines of 2 or 1 ft. intervals for slopes less than 15% and by 10 ft. intervals for slopes 15% or greater;
 - (6) Existing improvements such as structures or buildings, utility lines, fences, driveways, parking areas, etc.
- (B) Within the ESRA-PV area of the subject property:
 - (1) The distribution outline of shrubs and ground covers, with a list of most abundant species;
 - (2) Trees 6 inches or greater in diameter, identified by species. When trees are located in clusters they may be described by the approximate number of trees, the diameter range, and a listing of dominant species;
 - (3) An outline of the disturbance area that identifies the vegetation that will be removed. All trees to be removed with a diameter of 6 inches or greater shall be specifically identified as to number, trunk diameters and species;
 - (4) If grading will occur within the ESRA-PV, a grading plan showing the proposed alteration of the ground at 2 ft. vertical contours in areas of slopes less than 15% and at 5 ft. vertical contours of slopes 15% or greater.
- (C) A construction management plan including:
 - (1) Location of site access and egress that construction equipment will use;
 - (2) Equipment and material staging and stockpile areas;
 - (3) Erosion control measures that conform to City of Gresham erosion control standards;
 - (4) Measures to protect trees and other vegetation located outside the disturbance area.
- (D) A mitigation plan demonstrating compliance with Section 4.1455 or 4.1456, including:

- (1) Dams, weirs or other in-water features;
- (2) Distribution outline, species composition, and percent cover of ground covers to be planted or seeded;
- (3) Distribution outline, species composition, size, and spacing of shrubs to be planted;
- (4) Location, species and size of each tree to be planted;
- (5) Stormwater management features, including retention, infiltration, detention, discharges and outfalls;
- (6) Water bodies or wetlands to be created, including depth;
- (7) Water sources to be used for irrigation of plantings or for a water source for a proposed wetland.

4.1450 Mitigation Plan Report

A mitigation plan report that accompanies the above mitigation site plan is also required. It needs to discuss:

- (A) The resources and functional values to be restored, created, or enhanced through the mitigation plan;
- (B) Documentation of coordination with appropriate local, regional, state and federal regulatory/resource agencies such as the Oregon Division of State Lands and the U.S. Army Corps of Engineers;
- (C) Construction timetables;
- (D) Operations and maintenance practices to ensure the continued functioning of the mitigation area; and
- (E) Monitoring and evaluation procedures and a contingency plan for undertaking remedial actions that might be needed to correct unsuccessful mitigation actions during the first 5 years of the mitigation area establishment.

Miscellaneous

4.1451 Density Transfer

The Pleasant Valley Plan District allocates urban densities to the non-ESRA-PV portions of properties located partially within the ESRA-PV subdistrict, generally resulting in a substantial increase in net development potential. For lots of record that are located within the ESRA-PV Subdistrict, additional density transfer credits are allowed, subject to the following provisions:

- (A) Density may be transferred from the ESRA-PV Subdistrict to non-ESRA-PV portions of the same property or of contiguous properties within the same development site; or

- (1) Where site constraints prevent the use of awarded credits, unused credits may be transferred to other non-ESRA-PV properties.
- (B) The residential transfer credit shall be 1 unit per acre of land within the ESRA-PV Subdistrict (conventional rounding applies, e.g., a property with 1.5 or more acres of land in the ESRA-PV but less than 2.5 acres is eligible for 2 transfer credits).
- (C) For transfers to the Employment subdistrict, the transfer credit is 10,000 sq. ft. (FAR) per acre of land within the ESRA-PV Subdistrict;
- (D) The maximum gross density for the non-ESRA-PV area of the site shall not exceed 150% of the maximum density or FAR allowed by the underlying subdistrict;
- (E) The owner of the transferring property shall execute a covenant with the City that records the transfer of units. The covenant must be found to meet the requirements of this section and be recorded before building permits are issued; and
- (F) All other applicable development standards, including setbacks and building heights, shall continue to apply when a density transfer occurs however, the minimum lot size may be reduced by 20% for only those units transferred outside of the ESRA-PV district. Such transfers and reductions shall be exempted from a PD process.

4.1452 Modification of ESRA-PV Boundary

The ESRA-PV subdistrict boundary may have to be adjusted occasionally to reflect the true location of a resource and its functional values on a site as a result of a site specific environmental survey. Also, in those cases where an Environmental Report demonstrates that the Pleasant Valley Significance Matrix does not apply to a site-specific area. Also, in those cases where mitigation occurs outside the current ESRA-PV and/or part of a site within the ESRA-PV has been developed, the ESRA-PV boundary must be adjusted to recognize the relocation of the resource. Modifications of the ESRA-PV shall be processed under the Type II permit procedure.

The ESRA-PV boundary may be adjusted after the following has been met, as applicable:

- (A) Adding a mitigation area to the ESRA-PV subdistrict: An approved mitigation plan has been successful and a new restored, or enhanced resource site presently exists outside the ESRA-PV which should be included in the ESRA-PV for future protection.
- (B) Removing a recently developed area from the ESRA-PV subdistrict: All of the following has been met:
 - (1) All approved development in the ESRA-PV subdistrict has been completed;
 - (2) All mitigation required for the approved development, located within the ESRA-PV, has been successful; and
 - (3) The previously identified resources and functional values on the developed site no longer exist or have been subject to a significant detrimental impact.

- (C) Correcting a map error: The proposed ESRA-PV boundary accurately reflects the true location of the resources and functional values on the site based on a site survey. The resources are identified in the natural resources inventory for Pleasant Valley.
- (D) Correcting application of Significance Matrix: The proposed ESRA-PV boundary adjustment demonstrates in an Environmental Report prepared by one or more qualified professionals with experience and credentials in natural resource areas, including wildlife biology, ecology, hydrology and forestry, that a resource function(s) and/or land feature(s) does not apply to a site-specific area.
- (E) If the modification of ESRA-PV boundary under this section results in land being removed from ESRA-PV designation then the land shall assume the Pleasant Valley Plan District sub-district(s) designation adjacent to the land.

4.1453 Corrections to Violations

For correcting violations, the violator must submit a remediation plan that meets all of the applicable standards of the ESRA-PV subdistrict. If one or more of these standards cannot be met then the applicant's remediation plan must demonstrate that there will be:

- (A) No permanent loss of any type of resource or functional value;
- (B) A significant improvement of at least one functional value; and
- (C) There will be minimal loss of resources and functional values during the remediation action until it is fully established.

4.1454 Consistency and Relationship to Other Regulations

- (A) Where the provisions of the ESRA-PV subdistrict are less restrictive or conflict with comparable provisions of the Gresham Community Development Code, other City requirements, regional, state or federal law, the provisions that are more restrictive shall govern.
- (B) Development in or near wetlands and streams may require permits from the Oregon Division of State Lands (D.S.L.) and the U.S. Army Corps of Engineers. If a federal permit is required, a water quality certification from the Oregon Department of Environmental Quality may also be required. The Manager shall notify the Division of State Lands and the Army Corps of Engineers when an application for development within the ESRA-PV subdistrict is submitted. Because these agencies may have more restrictive regulations than the City, applicants are encouraged to contact them before they prepare their application.

Pleasant Valley Overlay Sub-districts

General

4.1460 Overlay Sub-districts in General

Overlay Sub-districts apply land use designations and standards that combine with the underlying zone. Where a conflict exists between the overlay and the underlying zone, the overlay zone applies.

The Elementary and Middle School Overlays, Neighborhood Park Overlay, and Community Park Overlay are intended to indicate the general location of schools and parks, consistent with the Plan Map and Comprehensive Plan.

4.1461 Sub-district Location and Boundaries

The locations and boundaries of the Overlay Sub-districts are initially established on the Plan Map. Modifications of Sub-district boundaries shall be consistent with Sub-district characteristics and location criteria provided below.

Purpose and Characteristics

4.1462 Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle School Overlay – Pleasant Valley (MSO-PV)

(A) Purpose and Characteristics

- (1) The Elementary and Middle School Overlay Sub-districts mark the location of existing schools and the desired location of potential new schools in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. The applicable school district shall be provided notice of any proposed permit or pending land use decision in this overlay sub-district.
- (2) Elementary schools serve grades K through 6 and serve 600 students. Elementary school sites are typically 10 acres or smaller where recreational play fields can be shared by more than one school or between a school and park.
- (3) Middle schools serve grades 7 and 8 and serve between 750 and 1,000 students. Middle school sites are typically 10 acres or smaller where recreational play fields can be shared by more than one school or between a school and park.

(B) Location Criteria

Schools should be sited as shown on the Plan Map. Where an alternate school location or configuration is proposed, the following criteria apply:

- (1) All schools shall have frontage onto a collector street for school bus service.
- (2) Student walking distance is one mile, and students residing within ¼ mile of the school should be able to walk to school without crossing an arterial street.
- (3) Public schools and public parks should be located next to one another, with the park located adjacent to the school fields whenever practicable. Such parks should be at least 2-3 acres in size, and larger parks are encouraged to allow more opportunity for school and community events.
- (4) Elementary and middle schools should not be located in a Town Center, Neighborhood Center, or Employment Sub-district, but a school location next to such a district is

acceptable when it would allow for dual-purpose trips, the possibility of shared parking, and other efficiencies.

4.1463 Neighborhood Park Overlay (NPO-PV)

(A) Purpose

The Neighborhood Park Overlay Sub-district marks the desired location of new neighborhood parks in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site.

(B) Location Criteria

In general, Pleasant Valley's neighborhood parks are intended to serve each neighborhood as described in the characteristics cited above. It is recognized that the final location and size of parks will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for Neighborhood Parks are described in the Parks section of the Plan District.

4.1464 Community Park Overlay (CPO-PV)

(A) Purpose

The purpose of Pleasant Valley's community park is to provide active and/or passive recreational opportunities for all area residents and accommodate large group activities. Community parks are intended to serve several neighborhoods, rather than the whole city. They provide a variety of accessible recreation opportunities for all age groups, environmental education opportunities, serve recreation needs of families, and provide opportunities for community social activities.

The Community Park Overlay Sub-district marks the desired location of a community park in Pleasant Valley, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site, or portions of it.

The purpose of the community park designated east of the town center is to provide a wide variety of recreational opportunities in a central location of the community.

(B) Location Criteria and Characteristics

In general, Pleasant Valley's community park is intended to provide a wide variety of recreational opportunities in a central location of the community as described in the characteristics cited above. It is recognized that its final location and size will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for the Community Park are described in the Parks section of the Plan District.

4.1465 Neighborhood Transition Design Area Overlay Sub-district

(A) Purpose

The neighborhood transition design area provides a transition between the ESRA-PV and adjoining land uses. Careful design and site planning can ensure that schools, residences, businesses, and other uses reduce their impact on the natural resources while enjoying the benefits of adjoining these natural areas.

(B) Characteristics

- (1) The Neighborhood Transition Design area is a 100-foot transition area bordering the ESRA-PV. This area contains, as appropriate, a mix of uses including open space, trails, infrastructure (e.g. stormwater treatment), parkways and boulevards, residences, community centers and ESRA-oriented facilities such as a nature center or interpretative kiosk.
- (2) Residential areas are oriented towards and present a “friendly face” to the ESRA-PV. Such areas may be accessed via an alleyway. The rear yard of a dwelling in the NTDA may not face the ESRA. The City may allow exceptions to this standard due to topography, existing development, street layout, or other reasons that make this requirement impractical.
- (3) Where appropriate, local green streets follow the edges of the residential community as part of the transition area bordering the ESRA.

(C) Standards

To the extent practicable development within the NTDA shall be consistent with the characteristics described above and the following standards. These standards are intended to promote careful design and site planning so that uses and development within the NTDA reduce their impact on, and benefit from, the adjacent ESRA areas.

Master plans must consider the following in designs for NTDA's:

- (1) Location of compatible uses, such as open space, trails, infrastructure (e.g., stormwater treatment), parkways and boulevards, residences, community centers, and ESRA-oriented facilities such as a nature center or interpretative kiosk.
- (2) Residential areas that are oriented towards and present a friendly face to the ESRA. Such areas may be accessed via an alleyway.
- (3) Where appropriate, local green streets follow the edges of the residential community as part of the transition area bordering the ESRA.
- (4) When a lot or parcel borders the ESRA a maximum four foot high fence is permitted within 10 feet of the ESRA. This includes vegetative fencing.

The model designs in Figure 4.1465 illustrate four ways to create good transitions between neighborhoods and the ESRA's.

- (A) *Community Uses* – With appropriate access, the neighborhood edge can be an ideal location for community uses such as day care centers, schools, environmental learning centers, and

community centers. The new elementary school planned for Pleasant Valley is adjacent to the confluence of Clatsop Creek and Kelley creeks.

- (B) *Street Edge* – The street edge model places a public green street in the transition area. Homes along the street face the green street and the ESRA, making the ESRA a visible and valued part of the neighborhood. On the homes side of the street, there is a typical sidewalk. On the ESRA side of the street, pedestrian access can be provided on a soft surface trail.
- (C) *Pedways* – It will not always be feasible to place a community use, street, or open space along all ESRA. In cases where the backs of lots are in the transition area, pedestrian ways should be provided. The pedestrian ways should be space similar to the street network, i.e., one pedway about every 400 to 500 feet.

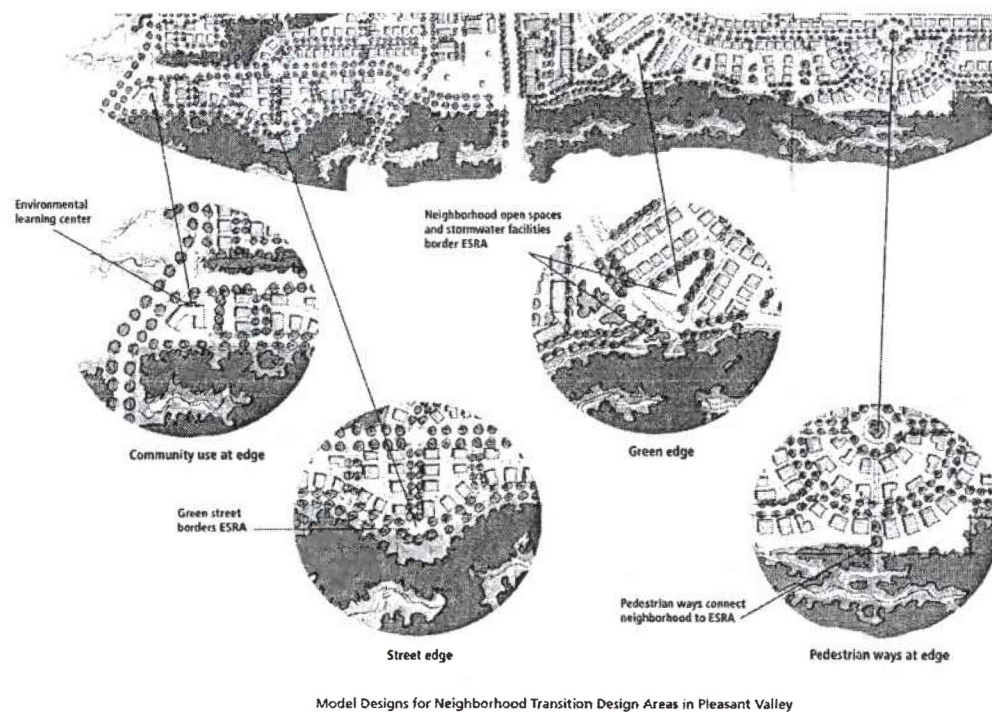


Figure 4.1465 – Neighborhood Transition Design

Additional Pleasant Valley Standards

4.1468 Green Development Practices and Green Streets for Stormwater Management

Green Development Practices and Green Streets treat and manage stormwater runoff as close as possible to its source and mimic natural processes such as retention, infiltration, and evapotranspiration to treat and reduce the overall volume of stormwater runoff that drains into water bodies. Green Development Practices and Green Streets are a toolbox of techniques that mimic and incorporate the predevelopment hydrology of a site into the future development through two processes.

The first is to create a site design that minimizes disturbance to existing soils, tree canopy, and other sensitive natural resource features and minimizes impervious surfaces to reduce the production of surface runoff. The second is to manage runoff through techniques that use natural areas and landscaping to treat, retain, attenuate, and infiltrate stormwater on the development site instead of using only traditional piped collection and conveyance systems and regional management facilities.

Often traditional systems fail to adequately treat and reduce the volume of stormwater runoff before it is discharged into waterbodies. As well, traditional systems fail to infiltrate stormwater and recharge groundwater. This impacts nearby streams by reducing summertime flows and magnifying wintertime flows, often exacerbating flooding, eroding stream channels and aquatic habitat, and contributing to excess siltation. Additionally, untreated pollutants are washed into streams compromising water quality.

Stormwater Management

(A) Definitions

- (1) **Green Development Practices.** Green Development Practices are defined as stormwater management techniques that utilize the processes of retention, infiltration, and evapotranspiration to treat runoff and reduce the volume of stormwater. Design standards and requirements for Green Development Practices are included in the City of Gresham's Water Quality Manual.
- (2) **Green Streets.** Green Streets are defined as streets that incorporate Green Development Practices within the right-of-way to treat, retain, and infiltrate stormwater runoff. Green Street section and design standards are included in the City of Gresham's Public Works Standards for each street classification.
- (3) **Regional Management Facilities.** Regional Management Facilities are identified in the most recent version of the Pleasant Valley Stormwater Master Plan and are defined as stormwater management ponds designed to detain stormwater from large, pre-planned areas. Regional Management Facilities provide stormwater detention for large storm events that exceed the capacity of Green Development Practices. They work in conjunction with Green Development Practices and Green Streets to manage stormwater in a comprehensive way to best mimic pre-development hydrology. Design standards and requirements for regional management facilities are included in the City of Gresham's Water Quality Manual.
- (4) **On-Site Stormwater Management.** On-site stormwater management is defined as the management of stormwater as close to the impervious source as possible. For public streets, on-site stormwater management is defined as management within the public right-of-way. For single-family homes and multi-family or commercial buildings, on-site

stormwater management is defined as management within the individual tax lot. For attached single-family development, on-site stormwater management is defined as management within the collective boundary of all of the individual tax lots.

- (B) Purpose and Scope. The regulations of this chapter require the use of Green Development and Green Streets to manage stormwater runoff on-site from all new development. Through the use of Green Development Practices and Green Streets, local and downstream flooding impacts will be minimized and water quality and aquatic habitat will be protected to the maximum extent practicable.
- (C) Stormwater runoff from new development shall be managed on-site with Green Development Practices to the maximum extent practicable. Green Development Practices shall be designed per the requirements set forth in the Gresham Water Quality Manual.
- (D) After management with Green Development Practices and Green Streets facilities, excess stormwater shall be directed to Regional Management Facilities to the maximum extent practicable prior to release to natural waterways. Regional Management Facilities shall be designed per requirements set forth in the Gresham Water Quality Manual.
- (E) Submittal Requirements Prior to Tentative Land Division or Site Design Approval. Prior to tentative land division or site design approval, applicants for new development must submit a stormwater management plan with the development permit application. The stormwater management plan, as required by the Gresham Water Quality Manual, shall provide details for developing in a manner consistent with this section. The stormwater management plan shall include the following:
 - (1) The location and areas of all impervious surfaces within the future public right-of-way. Generalized assumptions for areas of impervious surfaces on future private property.
 - (2) The location of all Green Street facilities for managing stormwater runoff from new impervious surfaces within the future public right-of-way.
 - (3) A table that lists the anticipated Green Development Practices for each lot within the development and overflow point. Overflow points shall either be specified as public storm pipe, weep hole to street gutter, private storm pipe, surface flow, or other.
 - (4) All Green Street facilities shall comply with the sizing and design standards set forth in the Gresham Water Quality Manual and Public Works Standards.
 - (5) Applicants seeking exemptions for on-site stormwater management requirements listed in this section must follow the procedures outlined in the Gresham Water Quality Manual.
- (F) Submittal Requirements Prior to Building Permit Approval. Prior to building permit approval, applicants for development on private property must meet Green Development Practice submittal requirements as specified in the Gresham Water Quality Manual, including the following items at a minimum:
 - (1) The location of all Green Development Practices, shown on the permit drawings.
 - (2) Typical cross-section for each Green Development Practice, shown on the permit drawings.

- (3) Piping used to direct stormwater runoff from impervious surfaces to Green Development Practices, shown on the plumbing permit drawings.
 - (4) Form SIM facility sizing calculations from the Gresham Water Quality Manual.
 - (5) Completed operations and maintenance agreement (Form O&M) from the Gresham Water Quality Manual. Form O&M must be recorded with the County prior to building permit approval.
- (G) Parking lot landscaping may be used as Green Development Practice for parking lots, if designed as provided by the Gresham Water Quality Manual.
- (1) Purpose: This section is enacted with the purpose of achieving multiple functions from parking lot landscaping by using it for on-site stormwater management.
 - (2) Appropriate designs are contained in the Gresham Water Quality chapter for Pleasant Valley.
 - (3) Landscaping for stormwater management within parking lots will count towards total percentage of landscaping required on site.
- (H) After management in Green Development Practices, excess stormwater from private property must be discharged into an approved conveyance facility.
- (I) A grading or building permit may not be issued for a property unless a stormwater management plan has been approved that is consistent with this chapter.
- (J) Operations and maintenance requirements. The property owner, its successors or assigns, including any homeowner association, shall adequately maintain the on-site Green Development Practices according to the recorded operations and maintenance agreement.
- (K) Landscaping
- (1) This section is enacted with the goal of utilizing required landscaping for the purpose of protecting and enhancing water quality and aquatic habitat by providing for the infiltration, storage, and treatment of surface water runoff.
 - (2) Landscaping for stormwater management will count towards total percentage of landscaping required on site.
 - (3) Detailed landscaping requirements for Green Development Practices are included in the Gresham Water Quality Manual.

4.1469 Tree Planting Requirements

- (A) Purpose and scope

This section is enacted with the goal of enhancing and protecting the existing tree canopy within the community to improve water quality, habitat, and aesthetics, and to minimize urban heat island effects. The tree-planting standard is a requirement for all new development. It encourages the planting and protection of trees, minimizes the impact of tree loss during development, and ensures a sustained tree canopy.

(B) Tree planting requirements

Applicants must submit a tree preservation or planting plan indicating how they will meet the following requirements. All planted trees shall be selected from the Pleasant Valley Tree List.

- (1) Single Family Dwellings and Duplexes. The applicant shall meet any one of the three options below. The applicant may choose to meet one or more of these options.
 - a) Tree preservation. At least 2 inches of existing tree diameter per 1,000 square feet of site area must be preserved. On lots that are 3,000 square feet or smaller, at least 3 inches of existing tree diameter must be preserved per lot.
 - b) Tree planting. At least 2 inches of tree diameter per 1,000 square feet of site area must be planted. On lots that are 3,000 square feet or smaller, at least 3 inches of tree diameter must be planted per lot.
 - c) Tree Fund. This option may be used where site characteristics or construction preferences do not support the planting or preservation of trees. Proceeds from the tree fund may be used only in designated open space areas in Pleasant Valley. The applicant must contribute the cost to purchase and plant the required number of trees before a building permit will be issued:
 - For lots with 3,000 square feet or more of area, the cost to purchase and plant at least 2 inches of tree diameter per 1,000 square feet of site area, or
 - For lots with less than 3,000 square feet of area, the cost to purchase and plant at least 3 inches of tree diameter per lot.
- (2) Attached Residential Dwellings. As required in Section 7.0201.
- (3) All Other Development. At least 2 inches of tree diameter per 1,000 square feet of site area must be preserved or planted. This is in addition to any trees used to satisfy street tree or buffering and screening requirements.

Pleasant Valley Master Plans

General

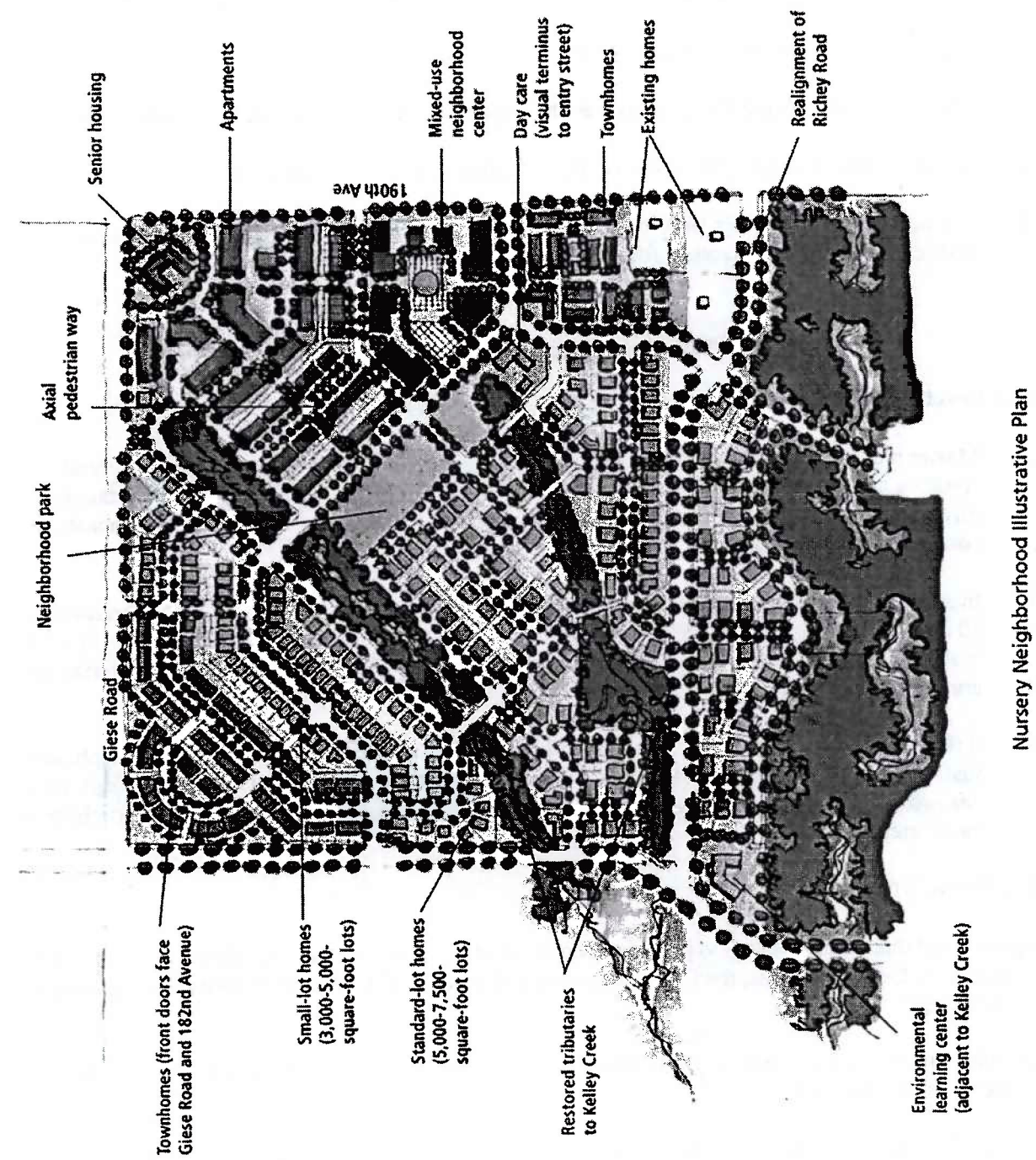
4.1470 Purpose

Master plans in Pleasant Valley are intended to:

- (A) Guide the design and development of land to create a livable community in Pleasant Valley in accordance with the Comprehensive Plan.
- (B) Ensure that land proposed for annexation is planned with an overall intent to create cohesive and livable neighborhoods, mixed use centers, employment areas, open spaces, and other parts of the Pleasant Valley community, and

- (C) Provide a tool for review and refinement of Sub-district boundaries at the time of annexation of properties.
- (D) Figure 4.1470 illustrates the master plan concept and is intended as a guideline.

Figure 4.1470
Nursery Neighborhood Illustrative Plan



4.1471 Applicability

Master plan approvals are required before or concurrent with any development applications under Section 6.0200 Partitions and Subdivisions and/or Article VII Site Design Review. Subsequent land use approvals must be consistent with the master plan.

4.1472 Master Plans and Refinements of Sub-district Boundaries

The Plan District Map establishes the general location of Sub-districts to be used in master plans and applied upon annexation. Applicants may propose refinements of the Sub-district boundaries as part of the master plan review process. Refinements of Sub-district boundaries may be approved if they:

- (A) Do not result in increases in density, and;
- (B) Are consistent with the Comprehensive Plan's goals and policies for Pleasant Valley, and
- (C) Are consistent with and provisions of the Plan District and this chapter, or
- (D) Are necessary in light of a physical condition (e.g. topography) that makes the original sub-district designation impractical for the site.

Submittal Requirements and Standards

4.1473 Level of Detail

- (A) Master plans are intended to display conceptual designs for land use, transportation, natural resource areas, and other physical attributes of the subject property. Similarly, public facility information is intended to be submitted at a conceptual level of detail sufficient to demonstrate compliance with the approval criteria.
- (B) In addition to the submittal requirements of Section 11.0211 (Development Permit Application) 10 copies of a Master Plan site plan shall be submitted along with an 8-1/2 x 11-inch or 11 x 17 inch reduced copy of the Master Plan site plan. The Master Plan site plan must characterize all graphic data to scale.
- (C) If the applicant is in exclusive ownership of only part of the master plan area then the applicant shall provide proof of attempt to contact those other owners by registered mail. The purpose of this provision is to encourage and provide opportunity for those property owners to participate in the master plan effort.

4.1474 Size of Master Plan

The purpose of this requirement is to provide a tool to meet the purpose statement above. By requiring minimum areas for master plans, the City intends to avoid incremental and uncoordinated development in Pleasant Valley.

Master plans must cover a minimum of 20 acres. The City may allow a master plan of less than 20 acres when the following are met:

- (A) Full compliance with this requirement will preclude the orderly and efficient development of an area within Pleasant Valley, or

- (B) Full compliance with this requirement cannot be achieved due to a unique physical condition, parcel pattern, or other similar constraint, and
- (C) Will not result in substantial development that could preclude compliance with applicable code provisions and comprehensive plan policies.

4.1475 Neighborhood Design Guidelines

The concept of neighborhoods as the organizing format for residential land use is an essential part of the vision for Pleasant Valley. The development of individual properties is intended to fit together into complete, cohesive neighborhoods. Master plans must demonstrate compliance with the following guidelines, which are intended to be guiding but flexible in application.

- (A) Pleasant Valley shall have walkable neighborhoods with a defined center and edges. The edge of the neighborhood marks the transition from one neighborhood to another. An edge might be a natural area, a transit stop, or a tree-lined arterial street. The neighborhood center should be a main gathering space with priority given to public spaces, such as parks and civic buildings. From the center to the edge should be a comfortable walking distance of one-quarter to one-half mile radius (5 to 10 minute walk).
- (B) Lots with less than 50 feet of frontage shall receive access from a rear alley, parking court, an access that is shared with an adjoining property, or other similar access technique approved by the City.
- (C) Pleasant Valley neighborhoods shall be designed to increase transportation options. Neighborhoods shall be bike and walking friendly, especially so that children can travel safely. Neighborhoods shall be designed with transit in mind. A transit stop(s) should be located within walking distance of a neighborhood.
- (D) Neighborhoods shall be designed to incorporate the existing natural features in a way that enhances the aesthetic environment while minimizing impacts. A compact, mixed-use neighborhood with transit options is one strategy for preserving open space and natural resource areas.
- (E) Parks shall be located next to or near higher density areas. They shall also serve to provide a sense of place for the neighborhood and be accessible via sidewalks, pathways or trails to the whole neighborhood. This enhances the quality of life for nearby residents and will help ensure a higher quality of higher density housing.
- (F) Neighborhoods shall have strong connections to the Kelley Creek and Mitchell Creek open space systems. The design and function of neighborhoods shall facilitate preserving, enhancing, and restoring Pleasant Valley's open space system.

4.1476 Housing Variety

The purpose of this element is to: (a) assist in meeting the housing mixes intended for Pleasant Valley, as described in the Comprehensive Plan, (b) avoid over-repetition of the same building type/lot size, and (c) promote housing choices.

All master plans shall conceptually map and describe the proposed housing mix to demonstrate that a variety of lot sizes and/or building types have been provided.

- (A) In the LDR-PV Sub-district, this standard is met by providing a housing mix that meets one of the following:
- (1) A variety of lot sizes for detached dwellings where at least 30 percent of the proposed lots are greater than 7500 square feet and the remaining lots are either less than 7500 square feet or are attached dwellings, or
 - (2) At least 15 percent of the dwellings have accessory dwellings, or
 - (3) At least 30 percent of the dwellings shall be alley loaded and at least two of the street level variety techniques as listed in subsection (5) are implemented within the development, or
 - (4) At least 30 percent of the dwellings shall have attached or detached garages that are either flush or behind the rear building line of the dwelling with access to the front and/or rear of the lot, or
 - (5) Street level variety; four of the following:
 - a) 100 percent varied front setbacks at a minimum of 3 feet to adjoining lots;
 - b) 5 or more front elevations with no two the same side by side or opposite;
 - c) A minimum of two types of front exterior surface treatment, e.g. lap siding, stone, brick, stucco, etc.;
 - d) 30 percent with attached covered front porch and railing, 48 square feet or larger;
 - e) 6:12 gable roofs with 2x8 fascia and front elevation shutters;
 - f) At least 2 or more vertical columns are provided on the front façade of the dwelling. Architectural styles may include Corinthian, Doric, Egyptian, Ionic Romanesque, etc.;
 - g) 30 percent attached garage located 5 feet or more behind the front building line;
 - h) Front (street facing) dwelling window treatments that include one or more of the following: bay, bow, box, casement, double-hung, etc.;
 - i) Garage door treatment, e.g. 4 panel windows, carriage door, etc.; or
 - (6) Other techniques found to be consistent with the purpose of this standard.
- (B) In the MDR-PV Sub-district, the housing variety standard is met by providing a housing mix that complies with the requirements listed below.
- (1) For development of 40 dwelling units or less, a mix of housing types must include at least two of the following: Single-family detached dwellings, attached dwellings, single-family attached dwellings (3 or more units), single-family attached dwellings (2 units), two-unit attached dwellings, live-work units, and residential community service uses. If two housing types are provided, the lesser number must be at least 30% of the total dwellings. If three or more housing types are provided, two of lesser number of them must comprise at least 30% of the total dwellings;
 - (2) For development of more than 40 dwelling units, a mix of housing types must include at least three of the following: Single-family detached dwellings, attached dwellings, single family attached dwellings (3 or more units), single-family attached dwellings (2 units), two-unit attached dwellings, live-work units, and residential community service uses. If three or more housing types are provided, two of the lesser number of them must comprise at least 30% of the total dwellings;

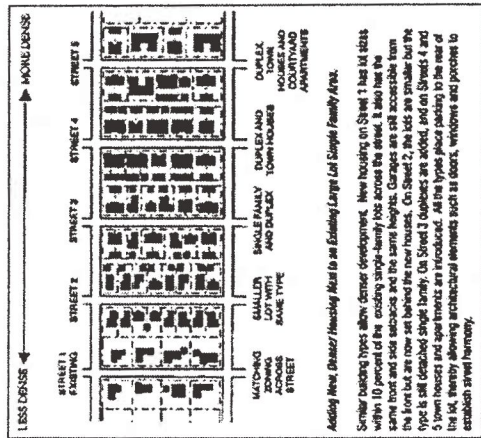
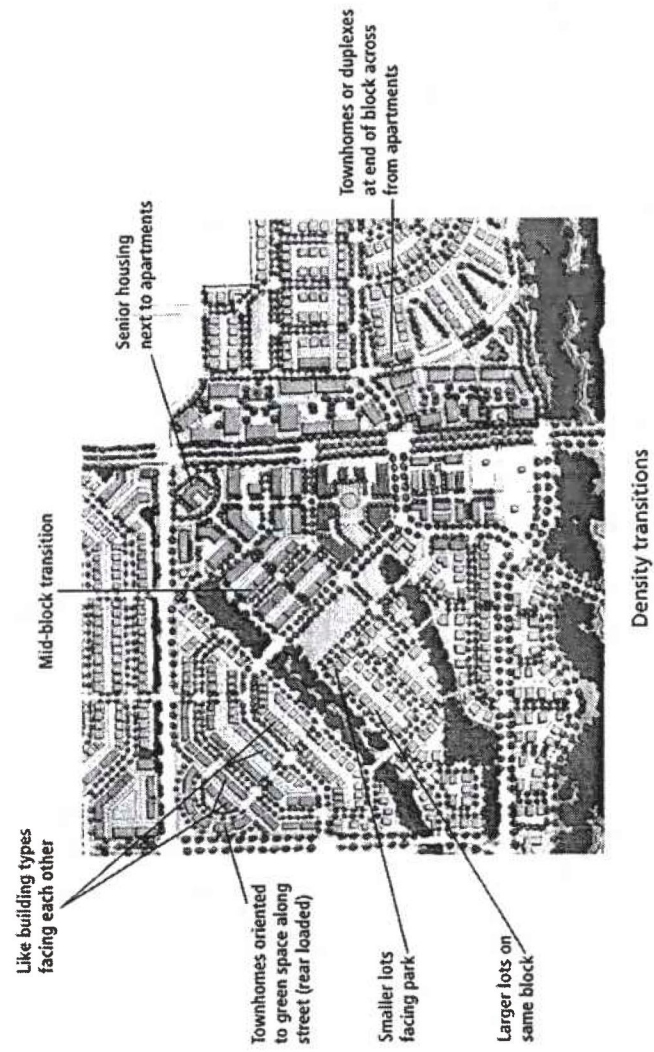
- (3) For developments of more than 40 dwelling units, a mix of building types, within the same housing type, is required. Building types may vary according to number of units per building, orientation of front entries (street versus courtyard), and number of stories. Live-work units count as a separate building type. A minimum of three building types must be provided, with two of lesser number of them comprising at least 30% of the dwellings.
- (4) Other techniques which are found to be consistent with the purpose of this standard.
- (C) Where the Master Plan is proposed that includes LDR-PV and MDR-PV residential sub-districts in the same project, the Plan may combine the densities of the two sub-districts when the following criteria are met:
 - The LDR Housing Variety per Section 4.1476 is met; and
 - The MDR Housing Variety per Section 4.1476 is met; or
 - Other techniques found to be consistent with the purpose of this standard; and
 - The density does not exceed the maximum density allowed by the underlying residential sub-districts.
- (D) Except as provided in subsection (C), each sub-district within a Master Plan shall meet the average minimum and maximum density standards required for the sub-district. However, within any particular area of a Master Plan the actual density may be less than the minimum or more than the maximum sub-district requirements.

4.1477 Density Transition

The planned variety of housing types and mix of densities in Pleasant Valley will benefit from carefully planned transitions between the various building types and lot sizes. Transitions of housing types and density shall consider the following guidelines:

- (A) Similar uses, lot sizes, and building sizes should be located opposite each other on the same street.
- (B) For adjoining uses, similar street-side setbacks shall be used.
- (C) Appropriate locations for a change in use, lot size, or building type are:
 - (1) The mid-point of blocks and or along alleys
 - (2) Block ends
 - (3) On lots that face neighborhood parks, private open spaces and/or ESRAs.
- (D) The same attached building type (e.g., apartments) should not extend more than 2 blocks or 900 feet (whichever is less) along the same street.
- (E) Figure 4.1477 illustrates the density transition concept and is intended as a guideline.

Figure 4.1477
Density Transitions



Source: Smart Development Code Handbook,
Oregon Transportation and Growth Management
Program, 1997

4.1478 Neighborhood Transition Design Areas

Master plans shall address the NTDA as provided for in Section 4.1465.

4.1479 Circulation Network

The master plan shall display a conceptual lay out of streets, alleys, pedestrian routes, bicycle routes, trails and transit facilities, and should reflect the Pleasant Valley Transportation System Plan. While the master plan circulation network is conceptual, it shall show conformance with the following: functional street designations; block length; block perimeter; street intersection spacing; street curvature; and trails.

The conceptual future alignments of streets extending from the master plan shall allow for future circulation and demonstrate how access could be provided for adjacent parcels within 600 feet of boundaries of the master plan. Streets shall be designed to form a system of complete blocks and connected circulation network.

4.1480 Parks, Open Space and Natural Areas

The master plan shall display proposed locations for parks, open spaces, trails, and natural areas, consistent with those shown on the Plan District Map and the Pleasant Valley Public Facility Plan. The master plan may propose refinements in the location and size of neighborhood and community parks and schools. The master plan may also propose additional open space areas, greenways and trail networks as part of the overall master plan design.

4.1481 Stormwater Management, Green Development Practices and Green Streets

A stormwater management plan that generally describes the proposed facilities and demonstrates compliance with the most recent version of the Pleasant Valley Stormwater Master Plan shall be submitted. If the Master Plan contains Regional Management Facilities (see definition in Section 4.1468) the plan must demonstrate that adequate space has been allocated for the future facility. Preliminary hydraulic engineering calculations verifying that the Regional Management Facility is sized adequately may be required by the Watershed Management Division where sizing changes may significantly impact circulation or lotting patterns. The sizing of regional management facilities shall assume that Green Streets and Green Development Practices are used throughout the development.

The plan shall call out the use of Green Streets as specified in the COG Public Works Standards, and Green Development Practices as specified in the COG Water Quality Manual and Section 4.1468, throughout the development.

4.1482 Water and Sanitary Sewer System

General routings and locations of proposed water and sanitary sewer facilities consistent with the Pleasant Valley Public Facility Plan shall be described.

Master Plan Procedures

4.1483 Procedures

Master Plans shall be submitted before or concurrent with any development applications under Section 6.0200 Partitions and Subdivisions and/or Article VII Site Design Review.

Master Plans are reviewed as a Type III procedure.

4.1484 Approval Criteria

In approving a Master Plan, the approving authority shall find compliance with applicable sections of the Community Development Code and the following:

- (A) All applicable Master Plan elements and standards have been addressed and met.
- (B) If a Master Plan includes areas that are not under the exclusive control of the applicant, the Master Plan shall demonstrate compliance with Section 4.1476 for the part under the exclusive control of the applicant as if it were a stand alone property. The areas not under exclusive control of the applicant shall be assumed to be within the average density range of the underlying district and will be required to demonstrate compliance with Section 4.1476 as part of subsequent land division or site design review application.
- (C) See also Section 4.1486 City-Initiated Master Plan.

4.1485 Duration and Implementation

An approved Master Plan remains in effect until development allowed by the plan has been completed or the plan is revised. Subsequent to the approval of the Master Plan, all development permits must be in substantial conformance with the master plan. As used here, substantial conformance means the development permit reasonably implements the conceptual direction of the master plan, recognizing that flexibility is needed to respond to more detailed site information and engineering that is available at the time of the development permit review and approval. Where proposed development permits are not in substantial compliance with the master plan, the applicant shall seek a revision through a separate application or in conjunction with the development application under review. A Master Plan revision is reviewed under the Type III procedure and must comply with Section 4.1484.

4.1486 City-Initiated Master Plan

The City Council may choose to initiate a Master Plan to facilitate neighborhood design. Typically a City-Initiated Master Plan will involve at least 50 acres of land and will generally encompass one or more of the neighborhoods identified in the Comprehensive Plan. A City-Initiated Master Plan is required to meet all Master Plan provisions with the following exception:

- (A) 4.1476 Housing Variety. A City-Initiated Master Plan will show block patterns but need not show detailed compliance with this section. Instead the Master Plan will be accompanied by a lotting/housing study that demonstrates that the block patterns do not preclude consistency with Housing Variety.

- (B) In the case where a property owner or representative provides detailed housing variety plans that show compliance with this standard those plans will be included and designated in the City-Initiated Master Plan. The areas where such detailed housing plans are not provided shall be assumed to be within the average density range of the underlying district and will be required to demonstrate compliance with Section 4.1476 as part of subsequent land division or site design review application.

Section 9.0700

Neighborhood Circulation and Future Street Plans

General

- 9.0701 Purpose
- 9.0702 Applicability
- 9.0703 Submittal Requirements

Review and Approvals

- 9.0710 Review Criteria
- 9.0711 Filing a Future Street Plan
- 9.0712 Compliance with or Revision to Future Street Plans
- 9.0713 LDR and TLDR Future Street Plans

Future Street Plans for Plan Districts

- 9.0720 Downtown Future Street Plan
- 9.0721 Civic Neighborhood Future Street Plan

Central Rockwood Future Street Plan

- 9.0730 Purpose
- 9.0731 Future Street Designation on a Development Site
- 9.0732 Requirements of Traffic Analysis
- 9.0733 Dedication of a Future Street
- 9.0734 Reserving Site Area for Future Street

City Initiated Future Street Plans

- 9.0740 City Initiated Future Street Plans

General

9.0701 Purpose

Neighborhood Circulation and Future Street Plans (referred to as Circulation Plans) provide a guide for transportation circulation to the developing site and in the immediate area. Many areas of the city do not have a plan for how local streets will be extended in the future to provide access to undeveloped properties and provide for traffic circulation. In planning the future extension of local streets, a conceptual alignment is designated, showing how streets will connect in the future and how access could be provided to other properties in the immediate area.

- (A) A neighborhood circulation plan is a plan that depicts the existing and proposed vehicular/bicycle/pedestrian transportation systems, including streets, bike lanes, sidewalks, bicycle/pedestrian paths, and destination points.
- (B) A future street plan demonstrates how access can be provided to parcels within 600 feet of the boundaries of the site, and is a conceptual plan in that its adoption does not establish a precise alignment.

9.0702 Applicability

- (A) The requirements of this section shall apply as follows:
 - (1) To all Type II and Type III tentative partition and subdivision plans.

- (2) To all Type II site design reviews (except for dwellings containing 3 units or less).
- (3) To Type II and III community service uses, except for portable classrooms, and utility, sewage, drainageway, or water system structures.
- (B) An applicant is required to submit a future street plan as part of an application for development except when the applicant demonstrates to the satisfaction of the Manager one of the following:
 - (1) An existing street or a new proposed street need not continue beyond the land to be divided in order to complete or extend an appropriate street system or to provide access to adjacent parcels within 600 feet of the proposed development.
 - (2) The proposed street layout is consistent with a street pattern adopted as part of the Community Development Code, or with an existing approved Future Street Plan.
 - (3) The proposed street layout is consistent with an adopted Pleasant Valley master plan.

9.0703 Submittal Requirements

- (A) All developments, as provided in Section 9.0702(A), shall submit a neighborhood circulation plan and, except as provided in Section 9.0702(B), shall also submit a future street plan. When both the neighborhood circulation plan and the future street plan are required, they shall be combined on the same plan.
- (B) The Circulation plan shall include sufficient dimensions and other data to verify conformance to the Neighborhood Circulation and Future Street Plan criteria. The Circulation plan shall incorporate the following details, both on-site and off-site:
 - (1) The Circulation Plan shall be no larger than 11 inches x 17 inches and may include several sheets.
 - (2) The topography for slopes of 15% or greater with contour intervals not more than 10 feet.
 - (3) The name, classification, location, right-of-way width, centerline radius, grade of all existing and proposed streets, bikeways, and pedestrian ways. The identification of a street by name shall be limited to existing streets and extensions thereof. Proposed new streets and alleys shall be identified as "proposed extension to existing [insert existing name]," "proposed new Street A," "proposed new Street B," "proposed public alley," etc. Any alias for an existing street name should be shown in parentheses, with the preferred City name dominant.
 - (4) Property lines and dimensions.
 - (5) Existing and proposed streets, transit routes and facilities, and other pedestrian/bicycle destinations, within 600 feet of the development.
 - (6) Site access points for autos, pedestrians, bicycles, transit.
 - (7) When a future street plan is required, the conceptual future alignments of streets extending to allow for future traffic circulation and how access could be provided to adjacent parcels within 600 feet of the boundaries of the site.
- (C) If the City determines that access to tracts within 600 feet of the proposed development requires access by a street of community street or greater status, then the following additional information shall be submitted:
 - (1) Functional classification or proposed street system
 - (2) Potential connection points to existing street system
 - (3) General alignment where topography appears to be most appropriate

- (4) Anticipated service levels
- (5) Potential funding mechanisms appropriate to implement the required improvements.

Review and Approvals

9.0710 Review Criteria

In reviewing a proposed circulation plan, the approving authority shall find compliance with the relevant portions of the Community Development Code and the following:

- (A) A future street plan shall:
 - (1) Adequately serve traffic with an origin in, and destination to, the area of the plan;
 - (2) Provide for the logical extension, continuation, and interconnection of streets, to serve circulation and access needs within a district, sub-area, or neighborhood;
 - (3) Provide multi-directional access and circulation to the street system and shall avoid maze-like and discontinuous street patterns; and,
 - (4) Balance traffic distribution within an area, rather than concentrating traffic on a few streets.
- (B) All streets, alleys, and pedestrian-bicycle accessways must connect on both ends to other streets, within the development and to existing and planned streets outside the development. Pedestrian/Bicycle accessways may connect on one end to pedestrian and bicycle destinations. Exceptions for cul-de-sacs and dead-end streets are provided in Section A5.402(E).
- (C) A neighborhood circulation system shall be designed to allow planned streets outside the development to extend to the existing street system in conformance with Section A5.400.
- (D) All future street extensions shall be planned to provide adjoining lands subject to this code provision to have access that will allow its development in accordance with this code.
- (E) Pedestrian accessways shall be provided as required under Section A5.508.

9.0711 Filing a Future Street Plan

Upon approval by the review authority, a Future Street Plan shall be made a matter of record by being recorded by the Manager on a future street index to be maintained by the Community Development Department.

9.0712 Compliance with or Revision to Future Street Plans

New developments shall be consistent with adopted Future Street Plans and/or Pleasant Valley Master Plan. Where proposed new development is not consistent with an existing plan, the applicant shall seek revision through a separate application or in conjunction with a land division or site plan review application. In the case where the development is within an adopted Pleasant Valley Master Plan, a revision shall only occur through an amendment to the Master Plan. A revision to an approved future street plan may be approved by the Manager under a Type II procedure when it is applied for in conjunction with a land division or site plan review application. A revision to an approved future street plan may be reviewed by the Planning Commission under a Type III procedure when it is applied for independent of any land development application. An approved future street plan may be revised by the

council in conjunction with a revision to the Community Development Code, under the Type IV procedure. All revisions to future street plans must comply with Section 9.0710.

9.0713 LDR and TLDR Future Street Plans

- (A) Notice. When an application includes a proposed new or amended Future Street Plan, notice to adjacent property owners (as described in Section 11.0200) is provided by the City.
- (B) Neighborhood Association Involvement. When a development application proposes a new or amended Future Street Plan, the Neighborhood Association shall be notified pursuant to the requirements of Section 11.0210. When a neighbor expresses concern about a proposed Future Street Plan, the City will assist by referring the concerned party to the appropriate Neighborhood Association. When an active, City-recognized Neighborhood Association makes a request to discuss the Future Street Plan, the City will facilitate a meeting between the association and the applicant.

Future Street Plans for Plan Districts

9.0720 Downtown Future Street Plan

- (A) The Downtown Plan District includes a future street plan, as shown on the Gresham Downtown Plan, contained in Volume 1 - Findings, of the Community Development Plan. This future street plan shall be distinct from future street plans created in connection with land divisions, or at the initiative of the Planning Commission. The future street plan as shown on the Gresham Downtown Plan shall be considered a conceptual plan, in that it does not establish precise alignments or construction details for any street.
- (B) When development is proposed for a site, and a future street, as shown on the Gresham Downtown Plan, would abut or run through the site, the site plan submitted with the development permit application shall indicate the conceptual alignment of the future street as it would affect the site.
- (C) When a traffic analysis is required in connection with a development permit application and a future street, as shown on the Gresham Downtown Plan, would abut or run through the site, the traffic analysis shall include, in addition to addressing all elements specified in Section A5.411, an analysis of the extent to which the future street may be needed in order to maintain acceptable levels of service on existing streets following the proposed development, and to satisfy provisions of Section A5.401.
- (D) If the Manager finds that dedication of all or a portion of a future street, as shown on the Gresham Downtown Plan, is needed in order to maintain acceptable levels of service on existing streets following the proposed development, or to satisfy provisions of Section A5.401, the Manager may require dedication of all or a portion of the future street as a condition of development permit approval. Any such required dedication shall be roughly proportional in nature and extent to the anticipated impacts of the proposed development.
- (E) When development is proposed for a site, and a future street, as shown on the Gresham Downtown Plan, would abut or run through the site, but dedication of right-of-way for the future street is not required under Subsection (D) above, the Manager may require modification of the proposed site development plan as needed to reserve portions of the site for future street acquisition, as a condition of approval of a development permit. Such modification may include limiting any future street right-of-way portions of the site to non-building purposes, such as landscaping, or surface parking.

- (B) All easement documents and plat language relating to easements shall be substantially in the form provided by the City and furnished to the City for review and approval prior to recording. All applicable recording fees shall be the responsibility of the developer and the City shall record the easements.
- (C) Design, dimensioning, and use of water easements shall be in accordance with Public Works Standards.

A5.400 - STREETS

A5.401 General Provisions

The City's transportation policies assure public street connectivity in general, and specifically require public street frontage and access for residential parcels. No development permit shall be issued unless the development has frontage or approved access to a public street. Abutting streets shall be dedicated and improved to the "City of Gresham Public Works Standards." No development will be permitted where it will cause traffic generation and an unacceptable Level of Service beyond the street's current carrying capacity including pavement width and signalization. No development permits will be granted where such development will create dangerous or hazardous traffic conditions. "Approved access" may be appropriate as an alternative to the preferred public street frontage for qualified residential flag lots, mixed use and commercial centers, and industrial business parks where access easements promote an acceptable level of public access and street system connectivity.

A5.402 General Design Requirements

- (A) Performance Standards - All street designs shall provide for the safe and efficient travel of motor vehicles, bicycles, and pedestrians. Streets shall be designed to carry the recommended traffic volumes identified for each street classification. Street classifications are set forth in Section A5.501.

Streets shall be designed to meet or exceed minimum guidelines. These guidelines are set forth in the "AASHTO Policy on Geometric Design of Highways and Streets" (latest edition) and the City of Gresham Public Works Standards. Traffic Control Devices shall conform to the Manual on Uniform Traffic Control Devices for Streets and Highways", Federal Highway Administration, with Oregon Supplements, Oregon Dept. of Transportation (latest edition).

- (B) Identification - Development plans shall depict which streets are proposed to be the listed classifications in Section A5.501. The plan shall also identify which street section is proposed for each street.

- (C) Level of Service Criteria

An overall Level of Service "D" (approaching unstable flow) is the minimum acceptable peak hour level of service for signalized intersections and segments of streets. At stop-controlled intersections between local streets (or driveways) and arterials/collectors, a peak hour LOS "E" may be acceptable for local street (or driveway) movements, as long as these movements do not create hazardous traffic conditions.

- (D) For Residential Subdivisions and for Attached Dwellings on a Single Lot

The primary local street shall be the local queuing street. The local transitional street shall be used only when consistent with Section A5.501(F)(2) or when exceptions are allowed to the maximum 400 foot block length due to topographic or physical constraints, existing development patterns, or as approved through an adopted Pleasant Valley Master Plan. A cul-de-sac, a minor access street or the

termination of an existing temporary cul-de-sac may be approved consistent with Sections A5.501(F)(4), A5.501(F)(5), and A5.402(E) & (F), or as approved through an adopted Pleasant Valley Master Plan. A local lane may be approved consistent with Section A5.501(F)(3), or as approved through an adopted Pleasant Valley Master Plan.

Street layouts shall be generally rectilinear and may be aligned as physically proper to adapt streets to topographic or other natural conditions; or to provide a variety of alignments or grid patterns within an interconnected street system. Street layouts should discourage the use of local streets by non-local traffic from adjacent collectors and arterials.

Block lengths for local queuing streets shall not exceed 400 feet and for local transitional streets, connectors, community streets, collectors, boulevards, and arterials shall not exceed 530 feet between intersecting streets measured along the nearside right-of-way line. The maximum perimeter of the blocks formed by local and collector streets shall not exceed 1800 feet measured along the nearside right-of-way line. Block and perimeter lengths may be exceeded where precluded by topographic or other physical constraints, or existing development patterns, or as approved through an adopted Pleasant Valley Master Plan; average perimeter of the blocks formed by local and collector streets should be 1000 feet to 1500 feet.

Alleys are encouraged pursuant to Section A5.501(G)(6).

(E) The Manager may approve a cul-de-sac, a minor access street, or the termination of an existing temporary dead-end street when the following criteria are met:

- (1) Where construction of a through street is impractical due to topography, or existing development patterns, or arterial and collector intersection spacing restrictions, or significant physical constraints such as a jurisdictional wetland, a natural resource area, dedicated open space, a detention facility or waters of the state; and
- (2) Emergency vehicle access and fire protection are provided satisfactory to the Manager, and Neighborhood circulation is not adversely impacted.
- (3) A minor access street shall also be consistent with Section A5.501(F)(5).

Note: The criteria in this section is not intended to preclude the use of curvilinear "eyebrow" widening of a local street where needed to provide adequate lot frontage. An eyebrow is not considered a cul-de-sac.

(F) No land division shall be approved which accesses a permanent dead end street system when:

- (1) the street is in excess of 200 feet, or
- (2) more than 25 units would access the street, or
- (3) the street exceeds the allowable grade in the City of Gresham Public Works Standards.

A5.403 Truck Restrictions

For Collector streets, trucks will be allowed if the trip destination is on a connecting residential or commercial local street.

For Community Street, Local, Local: Queuing Street, Local: Lane, Minor Access Street and Cul-de-sac streets, no trucks will be allowed in residential or commercial areas except local delivery or service vehicles.

A5.404 Residential Lot Access to Arterials

(A) When single-family residential development abuts an existing or proposed arterial, the approval authority shall require that access to such streets be limited to one of the following means:

- (1) The lots of the development have access to a local street or alley running parallel to the arterial.

- (1) The entire sign structure was constructed at least twenty years prior to the date of application, and has been maintained in its original location, design, and appearance.
 - (2) The entire sign structure is unique in appearance and design, and is clearly outstanding in its visual impact.
 - (3) The sign structure is recognized as a special feature in the city, and considered a unique visual asset.
 - (4) The sign structure has been inspected and certified by a licensed sign contractor and a licensed electrician to be in a safe condition.
- (H) Exceptional signs recognized by the hearing body and signs associated with designated Historic Landmarks are exempt to amortization measures for non-conforming and prohibited signs included in subsections (C) through (F) of this section provided they comply with other applicable standards in the Community Development Code.

Signs in Residential Land Use Districts

A6.090 Residential Districts

Signs in the LDR, TLDR, MDR-12, MDR-24, Corridor Multi-Family and OFR Districts and LDR-PV, MDR-PV, HDR-PV, VLDR-SW, LDR-SW and THR-SW sub-districts shall be subject to the provision of this section and all other applicable provisions of this ordinance.

A6.091 Subdivision Signs

Signs located within a subdivision shall be subject to the following limitations:

- (A) **Type.** Free-standing sign(s) are permitted for residential subdivisions.
- (B) **Area.** A subdivision sign shall be a maximum of 32 square feet.
- (C) **Height.** A subdivision sign shall not exceed a height of four feet.
- (D) **Number.** One subdivision sign is permitted for a subdivision containing up to 39 units. A second sign is permitted for subdivisions containing 40 or more units.
- (E) **Illumination.** The sign may have external illumination if the lighting is oriented away from streets and adjacent properties. No sign shall be illuminated between the hours of 12:00 a.m. and 7:00 p.m. Internally illuminated signs are not permitted.
- (F) **Maintenance.** The applicant shall submit a maintenance agreement for the sign. The Manager may approve the sign permit if the agreement will ensure long term maintenance of the sign.

A6.092 Multi-Family Dwelling Signs

Signs associated with multi-family developments shall be subject to the following limitations:

- (A) Free-Standing Signs:
 - (1) **Area.** Shall be limited to a maximum of 32 square feet.
 - (2) **Height.** Shall be limited to a maximum height of 8 feet above grade.
 - (3) **Number.** Shall be limited to one per site.

(4) **Illumination:**

- (a) The sign may have external illumination if the lighting is oriented away from streets and adjacent properties.
- (b) The sign may be internally illuminated when the illumination is confined to the lettering and logo. The illuminated areas of the sign shall not exceed 50% of the sign face.
- (c) No sign shall be illuminated between the hours of 12:00 a.m. and 7:00 a.m.

(B) **Wall Signs:**

- (1) **Area.** Shall be limited to 32 square feet.
- (2) **Types of Signs.** Fascia, awning and painted wall signs are permitted.
- (3) **Height.** No wall sign shall extend above the roofline at the wall or the top of a parapet wall, whichever is higher, but in no case shall the sign exceed a height of 25 feet above grade.
- (4) **Number.** Shall be limited to one per site.

A6.093 Manufactured Dwelling Park Signs

Signs located within a manufactured dwelling park shall be subject to the following limitations:

Free-standing Signs:

- (A) **Area.** Shall be limited to 2 square feet per dwelling unit up to a maximum of 32 square feet.
- (B) **Height.** Shall be limited to a maximum height of 8 feet above grade.
- (C) **Number.** Shall be limited to one per site.

(D) **Illumination:**

- (1) The sign may have external illumination if the lighting is oriented away from street and adjacent properties.
- (2) The sign may be internally illuminated when the illumination is confined to the lettering and logo. The illuminated areas of the sign shall not exceed 50% of the sign face.
- (3) No sign shall be illuminated between the hours of 12:00 a.m. and 7:00 a.m.

A6.094 Signs for Permitted Commercial Uses in the OFR District

Signs associated with permitted commercial uses in the OFR District shall be subject to the following limitations:

(A) **Free-Standing Signs**

- (1) **Area.** Shall be limited to a maximum of 32 square feet.
- (2) **Height.** Shall be limited to a maximum height of 8 feet above grade.
- (3) **Number.** Shall be limited to one per site.

(B) **Wall Signs**

- (1) **Area.** Shall be limited to a maximum of 32 square feet.

- (2) **Types of Signs.** Shall be limited to fascia, awning and painted wall signs.
- (3) **Height.** No wall sign shall extend above the roofline at the wall or the top of a parapet, whichever is higher, but in no case shall the sign exceed a height of 25 feet above grade.
- (4) **Number.** Shall be limited to one per premise.

(C) Sign Features

- (1) **Illumination.** Signs may be indirectly or internally illuminated.
- (2) **Readerboard.** A permanent readerboard may be incorporated either in a free-standing sign or a wall sign but not both. The readerboard shall be an integral part of the sign design and shall not exceed 40 inches in height.

A6.095 Temporary Signs

Pursuant to Section A6.060 the following temporary signs shall be permitted:

- (A) Lawn Signs.
- (B) Rigid Signs. One rigid sign may be permitted on a frontage of at least 300 linear feet.
- (C) Banner Signs. Placement is limited to multiple-dwelling and commercial buildings.

A6.096 Interim Office Use

Either one free-standing or one wall sign may be installed for permitted interim office uses.

- (A) Free-standing Signs:
 - (1) **Area.** Shall be limited to a maximum area of 32 square feet; 16 square feet per face.
 - (2) **Height.** Shall be limited to 8 feet above grade.
- (B) Wall Signs:
 - (1) **Area.** Shall be limited to a maximum of 32 square feet.
 - (2) **Types of Signs.** Fascia, awning and painted wall signs shall be permitted.
 - (3) **Height.** Shall not extend above the roofline at the wall or the top of a parapet wall, whichever is higher.
- (C) **Illumination.** Signs may have external illumination or reflective type bulbs which shall be used for indirect illumination of the display surface if properly shielded from direct glare onto streets and adjacent properties. Shall be directed away from and not be reflected upon adjacent residential premises. Shall not be illuminated between the hours of 12:00 a.m. and 7:00 a.m.
- (D) **Temporary Signs.** Pursuant to Section A6.060, lawn signs shall be permitted. One rigid sign may be permitted on a frontage of at least 300 linear feet.

Signs in Commercial, Mixed Use & Industrial Land Use Districts

A6.100 Commercial, Mixed Use and Industrial Districts

Signs in the NC, GC, RTC, SC, CMU, CC, MC, BP, LI and HI Districts and in the NC-PV, MUE-PV, TC-PV, EC-PV, VC-SW, RTI-SW, IND-SW and NC-SW sub-districts shall be subject to the following limitations, except for multi-business complexes (see Section A6.101 for multi-business complexes):

(A) Free-standing Signs:

- (1) **Area.** The maximum permitted area per sign face shall be 0.4 square feet of sign face area per linear foot of site frontage, up to a maximum of 100 square feet. Regardless of site frontage a minimum of 40 square feet of sign area may be permitted.
- (2) **Height.** The maximum height of any portion of a sign or sign structure shall be 25 feet above grade.
- (3) **Number.** One sign per site shall be permitted, except in BP, LI and HI districts and the EC-PV, RTI-SW and IND-SW sub-districts where industrial users on parcels of 10 acres or larger may have one sign per street frontage. However, no free-standing sign shall be permitted on the same site where there is a projecting sign.

(B) Wall Signs:

- (1) **Area.** The maximum permitted area of a wall sign shall be 10% of the wall area upon which the wall is located.
- (2) **Types of Signs.** Fascia, mansard wall, awning, illuminated awning, marquee and painted wall signs are permitted.
- (3) **Height.** No wall sign shall extend above the roof line at the wall or the top of a parapet wall, whichever is higher.
- (4) **Number.** There is no limit on the number of signs if within the total permitted area limit.

(C) Projecting Signs:

- (1) **Area.** The maximum permitted area of a projecting sign shall be 18 square feet per sign face.
- (2) **Height.** A projecting sign shall not extend above the roof line at the wall or above the top of a parapet wall, whichever is higher. In no case shall any portion of a projecting sign exceed a height of 25 feet above grade.
- (3) **Clearance.** Projecting signs shall have a minimum clearance of 8 feet between the bottom of the sign and the ground.
- (4) **Location.** Projecting signs may extend into the right-of-way 2 feet except that no portion of the sign shall be closer than 30 feet from the centerline of an existing right-of-way.
- (5) **Number.** One sign per site shall be permitted. However, no projecting sign shall be permitted on the same site where there is a free-standing sign.

(D) Under Marquee Signs:

- (1) **Area.** The maximum permitted area of an under marquee sign shall be 8 square feet per sign face. The maximum vertical height of a sign face shall be 2 feet.
- (2) **Clearance.** A minimum 8 foot, 6 inch clearance shall be maintained between the sign and the ground. No sign can project past the outer edge of the marquee .

- (3) **Number.** One sign per premise shall be permitted.

(E) On-Site Directory Signs:

- (1) **Area.** A 3 square foot sign panel is permitted for each business or activity on the site.
- (2) **Location.** On-site directory signs shall be located a minimum of 20 feet back from the property line at the street access point.
- (3) **Number.** One on-site directory sign is permitted for each street access point to the development.

(F) Sign Features

- (1) **Illumination.** Signs may be indirectly or internally illuminated.
- (2) **Readerboard.** A permanent readerboard may be incorporated either in a freestanding sign or a wall sign but not both. The readerboard shall be an integral part of the sign design and shall not exceed 40 inches in height.
- (3) **Electronic Message Center.** An electronic message center may be incorporated into either a free-standing sign or wall sign, but not both. The electronic message center shall be an integral part of the sign design and shall not exceed 8 square feet in area.

(G) Temporary Signs. Pursuant to Section A6.060 the following temporary signs shall be permitted.

- (1) **Lawn Signs.**
- (2) **Rigid Signs.** One rigid sign per site frontage shall be permitted. A site frontage of at least 300 linear feet shall be permitted an additional rigid sign. Rigid signs on the same frontage shall be spaced at least 50 feet apart.
- (3) **Banner Signs.**
- (4) **Balloon Signs.**

A6.101 Signs for Outdoor Commercial Uses in the MC and CC Districts and in Multi-Business Complexes

Signs for outdoor commercial uses in the MC and CC Districts and in multi-business complexes shall be subject to the following limitations:

(A) Free-standing Signs:

- (1) **Area.** The maximum permitted area per sign face shall be 0.4 square feet of sign face area per linear foot of site frontage, up to a maximum of 250 square feet. Regardless of site frontage a minimum of 40 square feet may be permitted.
- (2) **Height.** The maximum height of any portion of a sign or sign structure shall be 25 feet above grade.
- (3) **Number.** One sign per site street frontage shall be permitted.

(B) Wall Signs:

- (1) **Area.** The maximum permitted area of a wall sign shall be 10% of the wall area upon which the wall is located.
- (2) **Types of Signs.** Fascia, mansard wall, awning, illuminated awning, marquee and painted wall signs are permitted.
- (3) **Height.** No wall sign shall extend above the roof line at the wall or the top of a parapet wall, whichever is higher.
- (4) **Number.** There is no limit on the number of signs if within the total permitted area limit.

(C) Under Marquee Signs:

- (1) **Area.** The maximum permitted area of an under marquee sign shall be 8 square feet per sign face. The maximum vertical height of a sign face shall be 2 feet.
- (2) **Clearance.** A minimum 8 foot, 6 inch clearance shall be maintained between the sign and the ground. No sign can project past the outer edge of the marquee.
- (3) **Number.** One sign per premise shall be permitted.

(D) On-Site Directory Signs:

- (1) **Area.** A 3 square foot sign panel is permitted for each business or activity on the site.
- (2) **Location.** On-site directory signs shall be located a minimum of 20 feet back from the property line at the street access point.
- (3) **Number.** One on-site directory sign is permitted for each street access point to the development.

(E) Sign Features:

- (1) **Illumination.** Signs may be indirectly or internally illuminated.
- (2) **Readerboard.** A permanent readerboard may be incorporated either in a freestanding sign or a wall sign, but not both. The readerboard shall be an integral part of the sign design and shall not exceed 40 inches in height.
- (3) **Electronic Message Center.** An electronic message center may be incorporated into either a free-standing sign or wall sign, but not both. The electronic message center shall be an integral part of the sign design and shall not exceed 8 square feet in area.

(F) Temporary Signs: Pursuant to Section A6.060 the following temporary signs shall be permitted.

- (1) **Lawn Signs.**
- (2) **Rigid Signs.** One rigid sign per site frontage shall be permitted. A site frontage of at least 300 linear feet shall be permitted an additional rigid sign. Rigid signs on the same frontage shall be spaced at least 50 feet apart.
- (3) **Banner Signs.**
- (4) **Balloon Signs.**

Community Service Development Signs

A6.110 Community Service Development

Community Service Developments are permitted in all land use districts. All Community Service Development signs shall conform to the sign standards identified in the specific land use district of the property except for development in LDR, TLDR, MDR-12, MDR-24, CMF and OFR Districts and LDR-PV, MDR-PV, HDR-PV, VLDR-SW, LDR-SW and THR-SW sub-districts. Signs located in these districts shall comply with the following standards:

(A) Free-standing Signs:

- (1) **Area.** Shall be limited to a maximum of 32 square feet per sign face unless the development is on a site which exceeds two acres in size, in which case the sign may be a maximum of 48 square feet.
- (2) **Height.** Shall be limited to a maximum of 8 feet above grade.
- (3) **Number.** One is permitted unless the development is on a site which exceeds 2 acres in size area and has frontage on 2 arterial streets, in which case another sign is permitted.

(B) Wall Signs:

- (1) **Area.** Shall be limited to a maximum of 32 square feet.
- (2) **Types of Signs.** Fascia, awning and painted wall signs shall be permitted.
- (3) **Height.** Shall not extend above the roofline at the wall or the top of a parapet wall, whichever is higher, but in no case shall it exceed a height of 25 feet above grade.
- (4) **Number.** Shall be limited to one per premises.

(C) Illumination:

- (1) May be internally illuminated when the illumination is confined to the lettering and logo. The background of the sign face shall be opaque. The illuminated areas of the sign shall not exceed 50% of the sign face.
- (2) May have external illumination if the lighting is oriented away from streets and adjacent properties.
- (3) Unless the community service use operates on a 24-hour basis or abuts nonresidential designed property, the sign shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.

- (D) **Readerboard Sign.** Except as provided in Section A6.110(E) a permanent readerboard may be incorporated into either, but not both, a wall or free-standing sign provided the readerboard assembly is an integral part of the sign and the readerboard portion of the sign does not exceed 40 inches in height. The readerboard may not be more than 60% of the face of the sign.

- (E) **Readerboard Sign - Schools.** In addition to a free-standing sign allowed in Section A6.110(A), a free-standing readerboard sign is also allowed for elementary schools, high schools or colleges. A permanent readerboard sign for these schools in any land use district may be free standing or incorporated into either a wall sign or free-standing sign.

- (1) **Area.** Shall be limited to a maximum of 32 square feet per sign face. If the readerboard assembly is incorporated into another freestanding sign, the maximum area per sign face shall be 52 square feet. If the development is on a site that exceeds two acres in size, the sign may

be a maximum of 68 square feet. If incorporated into a wall sign, the maximum sign area shall be 52 square feet.

- (2) **Height.** Of a free-standing readerboard sign shall be limited to a maximum of 6 feet above grade.
- (3) **Number.** One is permitted per site.
- (F) **Residential Sign.** Notwithstanding the above, a community service use permitted in a residential structure and fronting on a neighborhood collector or local street shall only be permitted one 6 square foot, non-illuminated wall sign.
- (G) **Temporary Signs.** Pursuant to Section A6.060, lawn signs shall be permitted. One rigid sign may be permitted on a frontage of at least 300 linear feet.

Signs for Temporary Uses

A6.120 Signs for Temporary Uses

Temporary uses, as allowed by Section 10.1400 of the Community Development Code, are allowed one wall sign not to exceed 32 square feet in area and one A-board sign per site frontage not to exceed 12 square feet in area. Wall signs must be affixed to a structure.

A-board signs are to be displayed only during the hours of operation. All signs shall be removed from the site within 5 days from expiration of the temporary use permit. Additional directional signage may be approved by the Manager as needed for traffic and pedestrian safety.

A-board Signs

A6.130 Sidewalk A-board Signs

Within the Downtown Plan District, the Rockwood Town Center District, the Station Center District, the Corridor Mixed-Use District, and Civic Neighborhood Plan District and the Pleasant Valley Town Center sub-district, the Pleasant Valley Mixed Use Employment sub-district and the Springwater Village Center sub-district on public sidewalks and within a multi-business complex on an internal private sidewalk, A-board signs shall be permitted subject to the following criteria:

- (A) May be displayed outdoors during business hours only and shall be removed at the end of the business day.
- (B) Sign is placed within 4 feet of the main entrance to the building or individual business entry.
- (C) Sign placement shall not interfere with pedestrian or vehicular traffic nor with on-street parking and shall have a minimum of 5 feet of unimpeded pedestrian sidewalk maneuvering space for accessibility. It shall not extend into clear vision areas or vehicular circulation areas. The sign shall not be attached to fences, trees, shrubbery, utility poles or like items and shall not obstruct or obscure primary signs on adjacent premises.
- (D) Sign area is limited to 12 square feet per face.
- (E) The applicant provides a notarized statement acceptable to the City assuming liability for a sign on a public sidewalk.
- (F) No more than one per street level business is permitted.

- (G) Shall be constructed of wood, chalkboard and/or finished metal. Lettering may be painted or handwritten. Readerboards are not permitted.
- (H) Shall be non-illuminated.

A6.131 Mobile Drive-Up Unit A-Board Signs

Within the Neighborhood, General, Moderate, and Community Commercial Districts, on-premise A-board signs for a mobile drive-up unit shall be permitted subject to the following criteria.

- (A) There is an existing commercial building and free-standing sign on the site.
- (B) The mobile drive-up unit does not exceed 200 square feet in area.
- (C) One per site street frontage.
- (D) Sign area is limited to 12 square feet per face.
- (E) May be displayed outdoors during business hours only and shall be removed at the end of the business day.
- (F) Sign shall not extend into or over the public right-of-way, clear vision area or vehicular circulation areas. If placed on an internal private sidewalk it shall have a minimum of 5 feet of unimpeded pedestrian sidewalk maneuvering space for accessibility.
- (G) The sign shall not be attached to fences, trees, shrubbery, utility poles or like items and shall not obstruct or obscure primary signs on adjacent premises.
- (H) Shall be constructed of wood, chalkboard and/or finished metal. Lettering may be painted or handwritten. Readerboards are not permitted.
- (I) Shall be non-illuminated.

A6.132 Residential District A-Board Signs

Within the Moderate Density Residential-12, Moderate Density Residential-24, Corridor Multi-Family, and Office/Residential Districts, and the LDR-PV, MDR-PV, HDR-PV, VLDR-SW, LDR-SW and THR-SW sub-districts, on-premise A-board signs shall be permitted subject to the following criteria.

- (A) One per site street frontage.
- (B) Sign area is limited to 12 square feet per face.
- (C) May be displayed outdoors during the hours of 8 a.m. to 8 p.m. only and shall be removed at the end of the business day and no later than 8 p.m.
- (D) Sign shall not extend into or over the public right-of-way, clear vision area or vehicular circulation areas. If placed on an internal private sidewalk it shall have a minimum of 5 feet of unimpeded pedestrian sidewalk maneuvering space for accessibility.
- (E) The sign shall not be attached to fences, trees, shrubbery, utility poles or like items and shall not obstruct or obscure primary signs on adjacent premises.
- (F) Shall be constructed of wood, chalkboard and/or finished metal. Lettering may be painted or handwritten. Readerboards are not permitted.
- (G) Shall be non-illuminated.

A6.133 Commercial/Industrial District A-Board Signs

Within the Neighborhood, General, Moderate, and Community Commercial Districts, and the TC-PV, MUE-PV, NC-PV, NC-SW and VC-SW sub-districts, and for permitted retail sales in the Business Park, Light Industrial and Heavy Industrial Districts, and EC-PV, RTI-SW and IND-SW sub-districts, on-premise A-board signs shall be permitted subject to the following criteria.

- (A) One per site street frontage.
- (B) Sign area is limited to 12 square feet per face.
- (C) May be displayed outdoors during business hours only and shall be removed at the end of the business day.
- (D) Sign shall not extend into or over the public right-of-way, clear vision area or vehicular circulation areas. If placed on an internal private sidewalk it shall have a minimum of 5 feet of unimpeded pedestrian sidewalk maneuvering space for accessibility.
- (E) The sign shall not be attached to fences, trees, shrubbery, utility poles or like items and shall not obstruct or obscure primary signs on adjacent premises.
- (F) Shall be constructed of wood, chalkboard and/or finished metal. Lettering may be painted or handwritten. Readerboards are not permitted.
- (G) Shall be non-illuminated.
- (H) Shall not be permitted in a multi-business complex except pursuant to Section A6.130.

A6.134 Limited Duration Event A-Board Signs

In Residential, Mixed Use and Plan Districts, A-board signs for limited duration events are permitted subject to the following criteria.

- (A) One sign per site street frontage.
- (B) Sign area is limited to 12 square feet per face.
- (C) May be displayed outdoors during the hours of 6 a.m. to 7 p.m. only and shall be displayed no more than 2 consecutive days. Examples of limited duration events are open houses and garage sales.
- (D) Sign shall not extend into or over the public right-of-way, clear vision area, pedestrian circulation area or vehicular circulation area.
- (E) Shall be constructed of wood and/or finished metal. Lettering may be painted or handwritten. Readerboards are not permitted.

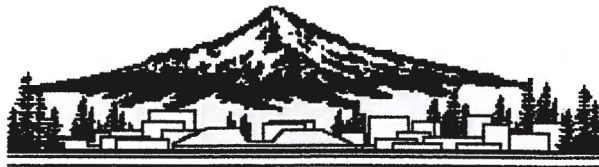
Abatement of Substandard and Dangerous Signs

A6.140 Abatement of Substandard and Dangerous Signs

Every sign identified by the Manager as being an abandoned and/or noncomplying sign, is substandard and subject to abatement proceedings before the common council. Signs found by the Manager to be unsafe shall be subject to immediate civil action by the City.

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Community Development Department
City of Gresham

CERTIFICATION OF MAILING

FILE NO.: PMA 07-26000013

PROJECT: OPUS NW PMA

I, TAMMY J. RICHARDSON, CERTIFY THAT I HAVE MAILED THE
ATTACHED NOTICE OF ADOPTION TO THE FOLLOWING PARTIES:

DLCD
Plan Amendment Specialist
635 Capitol Street, NE #150
Salem, OR 97301-2540

Metro
Growth Management
600 NE Grand
Portland OR 97232-2736

Kelly Niemeyer
Group Mackenzie
0690 SW Bancroft St.
Portland, OR 97239

SIGNATURE: _____

DATE OF MAILING: May 18, 2007

