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

5/4/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Gresham Plan Amendment
DLCD File Number 001-10

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

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, May 17, 2010

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

Cc: Lauren McGuire, City of Gresham
Gloria Gardiner, DLCD Urban Planning Specialist
Jennifer Donnelly, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Angela Lazarean, DLCD Urban Planner

<paa> YA

FORM 2

DLCD Notice of Adoption

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

☐ In person ☐ electronic ☐ mailed

DATE STAMP

DEPT OF

APR 27 2010

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: **City of Gresham**

Local file number: **CPA 09-089**

Date of Adoption: **4-20-2010**

Date Mailed: **4-26-2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 1-21-10

☒ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☒ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

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

Updates and improves multi-family design standards, creating design principles and design guidelines as they relate to building design, building orientation, transit orientation, crime prevention, sustainability, landscaping and other standards.

Does the Adoption differ from proposal? Please select one

Minor clarification language; no substantive changes.

Plan Map Changed from: to:

Zone Map Changed from: to:

Location: Acres Involved:

Specify Density: Previous: New:

Applicable statewide planning goals:

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

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?	☒ Yes	☐ No
If no, do the statewide planning goals apply?	☐ Yes	☐ No
If no, did Emergency Circumstances require immediate adoption?	☐ Yes	☐ No

DLCD file No. 001-10 (18078) [16106]

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

Metro

Local Contact: **Lauren McGuire** Phone: **(503) 618-2108** Extension:

Address: **1333 NW Eastman Parkway** Fax Number: - -

City: **Gresham** Zip: **97030** E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

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

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

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

Updated December 22, 2009

Urban Design & Planning Services
City of Gresham

CERTIFICATION OF MAILING

FILE NO.: **CPA 09-089**

PROJECT: **City of Gresham-Multi-Family Design Standards**

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

Carol Rulla
5162 SE 28th Dr.
Gresham, OR 97080

Marc Thornsbury
16213 NE San Rafael Dr.
Portland, OR 97230

SIGNATURE: Tammy J. Richardson

DATE OF MAILING: Aoruk 26, 2010

BEFORE THE CITY COUNCIL OF THE

CITY OF GRESHAM

IN THE MATTER OF AMENDMENTS VOLUME 2, POLICIES, AND VOLUME 3, DEVELOPMENT CODE, OF THE GRESHAM COMMUNITY DEVELOPMENT PLAN, REGARDING THE MULTI-FAMILY DESIGN STANDARDS PROJECT	)))))	Order No. 623 CPA 09-089

On April 6, 2010, the City Council held a public hearing to take testimony on amendments to Volume 2, Policies, and Volume 3, Development Code, of the Gresham Community Development Plan, regarding the Multi-Family Design Standards Project.

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

The Council closed the public hearing and approved the proposed amendments at the April 6, 2010 meeting, and a decision was made at the April 20, 2010 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 these amendments are approved, and adopts the findings, conclusions, and recommendations as stated in the attached Planning Commission Recommendation Order and staff reports.

Dated: 4/20/10

City Manager

Mayor

BEFORE THE PLANNING COMMISSION OF THE

CITY OF GRESHAM

TYPE IV RECOMMENDATION ORDER CPA 09-089

A public hearing was held on March 8, 2010, upon an application to consider proposed amendments to Volumes 2 and 3 of the Gresham Community Development Plan relating to **Multi-Family Design Standards**.

The Commission closed the public hearing at the March 8, 2010 meeting, and a final recommendation to Council was made at the March 8, 2010 meeting.

Richard Anderson, 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 IV Recommendation Order.

The Planning Commission recommends **ADOPTION** of the proposed Community Development Plan amendments to the City Council, and adopts the findings, conclusions and recommendations contained in the attached March 8, 2010 staff report with the following exceptions, additions and/or changes:

- Minor modifications to Section 7.0100 described in the March 8, 2010 Addendum Staff Report
- Remove picture shown behind the diagram on page 4 of Section 7.0100
- Modify the illustrative Figure A.1.d.1.b.ii on page 11 of Section 7.0100 to better define spacing and setback area
- Ensure that the definition of LEED™ is correct and should not include performance rather than operation
- Ensure that the citation for the City's Building Code is consistent and correct

Chairperson

March 8, 2010
Date

MEMORANDUM

URBAN DESIGN & PLANNING

STAFF REPORT
TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT
MULTI-FAMILY DESIGN STANDARDS PROJECT

To:	Gresham Planning Commission
From:	Mike Abbaté, Urban Design & Planning Director Jonathan Harker, AICP, Long Range Planning Manager Lauren McGuire, Senior Planner
Hearing Date: Report Date: File:	March 8, 2010 February 24, 2010 CPA 09-089
Proposal:	To adopt Comprehensive Plan amendments to Volume 2 (Policies) and Volume 3 (Code) of the Community Development Plan relating to multi-family design regulations with: 1. Text amendments creating new multi-family Design Goal, Policies, Action Measures and Design Principles (Volume 2); 2. Text amendments creating a new two-alternative Design Guidelines and Design Standards processes for multi-family development (Volume 3); 3. Text amendments adding new and updated Design Criteria, Principles, Guidelines and Standards for multi-family developments (Volume 3); and 4. Miscellaneous text amendments adding or clarifying Code definitions, sections and cross-references.
Exhibits:	'A' – Draft amendments to Volumes 2 and 3 of the Community Development Plan Attachment 'A' (of Exhibit 'A') – Section 7.0100 Multi-Family Residential Criteria, Guidelines and Standards
Recommendation:	Staff recommends **adoption** of the proposed Comprehensive Plan amendments.

SECTION I

EXECUTIVE SUMMARY

Purpose

The purpose of the Multi-Family Design Standards project is to create regulations that will result in multi-family housing which is attractive, innovative, of high quality design and materials, and compatible with surrounding neighborhoods. The project is proposing draft amendments including Design Principles, Design Guidelines and Design Standards as they relate to site design, building design and orientation, sustainability, transit connections and other standards. This project is part of the Council 2009 and 2010 Work Plans.

This project is ensuring that:

- Residential lands are developed in a way that meets the community's vision and the City's Goals.
- Gresham's Community Development Plan contains urban design provisions that promote the livability of multi-family residential developments.
- Design Principles and Guidelines are created, and Design Standards are updated that:
    - Identify elements that constitute good site and building design;
    - Create a sense of neighborhood and place for Gresham;
    - Incorporate Crime Prevention through Environmental Design (CPTED) Principles where feasible;
    - Educate the public about quality multi-family design; and
    - Allow a two-alternative review process with a choice of a discretionary Design Guidelines process or clear and objective Design Standards process by the Design Commission or Manager.

In this project the standards address duplex developments (2 units on a single lot), and multi-family developments (3 or more units on a single lot), elderly housing and the residential component of mixed-use developments. Amendments to both Volume 2 (Goals and Policies) and Volume 3 (Development Code) of the Comprehensive Plan are necessary to meet the intended purpose of the project.

Background

The Multi-Family Design Standards project is building on the Design Principles, Guidelines and Standards in the Downtown Design Manual adopted in July of 2009 and the Single-Family Attached Dwellings Principles and Standards adopted in November of 2007. The existing multi-family standards provide clear and objective regulations that relate to multi-family developments. The project has included an audit of the existing multi-family standards. While the existing standards do address many concerns successfully, new Design Guidelines and Standards are proposed to address site design; lighting; sustainable design; public safety; open space design; landscaping; vehicular and pedestrian circulation; storage; garage layout; architectural building design; and materials.

The project has included an extensive research and outreach process. The City began work on the project in May of 2009 with a tour of existing multi-family properties in the Metro region. A Design Charrette was held at the City with the Design Commission on June 11 and then with design professionals on July 9, 2009. Over 37 people attended the second charrette, including several local prominent design professionals. The fields of expertise represented at the meetings included architects, urban designers, planners, landscape architects, educators from the University of Oregon, developers, real estate professionals, City officials and City staff. Each charrette was a collaborative workshop in which the participants first identified issues with multi-family developments and then used illustrative photos to draft potential graphic solutions to the design problems. Participants examined the essential elements of multi-family design necessary to:

- Promote excellent architectural design;
- Require superior site design;
- Encourage a sense of neighborhood; and
- Provide usable public and private open spaces.

The information gleaned from the Charrette events helped inform modifications to the existing multi-family housing standards in the Gresham Community Development Code.

Several public meetings including two community forums and multiple meetings with the Design Commission and Planning Commission were held to discuss the issues and the opportunities for multi-family housing. The community identified a need for a clearly defined vision for quality multi-family development. Some people expressed concern that the new multi-family development being built is not consistently attractive, high quality, innovative, or compatible with the surrounding neighborhoods.

In order to further crystallize the City's vision for multi-family housing, an on-line visual preference survey was created to help collect preferences regarding the desired look of future development in the community. The survey, titled "Picturing the Future – A Visual Preference Survey", used a series of photos and asked participants to ranks these specific to the topics. Topics included building arrangements on sites, transitions between buildings and streets, building materials and architectural features and other elements.

The major themes of the vision established were as follows:

- High Quality: The City should promote high quality multi-family design from both a site and building perspective as this type of residential development is a very visible component of the physical Gresham community.
- Design Excellence and Aesthetics: The City's Goal should be to become a community that embraces excellent design. The essential elements of good site and architectural design should be identified and should reflect the City's values and Goals.
- Sustainable Design: Multi-family development should reflect the City's commitment to sustainable practices and technologies.
- Transit Access: The site layouts for multi-family developments should promote multi-modal transportation activity.
- Traffic Impact: Traffic impact upon neighborhoods should be considered and mitigated.
- Public Safety: The City should incorporate additional safety and Crime Prevention through Environmental Design (CPTED) standards into multi-family design.
- Compatibility: The relationship of the new development to the existing development must be carefully considered and addressed.
- Process: The review process for multi-family developments should be reviewed and evaluated to determine the best method to promote the desired multi-family development.

Once the vision was established, a central Goal and specific Policies, Principles and Action Measures that address that Goal were created. The Goal states that "*Multi-family developments will be attractive, high-quality, safe and sustainable where diversity, innovation and creativity are welcome and multiple modes of transportation are accessible for Gresham residents.*"

The proposed Goals, Policies and Action Measures provide the direction and the actions that the City can take to implement the multi-family design vision and are the basis for the proposed amendments to Volume 3, the Community Development Code. The proposed amendments have been reviewed in detail by the Design Commission and the Planning Commission. The proposed amendments provide the regulatory framework to ensure that the City's physical environment for multi-family developments matches the City's vision. They establish:

- A two-alternative Design Review Processes for multi-family developments with a discretionary process and a clear and objective process.

- Design Principles that are the general, over-arching statements and considerations that guide the design of the built environment.
- Design Guidelines and Standards that regulate site design, sustainability elements, public safety, open spaces and transitions between public and private spaces, landscaping, multi-modal transportation, building design and materials. Design Guidelines are the basis for the discretionary process and Design Standards are the basis for the clear and objective process.

Proposed Comprehensive Plan Amendment Overview

Text changes to Volumes 2 (Community Development Plan Goals and Policies) and 3 (Development Code) are proposed. The format of the attached Exhibit "A" is ~~strikeout~~ /underline versions with comments inserted into the documents to help explain the relevance for each proposed change. The overview below provides a summary of some of the key proposed amendments and additional rationale for the changes. The new Section 7.0100 Multi-Family Residential Criteria, Guidelines and Standards is included at the back of Exhibit 'A' as an attachment.

Volume 2 (Goals, Policies and Action Measure)

A new Section 10.413.2 Design Standards for Multi-Family Dwellings is proposed which include the multi-family development Goal to provide aesthetically pleasing design which is safe, sustainable, and creative, and accommodates multiple modes of transportation. The new Goal supplements and supports Goal 10.413 – Community Design whose purpose is to encourage efficient and effective development designs to maintain and improve the qualities of the relationships among buildings and surrounding neighborhoods and to ensure that individual developments contribute to a quality environment.

The proposed new Goal 10.413.2 promotes design quality for multi-family developments to benefit the physical environment and aesthetics of Gresham residents. It establishes a series of Policies that will further describe how the Goal can be achieved. It also establishes Design Principles which have been incorporated into the Volume 3 Code Sections 7.0100-7.0103. Design Principles provide a connection between general planning Goals and Policies and implementing regulations. The main purpose of Design Principles is to convey a sense of preferred quality for a place and to formulate design direction on such topics as site design, open spaces, landscaping, street orientation, transportation mode provisions, architectural design excellence, sustainable elements and high quality materials. The Design Principles are the basis for both the discretionary Design Guidelines and the clear and objective Design Standards.

It also establishes a set of Action Measures. Action Measures are specific actions to implement the Goals and Policies that can be taken as time and resources allow. One Action Measure is to implement a process which provides two alternative review processes, one that is clear and objective and one that is discretionary for multi-family developments. This Measure is being done with the Volume 3 Code amendments. The second Action Measure creating an illustrated design guidebook will be done at a later date.

Volume 3 (Community Development Code)

Article 3 Definitions
A number of new or revised definitions are proposed to address new multi-family regulations. An important change is the addition of new land use districts to the Corridor Design District. The purpose of this change is so that all districts which permit multi-family developments are covered in a design district. Several new definitions are proposed relating to sustainability or landscaping.

Section 7.0100

This new section incorporates the Multi-Family Code Criteria, Design Guideline and Standard regulations. It is a series of regulations that are graphically illustrated with photographs and images to help guide the design of the built environment.

Section 7.0101
This new section establishes general criteria for dwelling structures containing two or more units, elderly

housing and for the residential component of mixed-use developments. It explains applicability, purpose, the design review process and how to use the Code. The section provides the applicant with the option to follow the discretionary process meeting the Design Guidelines and the Design Principles or the clear and objective process meeting the Design Standards. This is the same process currently in place for the Downtown Plan Design District.

This section also includes new architectural vocabulary words that are commonly used in building design. These words and their corresponding diagrams, photographs and text are intended to educate and inspire architects, designers, developers and advocates of the built environments to meet the City's Goal of being a City of innovation where creativity is welcome. There is also a description of housing types in this Code section. These housing types are meant to describe the general types of residential housing developments that have specific Criteria, Design Guidelines or Standards associated with them. The housing types are not the same as the permitted uses defined in Section 3.0000.

Section 7.0102

This is a new section which describes a series of multi-family Design Principles that relate to both Site Design and Building Design. These Design Principles are the general, over-arching statements and considerations that guide the design of multi-family housing in the built environment. The Design Guidelines and Standards are written to support and carry out the Principles on a project-specific level.

A summary of the ten Principles are:

- Site Planning. Site buildings to foster community and stewardship.
- Sustainability. Incorporate sustainability.
- Safe Design. Integrate the principles of Crime Prevention through Environmental Design (CPTED).
- Open Spaces. Provide functional public, semi-public and private open spaces.
- Landscaping. Incorporate trees, shrubs, and groundcover into an attractive, sustainable landscaping plan.
- Street Orientation. Orient new developments to the street to encourage interaction between neighbors.
- Transportation Mode Provisions. Construct a residential environment for multiple transportation modes.
- Design Excellence and Architectural Expression. Create aesthetically pleasing architecture.
- Sustainable Architectural Design. Include sustainable architectural design and practices.
- High Quality Materials. Utilize building materials that are high-quality, visually attractive, compatible and durable.

Section 7.0103

This new section contains new Design Guidelines and Design Standards which regulate new residential developments of two or more units, elderly housing and the residential component of mixed-use developments. It incorporates many of the original multi-family Code regulations previously found in Section 7.0201 and builds upon those with new Site Design and Building Design related regulations. The Code requirements address site design; sustainable design; safe design; open spaces design; landscaping; site maintenance; transitions between public and private spaces; multi-modal transportation provisions; building massing; facades; entries; sustainable architectural elements; and building materials.

Section 7.0201

This section deletes provisions for multi-family development as they are replaced by the new sections 7.0100-7.0103. The modified Section 7.0201 will provide for the single-family attached design criteria and regulations.

Other Sections throughout the Development Code

Several text modifications are proposed throughout the Development Code for purposes of consistency, and referencing. Examples include:

- A development in the Downtown Plan District is exempt from certain provisions in the current Section 7.0201 and those references have changed. The new multi-family Code also exempts a proposed Downtown Plan District multi-family development from some of the regulations in the new multi-family Code Section 7.0103 because the topics are addressed in the Downtown Plan District section or are not appropriate;
- Lighting requirements in the Code have also been updated for consistency with the new lighting requirements in Section 7.0103; and
- Section 7.0202 has been modified so that a new mixed-use development understands that it must comply with both the residential regulations of section 7.0103 and the commercial regulations of Section 7.0202.

Staff Report Organization and Contents

- Section I is an Executive Summary of the project provides an overview of proposed Community Development Plan and Code changes anticipated as part of this project.
- Section II identifies applicable Development Code procedures that apply to the proposal.
- Section III identifies those current Community Development Plan Goals and Policies that apply to the proposal.
- Section IV identifies the applicable Metro Urban Growth Functional Plan (UGMFP) titles that apply to the proposal.
- Section V identifies the applicable Statewide Planning Goals applicable to this proposal.
- Section VI contains findings of fact that indicate how the proposal is consistent with Sections III through V:
    - Subsection A is findings of fact for the Community Development Code procedures.
    - Subsection B is findings of fact for the Community Development Plan Goals and Policies.
    - Subsection C is findings of fact for the Metro Functional Plan titles.
    - Subsection D is findings of fact for the Statewide Planning Goals.
- Sections VII and VIII summarize staff conclusions and recommendations.
- Exhibit 'A' includes proposed amendments to Volume 2 (Policies) and Volume 3 (Development Code) as well as commentary. Section 7.0100 Multi-Family Residential Criteria, Guidelines and Standards dated February 24, 2010 is Attachment 'A' to Exhibit 'A'. The commentary provides additional findings for this proposal.

SECTION II

APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

Section 11.0200 and 11.0204	Initiation and Classification of Applications
Section 11.0600	Type IV Procedure – Legislative
Section 11.1000	Public Hearings

SECTION III

APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES

Section 10.014	Land Use Policies and Regulations
Section 10.100	Citizen Involvement
Section 10.413	Community Design
Section 10.600	Statewide Planning Goal 10: Housing

SECTION IV

APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES

Title 8	Compliance Procedures

SECTION V

APPLICABLE STATEWIDE PLANNING GOALS

Goal 2	Land Use Planning
Goal 10	Housing

SECTION VI

FINDINGS OF FACT

The proposed Community Development Plan amendments attached as Exhibit 'A' are consistent with all applicable procedures, Goals and Policies of the Community Development Plan and applicable titles of the Metro Urban Growth Management Functional Plan as indicated in the following findings.

A. COMMUNITY DEVELOPMENT CODE PROCEDURES

1. ***Section 11.0200 and 11.0204 – Initiation and Classification of Applications.*** This section classifies applications and requires that the Planning Commission shall hold a public hearing and make a recommendation to the Council for an amendment to the Community Development Code and the Community Development Plan. The Council shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. The Planning Commission and Council will make findings for each of the applicable criteria. The section also provides for a hearing process consistent with Section 11.1000. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal. The Planning Commission public hearing is March 8, 2010 and the tentative date for the City Council hearing will be April 6, 2010. Findings are made for the applicable criteria in this report or as revised in the record.

2. ***Section 11.0600 – Legislative Procedures***. This section requires that an amendment to the Community Development Code and the Community Development Plan be a legislative action under the Type IV Procedure pursuant to this section. This section applies to this proposal, as it is an amendment to the Community Development Code and the Community Development Plan. .

3. ***Section 11.1000 - Public Hearings.*** For a Type IV Comprehensive Plan Amendment this section requires that hearings be scheduled, a notice published in a newspaper of general circulation in the City and a copy of the decision be mailed to those required to receive such notice. Required notice of public hearing for these proposed text amendments has been published in the *Gresham Outlook*, as required by this section. The Planning Commission will make a recommendation and the Council will make a decision that will be based on findings of fact contained in this report and in the hearings record, and a decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

B. COMMUNITY DEVELOPMENT PLAN GOALS AND POLICIES (VOLUME III)

This section identifies the applicable Community Development Plan Goals and Policies. The text (*italicized*) of the Policy is followed by corresponding findings and conclusions. The applicable Policies are grouped by general categories.

1. General Goals & Policies

Section 10.014 Land Use Policies and Regulations

Goal: Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.

Policy 1: The City's land use program will be consistent with state and regional requirements but also shall serve the best interests of Gresham.

Policy 2: The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.

Policy 12: The City shall establish design standards to assure quality development and enhance the community's attractiveness and livability.

Policy 21: Council may, upon finding it is in the overall public interest, initiate legislative processes to change the Comprehensive Plan text and Community Development Plan Map(s) and Development Code.

Findings

These general Goals and Policies establish the City's intent to use its Comprehensive Plan (Gresham Community Development Plan [GCDP]) as the basis for appropriate planning processes and resulting land use plans.

Policy 1, 2, 12, and 21: The proposed amendments are part of the Multi-Family Design Standards project which was requested by the Gresham City Council in 2009 to address the quality of multi-family developments. The City Council endorsed the project by adopting it in its 2009 and 2010 Work Plans. The proposed Code and Policy amendments address the design and quality issues identified through an extensive public participation process including many public meetings with the Design Commission, the Planning Commission, City Council, residents, property owners, business owners and other interested parties. The proposal is consistent with state and regional provisions and is intended to meet interests of the public for quality designs. The amendments provide Design Standards that are clear and objective in conformance with ORS 197.303 and 197.307 governing local government reviews for needed housing and well as Design Guidelines for the discretionary review process. Density and residential use provisions are not being changed, in conformance with Metro housing standards. The proposed amendments were created during a collaborative planning process that involved

Conclusions

Policies 1, 2 and 12 are addressed because the proposed amendments are consistent with state and regional regulations and are intended to meet the interests of the citizens of Gresham. The proposed amendments with new multi-family Design Principles, Guidelines and Standards implement the Development Plan Goals and Policies with regulations that promote high quality design. The updates are consistent with state and regional requirements.

Policy 21 is addressed because the proposed amendments were initiated with Council's adoption of the Council Work Plan in January of 2009.

The proposal is consistent with the applicable general Goals and Policies listed in this section.

2. Citizen Involvement Goals & Policies

Section 10.100 - Citizen Involvement

Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.

Policy 1: The City shall ensure the opportunity for citizen participation and input when preparing and revising policies, plans and implementing regulations.

Policy 2: The City shall consider the interests of the entire community and the goals and policies of the Comprehensive Plan when making decisions.

Policy 3: The City shall foster regular and ongoing two-way communication between citizens and City elected and appointed officials.

Policy 6: The City shall ensure that technical information necessary to make policy decisions is readily available.

Policy 7: The City shall facilitate involvement of citizens in the planning process, including data collection, plan preparation, adoption, implementation, evaluation and revision.

Policy 10: The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.

Findings

The public involvement Goals and Policies establish the City's intent that its citizens have meaningful opportunities throughout a planning project to be informed and to affect proposals. The Multi-Family Design Standards on the Council Work Plan began in May of 2009 and has actively engaged the public in the planning process. The process included two public open houses, numerous public Design Commission, Planning Commission and City Council meetings, a Design Charrette and an on-line Visual Preference Survey.

The City's Comprehensive Planning project web page has been keep up to date with schedules and drafts of the proposal. Public notice was also provided to the *Gresham Outlook* and notice was also sent to the State Department of Land and Conservation Development (DLCD) and Metro.

The outreach included:

- Design Commission meetings on 5/14/09, 6/11/09, 9/10/09, 10/8/09, 11/12/09, 12/10/09 and 1/14/10.
- Developer's Group presentations on 5/28/09, 9/24/09 and 1.28/10.
- Design Charrette on 7/9/09.
- Visual Preference Survey available on-line in both English and Spanish on the City's Web site and shared at open houses, the Farmers' Market, the Rockwood Business Coalition and the Neighborhood Coalition.
- Planning Commission work sessions on 7/27/09, 8/24/09 and 11/23/09
- Community Forums on 9/30/09 and 1/20/10
- Neighborhood Coalition meeting on 2/9/10.
- City staff prepared project documents (including public input summaries) and posted them on a project Web page on the City's Web Site. Interested parties were invited to evaluate the documents and propose revisions and new ideas.
- Information on the project has been made available at other Comprehensive Planning workshops.
- The askGresham e-mail tool has been used to alert interested parties when new materials are available on the Web site and when upcoming meetings will occur.
- Project information has been available at the Urban Design & Planning office.

Conclusion

Policies 1, 2, 3, 7 and 10 are addressed by the work sessions and community open houses attended by property owners and developers during the City-initiated review process, by staff presentations at Design

Commission, neighborhood coalition and other meetings, and by Planning Commission and City Council public meetings and work sessions.

Policy 6 is addressed by posting of materials on website and by making materials available through City staff in the Comprehensive Planning Section within City Planning Services.

The *Citizen Involvement Goal (10.100)* is met by the combination of work sessions, open houses, mailings, and meetings as well as providing information about the proposal and schedules on the City web site and at City Hall.

The proposal is consistent with the applicable citizen involvement Goals and Policies.

3. Community Design Goals & Policies

10.413 Community Design

Applicable Policies

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 overall purpose 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.

Applicable Implementation Strategies

1. The Community Development Code will establish an expeditious design process:

- *a. Based on design criteria;*
- *b. As an administrative procedure with an appeals process;*
- *c. Applicable to attached residential structures, moderate density development; commercial and industrial uses and community services.*

2. The Community Development Standards document will include design criteria which:

- *a. Preserve and enhance the amenities of the natural and physical environment.*
- *b. Maintain and improve the qualities of the relationships among buildings and surrounding neighborhoods;*
- *c. Ensure that individual developments contribute to a quality environment for people utilizing the development and the surrounding neighborhood.*
- *d. Encourage consideration for the climate, soil capabilities and limitations, topography, sun orientation and natural vegetation in the site plan.*

3. The Community Development Standards will prescribe design requirements related to:

- *a. Community identity*
- *b. Site layout;*
- *c. Private outdoor spaces;*
- *d. Parking;*
- *e. Circulation;*
- *g. Entry areas;*
- *h. Outdoor storage*

i. Landscaping and buffering;

j. Building orientation;

k. Transit and pedestrian access; and

i. Retention of natural features and significant vegetation.

Findings

The Community Design Policies and Implementation Strategies establish the City's priority to factor design considerations into new development proposals as the City's character and attractiveness are determined by its urban design. The Implementation Strategies describe the need for design requirements relative to community identity, building and site layouts, multi-modal features, quality and preservation of the natural and physical environment.

Early in the design quality discussion with the Design Commission, Planning Commission and City Council, the City recognized the need to upgrade its existing multi-family design review standards in order to facilitate more attractive future developments. The Community Design Policies of Section 10.413 lay the groundwork for providing both Plan Policies and Code regulations to address design issues for multi-family dwellings. The proposed amendments have addressed these community design Policies and Strategies by proposing extensive amendments to the multi-family Code that regulate site design, building design and promote enhancement of the natural and physical built environment.

The Code amendments also address the Implementation Strategy to establish an expeditious design review process. The new amendments provide the applicant with a choice to follow the clear and objective process by meeting the Design Standards or to follow the discretionary process meeting the Design Guidelines. Both the Guidelines and the Standards are based upon the Design Principles. The discretionary process is intended to provide the Architect or designer creative flexibility to present a very innovative project that may not specifically meet the Design Standards but do meet the Design Guidelines.

Conclusion

Policies 1 and 2 and the applicable Implementation Strategies included are addressed by creating a new Section 10.413.2 Design Standards For Multi-Family Dwellings that further defines residential design quality issues for 10.413 Community Design. Policy 3 is addressed with the proposed Code amendments applicable to two or more units, elderly housing and the residential component of mixed-use developments.

The proposal is consistent with applicable Community Design Policies and Implementation Strategies.

4. Housing Goal & Policies

10.600 Housing

Goal: Ensure adequate quality housing for existing and future Gresham residents

Policy 1: The City shall protect and enhance the quality and integrity of its residential neighborhoods.

Policy 4: The City shall promote housing development and design innovation and quality through methods such as planned residential development and master planning standards.

Policy 5: The City shall require multi-family and other attached housing development to conform to community design and development standards.

Action Measure 7: Encourage the use of site planning and building design methods for residential developments proposed adjacent to major streets to enhance livability, such as appropriate setbacks, buffering and screening, noise mitigation, building orientation, landscaping, etc.

Action Measure 8: Reduce compatibility problems between different residential densities by utilizing methods such as buffering and screening, increased setbacks, landscaping and modulating building bulk and scale.

Action Measure 9: Develop regulations, standards, educational tools and incentives to induce property owners to maintain residential property to prevent blight and promote safe and healthy living environments.

Findings

The proposed Code revisions support the Housing section by providing both discretionary and clear and objective architectural Design Standards for two or more unit dwellings, elderly housing and the residential component of mixed-use housing to improve the quality of design for these types of units. New Design Guidelines and Standards address quality design in the areas of:

- Site design and lighting;
- Sustainable design;
- Public safety;
- Open space design and landscaping;
- Vehicular and pedestrian circulation;
- Storage and garage layout; and
- Architectural building design and materials.

There are also new provisions to permit buildings to orient their individual unit entrances toward a central courtyard. This is particularly relevant for sites on high traffic arterials as this will enhance the livability of the units where residents do not have their front door a short distance from rapidly moving vehicles. A complete sub-section on a new proposed landscape maintenance agreement process has also been included in the Code section in order to induce property owners to maintain their residential properties in a safe, attractive and healthy manner.

Conclusion

The Housing Goal, Policies and Action Measures referenced all focus on a common theme which is housing quality. They are met in that housing quality will be encouraged through the adoption and implementation of the Design Guidelines and Design Standards that address multiple aspects of excellent design quality in the built environment. Compliance with these Standards will provide an additional Measure of architectural design quality that current housing standards don't provide.

The proposal is consistent with the applicable Housing Goal, Policies and Action Measures.

C. METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN (UGMFP)

Title 8 Compliance Procedures

Findings

Section 3.07.820 of this title requires that at least 45 days prior to the first evidentiary hearing on an amendment to a Comprehensive Plan or land use regulation that the City submits the proposed amendments to Metro. Metro may review the amendments and can request that the City provide an analysis of the compliance of the amendment with the Functional Plan.

The City submitted the proposed amendments to both DLCD and Metro on January 21, 2010 which was at least 45 day prior to the first evidentiary hearing of March 8, 2010. Metro has submitted no comments or request for an analysis.

City staff did not find that any other titles of the Functional Plan were affected by the proposed amendments.

Conclusion

The City has submitted the proposed amendments to Metro at least 45 day prior to the first evidentiary hearing and Metro has made no comments or request on the proposal.

The proposal is consistent with Title 8.

D. STATEWIDE PLANNING GOALS

1. Goal 2 – Land Use Planning

Goal 2: Land Use Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Findings

Goal 2 requires the actions of jurisdictions and government agencies (in regards to land use) to be consistent with Comprehensive Plans adopted by cities, counties and regional governments. The Goal also describes considerations to be made as part of the development and adoption of Comprehensive Plans.

Gresham already has a State acknowledged Comprehensive Plan. The proposal here is a modification of that Plan and its Implementation Policies. Prior findings (above) have been provided to illustrate how the proposed modifications comply with the City's Comprehensive Plan.

Conclusion

Goal 2 is met by showing conformance of the proposed provisions with the City's acknowledged Comprehensive Plan.

2. Goal 10 – Housing

To provide for the housing needs of the citizens of the state.

Findings

Statewide Planning Goal 10 requires that cities provide for the housing needs of citizens by planning for the "availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." As part of this requirement, a buildable lands inventory (including a determination of what housing is needed) is required. Jurisdictions also need to determine how housing development will be facilitated (including the development and revision of implementation codes). In this case, multi-family dwellings are identified as a needed housing and the proposed Code revisions help to provide improved implementation and review through the use of clear and objective Standards. These revisions also are consistent with the requirements of ORS 197.303 and 197.307 which require clear and objective Standards for administrative reviews of needed housing.

Conclusion

Goal 10 is complied with because multi-family housing is a "needed housing" and the proposed Code amendments help to improve the development review process for this housing type through the use of the clear and objective Design Standards.

SECTION VII

CONCLUSION

The proposed Comprehensive Plan amendments attached as Exhibit 'A' are consistent with applicable Goals and Policies of the Community Development Plan, the applicable development Code procedures of the Community Development Plan; and applicable Metro UGMFP Code; as indicated by findings contained or referenced in Section VI of this report.

SECTION VIII

RECOMMENDATION

Staff recommends **adoption** of the proposed Comprehensive Plan Policy and Code amendments as contained in the attached Exhibit 'A'.

End of Staff Report

MEMORANDUM

URBAN DESIGN & PLANNING

ADDENDUM STAFF REPORT
TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT
MULTI-FAMILY DESIGN STANDARDS PROJECT

To:	Gresham Planning Commission
From:	Mike Abbaté, Urban Design & Planning Director Jonathan Harker, AICP, Long Range Planning Manager Lauren McGuire, Senior Planner
Hearing Date: Report Date:	March 8, 2010 March 8, 2010
File:	CPA 09-089
Proposal:	Staff noted three minor modifications to the Code language for clarification as discussed below.
Recommendation:	Staff recommends **adoption** of the proposed Comprehensive Plan amendments with these modifications.

Modifications to the March 8, 2010 Section 7.0100 Code language:

1. Page 15. Staff noted an omission on page 15 of the Waste Standard in Section 7.0103(A)(1) as follows:
   Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.
   The requirement currently exists on page 9 as a Guideline in Section 7.0103(A)(1)(c)(7) and should also have been included as a Standard on page 15.

2. Page 20. Staff recommends the addition of the words "of the hardscape" so the Code section 7.0103(A)(2)(d)(4) reads as follows:
   After 5 years, a minimum of thirty percent (30%0 shading of the hardscape shall be provided. Determination shall be based upon the expected growth of the selected tree.

3. Page 35. Staff recommends that in Code section 7.0103(A)(5)(d)(13)(b)(ii) the words "two (2) growing seasons after the date of acceptance of the installation" be changed to *two (2) years after the Final Certificate of Occupancy inspection approval* to be consistent with the earlier establishment period language in this Standard.

Proposed new language is double-underlined;
Proposed deleted language is ~~stricken~~.

CB 05-10

ORDINANCE NO. 1687

AMENDMENTS TO VOLUME 2, POLICIES, AND VOLUME 3, DEVELOPMENT CODE, OF THE GRESHAM COMMUNITY DEVELOPMENT PLAN, REGARDING THE MULTI-FAMILY DESIGN STANDARDS PROJECT AND DECLARING AN EMERGENCY

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 2, Policies is amended by adding a new Section 10.413.2 DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS as follows:

10.413.2 DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

BACKGROUND

In 2008, the City determined a need to improve the design of new developments in the City. The first Design Commission was created in September of that year and six Design Districts were established in Gresham. The Downtown Plan project was the first district to have a set of specific design regulations. At that same time, the City Council, the Planning Commission, the Design Commission and residents determined that design regulations could directly improve the safety, livability and aesthetic appearance of multi-family residential developments. The determination was made to augment the existing regulations and to create new site and building design regulations that help facilitate the development of attractive, livable, innovative, high quality multi-family residential developments.

The project has involved an extensive public outreach effort including:

- A Design Charrette with over 37 people attending including numerous local prominent design professionals to investigate the essential elements of multi-family design that would promote superior, sustainable architectural and site design, create a sense of neighborhood, and provide usable public and private open space;

- An on-line "Picturing the Future -- A Visual Preference Survey" to collect preferences regarding the look of future development in Gresham using a visual ranking system of photos. Topics included how buildings are arranged on a site, transitions between buildings and uses, building materials, architectural features and other elements; and

- Multiple public meetings with the Design Commission, Planning Commission and the general public.

ISSUES

The result of these outreach efforts is that a series of issues relating to multi-family developments have been exposed which can be summarized as follows:

- Multi-Family Design Vision: The Gresham Community Development Plan needs a clearly defined vision for superior quality design in multi-family development which addresses design excellence, sustainability, access, building material quality, and crime prevention;

- Multi-Family Goals, Policies, Principles and Action Measures: Additional Goals, Policies, Principles and Action Measures specific for multi-family housing throughout the City are needed;

- Site and Building Design: The existing multi-family clear and objective standards included in the Gresham Community Development Code (GCDC) are in need of updating and new standards are needed to address site design, open space location, sustainability, landscaping, lighting, storage, crime prevention and architectural building design to ensure higher quality residential housing projects.

  The Site Design issues raised include the following:

  - Site Design/Sustainable Design - Developments need to prioritize land uses, orient the buildings to the street or a central open space, and provide connections between uses. Developments should incorporate elements to create an attractive, sustainable site which conserves energy, protects our natural resources and promotes a healthier environment for residents.

  - Public/Private Transitions. There is a need to create a transition between the public realm of the sidewalk/street and the private realm of the housing units to clearly establish the hierarchy of public and private uses and reinforce a sense of ownership and territory.

  - Street Orientation. The street class or traffic volume needs to be considered relative to the building placement and orientation for resident safety.

  - Multi-Modal Access. Parking lots in front of the unit entry doors are an issue because this site configuration degrades the ability for people to move between units and along the street comfortably.

  - Safe Design. Reviewing and incorporating the appropriate Crime Prevention through Environmental Design Standards (CPTED) needs to be considered for creating safer, more livable developments with natural access control, natural surveillance, and territorial reinforcement.

  - Open Spaces. Usable open spaces that meet the residents' desires, especially families with children, and visitors' desires need to be included in the site plan.

  - Landscaping. The landscaping requirements need to create lush, attractive landscapes that enhance the appearance of the development and soften the bulk and scale of the buildings. The long term maintenance of the site also needs to be addressed.

  The Building Design issues raised include the following:

  - Design Excellence and Architectural Expression. The Code needs to facilitate design excellence in the built environment by addressing architectural elements like building and façade design.

- Sustainable Architectural Design. Architecture needs to be sustainable in construction and in long term energy usage.

- Housing Type Variety. There are many different multi-family housing styles that should be provided to give residents the greatest degree of housing choice.

- High Quality Materials. There is a need for developments to use the highest quality construction and the most durable materials in order to minimize long term maintenance and provide long lasting residential developments.

- **Two-Track Process:** The Development Code did not have a discretionary review process by a design review body such as the Design Commission to provide the opportunity for an alternate track of multi-family design review. The chosen mechanism to address this issue has been to include new Design Principles and Design Guidelines based upon those Design Principles for multi-family developments. The Design Principles are the general statements that guide the design of multi-family development and are the foundation for the discretionary guidelines and the clear and objective standards that are developed. The Design Guidelines are design parameters for development in design districts that are based on specific Design Principles and provide the opportunity for design flexibility and innovation.
- **Applicability.** In this project, a need was established to apply the standards and guidelines created to multi-family developments, to the residential component of mixed-use developments and to some duplex developments depending on the adjacent land use districts.

GOAL

One of the missing pieces in the multi-family design project was an over-arching goal to help establish clear direction for the project. The goal that has been formulated from the public outreach is as follows:

Multi-family developments will be attractive, high-quality, safe and sustainable where diversity, innovation and creativity are welcome and multiple modes of transportation are accessible for Gresham residents.

POLICIES

1. Multi-family developments should be designed and constructed to produce high quality, safe, and comfortable living environments.

2. Multi-family developments should incorporate sustainable measures and the efficient use of land and resources.

3. Multi-family developments should be thoughtfully and aesthetically designed with regard to site and building design.

4. Multi-family developments should create residential neighborhoods with multi-modal transportation connections.

5. Multi-family developments should provide adequate, usable, safe and high quality common open space and provide opportunities for social interaction.

6. Multi-family developments should appropriately respond and relate to their surroundings especially public streets, open spaces and recreation areas.

7. Multi-family developments should minimize the impacts of parking, loading and garbage service areas on public streets, residents and existing properties.

8. Multi-family developments should provide diverse housing types.

9. Standards applicable to multi-family dwellings should provide measures of consistency and certainty to expedite the development review process.

10. Landscapes are an important component of multi-family housing projects and contribute to creating livable neighborhoods. To that end, landscape shall be designed by qualified design professionals and maintained as designed over the long term.

DESIGN PRINCIPLES

The Design Principles, as general guiding statements, are the connection between general planning goals and policies and implementing Design Guidelines and Standards. The Design Principles were drafted to address the issues and to formulate design direction with input from the Design Commission, Planning Commission, the public and City staff. They are categorized as Site Design Principles and as Building and Architectural Design Principles and are included in the Gresham Community Development Code Volume III. Site Design Principles topics include site planning, sustainability, safe design, open spaces, landscaping, street orientation, and transportation mode provisions. Topics for Building and Architectural Design include design excellence and architectural expression, sustainable architectural design, and high quality materials.

ACTION MEASURES

1. Identify and assess methods that could be utilized to implement the design principles such as the two alternative review processes:
    - The clear and objective process applying the Design Standards;
    - The discretionary process applying the Design Guidelines.

2. Create an illustrated design guide, to be used as a handout, to assist developers, designers, decision makers, and the general public, to understand the design review process and the architectural and design standards for multi-family development proposals.

Section 2. Volume 3, Development Code, Article III Definitions is amended as follows:

*****

3.0002. List of Terms

Terms used in the Development Code are presented below. General terms that apply throughout the Code are listed in **Section 3.0010**. Terms that are specific to a Development Code section are listed after the General Terms. These categories are:

A. Habitat Conservation Area Terms and Definitions. **Section 3.0020**

B. HCA, ESRA, and Article V Terms and Definitions. **Section 3.0030**
C. Solar Related Terms and Definitions. **Section 3.0040**
D. Tree Related Terms and Definitions. **Section 3.0050**

If a term is defined in both the General Definitions and in a Section-specific category, the Section-specific definition shall be used if the application of the term is within the parameters of the Code Section.

General Terms

*****

Base- *See Façade*

*****

Top- *See Façade*

*****

Emissivity or Emittance.

*****

Forestry Stewardship Council (FSC) Rating

*****

Intent

*****

LEED ™.

*****

Perennial (or Perennial Plant).

*****

Reflectivity or Reflectance.

*****

Solar Reflective Index (SRI).

*****

Spandrel Glass

*****

Tree

- Canopy Tree – *See Shade Tree*
- Deciduous Tree
- Evergreen Tree
- Site Tree.

*****

3.0010 General Terms and Definitions

*****

Design District. Provides guidelines and standards for development activity in clearly defined special design areas. It can be used to ensure the conservation, continuity, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district and to promote quality development in centers, near transit facilities, and similar areas. Six initial design districts are generally described as:

- **Civic Neighborhood Design District** is generally all of the Civic Neighborhood Plan District; Station Center (SC) lands south side of Division and west of Eastman; Community Commercial (CC) land north of Burnside and west of Eastman; and Transit Low Density Residential (TLDR) and Corridor Mixed Use (CMU) west of Eastman along Division.

- **Corridor Design District** is generally those corridor districts -- Corridor Multi-Family (CMF); Corridor Mixed Use (CMU); Moderate Commercial (MC); Community Commercial (CC); and those residential districts - Moderate Density Residential-12 (MDR-12), Moderate Density Residential-24 (MDR-24) and Office/Residential District (OFR) that are not included in another Design District.
- **Downtown Design District** is all of the Downtown Plan District (DPD) lands as described in **Section 4.1100**. This area generally encompasses properties between Eastman on the west, Hogan on the east, both sides of Burnside to the north and both sides of Powell to the south.
- **Pleasant Valley Design District** is generally the Pleasant Valley Town Center (TC-PV) and the Medium Density Residential Pleasant Valley (MDR-PV) and High Density Residential-Pleasant Valley (HDR-PV).
- **Rockwood Design District** is generally the Rockwood Town Center (RTC) lands and the Station Center (SC) lands along the MAX line from the west City limits to Birdsdale including the SC-Ruby Junction (SC-RJ) lands.
- **Springwater Design District** is generally the Springwater Village Center (VC-SW) and the abutting Townhouse Residential (THC-SW) land to the east of the VC-SW.

*****

Design District, Design Review. Within a design district two options are available for design review. One is to meet the requirements of the design standards. The second is to meet the requirements of the design guidelines. Larger developments that propose to meet the design standards or any development that proposes to meet the design guidelines will be reviewed by the Design Commission at a public hearing. Smaller developments that propose to meet the design standards will receive an administrative review by the Manager. Larger developments include:

- Residential development with: five (5) or more units if the proposal is adjacent to the LDR-5, LDR-7, TR, TLDR, DRL-1, ~~and~~ DRL-2, LDR-PV and LDR-SW districts and DRL-2 districts or within TLDR, DRL-1 and DRL-2; or ten (10) or more units if adjacent to other land use districts;
- Mixed-use, live-work, community service use, commercial and employment developments with either 10,000 square feet of new floor area (20,000 square feet in the Corridor Design District) or 50 feet of building frontage on a street including new buildings or additions to existing buildings; and
- All public building community services uses.

*****

Emissivity or Emittance. Infrared emissivity (or emittance) is a measure of the ability of a surface to shed some of its heat (in the form of infrared radiation) away from the surface (i.e., roofing membrane). High infrared emissivity helps keep surfaces cool. Metallic surfaces have a low infrared emissivity.

*****

Facade. All exterior walls or faces of a building facing a public way or space. ~~exposed to public view.~~ This may include the front, sides and/or rear of the building.

- Base. The lower portion of the building façade adjacent to the ground. This may include windows, texture, projections, awnings, canopies, ornamental detailing, etc. to enhance the pedestrian realm at the street level.
- Top. The upper portion of a building façade. This may include cornice detailing, roofs, dormers, and gable ends etc.

*****

Forestry Stewardship Council (FSC) Rating. This is a rating system for wood products whereby certification is granted from the Forestry Stewardship Council's accredited independent certifiers that evaluate forest management for environmental responsibility, social benefit and economic viability.

*****

Intent. A statement indicating the purpose of what the Design Guidelines and Standards regulations are designed to achieve.

*****

LEED ™. The Leadership in Energy and Environmental Design Green Building Rating System developed by the U.S. Green Building Council (USGBC) which provides standards for environmentally sustainable design, construction and operation of buildings and neighborhoods.

*****

Perennial (or Perennial Plant). A herbaceous plant that lives for more than two years usually with new herbaceous growth from a part that survives from season to season.

*****

Reflectivity or Reflectance. Solar reflectivity (or reflectance) is the fraction of the solar energy that is reflected by the surface (e.g., roofing membrane) back to the sky. White membranes have the highest solar reflectivity, while black have the lowest. The best standard technique for its determination uses spectrophotometric measurements, with an integrating sphere to determine the reflectance at each different wavelength. The average reflectance is then determined by an averaging process, using a standard solar spectrum. This method is documented by ASTM (Amer. Soc. for Testing and Materials) as Standards E903 and E892.

*****

Solar Reflective Index (SRI). The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reject or reflect solar heat (e.g. a roof), as shown by a small temperature rise. It is defined so that a standard black surface (reflectance 0.05, emittance 0.90) is 0 and a standard white surface (reflectance 0.80, emittance 0.90) is 100. SRI combines reflectance and emmittance into one number. Once the maximum temperature rise of a given material has been computed, the SRI can be computed by interpolating between the values for white and black. Materials with the highest SRI values are the coolest choices for roofing.

*****

Spandrel Glass. A type of opaque glass that when installed monolithically, in insulating units, or as laminated glass conceals beams, columns or other internal non-vision construction materials of buildings. Spandrel glass is commonly used between certain sections of a building including the area between floors, columns, ceilings, and other small or large spaces. In addition to its use to conceal structural building materials, spandrel glass can also be used in an aesthetically appealing way to create an overall uniform glass-front appearance.

*****

Tree. A large, woody plant generally having a self-supporting stem or trunk and numerous branches.

*****

- Deciduous Tree. A tree typically with broad, flat leaves that normally sheds leaves annually and becomes dormant for some period of time.
- Evergreen Tree. A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.
- **Shade Tree (or Canopy Tree).** A deciduous tree, planted primarily for its high crown of foliage or overhead canopy.
- Site Tree. Any tree located within the property boundaries of a site. *See Site Definition, Section 3.0010.*

*****

Section 3. **Volume 3, Development Code, Section 4.0435 is amended as follows:**

*****

4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts

The Central Rockwood Plan and Corridor districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of these districts. In order to achieve these purposes, the provisions of **Section 7.0103 ~~Section 7.0201~~** apply to new residential and mixed-use (residential) development, **Section 7.0201 ~~and Section 7.0210 (A)~~** apply to new commercial, industrial and mixed-use (commercial) development requiring design review approval in all Corridor districts, and **Section 7.0210 (A)** apply in addition to other applicable standards and criteria. Additionally, the provisions of **Section 7.0210(B)** apply to new development requiring design review approval in the Station Center and Rockwood Town Center Districts.

Section 4. **Volume 3, Development Code, Section 4.1100 Downtown Plan District is amended as follows:**

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4.1130 Table Notes:

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P. Duplex dwellings shall comply with the following:
1. A minimum lot size of 7,000 square feet.
2. 4.0130 standards for TR minimum lot dimensions for duplexes and minimum street frontage; and
3. 4.0132(D) Safe Neighborhood Design Performance Standards; and
4. Standards for maximum height and setbacks in 4.1130; and
5. Standards for parking in 9.0800; and

6. For developments with more than one duplex dwelling on a site, the applicable design review standards in 7.0103 and 7.0201.
7. Duplex dwellings may be reviewed under the discretionary review process described in 4.1101(A)(1)(a) using the following guidelines:
   a. 4.1151(A)(1); and
   b. 4.1151(B)(2)(c)(1) and (6) through (9); and
   c. 4.1155(A)(2)(c)(1) and (2); and
   d. 4.1155(A)(4)(c)(1) and (2).

****

4.1139 Dwelling Structures with Two or More Units, Elderly Housing and Mixed-Use.
See applicable Guidelines and Standards in Section 7.0101- 7.0103 for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review.

****

Section 4.1151(A)(1)(d)(8) and (9) is modified as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
A. Site Design

****

1. Integrated Site Planning

****

d. Standards

****

Residential & Single-Family Attached
8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein. For single-family attached dwellings, a~~A~~ll provisions of 7.0200 Site Design Review Standards
and Criteria shall apply, except:
• 7.0201 (E) (1) and (2); and
~~• 7.0201 (G)(6); and~~
• 7.0201 (H)(7)
~~• 7.0201 (J); and~~
• 7.0201 (K)~~L~~)(4); and
• 7.0201 (J)~~K~~); and
• 7.0202 (B); and
• 7.0210(B); and
• all of 7.0211
9. Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

****

Section 4.1151(A)(3)(c)(7) is modified as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
A. Site Design

****

3. Walkways and Pedestrian Circulation

****

c. Guidelines

****

Residential & Single-Family Attached

7. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and u~~U~~nder Section 7.0201 the following Site Design Criteria and Standards apply. A departure from a referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.

a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of ~~Chapter 11 of the International Building Code (IBC).~~"the Building Code.

****

Section 4.1151(A)(3)(d)(8) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
A. Site Design

****

3. Walkways and Pedestrian Circulation

****

d. Standards

****

Residential & Single-Family Attached

8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and u~~U~~nder Section 7.0201 the following Site Design Criteria and Standards apply.

a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of ~~Chapter 11 of the International Building Code (IBC).~~" the Building Code.

****

Section 4.1151(A)(5)(g)(1) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
A. Site Design

****

5. Landscaping

****

g. Guidelines: Shared Open Space

****

Residential

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and u~~U~~nder Section 7.0201(L)~~M~~(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager. The following additional guidelines supplement this Section.

****

Section 4.1151(A)(5)(h)(1) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
A. Site Design

****

5. Landscaping

****

h. Standards: Shared Open Space

****

Residential

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and Section 7.0201(L)~~M~~(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. The following additional standards supplement this Section.

****

Section 4.1151(B)(2)(c)(10) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
B. Building Design

****

2. Façade Composition

****

c. Guidelines

****

Single-Family Attached

10. Refer to Section 7.0201(K)~~L~~) Architectural/Design Standards for the design of Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)~~L~~)(4). Deviations from the Downtown Plan District standards or applicable standards of Section

7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

****

Section 4.1151(B)(2)(d)(9) is amended as follows:

4.1151 Design Guidelines and Standards: All Downtown Sub-Districts
B. Building Design

****

2. Façade Composition

****

d. Standards

****

Single-Family Attached

9. Refer to Section 7.0201(K)~~L)~~ Architectural/Design Standards for Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)~~L)~~(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

****

Section 5. Volume 3, Development Code, Section 4.1200 Civic Neighborhood Plan District shall be amended as follows:

*****

4.1233 Building Height

E. Height standards for single family attached dwellings are identified in **Table 7.0201(L)~~M)~~(3)(f)**.

*****

4.1234 Setbacks

B. Building Setback Standard. Required minimum and maximum setback standards are stated in **Table 4.1230**. These setback standards apply to buildings only.

*****

3. For single-family attached dwellings with direct auto access from the street, garage entrances shall not be closer to the street property line than any other portion of the front facade of the building. Setback standards for single family attached dwellings are specified in **Table 7.0201(L)~~M)~~(3)(a)**.

*****

4.1241 Residential Open Space and Design

A. Purpose

These standards ensure a minimal amount of open space for residents of all new attached dwellings on a single lot, whether as part of a mixed-use development, or as a free-standing residential development. However, to encourage greater densities and maximize efficient use of site areas, shared open spaces are not required in residential developments. Outdoor private space required in **Section 7.0103 and Section 7.0201** increases the livability of neighborhoods within the Civic Neighborhood Plan District, and provides outdoor living and recreational opportunities which are immediately available to residents.

B. Required Residential Open Space

The design criteria, guidelines and standards of **Section 7.0103 and Section 7.0201** shall apply to all residential developments and to dwellings within a mixed-use development, except as provided below:

~~1. Attached dwellings on a single lot shall be exempt from the following criteria and standards of **Section 7.0201**:~~

~~a. **Section 7.0201(D) (1) through (5).**~~

1.~~2.~~ Single-family attached dwellings are required to meet the standards of **Sections 7.0201(L)~~M)~~** and **(K)~~L)~~** and shall be exempt only from the following criteria and standards of **Section 7.0201** (all other sections do apply):

a. Section 7.0201(D) (1) through **(2)~~5)~~**;

b. Section 7.0201(J)~~K)~~;

~~c. **Section 7.0201(J) (7) and (10).**~~

2.3. Dwellings in mixed-use developments shall be exempt only from the following criteria and standards of **Section 7.0201** (all other sections do apply):

a. **Section 7.0201(D)** (1) through **(2)~~5~~**;

b. **Section 7.0201(I). ~~and (J).~~**

Section 6. Volume 3, Development Code, Section 4.1400 Pleasant Valley Plan District shall be amended as follows:

*****

4.1424 Building Height

*****

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(J)~~K~~)**.

*****

4.1425 Transit Design Criteria and Standards

*****

A. In order to achieve these purposes, the provisions of **Section 7.0103 and Section 7.0201** apply to new residential development, and **Section 7.0210(A)** apply to new commercial, mixed-use, and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.

*****

4.1469 Tree Planting Requirements

*****

B. Tree planting requirements

*****

2. Attached Residential Dwellings. As required in **Section 7.0103 and Section 7.0201**.

*****

Section 7. Volume 3, Development Code, Section 4.1500 Springwater Plan District is amended as follows:

*****

4.1525 Pedestrian Design Criteria and Standards

*****

B. In order to achieve these purposes, the provisions of **Section 7.0103** apply to two or more units, elderly housing and mixed-use (residential) developments and **Section 7.0201** apply to new single

family attached residential development, and **Section 7.0202** apply to new commercial, mixed-use (commercial), and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.

*****

4.1565 Tree Planting Requirements

*****

B. Tree planting requirements

*****

2. Attached Residential Dwellings. As required in **Section 7.0103 and Section 7.0201.**

*****

Section 8. Volume 3, Development Code, Section 6.0324 is amended as follows:

*****

6.0324 Open Space Areas

The approval authority shall evaluate proposed open space areas based on the following criteria:

A. For sites with no specified Special Purpose Overlay District designation as per **subsection (B)**, a minimum of 25% of the gross land area within the PD shall be allocated as an open space area and shall be in public or private common ownership. Improved open spaces shall be subject to the applicable provisions of **Sections 7.0100 and 7.0200** for those PDs subject to Design Review.

*****

Section 9. Volume 3, Development Code, Article 7 Design Review, is amended as follows:

7.0002 General

A. The scope of Design Review reviews the proposed use, the exterior of the buildings, structures, and other development and the site on which the buildings, structures, and other development is located.

B. All Design Review requests shall comply with all applicable standards in the Community Development Code. Development which only affects a portion of a site shall conform with the applicable standards for that portion of the site where development is proposed. Where Nonconforming development exists on part of a site (not being re-developed) compliance with the Standards applicable to Non-Conforming Developments in **Section 8.0200** is required.

C. In mixed use projects, the standards and criteria for each component use as described in **Section 7.0100 and Section 7.0200** shall apply to the review of each component of the mixed use proposal.

D. Uses exempt from Design Review include:

1. Duplexes in the LDR-5, LDR-7, TR, ~~or~~ TLDR district, LDR-PV or LDR-SW

2. Single Family detached homes

3. Accessory and Ancillary dwellings

4. Type I community service uses

E. Exemption from Design Review does not exempt a development from meeting other relevant standards within the Community Development Code including but not limited to: district standards, transit standards, non-conforming development standards, and public facilities standards.

7.0003 Applications

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level; Design Review E is the highest level Design Review. For uses not listed in this section, the Manager shall determine which level of Design Review is appropriate.

*****

C. Design Review C. Design Review C is a Type II review, but is not subject to a pre-application conference. Design Review C may apply when there is: no increase in residential density that requires an increase in building area; no new buildings; or no new outdoor area, except as provided for below. The Design Review may include one of the following:

1. A change to the primary use;
2. Duplexes in all districts except LDR-5, LDR-7, TR, ~~and~~ TLDR, LDR-PV or LDR-SW;
3. A change to public facility requirements;
4. A change to buffers, including an alternate buffer;
5. A new driveway access;
6. A change in landscaping requirements;
7. An expansion to an existing parking lot; or
8. A new parking lot.

D. Design Review D. Design Review D is a Type II review and is subject to a pre-application conference. Design Review D is a review by the Manager. The following are Design Review D, when ~~provided~~ they are greater than the thresholds in **7.0003(A)-(C)** above. Proposals that do not meet the Design District Threshold for review by the Design Commission as noted in **Section 3.0010** are also Design Review D.

1. Multi-family residential construction;
2. Single-family attached residential construction;
3. Manufactured dwelling parks construction;
4. Commercial construction;
5. Mixed Use construction;
6. Industrial construction;
7. Community Services Uses; or
8. Parking garages.

*****

Section 10. Volume 3, Development Code, Section 7.0100 Residential Guidelines, Standards and Criteria are added as follows:

Section 7.0100 is currently an empty place-holder section. Section 7.0100, 7.0101, 7.0102 and 7,0103 will be incorporated here.

See "Attachment A" - Section 7.0100 Two or More Units, Elderly Housing and Mixed-Use (Residential) Criteria, Guidelines and Standards.

Section 11. Volume 3, Development Code, Section 7.0200 is amended as follows:

Specific Design Review Criteria and Standards

7.0201 Dwelling Structures Containing Two or More Units, Single Family Attached Dwelling Units and for Elderly Housing

7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments (Commercial Component)

*****

Specific Design Review Criteria and Standards

7.0201 ~~Dwelling Structures Containing Two or More Units,~~ Single Family Attached Dwelling Units ~~and for Elderly Housing~~

A. Applicability. This section shall apply to ~~attached dwellings containing two or more units,~~ single family attached dwelling units ~~and elderly housing~~ in all residential, Downtown, Civic Neighborhood, Pleasant Valley, Springwater and Ceorridor districts, except as provided in **Section 7.0002**. In addition, **Section 7.0210(B)** shall apply to ~~attached dwellings containing two or more units,~~ single family attached dwelling units ~~and elderly housing~~ in Station Center and Rockwood Town Center Districts.

B. Purpose. The purposes of this section include promoting the livability, neighborhood compatibility and public safety of single family attached dwelling developments. Design standards are to ensure that individual developments contribute to a quality environment for people utilizing the development and the surrounding neighborhood.

C. Design Standards. In designing the site development plan and landscaping plan the following design criteria and standards shall apply: Landscaping; Building Orientation; Storage; Vehicular Circulation and Parking; Crime Prevention; Pedestrian Circulation; Architectural Design; Single Family Attached Standards; and Transition and Compatibility Between Attached Dwellings and LDR-5/LDR-7/TLDR/TR Development; and other standards as applicable.

D. Landscaping Standards: Areas to be Landscaped as defined in **Section 3.0010**:

1. ~~Attached dwelling structure(s) containing two or three units, and~~ All structures containing single family attached dwellings: All areas of the lot not occupied by the structures or pavement. (Note: single family attached dwelling complexes of 20 units or more are also required to provide shared open space as per **Section 7.0201(L)~~M~~**.)

2. ~~Dwelling Structure(s) containing four or more units, except single family attached dwellings (which have separate standards): a minimum of twenty percent (20%) of the gross site. Required buffer (**Section 9.0100**) landscaping shall be credited toward the minimum standard. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to 5% of this requirement. In addition, when public street dedications are required, those portions of the right-of-way lying between the curb and the abutting property line may be credited toward the minimum standard.~~

3. ~~Dwelling Structure(s) containing four or more units, except single family attached dwellings~~

~~(which have separate standards): a minimum of 4% of the gross site area but not less than 1,000 square feet shall be shared open space for sites 20,000 square feet and above in gross site area. For sites under 20,000 square feet in gross site area, a minimum of 4% of the gross site area but not less than 500 square feet shall be shared open space. The minimum dimensions for any shared open space shall be 20 feet in length and width and be a minimum of 400 square feet in size.~~

~~A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts, recreation building (not including office space), swimming pools and spas; gathering spaces such as gazebos, picnic and barbecue areas; gardens; preserved natural areas; lawn; dual use areas (such as a basketball court that doubles as a loading space); and children's play areas. Except for preserved natural areas, lawn area that is used as open space, and gardens, the shared open space may not be within any buffer or yard setback area.~~

~~4. Except for single family attached dwellings (which have separate standards), a minimum of 50% of the above required shared open space shall be a children's play area. (An elderly adult complex need not comply with the children's play area requirement but shall provide the specified shared open space in (3) above.) Multiple children's play areas may be provided. However, the minimum dimensions for any children's play area shall be 20 feet in length and width and be a minimum of 400 square feet in size for sites with a gross site area of 20,000 square feet and greater. For sites with a gross site area of under 20,000 square feet, the children's play area must include a minimum length and width dimension of 12 feet with a minimum total area of 250 square feet. The children's play area shall have a minimum of three items of play equipment such as slides, swings, towers and jungle gyms.~~

~~The children's play area(s) shall be enclosed by any or a combination of any of the following: a 2.5 feet to 3 feet high wall or planter; or by benches or seats, or by other means acceptable to the Manager.~~

~~2.5.~~ All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per 100 lineal feet. Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 1.5 inches in caliper size at the time of planting. Existing evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the tree is capable of at least 25 feet in height and is at least 10 feet in height. Where the yard abuts a required buffer the trees may be credited towards any tree required for the buffer.

36. Newly planted trees shall be supported (by use of stakes and wire, or similar material) to prevent damage by the strong northeast wind.

~~47.~~ All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than four units.

58. The development is designed in such a manner that as many trees as possible can be preserved. Preserved trees and shrubs shall be protected during construction.

~~9. Outdoor Private Space~~

~~a. Except for single family attached dwelling units (which have separate standards), each ground level dwelling unit shall have an attached accessible outdoor private space of not less than 80 square feet in area. The minimum dimension of such space shall be as determined by the Manager to guarantee space functionality. The area shall be designed to provide privacy for unit residents with elements such as walls, fences or shrubs. Required outdoor private space may be located at the primary entrance for ground level units required in Section 7.0201(E)(1). Where this is the case, the outdoor private space shall not be screened with solid elements such as walls or fences. (Except for retirement housing, elderly housing assisted~~

~~living developments need not comply with this requirement.)~~

~~b. Except for single family attached dwelling units (which have separate standards), dwelling units above ground level shall have attached an accessible outdoor private space of not less than 80 square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy for unit residents with elements such as vegetation planters, building off sets and slatted fence screening.~~

~~6~~10. The grading and contouring of the site takes place and on-site surface drainage and on site storage of surface water facilities are constructed, when necessary, so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system (refer to **Section 9.0500** – Grading and Drainage Requirements, and **Section A5.205** – Drainage Management Practices).

~~11. Single family attached dwelling units have separate design standards for landscaping, shared open space, play areas and outdoor private spaces. Refer to **Section 7.0201(M)**.~~

E. Building Orientation

1. Any building abutting a public street right-of-way shall be oriented to the street. The street orientation standard is met when the following criterion is satisfied for buildings other than those in the Downtown Plan District:

The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least 20% of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for attached single-family dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.

2. At least 50% of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street (excepting buildings in the Downtown Plan District and excepting courtyard style single family attached developments. See **Section 7.0201(L)~~M)~~**. Where a site has less than 70 feet of street frontage this standard may be modified as needed to accommodate a driveway meeting code standards.

3. Except for individual driveways which may include parking for single-family attached dwellings ~~and duplexes~~, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.

4. The Manager may require that a building that will abut a future street right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.

5. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit at the corner of the building need be oriented to only one of the streets. However, if one of the abutting streets is a Transit Street, a corner dwelling unit shall be oriented to the Transit Street.

F. Storage

Space shall be provided for garbage, recycling and storage in accordance with the following standards:

1. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/or minimum 6 foot high sight-obscuring fence or wall. This requirement applies to single-family attached dwellings only if common garbage collection and recycling facilities are provided for the site.

2. Outdoor storage facilities shall be provided for articles such as barbecues, outdoor furniture, etc., including single-family attached dwellings. The storage facility shall be a minimum 6'-

0" high and 24 square feet in area. The facility shall either be connected to each unit, within a garage that belongs with a unit, or easily accessible (such as in a central facility), be completely enclosed and capable of being locked. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking. (Except for retirement housing, elderly housing assisted living developments need not comply with this requirement.)

~~3. Except for duplexes and attached single-family dwellings, no exterior garbage collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.~~

G. Vehicular Circulation and Parking

Vehicular circulation and parking shall be provided in accordance with the following standards:

1. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402(D)**. The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features, such as speed humps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.

2. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard. Applicable standards of **Section 7.0201** regarding site landscaping shall also apply to the development as a whole, except that any parcel or block within the development that is not in the Downtown Plan District shall have a minimum of 20% of its total area in landscaping, as defined in **Section 3.0010**. In all districts, the Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open space are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.

3. Based on the anticipated vehicular and pedestrian traffic generation and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. This may include, but is not limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bikeways, dual street name, quadrant, and/or neighborhood signage, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

4. In designing accesses ~~for multi-family residential developments, including developments that contain~~ single-family attached dwellings, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes specified in **Sections A5.501** shall be considered.

~~5. Private Driveway Accesses~~

~~When private driveway accesses are provided for multi-family developments such as condominiums and apartments, they shall be designed as follows:~~

~~**a.** Dead-end private driveway accesses shall not exceed 600 feet in length nor serve more than 25 dwelling units. Dead-end private driveway accesses that exceed 150 feet in length shall be provided with an approved turnaround.~~

~~**b.** For dead-end private driveway accesses, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private driveway access.~~

~~**c.** Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.~~

~~**d.** Location of private driveway accesses shall meet the Uniform Fire Code.~~
~~**e.** Shall be consistent with **Section A5.501(G)(4) and A5.503**.~~

~~This subsection does not apply to single-family attached dwelling structures, which shall have frontage on a public street or alley as required in **Section 7.0201(M)**.~~

~~6. Except for single-family dwelling structures, which are subject to parking and access standards within **Section 7.0201(M)**, dwelling structures containing two or three dwelling units shall have additional off-street parking when the lot has limited frontage or where on-street parking is not allowed. This provision does not apply to two or three dwelling unit structures in the Downtown Plan District.~~

5.~~7.~~ ~~Complexes containing twelve or more units, including~~ sSingle-family dwellings~~,~~ shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.

6~~8~~. Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.

H. Crime Prevention

The site design shall promote crime prevention and public safety by meeting the following criteria:

~~1. For complexes of twenty or more units, except for single-family attached dwellings (which are subject to separate standards): All common areas shall be visible from at least three units. Common areas are shared open spaces, laundry, recreation, pool and similar common facilities, children's play areas, walkways and parking areas. A unit meets this criterion when at least one window of a frequently used room, to include kitchens, living rooms and dining rooms, but not bed or bath rooms, faces the common area.~~

~~2. For complexes of twenty or more units, except for single-family attached dwellings (which are subject to separate standards): At least four units shall have a unit entrance or at least one window of a frequently used room, to include kitchens, living rooms and dining rooms but not bed or bath rooms, facing each abutting street right-of-way. There shall be no intervening building between the units and the abutting street right-of-way.~~

1.~~3~~. An addressing system shall be provided and shall consist of the following:

a. Individual ~~multi-family~~ building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street, shall be at least 6 inches in height, shall be of a contrasting color to the background and shall be illuminated so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.

~~**b.** For complexes of 12 or more units (except single-family attached dwellings), an illuminated representation of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway. The directory sign(s) shall be free-standing, shall have a 3-foot to 5.5-foot height, a 7 to 32 square foot area, and shall be located at least 20 feet back from the property line at the street access point.~~

b.c. Each individual unit within a ~~multi-family~~ complex shall display a unit number that shall be at least 4 inches in height and illuminated during the hours of darkness. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters) for the breezeway.

2.4. ~~Except for single-family attached dwelling structures, the following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks and walks that connect units to parking spaces, the public street and shared common areas; and entry ways to units and recreation and laundry buildings.~~ For single family attached dwelling complexes, shared parking areas and common walkways shall be similarly lit. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off-features. Lighting devices shall be protected by weather- and vandalism-resistant covers.

3.5. Any individual stair landing may serve a maximum of six units per landing. The area of railings on stair landings shall be a minimum of 50% open. The area of railing is the height of the railing times the length of the railing. This requirement does not apply to single-family attached dwelling structures.

4.6. Where parking spaces are numbered and assigned to specific dwelling units, numbers on parking spaces should correspond to the numbers of the units to which the spaces are assigned.

5.7. Safe Neighborhood Design Performance Standards of **Section 4.0132(D)** shall apply to single-family attached dwellings except those in the Downtown Plan District.

I. Pedestrian Circulation

The site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an on-site, continuous pedestrian circulation system that meets the following criteria:

1. For all uses including single family attached dwellings:

a. The on-site pedestrian circulation system shall consist of hard surfaced, minimum 5-foot wide walks. A 7-foot walk shall be provided when the walk abuts shared motor vehicle parking spaces unless wheel stops are used to ensure a minimum 5-foot wide, ~~clear walk.~~

b. Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards.

c. Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material different and visually contrasting from the pavement material in the auto area.

d. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level unit entrances and common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints. ~~Except for single family attached dwellings with direct street frontage, there shall be at least one walk connection to an abutting street frontage for each 200 linear feet or portion thereof of street frontage.~~

2. The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code.

~~**J.** Architectural Design~~

~~Architectural Design Standards apply to all uses subject to Design Review except single family attached dwellings (which are subject to the standards of **subsection (L)** or the applicable standards in the Downtown Plan District) and Downtown Plan District uses except duplexes (duplexes must comply with applicable standards in **subsection (J)**):~~

~~1. Structures shall avoid long, monotonous, uninterrupted walls. Structural exterior wall offsets of a minimum two-foot horizontal variation shall be used at intervals of 50 feet or less along the structure's façade, to visually enhance long walls. Projections and/or recesses may be~~

~~added to the wall offsets for additional façade variation.~~

~~2. Structures shall not have an overall horizontal distance exceeding 160 feet, measured from end wall to end wall. Structures facing an abutting street are exempt from this standard.~~

~~3. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall exceeds 400 square feet, it shall be articulated or intensive landscaping shall be provided. If shrubs and trees are selected, they shall be of a variety that will grow to screen, at maturity, 25 percent or more of the wall area and reach a height of at least 50 percent of the wall height. Such shrubs and trees must screen at least 10% of the total wall area at the time of planting.~~

~~4. When a dwelling structural façade faces another façade across a public street, each structure shall have a different façade design. The facades could be varied by using different exterior siding materials or trim, or by other means. For example, using beveled siding on one structure and employing tongue-and-groove joint siding on the next structure. Adding shutters, using different window types or sizes, varying roof lines, and varying other architectural details are further examples of ways to add visual variety.~~

~~5. Exterior finishes should be primarily wood, masonry, or a combination of these materials. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover not more than 30 percent of the surface area of each façade.~~

~~6. Exterior window trim shall not be flush with the exterior walls. The window trim shall have a minimum relief of ¼ inch from the exterior wall. Trim shall be provided around all windows.~~

~~7. All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum four-foot overhang projection. Sheltered entries shall not project more than four feet into a required yard setback.~~

~~8. All visible exposed sides of a dwelling structure with a flat roof shall have an articulated base course and cornice and/or parapet. Ornamental cornices with moldings, or other details, are encouraged.~~

~~9. Roof-line offsets shall be provided at intervals of 100 feet or less, to create variety to the massing of structures and relieve the effect of a single, long roof. Roofline offsets shall be a minimum 8 foot variation either vertically from the gutter line or horizontally.~~

~~10. A dwelling structure containing 12 or more units, which will be constructed within 150 feet of the centerlines of two intersecting streets, shall include architectural embellishments, such as a corner tower or a significant landscape planting, to emphasize the structure's significant location.~~

~~11. All attached garages shall be located at least 4 feet behind the front façade of a structure containing more than eight units.~~

~~12. Detached garages or carports shall reflect the architectural style and/or building materials that are used for the dwelling structures.~~

~~13. Required off-street parking shall be located to the rear or side or beneath the dwelling structures.~~

J.~~K.~~ Transition and Compatibility Between <u>Single Family</u> Attached Dwellings and LDR-5/LDR-7/TLDR/TR Development

Restrictions for residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District:

1. The residential building shall contain no more than 12 dwelling units.
2. The Height Transition standards of **Section 9.0610(A)** shall apply to all residential buildings.
3. Minimum spacing distance between buildings shall be 15 feet. However, where a building exceeds 100 feet in length the minimum spacing distance between that building and any other residential building shall be 20 feet.

K.~~L.~~ Architectural/Design Standards for Single Family Attached Dwelling Structures
The following structural and architectural design elements for single family attached dwelling structures are intended to help create a sense of individuality besides providing a measure of quality, and shall be provided for all proposals.

1. No building exterior wall dimension or row of contiguous dwellings (in one structure) shall exceed 100 feet in continuous building length. An exception to this are courtyards ("U" shaped) developments where no unbroken (i.e. continuous) section of the "U" shall exceed 100 feet. (Note: courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 100 feet.)
2. Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings 1 story in height or less than 50 feet in length.
3. For each entry, provide a covered porch or portico with a floor area of at least 40 square feet.
4. Roofs shall be pitched and have a minimum 3 to 12 slope.
5. Roof eaves shall be provided (minimum 12-inch projection).
6. Window trim shall be provided (minimum 3-inches wide).
7. Façade (wall) treatments (including exterior finish patterns, story lines/floor banding, window trim, corner trim/corner boards, and related items) shall be provided on all sides of the building.
8. Provide windows on building ends that front streets and where necessary to meet the safe neighborhood standards of **Section 7.0201(M)~~N~~)**.

****

L.~~M.~~ Other standards for Single Family Attached Dwellings

1. Street Frontage and Building Orientations
The following standards are intended to promote and maintain an orientation to the street for single family attached dwelling developments.

****

3. Setback, Separation and Height Standards for single family attached dwellings
   a. The minimum setback standards on the following table are required for single family attached dwellings in all districts where they are permitted excepting the Pleasant Valley (**Table 4.1408**) and Springwater Plan Districts (**Table 4.1508**):

TABLE 7.0201(LM)(3)(A)

Minimum Setback Standards for SFA Dwelling Units	**Districts with Maximum Density generally at or less than 24 units per acre (TR, TLDR, MDR-12, MDR-24, and OFR districts)**	**Districts with Maximum Density greater than 24 units per acre and the CMF and CMU Districts**
Front facade	10 feet	5 feet
Front porch	6 feet	3 feet
Front face of garage	20 feet	20 feet
Interior side (not common wall)	5 feet	5 feet
Side (common wall)	0 feet	0 feet

Street side (façade)	6 feet	5 feet*
Street side (porch)	6 feet	5 feet*
Street side (garage face)	20 feet	20 feet*
Rear (no alley)	10 feet	10 feet
Rear (alley)	6 feet	5 feet

*For street side in MDR-C, see **Table 4.1230(E)**.

****

g. Except for the Downtown (4.1100), Pleasant Valley (**4.1400**) and Springwater (**4.1500**) Plan Districts, heights for single family attached dwellings are as identified in the following table:

TABLE 7.0201(~~LM~~)(3)(G)

Building Heights for SFA Dwelling Units	**TLDR, MDR-12, MDR-24, and OFR districts**	**All other districts where SFAs are permitted**
Minimum building height	1 story	1 story in CMF and CMU; all others 2 stories
Maximum building height	35 feet*	45 feet*

*See Building Height and Grade definitions from **Section 3.0000**.

*****

6. Pedestrian Walkways

Pedestrian walkways are required to provide access to the street(s) and within the site to common areas.

a. Walkways shall connect each unit's front entry to the public street and other features such as common parking areas, common open space areas, children's play areas, adjacent public uses or public parks/open space as applicable.

b. Walkways shall be barrier-free and unblocked at all times, and be an all weather hard surface.

c. Walkways in common areas shall measure a minimum of 5 feet wide.

d. Walkways in common areas (including shared parking areas) shall be illuminated to an average of 1.5 foot-candles ~~at least a 2 foot candle level~~ and a minimum of 0.5 foot-candles during the hours of darkness. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off or directional features.

****

M.~~N.~~ Safe Neighborhood Design Performance Standards

These provisions, which are repeated in **Section 4.0132(D)**, are intended to help create safer neighborhoods and a high quality pedestrian environment by incorporating crime prevention design that emphasize linkages and surveillance between the dwelling and the street. These provisions are required for single family attached dwellings proposed in all districts that permit single family attached dwellings as specified in **Section 4.0132(D)**.

****

7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments (Commercial Component)

The following design review criteria and standards shall apply to Community Service (except elderly

housing), Commercial, Industrial, and Mixed Use Developments (with exception that single family attached units in a mixed use development shall be reviewed per the standards of **7.0201** and that the residential portion of the mixed-use development shall comply with Sections 7.0101-7.0103):

****

K. On-Site Pedestrian Circulation. Developments shall include an on-site Pedestrian Circulation system connecting building entrances, public sidewalks, bicycle and auto parking spaces, transit facilities, and other parts of a site or abutting properties that may attract pedestrians. All developments must comply with the following Standards for On-Site Pedestrian Circulation Systems:

****

5. On-site pedestrian circulation pathways must be lighted to a level where the system can be used at night by employees, residents, customers or the public to an average of 1.5 foot-candles and a minimum of 0.5 foot-candles. ~~minimum foot-candle of 3.~~ Pedestrian pathway lighting through parking lots shall be designed to light the walkway and to enhance pedestrian safety.

****

R. For mixed use developments including single family attached housing, the residential or single family attached housing shall address the standards within **Section 7.0101-7.0103 or 7.0201** as applicable while the commercial component shall address the standards of **Section 7.0202**.

*****

7.0210 Transit Design Criteria and Standards

*****

4. Orientation/ Design of Building and Entrance for Non-Residential Buildings on Transit Streets, in the Station Center District and in the Rockwood Town Center District

*****

e. All building entrances and exits shall be well lighted. All unit entrances shall be posted with the assigned address as determined by the Manager. Failure to post an address as assigned by the Manager shall constitute a violation of the Code. Exterior lighting should be an integral part of the architectural and landscape design. The minimum lighting level for non-residential building entries is an average of 3.5 foot-candles ~~4 foot-candles~~. Lighting shall be a pedestrian scale (3 feet to 12 feet) and the

*****

7.0222 Irrigation Provisions

Except as required in Section 7.0103, Underground irrigation may be eliminated without the signature of a licensed landscape architect if the existing vegetation which is employed in the landscape plan has been

previously established.

7.0223 Maintenance Responsibility
The property owner is responsible for the maintenance of the site improvements including plant material, restriping parking stalls, posting of the correct address as determined by the Manager, and ensuring the preservation of the Clear Vision area and the visibility of addresses and street signage.

For the purpose of this subsection, maintenance also includes the replacement of landscaping and street trees that are dead or damaged for various reasons.

For complexes, homeowner associations, site management offices, or such other system (including financial assurances) for maintenance management shall be established for purposes of maintenance responsibilities. Where private easements are established (such as with single family attached complexes) to meet open space requirements, property owners will be held responsible for maintenance responsibilities via easement language and deed covenants and restrictions. Maintenance systems shall be established prior to occupancy and appropriate documentation provided to the City for verification. Two or more units, elderly housing and mixed-use developments have additional maintenance requirements in **Section 7.0103.**

Failure to maintain site improvements and landscaping may be determined to be a violation of this section.

*****

Section 12. Volume 3, Development Code, Section 7.0303 is amended as follows:

*****

7.0303 Review of Projects

*****

F. Applicants may propose additional modifications to the development standards required in the following sections of the Development Code upon demonstration that such modifications satisfy the principles and guidelines in **Section 7.0310**:

1. **Article 4** – Land Use Districts and Plan Districts
2. **Section 6.0000** – Land Divisions, Introductory Provisions
3. Section 7.0100 Dwelling Structures containing Two or More units, Elderly Housing and Mixed-Use Developments (Residential) **and 7.0200** – Design Review, Standards and Criteria
4. **Section 9.0100** – Common Requirements, Buffering and Screening Requirements
5. **Section 9.0600** – Common Requirements, Height Transition
6. **Section 9.0700** – Common Requirements, Neighborhood Circulation and Future Street Plans
7. **Section 9.0800** – Common Requirements, Parking

Section 13. Volume 3, Development Code, Section 9.0830 is amended as follows:

9.0830 Bicycle Parking Design Standards

*****

C. Bicycle Parking Location and Access

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. Required bicycle parking must have a minimum lighting level of ~~3~~ two (2) foot-candles.

Section 14. Emergency Clause and Effective Date:

The City Council finds that the important proposed changes to the Code must be put into effect immediately to allow new development proposals to utilize the two-alternative design review process, and to ensure that new development proposals address these important new design regulations. This Ordinance is essential to the preservation of the livability of the city and, therefore, an emergency is hereby declared to exist and this ordinance shall take effect immediately upon passage of the second reading.

First reading: April 6, 2010

Second reading and passed: April 20, 2010

Yes: Bemis, Widmark, Strathern, Warr-King, Nielsen-Hood

No: None

Absent: Fuhrer, Craddick

Abstain: None

City Manager

Mayor

Approved as to Form:

Senior Assistant City Attorney

Section 7.0100

TWO OR MORE UNITS, ELDERLY HOUSING AND MIXED-USE (RESIDENTIAL) CRITERIA, GUIDELINES AND STANDARDS

April 2010

Specific Design Review Criteria, Guidelines and Standards
7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General

7.0102 Approval Criteria - Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Principles

7.0103 Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Guidelines and Standards

Specific Design Review Criteria, Guidelines and Standards

7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General

A. Applicability

This section shall apply to developments containing two dwelling units on a single lot (duplexes) , three or more dwelling units on a single lot (multi-family), elderly housing and the residential component of mixed-use developments in all residential, Downtown, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts except as provided in Section 7.0002 or as excepted within the text of the Code.

B. Purpose

These Design Review Design Criteria, Guidelines and Standards help facilitate the development of attractive, innovative, high-quality, sustainable multi-family housing; encourage multi-modal transportation; and promote livability, public safety and a sense of community throughout the City.

The regulations identify characteristics of good site and building design, which contribute to livability, safety, and sustainability, help create a stronger community and foster a quality environment for people utilizing the development and surrounding neighborhood.

C. Design Review Process

New multi-family developments, additions and remodels (as noted in Article 3.0000 Definitions of Design Districts and Article XI) are subject to design review for determination of consistency with the criteria, guidelines and/or standards contained in this Code. Projects subject to design review are either brought before the Design Commission or administered by City staff. Either the Commission or staff shall make findings and decisions concerning conformance with the criteria, guidelines and standards based on which review process is selected. For more detailed process information, see **Article 11 Procedures.**

D. How to Use this Code

1. Review.

The Multi-Family Design Criteria, Guidelines and Standards offer two alternative Design Review processes:

- The Discretionary Process; and
- The Clear and Objective Process

In the discretionary process, the Design Commission will review the application primarily using the Design Guidelines and Design Principles to guide their decision. The Design Commission may waive a Guideline to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate to the Design Commission that the waiver from the Guideline would result in a development that better meets the applicable Design Principles and the Intent Statement preceding the Guidelines. In the discretionary process, the Design Commission will also look at the Standards to determine that the intent of the relevant Standard is being met or exceeded. In the clear and objective process, clear, objective, and measurable Design Standard requirements and Design Principles are used to review the development application.

2. Layout.

   The multi-family design Criteria, Guidelines and Standards are divided into two primary categories:

   a. Site Design.

      Site Design Guidelines and Standards address the organization and arrangement of a development's components. They deal with the location of buildings and site features such as open space, landscaping, parking and service areas. Good site planning should minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability and improve neighborhood connectivity.

   b. Building Design.

      Building Design Guidelines and Standards address the massing and exterior architectural elements of buildings – components that define the scale, quality and character of a building, such as roofs, entries, windows, materials and details. Excellent building designs enhance the quality of life for residents by improving the appearance of the city, by establishing a sense of community, and by improving the long-term economic value of the properties.

3. Compliance with other Code sections including but not limited to Articles 4, 5, 9 and 11 is required.

4. Images.

   Most images, including photographs and illustrations, are not part of the Development Code and do not act as Guidelines or Standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be labeled with Development Code section numbers.

5. Architectural Vocabulary and Education.
   The following section consists of annotated diagrams, photographs and text that are intended to educate and inspire architects, designers, urban designers, developers and in general advocates of the built environment to meet the City's goal of being a City of innovation where creativity is welcome.

5. Architectural Vocabulary and Education



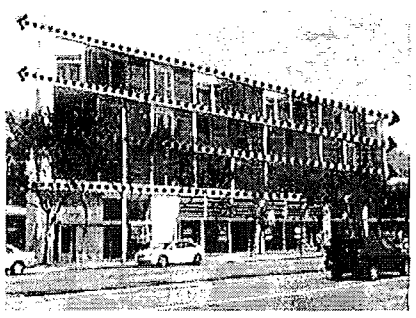
a. **Repetition.** A recurring pattern helps organize a façade by creating a clear and understandable pattern. Elements that repeat themselves in a rhythmic manner create a sense of architectural intention and importance. Repetitious building elements include architectural bays, window and door patterns, roof pitches, wall planes and detail elements such as ground floor wall-lights and sconces, transom windows, and signage.



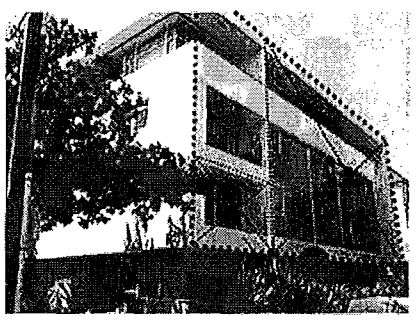
b. **Hierarchy.** Distinctions between functions, importance, and symbolic roles are emphasized when an architectural composition exhibits hierarchy of form. This hierarchy can be articulated using a combination of unique shapes, size differentials, and through the location of prominent architectural features such as a corner building turret.



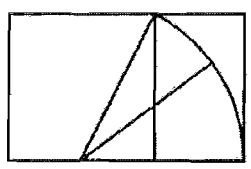
c. **Symmetry.** A balanced separation and distribution of elements about a central point, such as an entry doorway, window or portal results in a comfortable and harmonious whole. Symmetrical facades are rooted in classical architecture and the work of Andrea Palladio, whose work embraces symmetry, perspective and values of the formal classical temple architecture of the ancient Greeks and Romans.



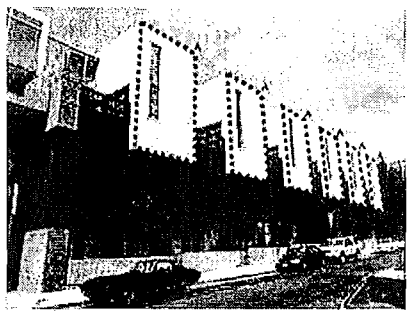
d. **Datum.** Horizontal and linear elements on the facade of the building serve to unify the building. Architectural datums are typically a line or a plane. Examples of datums include projected windowsills and headers, building materials such as a soldier brick course and roof forms. More subtle examples of datums include window mullions, ground floor awnings and a belt course or sign band.



e. **Golden Rectangle.** A golden rectangle is a rectangle where the ratio of the length of the short side to the length of the long side is proportional to the ratio of the length of the long side to the length of the short side plus the length of the long side. (Approximately 1:1.618) This proportion system is considered aesthetically pleasing. The golden rectangle (also referred to as the golden section and golden spiral) is found in paintings, music and architecture.



f. **Interlocking.** The creation of overlapping, interpenetrating spaces has been a major theme of architecture throughout history. In many cases, the interlocking of spaces is articulated in section. However, elevations can also be interlocked or be articulated in a manner to show how façade elements such as wall-planes or materials "fit together."



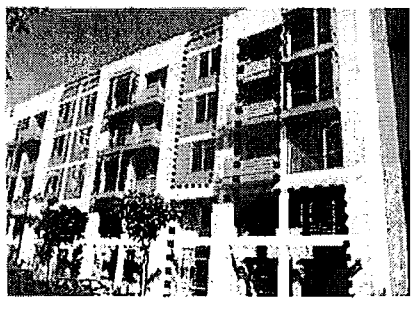
g. **Portal.** A portal is a general term that describes an opening in a wall. In Medieval times, the portal was the gate to the fortification. In contemporary architecture, the portal is typically the primary entry to the structure or shared space. From an urban design point of view, the portal is a unique pedestrian-oriented element that defines the threshold between the public and private realm without being wall-like.



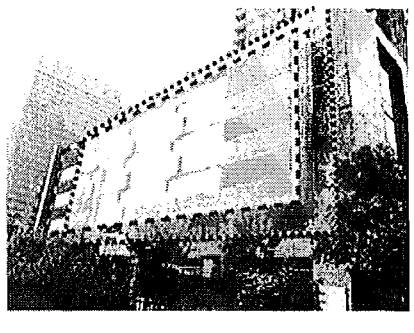
h. **Scale.** Scale considers the relationship of one thing to another. At the human scale, building elements such as doorknobs, stairs and handrails relate to the human body size. At the building scale, multiple scales exist within a single building façade in order to achieve a higher level of visual complexity. Scale is the relationship in size and proportion of one part of a building to another part, or between buildings on a site.



i. **Solid and Void.** The contrast between solid and void elements can be used to provide functionality to a building while contributing to the overall composition of a facade. The characteristic of a void is that it has the appearance of being a portion of the solid which was removed, creating a sculptural appearance, visual interest, and light/shadow compositions.



j. **Layering.** Layering along the façade is created by the incorporation of separate or distinct planes that are suspended from or separate from the primary façade and load-bearing wall. In traditional buildings, pilasters, columns and wood panels extend from the front facade to provide visual relief. This technique is especially effective when coupled with recessed windows and doors that create a sense of shadows that implies "wall" thickness and permanence. More contemporary layering techniques may create hierarchy in the facade and between public, semi-public, and private zones.



6. Description of Housing Types.

The purpose of this section is to describe the general types of housing developments that may have specific criteria, guidelines or standards associated with them. The housing types are not the same as the permitted uses defined in Section 3.0000.

Illustrative multi-family housing examples are as follows:

- Duplex Style
- Townhouse Style
- Big House (typically 4-8 units) or Multi-Plex Style
- Apartment Building Style
- Mixed-Use Style

a. **Duplex Style**: A residential building consisting of two dwelling units on a single lot that share a common wall, floor, or ceiling.

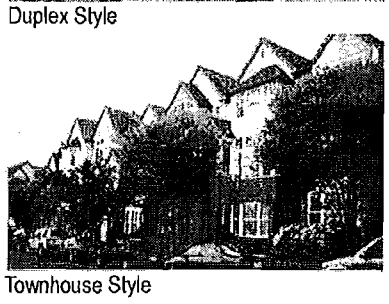
b. **Townhouse Style**: This building type, for multi-family code purposes, consists of two or more units on a single lot that are at least two stories in height and are attached vertically via a shared wall. Typically ranging between 16 and 25 feet, townhouses are an efficient construction type due to shared walls and smaller lots. Well-designed townhouses consist of bay windows, porches and balconies that break down the mass of repetitive units.

c. **Big House or Multi-Plex Style**: Whereas townhouses are side by side, big houses or multi-plexes are usually stacked one on top of the other and consist of usually 8 units or less. Because of their house-like quality, big houses blend well into new and established single family detached neighborhoods. Successful big houses are compatible with existing single-family residential buildings through the incorporation of similar windows, comparable roof forms and landscaping. They often assume a setback consistent with adjacent single-family residences.

d. **Apartment Building Style**: Typically multi-story buildings consisting of three or more units on a single lot. Apartment building styles may be either for rent or for sale condominium units.

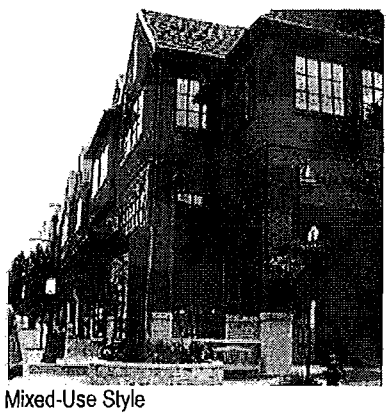
e. **Mixed-Use Style**: A mixed-use style development is the combination of commercial or office uses with residential uses. The most traditional form of a mixed-use building style consists of ground floor retail or service uses with housing above. The success of a mixed-use building is dependent on good design and near-by residential units that are within walking distance.


Duplex Style


Townhouse Style


Big House/Multi-Plex Style


Apartment Building Style


Mixed-Use Style

7.0102 Approval Criteria - Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Principles

The Design Principles are the general, over-arching statements and considerations that guide the design of the built environment. The Guidelines and Standards are written to support and carry out the Principles on a project-specific level.

Site Design

A. Site Planning

Site buildings in a manner that fosters community and stewardship, as well as provides a sense of separation and transition between public and private spaces.

B. Sustainability

Implement measures that promote the efficient use of land and resources by conserving and protecting trees, water and topography; reducing chemical use; increasing surface water infiltration; promoting energy conservation and other sustainability measures.

C. Safe Design

Integrate the principles of Crime Prevention through Environmental Design (CPTED) into multi-family developments in order to provide a safe, comfortable, livable and attractive environment for people.

D. Open Spaces

Provide functional public, semi-public and private open spaces for all residents of multi-family developments with recognizable transitions between the places.

E. Landscaping

Incorporate trees, shrubs, and groundcover into a sustainable landscaping plan that reinforces the architecture, softens the building scale, and creates an attractive setting for the multi-family developments.

F. Street Orientation

Orient new multi-family developments, including attached dwellings on a single lot, to the street to create eyes on the street and encourage interaction between neighbors and friends while responding to the street traffic volume.

G. Transportation Mode Provisions

Construct a residential environment that is comfortable for pedestrians and encourages transportation by modes such as walking, biking and mass transit.

Building and Architectural Design Principles

H. Design Excellence and Architectural Expression

Create aesthetically pleasing architecture for multi-family developments that contributes to the sense of place, neighborhood and pride in the City.

I. Sustainable Architectural Design

Promote sustainable architectural design and practices with durable construction and materials that conserve resources and minimize life cycle costs.

J. High Quality Materials

Utilize building materials that are high-quality, visually attractive, compatible, durable, and which add a sense of richness and character to the City.

1. Integrated Site Design

a. **Intent:** To enhance the existing built and natural environment by incorporating site and landscaping practices that recognize the inherent relationships of the proposed building to the site, surrounding buildings, the street and the surrounding neighborhood.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   C. Safe Design
   E. Landscaping
   F. Street Orientation
   G. Transportation Mode Provisions

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Building Orientation. Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard.
   2. Pedestrian Circulation.
      a. Site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site.
      b. Pedestrians shall have direct access into the building from the sidewalk.
      c. Parking and loading areas shall be located so as to allow primary uses and activities to face the street and to support pedestrian-oriented uses.
      d. Residential units that occupy the ground floor shall incorporate elements such as gardens, stoops, and porch railings to create a transition between public and private spaces.
      e. Architecture and landscape architecture features shall be used to further enhance the pedestrian experience of all multi-dwelling and mixed-use projects such as:
         1. Special paving;
         2. Enhanced landscaping;
         3. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures;



Fig. A.1.c.1 (1) Multi-family townhouse configuration with the principal façade oriented to the street.

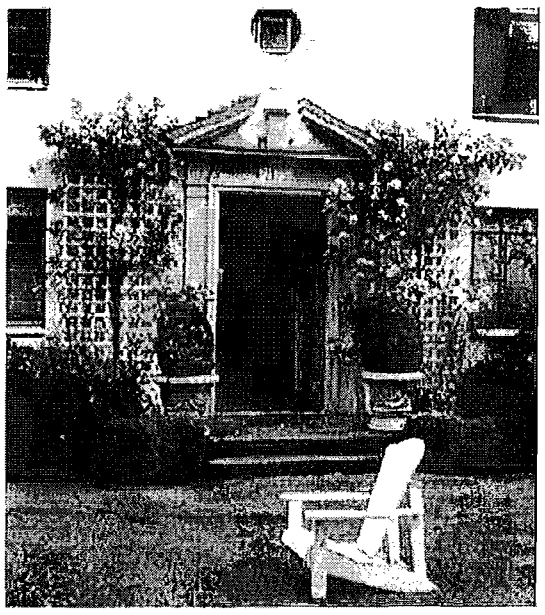


Fig. A.1.c.1 (2) Multi-family configuration with the principal façade oriented to the central courtyard.



Fig. A.1.c.2.a. Pedestrian access features enhanced landscaping, providing direct, safe, and attractive entrance from street to the courtyard.



Fig. A.1.c.3. An inviting outdoor private space is provided here.

1. Integrated Site Design, continued

4. Trellis; or
5. Other features.

3. Outdoor Private Space. Developments shall include functional open space. The required private open space square footage can be added to the public open space.
4. Transitions and compatibility between attached dwellings on a single lot and LDR-5/LDR-7/ TLDR/TR Development. The criteria of Standard 7.0103(A)(1)(d)(4)(a) and (b) are required without exception for all residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District.
5. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment in harmony with the character of the surrounding area.
6. Grading. The site shall be graded in a manner that respects and supports the contours and slope of the surrounding topography.
7. Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

8. The impact of street facing garages on the pedestrian environment shall be diminished.

1. Integrated Site Design, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Building Orientation.

   Any building abutting a public street right-of-way shall be oriented to the street. The building orientation is met when the following criterion are satisfied:

   a. For buildings without a courtyard except for those buildings in the Downtown Plan District:

      i. The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least twenty percent (20%) of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.

      ii. At least fifty percent (50%) of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street. Where a site has less than seventy (70) feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting Code standards.

      iii. Except for individual driveways for Duplex and Townhouse Style units, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.

      iv. The Manager may require that a building that will abut a future street

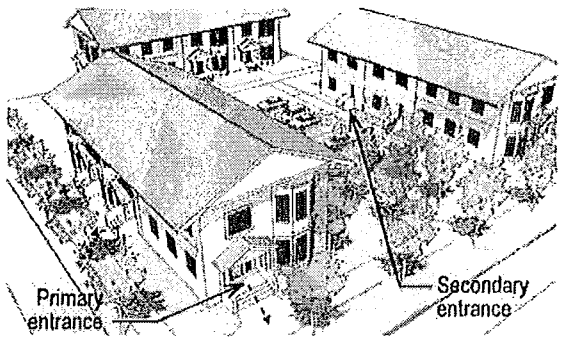


Fig. A.1.d.1.a.i. (1) Primary entries open directly to street right-of- way. Secondary entrances face parking lots.



Fig. A.1.d.1.a.i. (2) Primary entries open directly to street right-of- way.

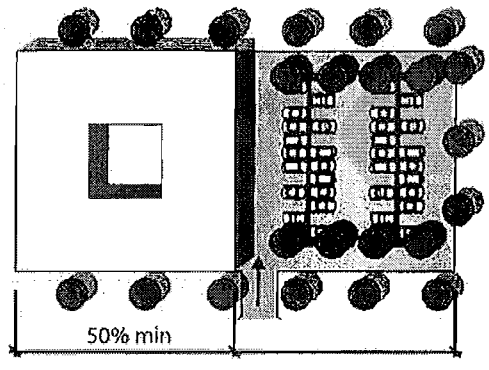


Fig. A.1.d.1.a.ii. Minimum street frontage for buildings without a central courtyard.

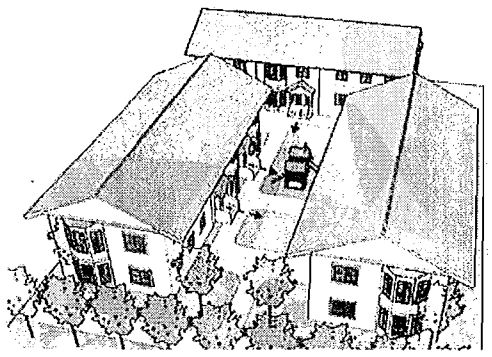


Fig. A.1.d.1.b.i. (1) Primary entries open directly to central courtyard.



Fig. A.1.d.1.b.i. (2) Primary entries open directly to central courtyard.

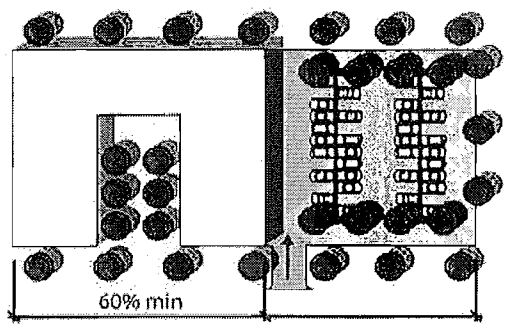


Fig. A.1.d.1.b.ii. Minimum street frontage for buildings with a central courtyard.

1. Integrated Site Design, continued

right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.

v. Where a building is on a corner lot that fronts two abutting streets, a dwelling unit at the corner of the building needs to be oriented to a minimum of one of the streets. However, if one of the abutting streets is a Transit Street, a corner dwelling unit shall be oriented to the Transit Street.

b. For buildings with a central courtyard space, except for those buildings in the Downtown Plan District. For buildings within the Downtown Plan District only #(i) and (v) below apply:

i. The primary entry or entries for all ground-floor units abutting the street or courtyard shall open directly onto the street right-of-way or onto a central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street right-of-way shall present the same finished appearance as the front, and shall not include rear patios or sliding glass doors.

ii. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least twenty percent (20%) of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street.

iii. At least sixty percent (60%) of the site's frontage (not including access driveways) on any street shall be occupied by buildings or central courtyard. Where a site has less than seventy (70) feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting **Appendix A5.503.**

1. Integrated Site Design, continued

iv. Except for individual driveways for Duplex and Townhouse Style units, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.

2. Pedestrian Circulation.

The site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an on-site, continuous pedestrian circulation system that meets the following criteria:

a. The on-site pedestrian circulation system shall consist of hard surfaced, minimum five (5) foot wide walks. Walkways through multi-family projects (more than one building per site) shall incorporate lighting for pedestrian safety as indicated in **Table 7.0103(A)(1)(A)**. A seven (7) foot walk shall be provided when the walk abuts the head of the vehicle parking spaces unless wheel stops are used to ensure a minimum five (5) foot wide, clear walk.

b. Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards.

c. Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material that is different and visually contrasting from the pavement material in the auto area.

d. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level entrances to individual units; common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open spaces; children's playground areas; abutting transit facility; bicycle parking; storage areas; and any pedestrian amenities such as plazas, resting areas and viewpoints. There shall be at least



Fig. A.1.d.2.a. On site pedestrian circulation system consists of hard surfaced walks.

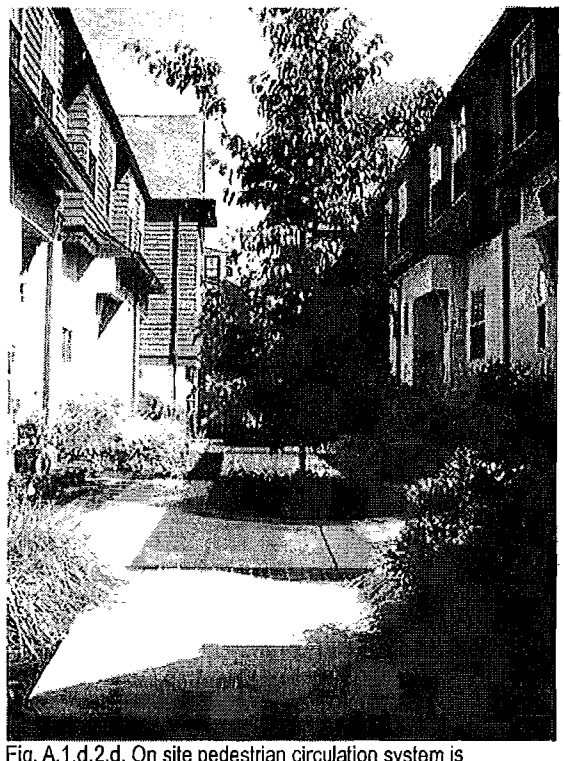


Fig. A.1.d.2.d. On site pedestrian circulation system is continuous, connecting streets, ground level entrances, common buildings, shared open space, and shared pedestrian amenities.



Fig. A.1.d.3.a. Private outdoor space at the ground level and at the primary entrance is not screened.

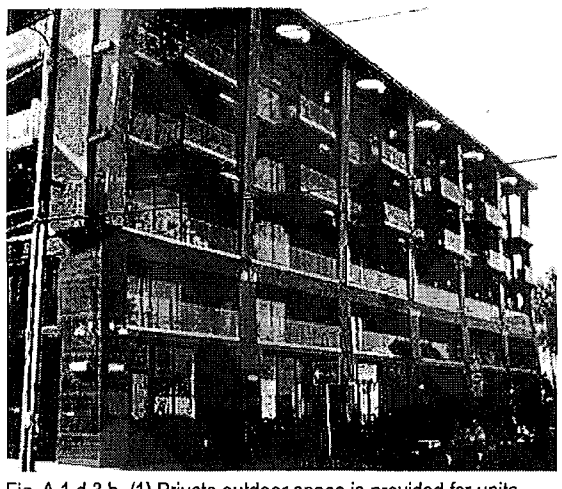


Fig. A.1.d.3.b. (1) Private outdoor space is provided for units above the ground level.

one walk connection to an abutting street frontage for each two hundred (200) linear feet or portion of street frontage.

e. The on-site shared pedestrian circulation system for all developments and duplexes shall be designed to meet the accessibility standards of the Building Code.

3. Outdoor Private Space.

a. Each ground level dwelling unit shall have an attached directly accessible outdoor private space of no less than eighty (80) square feet in area. The minimum dimension(s) of such space shall be as determined by the Manager to guarantee space functionality. The area shall be designed to provide privacy for unit residents with elements such as walls, fences or shrubs. Required outdoor private space may be located at the primary entrance for ground level units. Where this is the case, the outdoor private space shall not be screened. (Elderly housing developments that are assisted living developments need not comply with this requirement. Independent retirement housing shall comply with this requirement.) This required square footage of outdoor private space may also be added and incorporated into the required central courtyard.

b. Dwelling units above ground level shall have attached a directly accessible outdoor private space of not less than eighty (80) square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy from adjacent units. This required square footage of outdoor private space may be added and incorporated into the required central courtyard.

4. Transitions and Compatibility between attached dwellings on a single lot and LDR-5/LDR-7/TLDR/TR Development. The following criteria apply to all residential buildings, any portion of which is within fifty (50) feet of an abutting LDR-5, LDR-7, TLDR or TR District:

a. The residential building shall contain no more than twelve (12) dwelling units.

b. The Height Transition standards of Section

1. Integrated Site Design, continued

9.0610(A) shall apply.

c. Minimum spacing distance between buildings on site shall be fifteen (15) feet. However, where a building exceeds one hundred (100) feet in length the minimum spacing distance between buildings shall be twenty (20) feet.

5. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.

   a. The following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks; and entries to common buildings.

   b. The following illumination levels plus those stated in the following table shall act as minimum standards for all exterior lighting. Maximum average lighting will be governed by the six to one (6:1) ratio of maximum average to minimum illumination of the surface being lit as stated in the following table. Generally maximum illumination at the property line shall not exceed one-half (0.5) foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed one (1) foot candle. Average foot candles shall be the average amount of light at 3 foot height above a surface as determined using a photometric plan with 1 foot grid spot foot-candle readings. The Manager may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.

   c. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units. The Manager may choose to waive or alter cut-off requirements of this section when appropriate historic or decorative fixtures are proposed (e.g. use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky or bollards). Weather- and vandalism-resistant

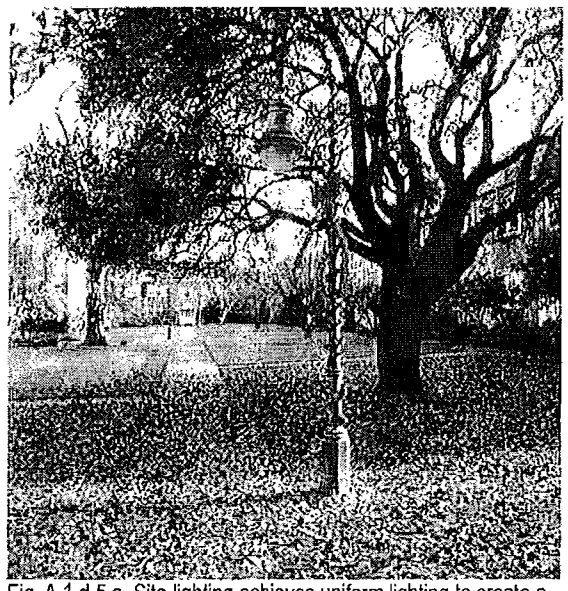


Fig. A.1.d.5.a. Site lighting achieves uniform lighting to create a comfortable and safe environment.



Fig. A.1.d.5.c. Full cut-off light fixture avoids off-site lighting.

1. Integrated Site Design, continued

covers shall protect lighting devices.

Table 7.0103(A)(1)(A)

Use	Illumination* (Foot-candles)
Parking Areas	0.5 minimum
Loading and Unloading Areas	0.5 minimum
Walkways	0.5 minimum with an average of 1.5
Building Entrances - Frequent Use	1.0 minimum with an average of 3.5
Building Entrances - Infrequent Use	1.0 minimum with an average of 2.0

*The minimum light measured in foot-candles at the point of least illumination when measured at three-foot (3') above ground level.

i. Light fixtures shall not exceed twenty-five (25) feet in height.

ii. Fixtures shall have a cut-off angle of ninety (90) degrees as measured perpendicular to the ground.

iii. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

6. Grading. The grading and contouring of the site considers on-site surface drainage and site storage of surface water facilities when necessary so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system (refer to **Section 9.0500** – Grading and Drainage Requirements, and **Appendix A5.205** – Drainage Management Practices).

1. Integrated Site Design, continued

7. Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

8. Street-facing garages associated with duplexes and multi-family townhouse configuration shall have a maximum width of fifty percent (50%) of the overall building width.



Fig. A.1.d.7. Street-facing garages associated with duplexes and multi-family townhouses shall have a maximum width of fifty percent (50%) of the overall building width.

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2. Sustainable Site Design

a. **Intent:** To create designs which enhance the natural environment by reducing water use, providing habitat for beneficial wildlife, minimizing pollution and maximizing the project's positive impact on the built and natural environment.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   B. Sustainability
   E. Landscaping
   G. Transportation Mode Provisions

c. **Design Guidelines.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only # (1), (2), (5), and (6) shall apply.

1. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions and promote interaction between residents.
2. Landscape practices and strategies that reduce wasteful water practices shall be included in all developments in a creative way.
3. Open spaces (trails, parks, habitat areas and wildlife corridors) shall be designed to be contiguous through the site and, where possible, to adjacent sites.
4. Hardscapes shall be shaded as a means of reducing energy costs (heat island effect), improving stormwater management and improving the overall aesthetic quality of the built environment.
5. Site furnishings or some of the visible site elements shall be constructed of sustainable materials.
6. Recycled materials shall be used in hardscape.

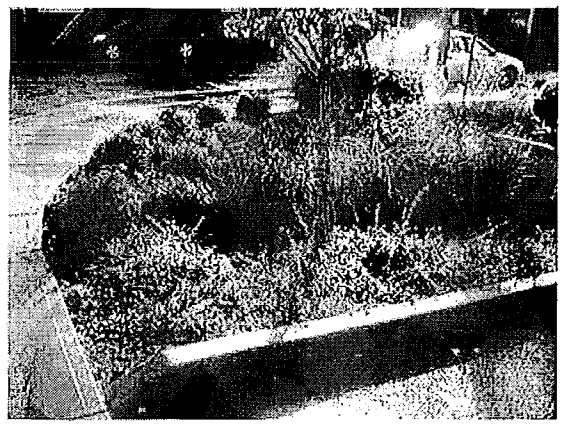


Fig. A.2.c.1. Sustainable landscape reduces harmful stormwater runoff.

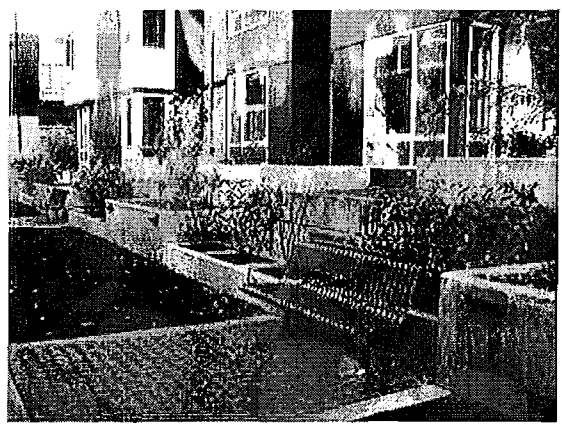


Fig. A.2.c.5. and A.2.c.6. Recycled materials are featured in recycled metal site furnishing and recycled hardscape material content.

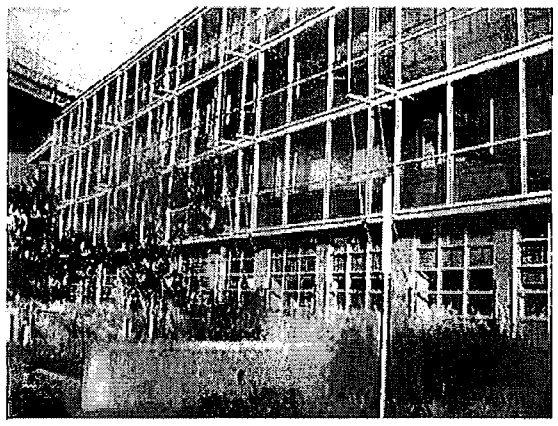


Fig. A.2.d.1.c. The long axis of the building is oriented to the south, with unobstructed solar access.

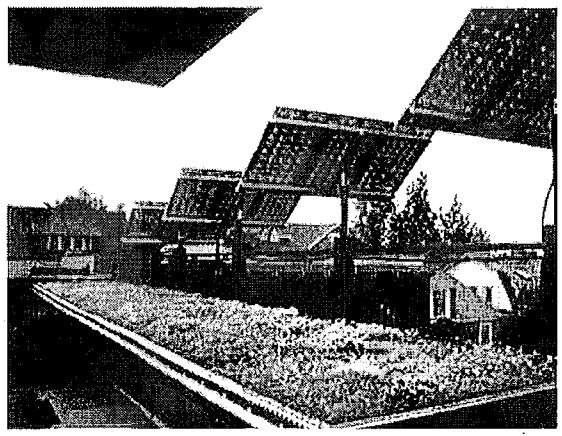


Fig. A.2.d.1.f. (1) A green eco-roof reduces stormwater runoff.

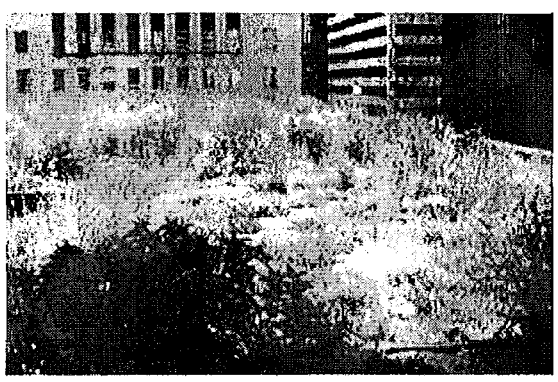


Fig. A.2.d.1.f. (2) A green eco-roof reduces energy use.

2. Sustainable Site Design, continued

d. Design Standards. All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #(1), (2), (5), and (6) shall apply.

1. Energy conservation in site development shall be promoted through a minimum of two (2) of the following:
   a. Include protected double door lock entry doors on the north and east sides of the structure or by adding an effective windbreak such as a wall;
   b. Orient the long axis of the building east and west, with an unobstructed solar access to the south wall and roof;
   c. Locate the windows to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter;
   d. Include solar energy panels on the roof of the building, garage or car port that generate 10% of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEED™ standards;
   e. Plant a green eco-roof on top of the building or carport that covers 20% of the building footprint;
   f. Source sustainable and local materials that are within 500 miles of the development site or provide 20% sustainably harvested Forestry Stewardship Council (FSC) rating construction materials; and
   g. Preserve 50% of existing regulated major trees on site. Major trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.
2. Water conservation and treatment shall be promoted through a minimum of two (2) of the following:
   a. The irrigation system shall minimize water usage by incorporating at least one (1) of the following:

2. Sustainable Site Design, continued

i. A rain sensor to prevent watering during a rain event;

ii. Rotor irrigation heads; or

iii. A drip irrigation system.

b. On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.

c. Rainwater shall be used in public spaces to activate the space via art elements, water features, etc.

3. A contiguous wildlife habitat corridor shall be created through natural open spaces that connect to City designated conservation areas.

4. After 5 years, a minimum of thirty percent (30%) shading on hardscape shall be provided. Determination shall be based upon expected growth of the selected tree.

5. Site furnishings such as play structures, fences, gazebos, trash receptacles, benches and tables shall be constructed with twenty percent (20%) sustainably harvested materials, such as Forestry Stewardship Council (FSC)-certified wood and recycled content materials, excluding plastics. The intent of this standard can also be achieved through the use of locally sourced materials, originating within 500 miles of the site.

6. A minimum of twenty percent (20%) recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas and courtyards shall be provided.



Fig. A.2.d.2.b. Landscape reduces harmful stormwater runoff and irrigation needs



Fig. A.2.d.2.c. An onsite raingarden and stormwater facility increases site sustainability.

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3. Safe Design

a. **Intent:** To use design to improve the quality of life of residents through the creation of safe and secure places.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   C. Safe Design
   D. Open Space Places
   F. Street Orientation

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. The front door and windows shall be oriented to the street which the dwelling faces or to a central courtyard and shall maximize visual surveillance of the front door.
   2. Communal gathering areas shall be in a central location that provides for community surveillance and access control.
   3. Addressing System. The standard in **Section 7.0103(A)(3)(d)(3)** is required without exception.
   4. Crime Prevention Through Environmental Design (CPTED) Principles shall be incorporated:
      a. Natural Surveillance (See and be Seen) - Areas where people and their activities can be readily observed help to ensure the safety of a space.
      b. Natural Access Control - The physical guidance of people coming and going from a space through the careful placement of entrances, fences, landscaping, and lighting.
      c. Territorial Reinforcement (Sphere of Influence) - The promotion of social control through increased definition of space and improved proprietary concern.
      d. Maintenance (Broken Window Theory) - The maintenance of the property by people who have a vested ownership serves as a deterrent to unwelcome behavior.



Fig. A.3.c.1. Front door and windows are oriented to street.



Fig. A.3.c.2. Communal gathering area is visible from living area windows and entry areas.

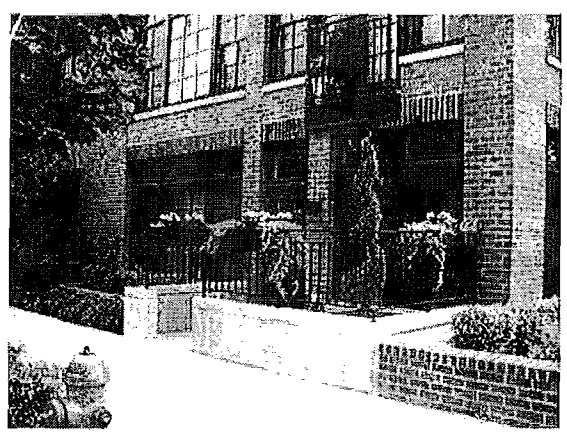


Fig. A.3.c.4.c. Territorial reinforcement is created by defining space between public and private realm.



Fig. A.3.d.1. Dwelling front is visible from the street and oriented toward the street.

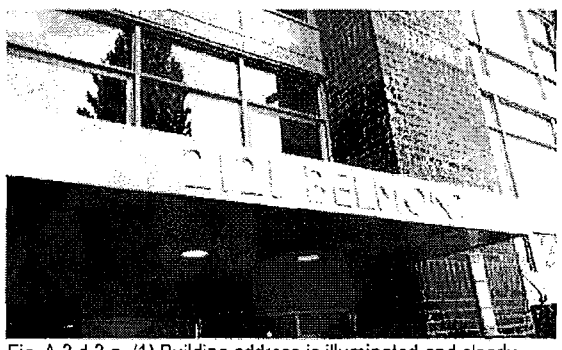


Fig. A.3.d.3.a. (1) Building address is illuminated and clearly visible.

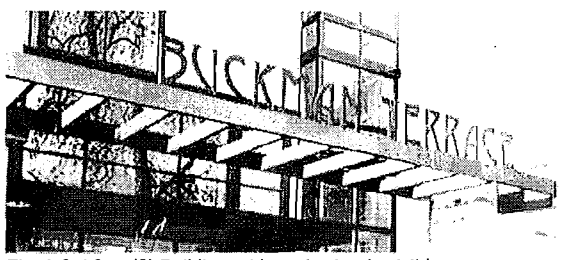


Fig. A.3.d.3.a. (2) Building address is clearly visible.



Fig. A.3.d.3.a. (3) Building address is clearly visible.

3. Safe Design, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Visible Dwelling Front. The front entry to a building on a street or on a courtyard shall be oriented towards the street which the dwelling faces or towards a central courtyard. For all developments on a principal arterial street, developments shall be oriented toward a central courtyard. At least seventy percent (70%) of the street or courtyard frontage shall be visible from 1) the front door; or 2) a ground floor window (except a garage window); or 3) a second story window placed no higher than three (3) feet six (6) inches from the floor to the bottom of the window sill. This section allows portions of the front of a dwelling to protrude forward of other portions, as long as the visibility standard is satisfied.
2. For all complexes, all outdoor common areas and streets shall be visible from fifty (50%) percent of the units that face it. Common areas include but are not limited to shared open spaces, laundry rooms, recreation, pool and similar common facilities, children's play areas, walkways and parking areas. A unit meets this criterion when at least one (1) window of a frequently used room, such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.
3. An addressing system shall be provided and shall consist of the following:
   a. Individual multi-family building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street; shall be at least six (6) inches in height; shall be of a contrasting color to the background; and shall be illuminated with a minimum of one (1.0) foot-candle so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.
   b. For complexes of twelve (12) or more units (except single-family attached dwellings), an illuminated map of the complex showing the location of the visitor and the unit designations within the complex

3. Safe Design, continued

shall be positioned at each driveway. The illumination shall be a minimum of one (1.0) foot-candle. The directory sign(s) shall be free-standing, shall have a three (3) foot to five and one-half (5.5) foot height, a seven (7) to thirty-two (32) square foot area, and shall be located at least twenty (20) feet back from the property line at the street access point.

c. Each individual unit within a multi-family complex shall display a unit number that shall be at least four (4) inches in height and illuminated during the hours of darkness with a minimum of one (1.0) foot-candle. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters for the breezeway.

d. The numbering of the parking spaces shall not directly correspond to the unit numbers, for security purposes.

4. The area of the railings on stair landings shall be a minimum of fifty percent (50%) transparent. The area of railing is the height of the railing multiplied by the length of the railing.



A.3.d.4. Stair railings are transparent.

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4. Inviting and Usable Public and Semi-Public Open Spaces

a. **Intent:** To create active public and semi-public spaces that are functional, visually pleasing and comfortable, thereby enhancing the resident and visitor's experience.

b. Applicable Multi-Family Design Principles from Section 7.0102:

A. Site Planning

C. Safe Design

D. Open Space Places

E. Landscaping

c. Design Guidelines. All developments shall comply with the following requirements:

1. Sufficient open space shall be provided for the purpose of outdoor recreation, scenic amenity or shared exterior space for people to gather.
2. A shared open space is defined in **Section 7.0103(A)(4)(d)(2).**
3. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development.
4. Deed Restrictions. The standard **Section 7.0103(A)(4)(d)(4)** is required as determined by the Manager.



Fig. A.4.c.1. Sufficient open space for outdoor recreation and gathering is provided.



Fig. A.4.c.3. Children's play areas are adequately sized, provide various play opportunities, and promote community interaction.



Fig. A.4.d.1. Shared open space is well maintained and inviting.

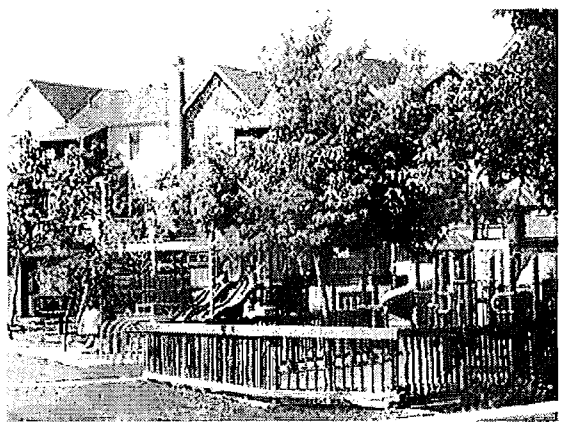


Fig. A.4.d.3. Children's play area is centrally located and enclosed in an acceptable manner.

4. Inviting and Usable Public and Semi-Public Open Spaces, continued

d. Design Standards. All developments shall comply with the following requirements:

1. For dwelling structures containing four (4) or more units; a minimum of four percent (4%) of the gross site area but not less than one thousand (1,000) square feet shall be shared open space for sites twenty thousand (20,000) square feet and above in gross site area.

   For sites under twenty thousand (20,000) square feet in gross site area, a minimum of 4 percent (4%) of the gross site area but not less than five hundred (500) square feet shall be shared open space. The minimum dimensions for any shared open space shall be twenty (20) feet in length and width.
2. A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts, recreation building (not including office space), swimming pools and spas; gathering spaces such as courtyards, gazebos, picnic and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; and other recreational facilities as approved by the Manager. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas.
3. Children's Play Area.
   a. A minimum of fifty percent (50%) of the above minimum required shared open space shall be a children's play area. (An elderly adult complex need not comply with the children's play area requirement but shall provide the specified shared open space in **Section 7.0103(A)(4)(d)(1)** above). However, the minimum dimensions for any children's play area shall be twenty (20) feet in length and width, and be a minimum of five hundred (500) square feet in size for sites with a gross site area of twenty thousand (20,000) square feet and greater.

4. Inviting and Usable Public and Semi-Public Open Spaces, continued

For sites with a gross site area of under twenty thousand (20,000) square feet, the children's play area must include a minimum length and width dimension of twelve (12) feet with a minimum total area of two hundred fifty (250) square feet.

b. The children's play area shall have a minimum of three (3) types of play equipment such as slides, swings, towers, jungle gyms and other natural play elements as approved by the Manager. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun and promotes some form of exercise or movement.

c. The children's play area shall be centrally located where it is visible from fifty (50%) percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas.

d. The children's play area(s) shall be enclosed by any or a combination of any of the following: a two and one-half (2.5) feet to three (3) feet high wall, planter, decorative fence; or by eighteen (18) inch high benches or seats; or by other means acceptable to the Manager.

4. The Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open spaces are on separate parcels within the same development and that all residents of the development will have on-going access to those amenities and facilities.



Fig. A.4.d.5. (1) The internal walkway system shall provide pedestrian access to all buildings and ultimately connect to the public sidewalk.



Fig. A.4.d.5. (2) The internal walkway system shall provide pedestrian access to all buildings and ultimately connect to the public sidewalk.

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5. Landscaping

a. **Intent:** To integrate landscaping into open spaces, parking areas, and general site design to contribute to an attractive and sustainable development that respects and enhances the landscape character.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   B. Sustainability
   C. Safe Design
   E. Landscaping

c. **Design Guidelines.** All developments except those in the Downtown Plan District shall comply with the following requirements. For developments within the Downtown Plan District only #(1), (9) and (13) below apply.

   1. Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. The landscape plan shall exhibit the following characteristics:
      a. The overall design of the site and the design of the proposed landscape materials shall achieve unique, attractive and significant landscaping on the site as a whole;
      b. The proper type, spacing, height, placement and location of plant materials shall be provided to ensure that the intent of this ordinance is met;
      c. The choice and selection of plant materials shall insure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners;
      d. The choice and selection of plant materials shall ensure that the type of plantings selected will be of a type that will survive and thrive in the area in which they are to be located; and
      e. The proper relationship between deciduous and evergreen plant materials shall exist so as to ensure that the desired buffering effect will be accomplished.
   2. Minimum Landscape Area. Sufficient landscape shall be provided to contribute to an attractive, green and sustainable development.
   3. Drought resistant landscaping shall be



Fig. A.5.c.3. Drought resistant landscape is incorporated into an architectural facade composition.

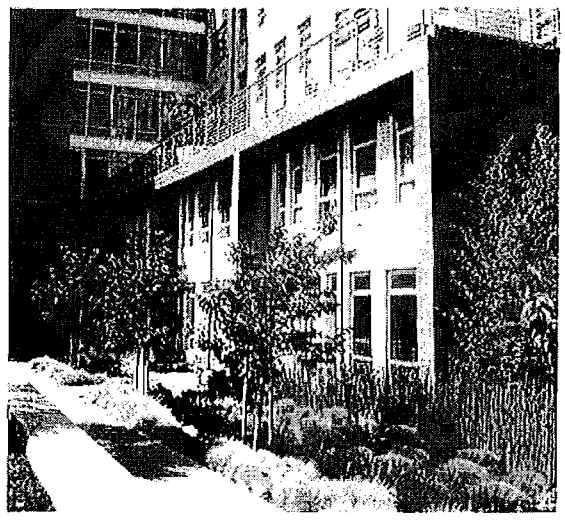


Fig. A.5.c.4. A mixture of canopy trees, shrubs, perennials, ornamental grasses, perennials, groundcovers and annuals provides color and interest.

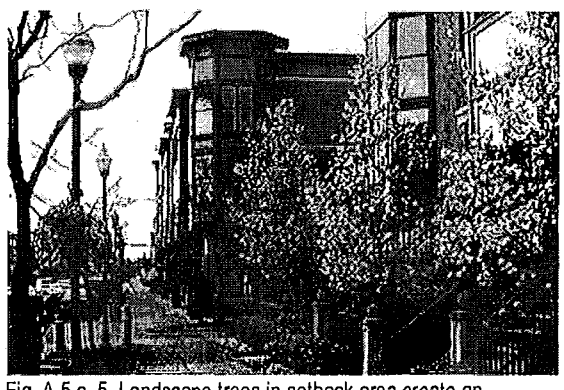


Fig. A.5.c..5. Landscape trees in setback area create an attractive buffer area.

5. Landscaping , continued



Fig. A.5.c..5. Landscape trees in setback area create attractive buffer area.

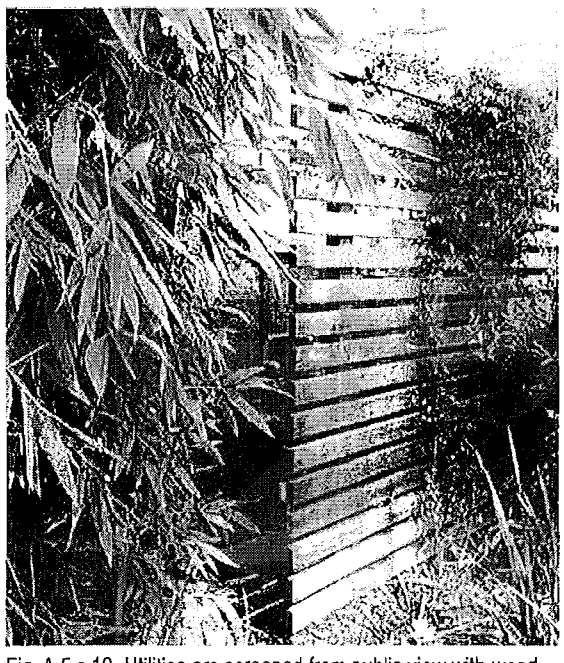


Fig. A.5.c.10. Utilities are screened from public view with wood fence and vegetation.

incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.

4. Landscaping that offers variety in scale, color and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers and annuals.
5. Ground Floor Units. The street-facing front yard shall be landscaped.
6. Setback Landscape Trees. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.
7. Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.
8. Interior Drive Trees. The landscape plan shall provide trees along interior drives in order to reduce heat gain and provide an attractive drive and walk experience.
9. Staking. Plants need to be secure upon installation to avoid toppling and damage from strong winds.
10. Irrigation. Plants shall be properly watered to ensure their viability.
11. Plant Sizes. The landscape plan shall be designed to provide a more mature appearance at installation.
12. Mulch. Mulch shall be provided as a supplemental element of the overall landscape planting design to help insulate the plant materials and retain moisture.
13. Landscape Maintenance. The standard **Section 7.0103(A)(5)(d)(13)** is required without exception.
14. Buffering and Screening. The standard **Section 7.0103(A)(5)(d)(14)** is required without exception.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

15. Landscaping between Driveways. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide rainwater infiltration.

5. Landscaping, continued

d. Design Standards. All developments except those in the Downtown Plan District shall comply with the following requirements. For developments within the Downtown Plan District only #(1), (9) and (13) below apply.

All areas of the lot not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner by complying with the following:

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development. Landscape plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer.
2. A minimum of twenty percent (20%) of the net site shall be landscaped. Required buffer (Section 9.0100) landscaping shall be credited toward the minimum standard. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to five percent (5%) of this requirement. All landscaped setback areas, landscaped common open spaces, eco-roofs, preserved natural areas and planter areas can be credited toward the minimum landscape standard.
3. At least twenty percent (20%) of the landscape area shall be planted with drought resistant canopy trees, shrubs, groundcovers, perennials and grasses.
4. Landscaping shall be included that provides interest by including a minimum of two (2) of the following:
   a. Variety in scale;
   b. Variety in color;
   c. The use of canopy trees, shrubs, perennial grasses, groundcovers and annuals.
5. In front of all ground floor units , a minimum of sixty percent (60%) of the street-facing front yard shall be landscaped.
6. All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per one hundred (100) lineal feet. Such trees shall be capable of at least twenty-five (25) feet in height and spread at maturity and be not less than ten (10) feet in height and two and one-half (2.5) inches in caliper size at the time of planting. New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least twenty-five (25) feet in height and are at least eight (8) feet in height at the time of



Fig. A.5.d.2. (1) Lot areas not occupied by structures shall be landscaped in a functional manner.

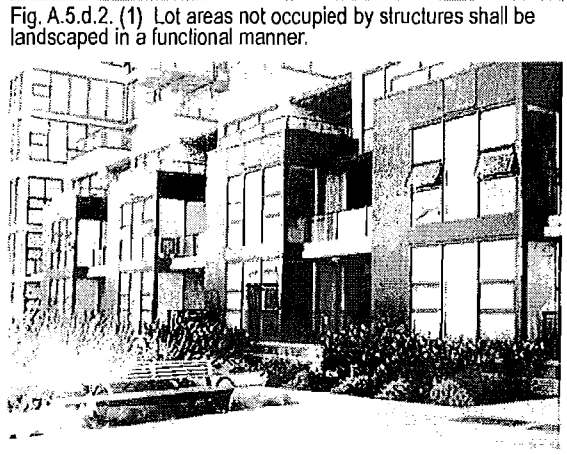


Fig. A.5.d.2. (2) Lot areas not occupied by structures shall be landscaped in a functional manner.



Fig. A.5.d.4. Landscaping shall provide color and interest using canopy trees, shrubs, ornamental grasses, perennials, groundcovers and annuals.



Fig. A.5.d.3. Drought resistant planting can provide visual interest.



Fig. A.5.d.4. This deciduous tree planting creates privacy and shade.

5. Landscaping, continued

planting. Existing regulated major trees may be counted on a two trees provided for one tree required basis. Existing trees to be counted toward this requirement must be confirmed by either a Consulting Arborist, Qualified Arborist or a Registered Consulting Arborist to be healthy trees. Where the yard abuts a required buffer, the yard setback trees may be credited towards any tree required for the buffer.

7. Site trees shall be required at a rate of one (1) tree per three thousand (3,000) square feet of gross site area and shall be distributed throughout the site where feasible. Buffer, yard, drive and parking lot tree requirements may count toward the site tree requirement. Site trees must be capable of a height of twenty-five (25) feet. Ornamental, dwarf and other similar species may be permitted where larger sized trees are not appropriate as determined by the Manager.
8. One (1) deciduous canopy tree shall be placed every thirty-five (35) lineal feet along interior drives. In case of overhead utility lines, lower growing sub-canopy trees can be substituted for deciduous canopy trees. Trees shall be selected from the Recommended Street Tree list. The requirement is intended to indicate a quantity of trees and not necessarily the placement.
9. Newly planted trees shall be supported (by use of stakes, wire, or similar material) to prevent damage by the strong winds.
10. All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than 3 units. See Section 7.0103 (2)(d)(2) Sustainable Site Design for additional irrigation requirements.
11. New landscape planting sizes at planting are as follows:
    a. Deciduous canopy trees shall be a minimum of two and one-half (2.5) inches caliper size and shall be balled and burlapped;
    b. Deciduous ornamental trees shall be a minimum of two (2.0) inches caliper size and shall be balled and burlapped;
    c. Evergreen trees shall be a minimum of six (6) feet in height and shall be balled and burlapped;
    d. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of twenty-four (24) inches high from finished grade and a

5. Landscaping, continued

minimum of one (1) gallon size at planting;

e. Perennials shall be a minimum of one (1) gallon size; and

f. Ground covers shall be well rooted in either flats or a minimum of one (1) gallon pots.

12. Natural colored mulches such as shredded hardwood bark, oyster shells, stones and bark chip mulches are only allowed as filler until required groundcovers and shrub materials mature and spread. Artificially colored mulches are prohibited. Mulches are not permitted as a substitute for living plant materials.

13. Landscape Maintenance. Compliance with the following criteria is required:

a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscape demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy following a request from the developer. The inspection time period is from March 1 to November 15.

If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee is to be provided based on one hundred and ten percent (110%) of the estimated cost of plant materials and labor for the total landscape plan as indicated in a landscape cost estimate. Beginning March 1, the Applicant has one hundred and eighty days (180) days to complete the items or the City will cash in the amount being held and finish the landscape job.

b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval to two (2) years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings which are 20 percent (20%) dead or greater shall be replaced.



Fig. A.5.d.13.c. (1) Well-maintained landscape areas present a healthy, neat, orderly appearance, free from refuse and debris.

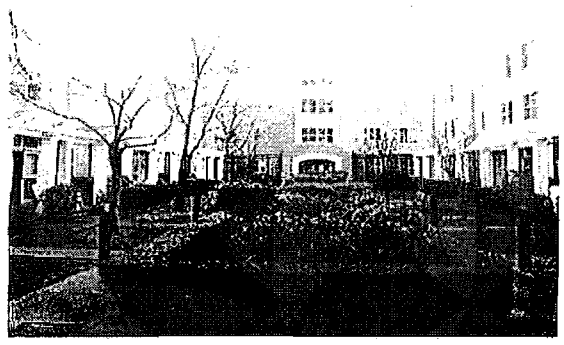


Fig. A.5.d.13.c. (2) A well-maintained landscape area presents a healthy, neat, orderly appearance, free from refuse and debris.



Fig. A.5.d.16. Driveways and walkways are separated by landscaping.

5. Landscaping, continued

c. Maintenance.

i. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.

ii. To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement, or include such provisions as part of the condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include: provisions that all unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever occurs first; all landscaped areas shall be provided with an operable irrigation system; tree stakes, guy wires and tree wrap are to be removed after one (1) winter season; and plantings shall be guaranteed for two (2) years after the Final Certificate of Occupancy inspection approval.

d. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section. Where a person other than the owner occupies the property, the occupant shall also be responsible for maintenance.

14. For Buffering and Screening see Section 9.0100.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

15. Landscaping shall be utilized in the space between the driveways to separate shared dwelling units and driveways and reduce impervious surfaces.

6. Public and Private Space Transitions

a. **Intent:** To create a visually pleasing and cohesive space between the public realm (the street) and the private realm (the building) that fosters a sense of community.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning

   D. Open Space Places

   E. Landscaping

c. **Design Guidelines.** All developments except for those developments in the Downtown Plan District shall comply with the following requirements:

   1. Adequate separation between multi-dwelling units, including duplexes and townhouses, should allow for sun, light and air as a means of reducing shadows on public and semi-public open spaces.

   2. First Floor Privacy. The development shall provide a sense of privacy for the residents.

   3. Transitions. The development shall provide a sense of privacy for the residents and a distinction between the public sidewalk realm and the private unit realm.

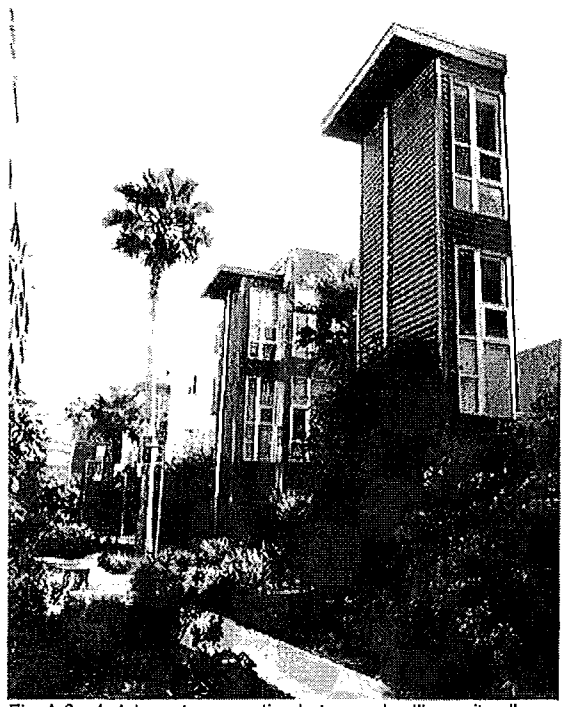


Fig. A.6.c.1. Adequate separation between dwelling units allows for light and air in public and semi-public open spaces.

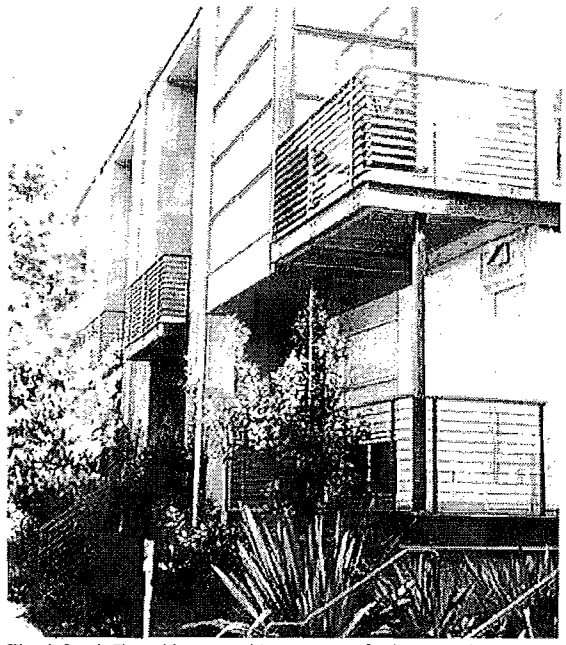


Fig. A.6.c.4. Transitions provide a sense of privacy and a distinction between the public and private realms.



Fig. A.6.d.3. Elements such as front stoops, landscape buffers, and decorative fencing, enhance ground floor privacy.



Fig. A.6.d.3.d. An 80 square foot ground floor porch area and transparent fencing enchances a sense of privacy.



Fig. A.6.d.3.e. Decorative, transparent, wood fencing creates a sense of transition from public to private realm.

6. Public and Private Space Transitions, continued

d. Design Standards. All developments except for those developments in the Downtown Plan District shall comply with the following requirements:

1. Where more than one (1) multi-family building on a site faces one another, a minimum separation of twenty (20) feet shall be required between front building facades, inclusive of setbacks. The separation area shall include at minimum a shared pedestrian walkway and landscaping.
2. Where a residential unit occupies the ground floor, fronts and accesses the street, at least one (1) of the following elements shall be incorporated between the ground floor of the unit and the street level as a means of creating a sense of privacy:
   a. A change in elevation grade separation of a minimum of 6" via a front porch or stoop to the entry door;
   b. Five (5) to fifteen (15) feet width of landscaping between the unit and the street;
   c. A minimum of five (5) feet width of landscaping on both sides of the pedestrian connection between the unit and the street;
   d. Decorative, transparent fencing made of metal or wood or a stone wall. Fencing or the stone wall shall not exceed thirty 30 inches height when placed between the front of the building and the street unless approved by the Manager, and shall include a minimum of one and one-half (1.5) feet of landscaping between the fence or wall and the street-facing sidewalk. There shall also be a minimum separation between the building and the fence or wall of five (5') feet.
3. Transition between public, semi-public, and private areas shall be identified in a minimum of one (1) of the following ways:
   a. Changes in paving material;

6. Public and Private Space Transitions, continued

b. Changes in paving color;
c. Changes in paving pattern or texture;
d. Changes in elevation; or
e. Landscaping.



Fig. A.6.d.4.a. Transition between public and private zones is created with material and grade changes.



Fig. A.6.d.4.b. Transition between public and private zones is created with elevation, grade, and material changes.

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7. Pedestrians, Bikes and Transit

a. **Intent:** To site multi-family housing on streets that serve pedestrians, bicycles and public transit as well as the automobile.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   B. Sustainability

   G. Transportation Mode Provisions.

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Pedestrian-friendly ground floor entries shall include protection from rain and sun.
   2. The proposed development will incorporate facilities for people to ride their bikes or walk.
   3. Transit Connections. Developments shall create a physical and/or visual link to public transit and shall consider connections to pedestrian activity centers such as transit facilities, businesses, public buildings and parks, etc.



Fig. A.7.c.1. Pedestrian friendly entrance provides protection from the rain and sun.

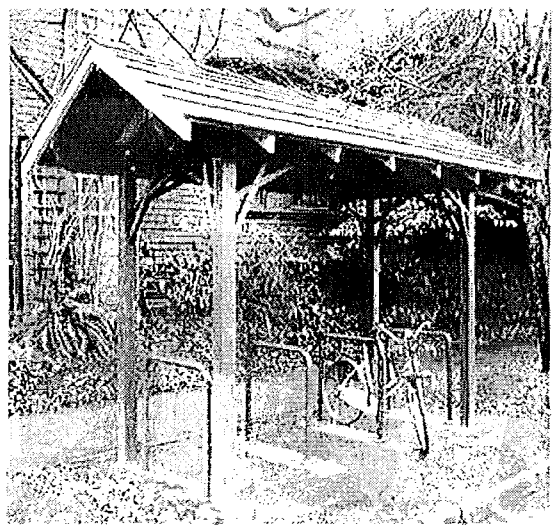


Fig. A.7.c.2 Covered bike parking in addition to required garage bike parking.

7. Pedestrians, Bikes and Transit, continued



Fig. A.7.d.1 & 2.a. This building entrance incorporates a covered porch to protect pedestrians from the rain and sun. Visitor bike parking is provided in addition to required internal bike parking requirements.



Fig. A.7.d.1 & 3. Building entrance incorporates a porch. Ground floor windows are oriented toward the street.

d. Design Standards. All developments shall comply with the following requirements:

1. All building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun to a minimum depth of four (4') feet.
2. Bike parking shall be in accordance with **Table 9.0851** and shall be accommodated within the building. Bike storage is to be in addition to the required storage space per unit. Visitor bike parking is encouraged.
3. Transit Connections.
   a. Ground floor windows on the street facing facade shall orient to the street; and
   b. Primary building and entry orientation(s) shall be to streets with public transit (bus and/or a light rail station) or to a central courtyard that opens to the street rather than to a parking lot. Buildings shall have at least one (1) of their primary entrances oriented toward a Transit Street.

8. Vehicular Circulation and Off-Street Parking

a. **Intent:** To develop a parking strategy to accommodate vehicles associated with the residential units while reducing the visual impact of parking on the public realm.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   C. Safe Design
   E. Landscaping
   F. Street Orientation

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Vehicular Circulation. The standard Section 7.0103 (A)(8)(d)(1) is required at the discretion of the Fire Chief or Fire Marshall.
   2. Parking. Parking shall be integrated into the site design in a manner that does not detract from the design of the building, the street frontage or the site.

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

3. Garage entrances. The standard Section 7.0103 (A)(8)(d)(3) is required without exception.

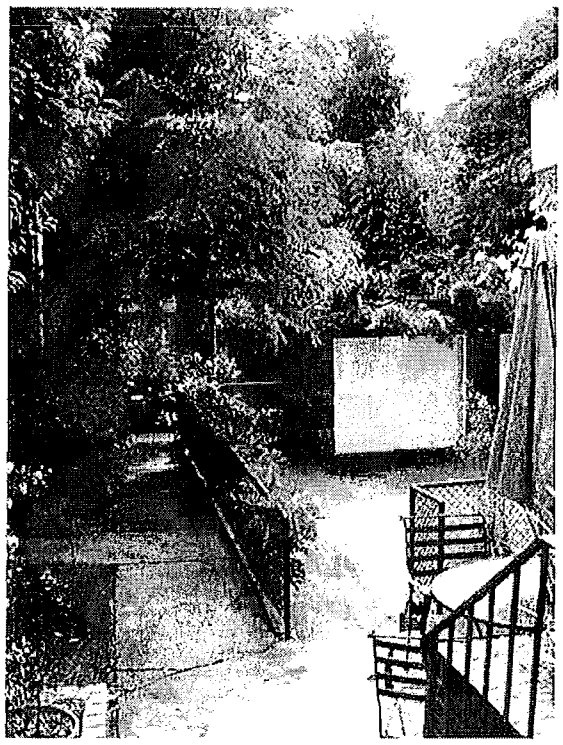


Fig. A.8.c.2. Parking is integrated into the rear of the site.



Fig. A.8.d.2.a. (1) Parking is integrated into the overall design and is not visible from the street.

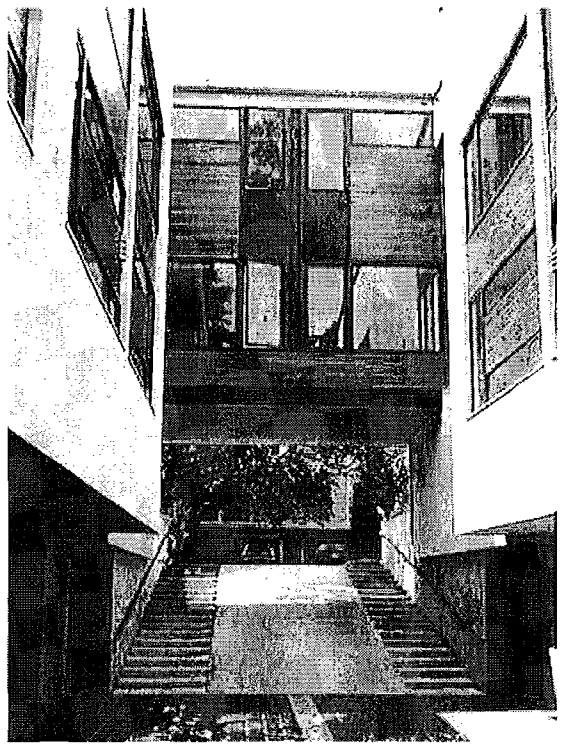


Fig. A.8.d.2.a. (2) Parking and garage doors are located below grade and interior to the site.

8. Vehicular Circulation and Off-Street Parking, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Vehicular Circulation.

   Vehicular circulation and parking shall be provided in accordance with the following standards:

   a. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402 (D).** The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features such as speed bumps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.

   b. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.

   c. Based on the anticipated vehicular and pedestrian traffic generation and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. This may include, but is not limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bike-ways, dual street name, quadrant, and/or neighborhood signage, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

   d. In designing accesses for multi-family residential developments, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes specified in **Appendix A5.501** shall be considered.

8. Vehicular Circulation and Off-Street Parking, continued

e. Private Driveway Accesses

When private driveway accesses are provided for multi-family developments such as condominiums and apartments, they shall be designed as follows:

i. Dead-end private driveway accesses shall not exceed six hundred (600) feet in length nor serve more than one hundred (100) dwelling units. Dead-end private driveway accesses that exceed one hundred-fifty (150) feet in length shall be provided with an approved turn-around.

Dead-end private driveway accesses that serve more than twenty-five (25) units shall be designed as follows:

a. A driveway width of not less than thirty-two (32') feet; and

b. No segment of the driveway will be in excess of four hundred (400') feet in length before there is a Fire Department approved turn-around (including a looped driveway) or turnout.

ii. For dead-end private driveway accesses, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private driveway access.

iii. Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.

iv. Location of private driveway accesses shall meet the Uniform Fire Code and shall be consistent with **Appendix A5.501 (G)(4) and A5.503.**



Fig. A.8.d.2.b. (1) Required off-street parking is located to the rear the dwelling structure.



Fig. A.8.d.2.b. (2) Required off-street parking is located beneath the dwelling structure.



Fig. A.8.d.2.d. Parking is connected to site via recognizable transition points such as a sidewalk.

8. Vehicular Circulation and Off-Street Parking, continued

2. Parking

a. Parking areas shall be integrated into the overall design of the site and shall be screened from the street per **Section 9.0823**. Duplexes and townhouse style buildings with front entry garages are exempt from this standard.

b. Required off-street parking shall be located to the rear, interior, side or beneath the dwelling structure. Parking located to the side of the building shall be limited to fifty percent (50%) of the overall frontage.

c. For parking lot locations see **Section 7.103(A)(1)**.

d. Parking areas shall be connected to the site via recognizable transition points, including landscaping and other site elements such as sidewalks, bollards, lighting and appropriately scaled signage.

e. Except in the Downtown Plan District, dwelling structures containing two (2) or three (3) dwelling units shall have additional off-street parking at a rate of one space per unit when the lot has limited frontage or where on-street parking is not allowed.

f. Complexes containing twelve (12) or more units shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.

g. Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.

h. All attached street facing garages shall be located at least four (4) feet behind the front façade.

i. Detached garages or carports shall reflect the architectural style and/or building materials that are used for the dwelling structures.

8. Vehicular Circulation and Off-Street Parking, continued

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

3. Garage entries are prohibited on primary street façades, where façades include ground floor retail.

8. Vehicular Circulation and Off-Street Parking, continued

Intentionally Blank

1. Massing

a. **Intent:** To create a transition in the bulk and scale between new developments and adjacent, less intense buildings and zones.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

c. **Design Guidelines.** All developments except those in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District only #4 below shall apply.

   1. Building(s) that front the public realm shall avoid long, monotonous, uninterrupted walls.
   2. Building shall be modulated to prevent large, uninterrupted monotonous walls.
   3. Buildings shall differentiate between the base of the building and the top of the building to enhance the pedestrian realm.
   4. Storage. The Standard in **Section 7.0103(B)(1)(d)(4)** is required.



Fig. B.1.c.1. Building front shall avoid monotonous, uninterrupted walls.



Fig. B.1.c.2. Building facades shall be modulated.

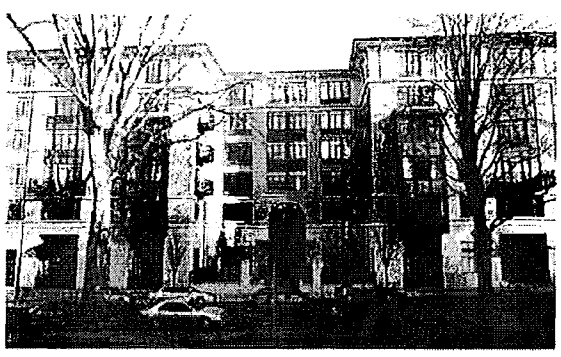


Fig. B.1.c.3. Building shall differentiate between the base of the building and the top.

1. Massing, continued



Fig. B.1.d.1. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street.

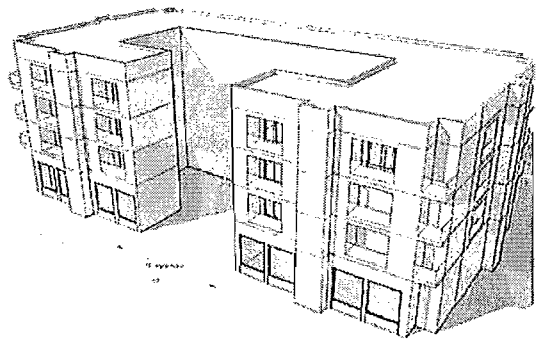


Fig. B.1.d.2. Structures facing a street can increase horizontal length to 200' by providing an internal courtyard with a minimum 35' foot width.



Fig. B.1.d.3. Buildings that are greater than two stories shall have a base and top.

d. **Design Standards.** All developments except those in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District only #4 below shall apply.

   1. Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections and/or recesses as a means of reducing the scale and improving the appearance of the building. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of one (1) foot horizontal variation shall be used at intervals of fifty (50) feet or less along the structure's primary façade on the ground floor.
   2. Structures shall not have an overall horizontal distance exceeding one hundred sixty (160) linear feet, measured from end wall to end wall. Structures facing a street can increase to two hundred (200) linear feet provided a courtyard, portal to a shared parking area or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of thirty-five (35) feet in width and depth.
   3. Buildings shall have, at a minimum, a base and top.
      a. The "base" shall be considered from grade and it shall be twelve to twenty (12-20) feet tall. The top of the base or ground floor level shall consist of distinct physical transition between the base and any upper floors. This transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.
      b. The "top" of a building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the "base" by material treatment, color, texture, or change in materials or roof form.
   4. Storage

      Space shall be provided for garbage, recycling and storage in accordance with the following standards:

      a. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/

1. Massing, continued

or minimum six (6) foot high sight-obscuring fence or wall from public view.

b. Storage facilities shall be provided for articles used outdoors such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum six (6) feet high and twenty-four (24) square feet in area. The facility shall either be connected to each unit in a logical fashion as part of the building design or shall be easily accessible (such as in a central facility or garage) and capable of being locked. (Except for retirement housing, elderly housing assisted living developments need not comply with this requirement.)

c. Except for duplexes, no exterior garbage collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

d. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking.

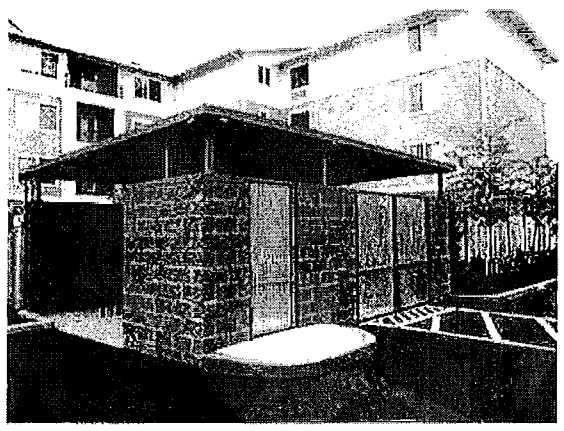


Fig. B.1.d.4.a. Wall provides screening for exterior garbage and recycling collection area.



Fig. B.1.d.4.b Outdoor storage facilities are connected in a logical fashion to the building, are lockable, and are easily accessible.

Intentionally Blank

2. Façade Composition

a. **Intent:** To create a harmonious building façade that respects neighboring buildings through the use of architectural elements and timeless architectural principles.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   J. High Quality Materials

c. **Design Guidelines.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only # 8, 9, and 10 below shall apply.

1. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.
2. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.
3. Windows shall be used on the façade to provide articulation to the façade and visibility into the street.
4. Blank, windowless walls in excess of seven hundred fifty (750') square feet are prohibited when facing a public street unless required by the Building Code. In instances where a blank wall exceeds seven hundred fifty (750') square feet, it shall be articulated or intensive landscaping shall be provided.
5. Building Façade Transition. Adjacent building façades need to be compatible.
6. Mechanical Screening. The Standard in **Section 7.0103(B)(2)(d)(6)** is required. Utilities shall be screened from the public realm and the internal public or private areas.
7. Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.



Fig. B.2.c.1 (1) Changes in wall planes and layering creates a simple and visually interesting building.

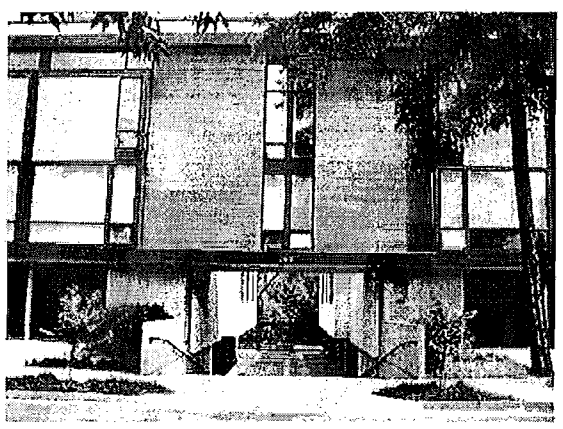


Fig. B.2.c.1 (2) Building materials and colors create simple and interesting facades.

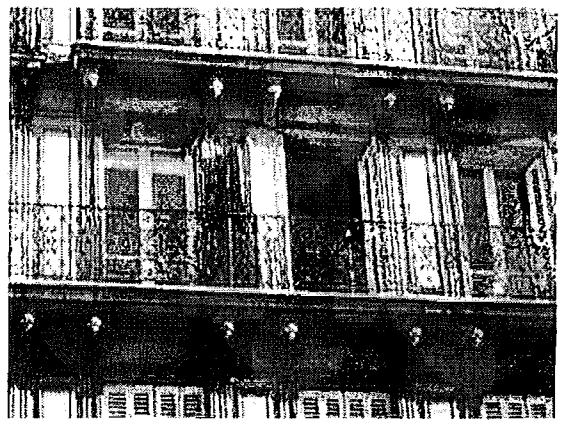


Fig. B.2.c.9. Emphasize windows with trim.



Fig. B.2.c.11 (1). Pedestrian experience is enhanced by ground floor store fronts, rhythmic vertical elements, and overhanging awnings.



Fig. B.2.c.11 (2) The pedestrian realm at the street level is enhanced with ground floor commercial activity.

2. Façade Composition, continued

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

8. The street facing façade shall be animated through the use of windows.
9. Window trim or extruded metal frames shall be provided around all windows for windows emphasis.
10. A visual distinction shall be created between adjacent units.

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

11. The pedestrian experience shall be enhanced by creating ground floor store fronts that foster a sense of interaction between activities inside the building and those on the sidewalk and in the larger public realm. Establish a rhythm of vertical elements along the ground floor façade and provide weather protection by incorporating awnings, overhangs and/or canopies.
12. Windows or other elements shall be used in the façade to create logical rhythms and patterns.
13. An appropriate number of windows above the ground floor shall be provided to articulate the façade and to provide visual interest.
14. Window Transparency. Windows shall allow visibility into the buildings.

2. Façade Composition, continued

d. **Design Standards.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only # 8, 9, and 10 below shall apply.

1. Divide street-facing elevations into wall planes that reflect living unit modules. Generally wall planes over seven hundred fifty (750) square feet shall be divided into distinct planes. This can be achieved by:
   a. Incorporating elements such as porches or decks into the wall plane;
   b. Recessing the building a minimum of two (2) feet over six (6) feet in width; or by
   c. Extending an architectural bay a minimum of two (2) feet from the primary street facing façade.
2. Exterior windows shall have a minimum of two (2) inch reveal (depth) to create a shadow line that highlights materials and the thickness of the wall.
3. Windows shall occupy a minimum of twenty-five (25%) percent of the total street-facing façade.
4. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds seven hundred and fifty (750) square feet, it shall be articulated.
5. Within a development, the building façades shall transition from one building face to an adjacent building face through the use of compatible materials, glazing and scale elements such as porches and decks. Architectural elements such as posts, beams and planting walls shall be scaled to reflect their function. Tacked-on faux architectural elements are prohibited.
6. Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level

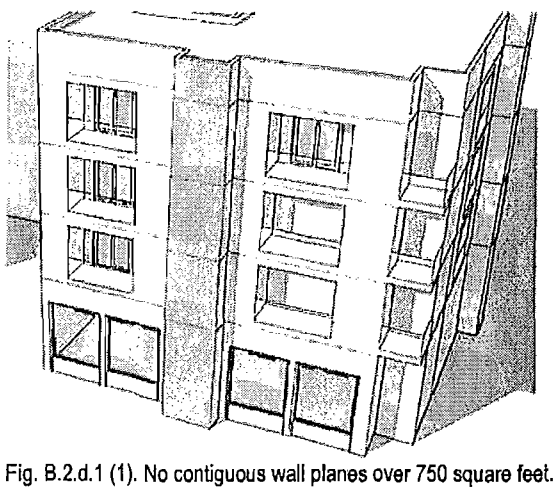


Fig. B.2.d.1 (1). No contiguous wall planes over 750 square feet.

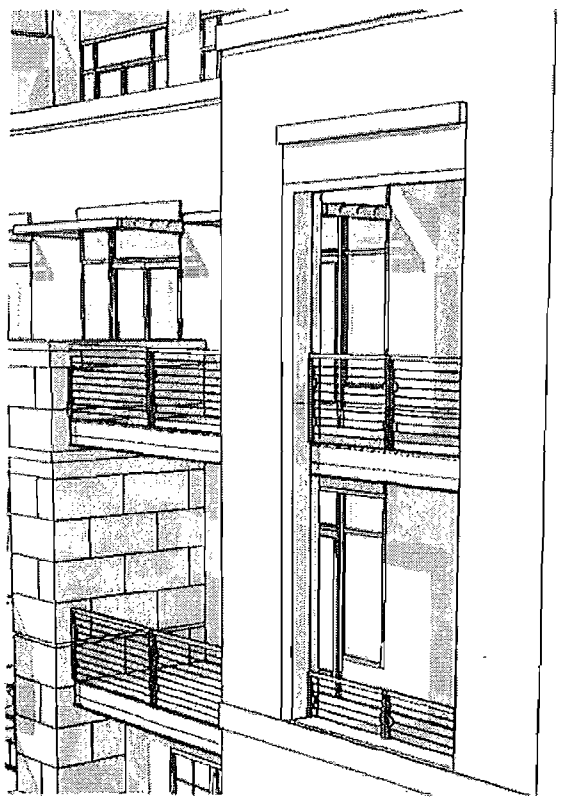


Fig. B.2.d.1. (2) Wall planes over 750 square feet are divided into distinct planes by incorporating porches and/or extending an architectural bay.

2. Façade Composition, continued



Fig. B.2.d.3. Street-facing facade is composed of a minimum of 40% glazing above the ground floor.

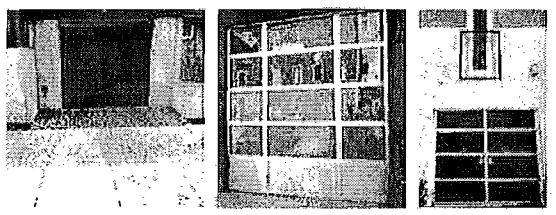


Fig. B.2.d.7. Garage doors match the main building in color, materials, and trim.

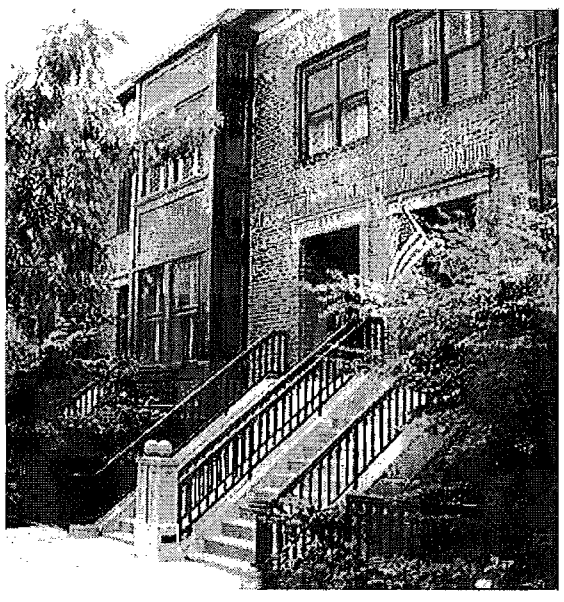


Fig. B.2.d.10. Bays reduce townhome style building facades into smaller volumes in order to achieve residential scale and unified building appearance.

public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. The Manager may require a review of screening of rooftop equipment by requesting sight line studies. Solar equipment is exempt from this requirement.

Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall be not be located within five (5) feet of the front entrances and shall be screened with landscape materials.

7. Garage doors shall match the main building in terms of color, materials, and trim.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

8. Windows shall occupy a minimum of twenty (20%) percent of the total street facing façade. A minimum of twenty-five percent (25%) of the ground floor living units shall be windows.
9. Windows and doors shall incorporate a minimum of three and one-half (3.5) inch trim.
10. Horizontal facades for townhome style buildings longer than thirty (30) feet shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. A minimum of one (1) of the following methods shall be used:
    a. Variation in the building form by using bays, shifts in massing or distinct roof shapes;
    b. Diversity of window size, shape or patterns that relate to the interior function;
    c. Emphasis of building entries through a projecting or recessed form, detail, color, and/or materials; or
    d. Variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.

2. Façade Composition, continued

Mixed-Use Style Developments.

Mixed-Use Style Developments shall also comply with the following requirements:

11. A minimum of forty percent (40%) of the length and the overall area of the ground floor street facing façade shall be window glazing. The street facing façade shall consist of a minimum of forty percent (40%) glazing of the area above the ground floor.
12. Along alleyways, façades shall provide windows along twenty-five percent (25%) of the area above the ground floor.
13. Awnings, overhangs and/or canopies over every bay/display window shall be incorporated as means of creating a rhythm at the street and providing weather protection.
14. To meet the transparent glass requirement, storefront windows shall have a Visible Transmittance (VT) value of ninety percent (90%).



Fig. B.2.d.11. Elevation indicates minimum glazing percentages of 40% at ground floor and 40% at upper floors.

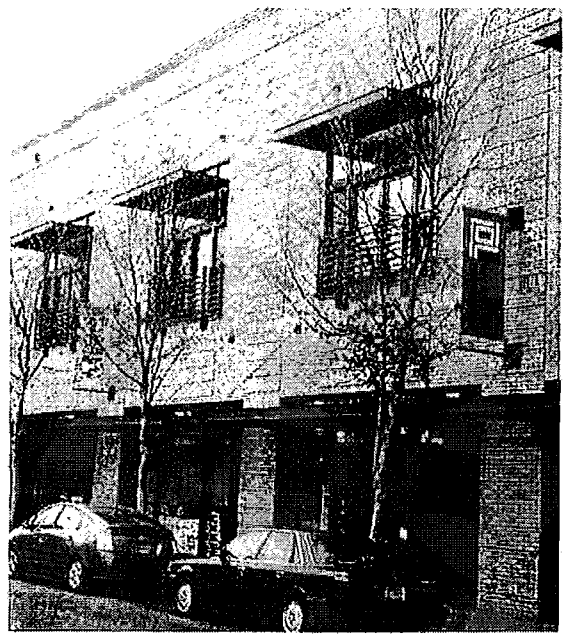


Fig. B.2.d.13. Awnings and overhangs over each bay and display window create rhythm and provide weather protection.

Intentionally Blank

3. Sense of Entry

a. **Intent:** To promote pedestrian comfort, safety and orientation by creating well-defined and welcoming building entries.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   J. High Quality Materials

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Front Door Orientation. All building entrances shall be enhanced architecturally.
   2. Walk Connection. Walkways shall connect the internal sidewalks to the front doors.
   3. Entries shall be highlighted and visible from the street.
   4. The street-facing building entry in larger apartment-style and big house multi-plexes shall be reinforced.
   5. All ground floor common entries or individual unit primary entrances shall provide protection from the weather.
   6. Doors shall be made of high quality, long lasting materials.

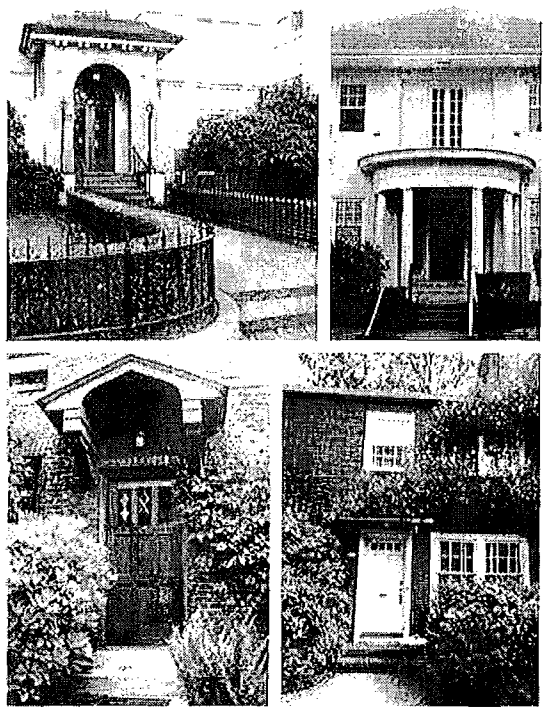


Fig. B.3.c.1, 5 & 6. Front doors are enhanced architecturally, highlighted, visible, of high quality materials, and provide protection from the weather.

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

7. Building entrances shall be provided at regular intervals for convenience in mixed-use buildings. Entrances at corners shall articulate the corners of the building and create a formal sense of entry to the building.



Fig. B.3.c.7. Building entrances are articulated at the corners, creating a formal sense of entry.



Fig. B.3.d.1. Visually prominent entry exhibits a projected canopy and landscape elements connecting the public and private realm.

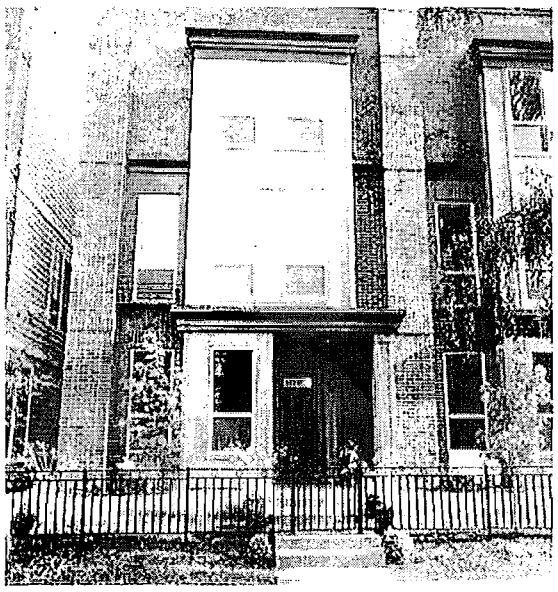


Fig. B.3.d.3. Entrance incorporates landscaping, an entry courtyard, and an ornamental fence.

3. Sense of Entry, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Multi-family buildings that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to:
   a. Recessed entries;
   b. Corner entries;
   c. Projecting entries, including porches, canopies and articulated lintels above the doorway;
   d. Pilasters or columns supporting and/or framing the entrance;
   e. Elevated entries with transparent stairways that are compatible with the architecture; or
   f. Landscape treatments that connect the public realm to the private realm.
2. For developments with multiple ground floor and street facing units, such as townhouses, a direct connection from the sidewalk to the front door of the residential unit shall be provided. The connection shall be a minimum of five (5) feet wide.
3. Entrances shall be highlighted by incorporating two (2) or more of the following elements:
   a. Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest;
   b. An entry courtyard;
   c. Ornamental glazing, railings and balustrades;
   d. Prominent landscape feature, such as a trellis or an arbor;
   e. Ornamental gate and/or fence;
   f. Water feature; or
   g. Year-round site furnishings, including benches, tables and sitting areas.
4. The building entry into larger apartment-style and multi-plexes shall be emphasized by creating a large inviting entryway into a shared lobby.
5. All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum five (5) foot overhang projection. Sheltered entries shall not project more than two (2) feet into a required yard setback.
6. Buildings shall include primary entry doors of

3. Sense of Entry, continued

high quality materials such as solid wood or material as approved by the Manager.

Mixed-Use Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

7. Building entrances shall be located at intervals of no more than fifty (50) feet along the primary street facing elevation. Entrances at corners shall articulate the corners of the building and create a formal sense of entry to the building.

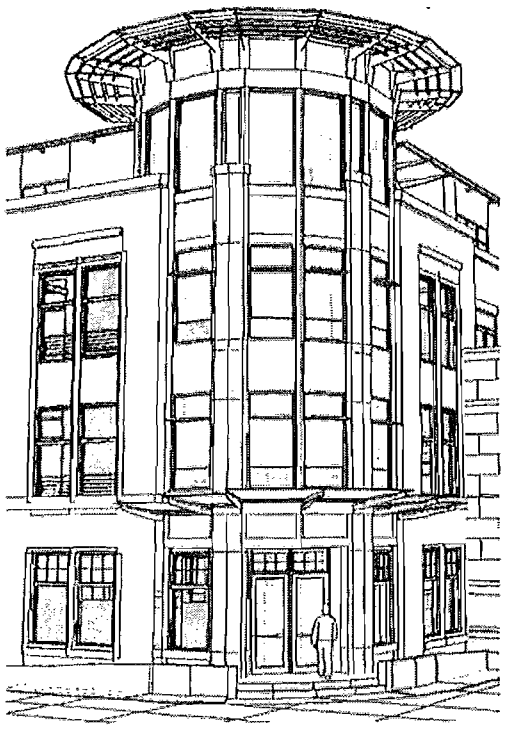


Fig. B.3.d.7. Corner entry is articulated creating a formal sense of entry.

Intentionally Blank

4. Sustainable Architecture

a. **Intent:** To incorporate design techniques and technologies to minimize building energy use, increase occupant health, and maximize a building's positive impact on the environment.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   I. Sustainable Architectural Design

   J. High Quality Materials

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Energy Efficiency. Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building orientation for winter.

   2. Sustainable Materials. The demand for building products that have incorporated recycled content materials shall be increased, therefore reducing the impacts resulting from the extraction of new materials.

   3. Sustainable Architectural Elements. Water and energy conservation shall be promoted through the establishment of a sustainable roof or the incorporation of solar photo-voltaic panels.



Fig. B.4.c.1. Building exhibits south-facing facade, passive solar orientation, and photovoltaic solar panels.

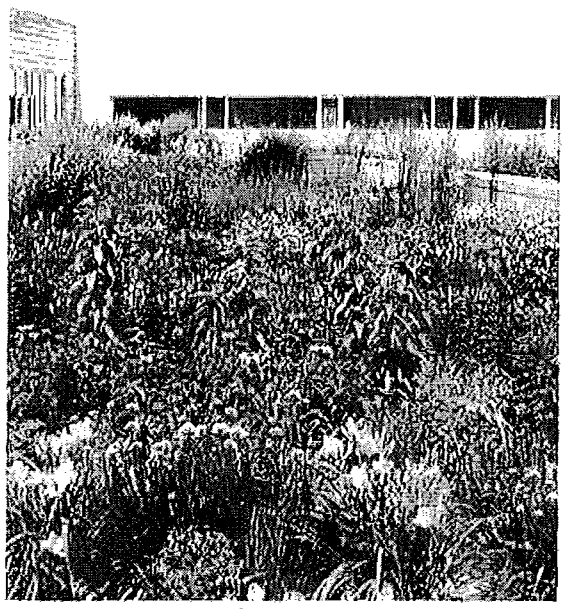


Fig. B.4.c.3. Vegetated roof contributes to water and energy conservation efforts.

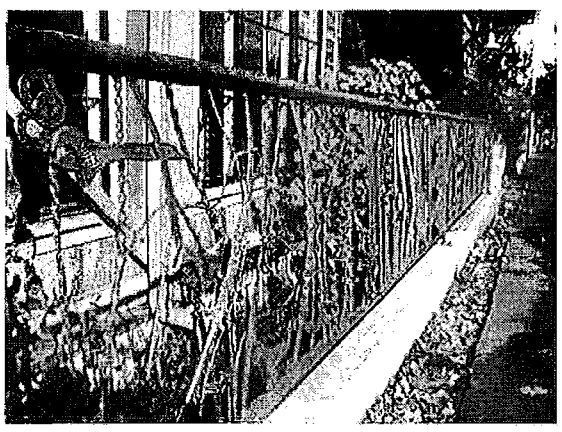


Fig. B.4.d.2. (1) Recycled building materials are incorporated into building fencing.

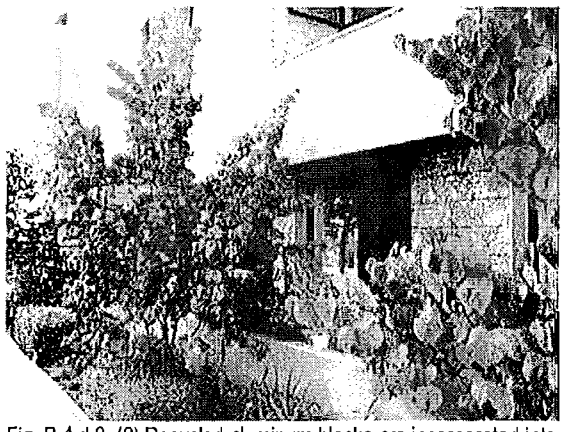


Fig. B.4.d.2. (2) Recycled aluminum blocks are incorporated into ground floor walls.

4. Sustainable Architecture, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Buildings shall be designed to conserve energy by incorporating the following:
   a. Windows shall be operable by building occupants, and shall be oriented to provide views of surrounding landscaping, streets, and natural areas;
   b. Windows shall be high quality, durable and energy efficient with insulating double or triple panes; and
   c. Sunshades shall be designed to effectively limit summer sun and to allow for winter sun penetration.
2. Specify in a letter from the Development Permit Applicant or Appointed Representative, one of the following:
   a. A minimum of twenty percent (20%) of building materials contain in aggregate, a minimum weighted average of twenty percent (20%) post consumer recycled content materials such as aluminum, glass or recycled paper;
   b. A minimum of twenty percent (20%) of building materials are manufactured regionally within a radius of five hundred (500) miles of the site;
   c. A minimum of five percent (5%) of the building materials consist of rapidly renewable materials which include materials that can be planted and harvested within ten (10) years; or
   d. A minimum of twenty percent (20%) of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.
3. Sustainable Architectural Elements.

   Projects with greater than forty thousand (40,000) square feet of floor area shall meet at least one (1) of the following:
   a. A vegetated roof for a minimum of thirty percent (30%) of the total roof surface;

4. Sustainable Architecture, continued

b. For a minimum of seventy-five percent (75%) of the total roof surface, a white roof with a Solar Reflectance Index (SRI) of seventy-eight (78) or higher if the roof has a three to twelve (3:12) roof pitch or less, or Solar Reflectance Index (SRI) of twenty-nine (29) or higher of the roof has a roof pitch greater than three to twelve (3:12);

c. A system that collects rainwater for reuse on-site (e.g., site irrigation) for a minimum of fifty percent (50%) of the total roof surface;

d. An integrated solar panel system for a minimum of thirty percent (30%) of the total roof or building surface. Solar panels may also be placed on the facade of the buildings at the discretion of the Manager; or

e. Another sustainable element approved by the Manager.



Fig. B.4.c.3.d. Solar panel system is incorporated into the facade, providing shading and electricity.

Intentionally Blank

5. High Quality Materials

a. **Intent:** To promote the use of traditional and contemporary architectural materials that provide a sense of permanence and high quality.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   J. High Quality Materials

c. **Design Guidelines.** All developments except for those in the Downtown Plan District shall comply with the following requirements:

   1. Street-facing façades shall consist predominantly of a simple palette of long lasting timeless materials such as brick, stone, stucco, wood siding, and wood shingles.
   2. Incorporate a hierarchy of building materials that are durable and reflect a sense of permanence and quality of development.
   3. Limited Materials. Split-faced block and gypsum reinforced fiber concrete (for trim elements) shall only be used in limited quantities.
   4. Prohibited Materials. The Standard in Section 7.0103(B)(5)(d)(4) shall be complied with.
   5. Fencing shall be durable, maintainable, and attractive.

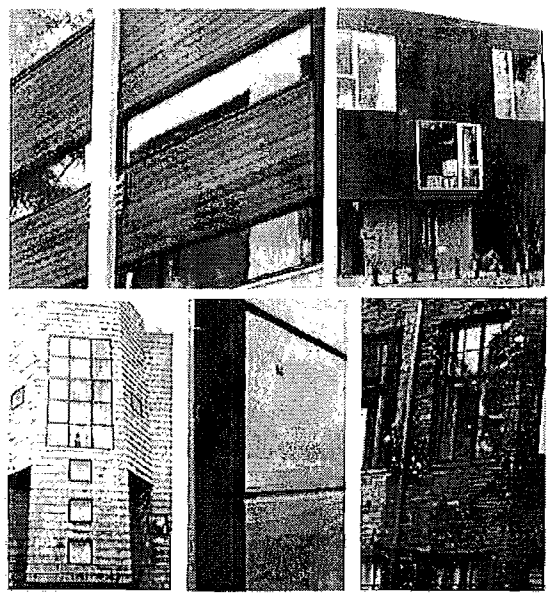


Fig. B.5.c.1. Facades exhibiting long-lasting materials such as wood siding, wood veneer, wood shingles, and stone.

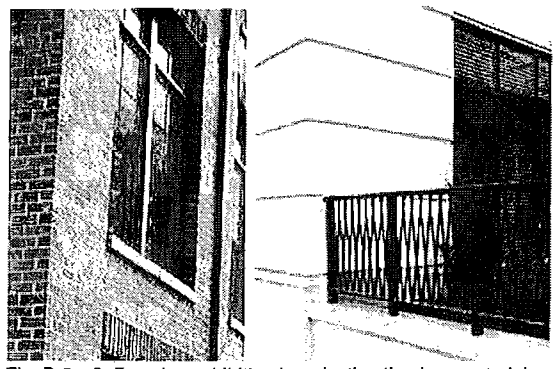


Fig. B.5.c.2. Facades exhibiting long-lasting timeless materials such as brick and stucco.

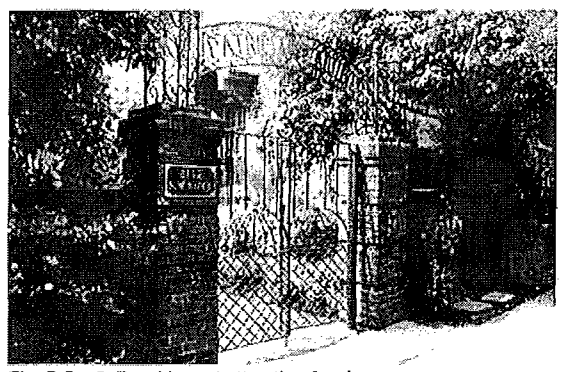


Fig. B.5.c.5. Durable and attractive fencing.

5. High Quality Materials, continued

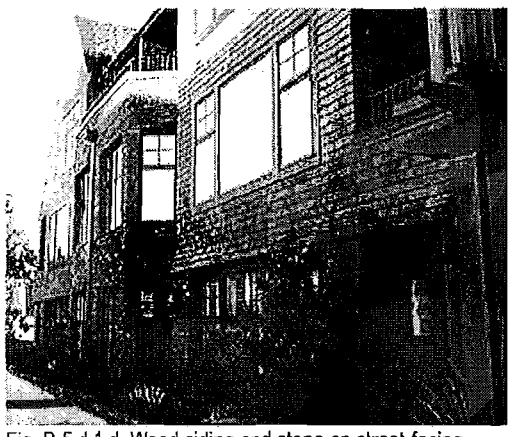


Fig. B.5.d.1.d. Wood siding and stone on street-facing facade.

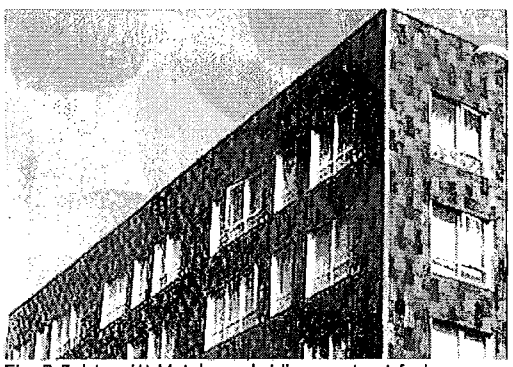


Fig. B.5.d.1.e. (1) Metal panel siding on street-facing facade.

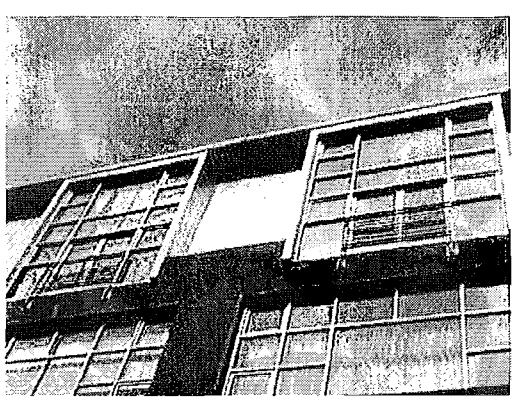


Fig. B.5.d.1.e. (2)

d. Design Standards. All developments except for those in the Downtown Plan District shall comply with the following requirements:

1. The following primary building materials shall be utilized on a minimum of sixty-five percent (65%) of the street-facing building facade or greater:
   a. Brick;
   b. Stone;
   c. Stucco;
   d. Wood siding and wood simulation materials;
   e. Metal panels, including recycled panels and blocks;
   f. Fiber reinforced cement siding or panels;
   g. Ceramic tile; and
   h. Other as approved by the Manager.
2. The following building materials are prohibited as primary cladding on new street-facing building facades and shall not be allowed on more than thirty-five percent (35%) of each individual building facade:
   a. Corrugated metal;
   b. Plain concrete block;
   c. Plain concrete;
   d. Spandrel glass; and
   e. Sheet pressboard.
3. The following building materials are permitted as accent materials on no greater than five percent (5%) of each individual building façade (e.g., flashing, projecting features, ornamentation, etc.):
   a. Split-faced block (for piers and foundation walls); and
   b. Gypsum reinforced fiber concrete (for trim elements).
4. The following building materials are prohibited:
   a. Vinyl siding;
   b. T-111 plywood; and
   c. Exterior Insulation Finishing System (EIFS)
5. Fencing materials shall be durable, maintainable, and attractive. The following fencing materials are prohibited:
   a. Plastic or vinyl fencing; and
   b. Chain-link fencing.

URBAN DESIGN & PLANNING

IMPORTANT MATERIAL ATTACHED

GRESHAM COMMUNITY DEVELOPMENT PLAN UPDATES

Replacement Pages for Volume 3, Development Code,
Regarding Multi-Family Design Standards effective April 20, 2010

UD&P

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File Review Desk (JZ)

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Tammy Richardson
Ken Onyima
Jim Wheeler
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POD Station

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DLCD – Portland
Planning Commission (9)
Hearings Officer (1)
Design Commission (7)

The current Development Code is also available on the City's web site.

City of Gresham
Urban Design & Planning
1333 NW Eastman Parkway
Gresham OR 97030

URBAN DESIGN & PLANNING
COMMUNITY DEVELOPMENT CODE UPDATE MEMORANDUM
April 20, 2010

Community Development Code Amendments:
Multi-Family Design Standards project **Ordinance No. 1687 Effective 4/20/10**

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

Code Section	Recycle	Replace with attached:
Table of Contents	All Existing	All Attached
Reference List	All Existing	All Attached
Article 3	All Existing	All Attached
Section 4.0400	Pg. [4.04]-11 & 12	Pg. [4.04]-11 & 12
Section 4.1100	Pg. [4.11]-17 & 18	Pg. [4.11]-17 & 18
	Pg. [4.11]-21 & 22	Pg. [4.11]-21 & 22
	Pg. [4.11]-47 & 48	Pg. [4.11]-47 & 48
	Pgs. [4.11]-51 thru 54	Pgs. [4.11]-51 thru 54
	Pgs. [4.11]-59 thru 62	Pgs. [4.11]-59 thru 62
	Pgs. [4.11]-67 thru 70	Pgs. [4.11]-67 thru 70
Section 4.1200	Pg. [4.12]-7 & 8	Pg. [4.12]-7 & 8
	Pg. [4.12]-11 & 12	Pg. [4.12]-11 & 12
Section 4.1400	Pg. [4.14]-21 & 22	Pg. [4.14]-21 & 22
	Pg. [4.14]-47 & 48	Pg. [4.14]-47 & 48
Section 4.1500	Pg. [4.15]-15 & 16	Pg. [4.15]-15 & 16
	Pg. [4.15]-23 & 24	Pg. [4.15]-23 & 24
Section 6.0300	Pg. [6.03]-5 & 6	Pg. [6.03]-5 & 6
Section 7.0000	Pg. [7.00]-1 & 2	Pg. [7.00]-1 & 2
Section 7.0100*	Pg. [7.01]-1	All Attached
Section 7.0200	All Existing	All Attached
Section 7.0300	Pg. [7.03]-1 & 2	Pg. [7.03]-1 & 2
Section 9.0800	Pg. [9.08]-11 & 12	Pg. [9.08]-11 & 12

The Development Code is also available on line. Go Green! If you have questions about replacing pages in your Development Code, or no longer maintain a paper copy of the Code, please contact Tammy Richardson, (503) 618-2401 or by email at:
tammy.richardson@GreshamOregon.gov

*A color copy of this document is available on the City's web site.

TABLE OF CONTENTS

Article 1 Using the Community Development Code

1.0100 How to Use the Community Development Code ..... [1.00]-1

Article 2 Introductory Provisions

2.0001 Title and Code Designation ..... [2.00]-1
2.0002 Publication ..... [2.00]-1
2.0003 Purpose ..... [2.00]-1
2.0004 Scope and Compliance ..... [2.00]-2
2.0005 Conditions ..... [2.00]-2
2.0006 Interpretation ..... [2.00]-2
2.0007 Severability ..... [2.00]-3
2.0008 Abatement and Penalty ..... [2.00]-3
2.0009 Fees and Deposits ..... [2.00]-3

Article 3 Definitions

3.0001 General Provisions ..... [3.00]-1
3.0002 List of Terms ..... [3.00]-1
3.0010 General Terms and Definitions ..... [3.00]-9
3.0020 Habitat Conservation Area Terms and Definitions ..... [3.00]-48
3.0030 HCA, ESRA, and Article 5 Terms and Definitions ..... [3.00]-49
3.0040 Solar Related Terms and Definitions ..... [3.00]-52
3.0050 Tree Related Terms and Definitions ..... [3.00]-53

Article 4 Land use Districts and Plan Districts

4.0100 Residential Land Use Districts
4.0101 Purpose ..... [4.01]-1
4.0110 Low Density Residential-5 (LDR-5) ..... [4.01]-2
4.0111 Low Density Residential-7 (LDR-7) ..... [4.01]-2
4.0112 Transit Low Density Residential (TLDR) ..... [4.01]-2
4.0113 Transition Residential (TR) ..... [4.01]-2
4.0114 Moderate Density Residential-12 (MDR-12) ..... [4.01]-2
4.0115 Moderate Density Residential-24 (MDR-24) ..... [4.01]-3
4.0116 Office / Residential (OFR) ..... [4.01]-3
4.0120 Permitted Uses ..... [4.01]-3
4.0130 Residential Land Use District Standards ..... [4.01]-6
4.0131 Additional Low Density Residential-5 (LDR-5) and Low Density Residential-7 (LDR-7) District Standards ..... [4.01]-14
4.0132 Additional Standards for the Low Density Residential-5 (LDR-5), Low Density Residential-7 (LDR-7), Transit Low Density Residential (TLDR) and Transition Residential (TR) Districts ..... [4.01]-15

4.0133 Single-Family Attached Dwelling Standards for Phasing and Design Review ..... [4.01]-17
4.0134 Standards for Residential Districts Other than Low Density Residential Districts ..... [4.01]-17
4.0135 Single Family and Duplex Construction on a Lot ..... [4.01]-18
4.0136 Manufactured Dwelling Requirements ..... [4.01]-18
4.0137 Accessory Dwellings ..... [4.01]-19
4.0138 Residential Infill Standards for LDR-5, LDR-7, TLDR and TR ..... [4.01]-19
4.0139 Large Lot Subdivision Option for LDR-5 and LDR-7 ..... [4.01]-21

4.0200 Commercial Land Use Districts
4.0201 Purpose ..... [4.02]-1
4.0210 Neighborhood Commercial District (NC) ..... [4.02]-1
4.0211 General Commercial District (GC) ..... [4.02]-1
4.0212 Central Rockwood and Corridor Districts ..... [4.02]-2
4.0220 Permitted Uses ..... [4.02]-2
4.0221 Other Permitted Uses ..... [4.02]-3
4.0230 Commercial Land Use District Standards ..... [4.02]-3
4.0231 Additional Commercial Land Use District Standards ..... [4.02]-4

4.0300 Industrial Land Use Districts
4.0301 Purpose ..... [4.03]-1
4.0310 Heavy Industrial (HI) ..... [4.03]-1
4.0311 General Industrial (GI) ..... [4.03]-1
4.0320 Permitted Uses ..... [4.03]-2
4.0321 Additional Standards for Industrial Land Use Categories ..... [4.03]-4
4.0330 Development Standards Table ..... [4.03]-5
4.0331 Additional Industrial District Standards ..... [4.03]-6
4.0341 Stormwater Green Development Practices ..... [4.03]-8

4.0400 Corridor Districts
4.0401 Purpose ..... [4.04]-1
4.0410 Rockwood Town Center (RTC) ..... [4.04]-2
4.0411 Station Centers (SC) ..... [4.04]-2
4.0412 Corridor Multi-Family (CMF) ..... [4.04]-2
4.0413 Corridor Mixed Use (CMU) ..... [4.04]-3
4.0414 Community Commercial (CC) ..... [4.04]-3
4.0415 Moderate Commercial (MC) ..... [4.04]-3
4.0420 Permitted Land Uses ..... [4.04]-3
4.0430 Development Standards ..... [4.04]-6
4.0431 Lot Size and Dimensions ..... [4.04]-10
4.0432 Floor Area Ratio ..... [4.04]-11
4.0433 Setbacks ..... [4.04]-11
4.0434 Building Height ..... [4.04]-11
4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts ..... [4.04]-12
4.0436 Commercial Uses ..... [4.04]-12

4.0437 Outdoor Commercial Uses ..... [4.04]-12
4.0438 Buffering and Screening Requirements ..... [4.04]-13
4.0439 Clear Vision Area Requirements ..... [4.04]-13
4.0440 Off-Street Parking for Single-Family Attached Dwellings in the Rockwood Town Center, Station Center, and Station Center (Ruby Junction Overlay) Districts ..... [4.04]-13
4.0441 Public Facilities and Supplementary Requirements ..... [4.04]-13

4.1000 Plan Districts
4.1000 Enabling Legislation ..... [4.10]-1

4.1100 Downtown Plan District
4.1101 Purpose ..... [4.11]-4
4.1102 Downtown Design Principles ..... [4.11]-8
4.1109 Downtown Sub-Districts ..... [4.11]-9
4.1110 Downtown Commercial Core (DCC) ..... [4.11]-10
4.1111 Downtown Mixed Use (DMU) ..... [4.11]-10
4.1112 Downtown Transit Mid-Rise (DTM) ..... [4.11]-10
4.1113 Downtown Employment Mid-Rise (DEM) ..... [4.11]-10
4.1114 Downtown Residential Low-Rise-1 (DRL-1) ..... [4.11]-10
4.1115 Downtown Residential Low-Rise-2 (DRL-2) ..... [4.11]-10
4.1116 Downtown Mixed-Use Commercial Low-Rise (DCL) ..... [4.11]-10
4.1117 Split-Zoned Development Sites ..... [4.11]-10
4.1120 Permitted Land Uses ..... [4.11]-11
4.1121 Prohibited Uses in Downtown Sub-Districts ..... [4.11]-13
4.1130 Downtown Plan Sub-District Standards ..... [4.11]-13
4.1131 Bonus Elements ..... [4.11]-18
4.1132 FAR Transfer Option ..... [4.11]-20
4.1133 Building Placement ..... [4.11]-20
4.1134 Parking ..... [4.11]-20
4.1135 Buffering ..... [4.11]-20
4.1136 Utilities ..... [4.11]-20
4.1137 Outdoor Commercial Activity ..... [4.11]-20
4.1138 Signage ..... [4.11]-21
4.1140 Street Type Purpose ..... [4.11]-23
4.1141 Public Works Street Standards Coordination ..... [4.11]-24
4.1142 Street Type General Provisions ..... [4.11]-24
4.1143 Street Types ..... [4.11]-25
4.1151 Design Guidelines and Standards: All Downtown Sub-Districts ..... [4.11]-41
4.1152 Design Guidelines and Standards: Downtown Commercial Core (DCC) ..... [4.11]-92
4.1153 Design Guidelines and Standards: Downtown Mixed Use (DMU) ..... [4.11]-99
4.1154 Design Guidelines and Standards: Downtown Transit Mid-Rise (DTM) ..... [4.11]-105
4.1155 Design Guidelines and Standards: Downtown Residential Low-Rise (DRL) ..... [4.11]-113
Definitions ..... [4.11]-121

4.1200 Civic Neighborhood Plan District
4.1201 Purpose ..... [4.12]-2
4.1210 Transit Development District - Medium Density - Civic (TDM-C) ..... [4.12]-2
4.1211 Transit Development District - High Density - Civic (TDH-C) ..... [4.12]-2
4.1212 High-Density Residential - Civic (HDR-C) ..... [4.12]-2
4.1213 Moderate-Density Residential - Civic (MDR-C) ..... [4.12]-3
4.1220 Permitted Land Uses ..... [4.12]-3
4.1230 Civic Neighborhood Sub-District Development Standards ..... [4.12]-5
4.1231 Lot Size ..... [4.12]-6
4.1232 Minimum Densities ..... [4.12]-6
4.1233 Building Height ..... [4.12]-7
4.1234 Setbacks ..... [4.12]-8
4.1235 Ground Floor Windows, Window Walls, Blank Walls, and Design ..... [4.12]-8
4.1236 Building Lines, Orientation and Primary Entrance ..... [4.12]-9
4.1237 Off-Street Parking ..... [4.12]-10
4.1238 Auto Dependent Uses ..... [4.12]-10
4.1239 Drive-Through Uses ..... [4.12]-11
4.1240 Site Landscaping ..... [4.12]-11
4.1241 Residential Open Space and Design ..... [4.12]-11
4.1242 Architectural Design Review Guidelines ..... [4.12]-12
4.1243 View Protection ..... [4.12]-14
4.1244 Street Requirements ..... [4.12]-15
4.1245 Clear Vision Area Requirements ..... [4.12]-16
4.1246 Signage ..... [4.12]-16
4.1247 Street Design Requirements ..... [4.12]-16
4.1248 Mixed Use Requirements Adjacent to Civic Neighborhood LRT Station and Plaza ..... [4.12]-23
4.1249 Adjustments to Certain Development Standards on Primary Pedestrian Streets ..... [4.12]-23

4.1300 Gresham Butte Plan District
4.1301 Purpose ..... [4.13]-1
4.1310 Types of Development Allowed and Setback Minimum ..... [4.13]-1
4.1311 Density and Average Lot Sizes ..... [4.13]-2
4.1312 Site Development Requirements ..... [4.13]-2

4.1400 Pleasant Valley Plan District
4.1401 Purpose ..... [4.14]-4
4.1402 Pleasant Valley Plan District Plan Map ..... [4.14]-4
4.1403 Pleasant Valley Sub-Districts in General ..... [4.14]-4
4.1404 Low-Density Residential - Pleasant Valley (LDR-PV) ..... [4.14]-5
4.1405 Medium-Density Residential - Pleasant Valley (MDR-PV) ..... [4.14]-5
4.1406 High-Density Residential - Pleasant Valley (HDR-PV) ..... [4.14]-6
4.1407 Permitted Uses ..... [4.14]-6
4.1408 Development Standards Table ..... [4.14]-7
4.1409 Building Height and Height Transition Standards ..... [4.14]-12
4.1410 Duplexes in the LDR-PV Sub-district ..... [4.14]-12

4.1411 Safe Neighborhood Design Performance Standards ..... [4.14]-13
4.1412 Public Facilities and Supplemental Requirements ..... [4.14]-13
4.1416 Town Center - Pleasant Valley (TC- PV) ..... [4.14]-13
4.1417 Mixed-Use Employment - Pleasant Valley (MUE-PV) ..... [4.14]-15
4.1418 Neighborhood Center – Pleasant Valley (NC-PV) ..... [4.14]-16
4.1419 Employment Center - Pleasant Valley (EC-PV) ..... [4.14]-16
4.1420 Permitted Uses ..... [4.14]-16
4.1421 Development Standards Table ..... [4.14]-19
4.1422 Minimum Floor Area Ratio ..... [4.14]-20
4.1423 Setbacks ..... [4.14]-20
4.1424 Building Height ..... [4.14]-21
4.1425 Transit Design Criteria and Standards ..... [4.14]-21
4.1426 Landscaping ..... [4.14]-21
4.1427 Commercial Uses ..... [4.14]-21
4.1428 Architectural Design Review ..... [4.14]-22
4.1429 Public Facilities and Supplementary Requirements ..... [4.14]-24
4.1430 Purpose ..... [4.14]-24
4.1431 How the ESRA PV Works ..... [4.14]-24
4.1432 ESRA-PV Map Applicability ..... [4.14]-25
4.1433 ESRA-PV Sub-district Permit ..... [4.14]-25
4.1434 Emergencies ..... [4.14]-25
4.1435 Prohibited Uses ..... [4.14]-26
4.1436 Uses Allowed Outright (Exempted) ..... [4.14]-26
4.1437 Uses Allowed Under Prescribed Conditions ..... [4.14]-27
4.1438 General Development Standards ..... [4.14]-28
4.1439 New Development Standards ..... [4.14]-28
4.1440 Existing Development Standards ..... [4.14]-29
4.1441 Standards for Utilities, Utility Lines and Stormwater Facilities ..... [4.14]-29
4.1442 Standards for Rights of Way ..... [4.14]-30
4.1443 Standards for Land Divisions ..... [4.14]-30
4.1444 Standards for Trails ..... [4.14]-30
4.1445 Mitigation Standards ..... [4.14]-30
4.1446 Alternative Mitigation Standards ..... [4.14]-35
4.1447 Adjustment from Standards ..... [4.14]-35
4.1448 Development Permit Application Type ..... [4.14]-36
4.1449 Required Site Plans ..... [4.14]-36
4.1450 Mitigation Plan Report ..... [4.14]-37
4.1451 Density Transfer ..... [4.14]-38
4.1452 Map Verification and Modification of ESRA-PV Boundary ..... [4.14]-38
4.1453 Corrections to Violations ..... [4.14]-41
4.1454 Consistency and Relationship to Other Regulations ..... [4.14]-41
4.1460 Overlay Sub-districts in General ..... [4.14]-41
4.1461 Sub-district Location and Boundaries ..... [4.14]-42
4.1462 Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle School Overlay – Pleasant Valley (MSO-PV) ..... [4.14]-42
4.1463 Neighborhood Park Overlay (NPO-PV) ..... [4.14]-42

4.1464 Community Park Overlay (CPO-PV) [4.14]-43
4.1465 Neighborhood Transition Design Area Overlay Sub-district [4.14]-43
4.1468 Green Development Practices and Green Streets for Stormwater Management [4.14]-45
4.1469 Tree Planting Requirements [4.14]-48

Pleasant Valley Master Plans
4.1470 Purpose [4.14]-49
4.1471 Applicability [4.14]-51
4.1472 Master Plans and Refinements of Sub-district Boundaries [4.14]-51
4.1473 Level of Detail [4.14]-51
4.1474 Size of Master Plan [4.14]-51
4.1475 Neighborhood Design Guidelines [4.14]-52
4.1476 Housing Variety [4.14]-52
4.1477 Density Transition [4.14]-54
4.1478 Neighborhood Transition Design Areas [4.14]-56
4.1479 Circulation Network [4.14]-56
4.1480 Parks, Open Space, and Natural Areas [4.14]-56
4.1481 Storm Management, Green Development Practices and Green Streets [4.14]-56
4.1482 Water and Sanitary Sewer Systems [4.14]-56
4.1483 Procedures [4.14]-56
4.1484 Approval Criteria [4.14]-57
4.1485 Duration and Implementation [4.14]-57
4.1486 City-Initiated Master Plan [4.14]-57

4.1500 Springwater Plan District
4.1501 Purpose [4.15]-3
4.1502 Springwater Plan District Plan Map [4.15]-4
4.1503 Springwater Sub-Districts in General [4.15]-4
4.1504 Very Low Density Residential - Springwater (VLDR-SW) [4.15]-5
4.1505 Low Density Residential - Springwater (LDR-SW) [4.15]-5
4.1506 Townhouse Residential - Springwater (THR-SW) [4.15]-5
4.1507 Permitted Uses [4.15]-5
4.1508 Development Standards Table [4.15]-6
4.1510 Safe Neighborhood Design Performance Standards [4.15]-8
4.1511 Public Facilities and Supplementary Requirements [4.15]-9
4.1512 Small Lot Design Standards [4.15]-9
4.1516 Village Center - Springwater (VC- SW) [4.15]-10
4.1517 Research/Technology Industrial – Springwater (RTI-SW) [4.15]-10
4.1518 Industrial – Springwater (IND – SW) [4.15]-10
4.1519 Neighborhood Commercial (NC-SW) [4.15]-11
4.1520 Permitted Uses [4.15]-11
4.1521 Development Standards Table [4.15]-14
4.1523 Setbacks [4.15]-15
4.1524 Building Height [4.15]-16
4.1525 Pedestrian Design Criteria and Standards [4.15]-16
4.1526 Landscaping [4.15]-16

4.1527 Outdoor Commercial and Industrial Uses ..... [4.15]-17
4.1528 Architectural Design Review ..... [4.15]-17
4.1529 Public Facilities and Supplementary Requirements ..... [4.15]-18
4.1530 Master Plans ..... [4.15]-19
4.1531 Purpose ..... [4.15]-19
4.1532 Applicability ..... [4.15]-19
4.1533 Level of Detail ..... [4.15]-19
4.1534 Location of Master Plan ..... [4.15]-19
4.1535 Buffering and Screening ..... [4.15]-19
4.1560 Overlay Sub-districts in General ..... [4.15]-19
4.1561 Sub-districts Location and Boundaries ..... [4.15]-20
4.1562 Neighborhood Park Overlay ..... [4.15]-20
4.1563 Community Park Overlay ..... [4.15]-20
4.1564 Stormwater Green Development Practices ..... [4.15]-21
4.1565 Tree Planting Requirements ..... [4.15]-23
4.1566 Xeriscape Landscaping Requirements ..... [4.15]-24
4.1567 Lighting Requirements ..... [4.15]-25
4.1568 Green Building Standards ..... [4.15]-25
4.1570 Purpose ..... [4.15]-26
4.1571 How the ESRA-SW Works ..... [4.15]-27
4.1572 ESRA-SW Map Applicability ..... [4.15]-27
4.1573 ESRA-SW Sub-district Permit ..... [4.15]-28
4.1574 Emergencies ..... [4.15]-28
4.1575 Prohibited Uses ..... [4.15]-28
4.1576 Uses Allowed Outright (Exempted) ..... [4.15]-29
4.1577 Uses Allowed Under Prescribed Conditions ..... [4.15]-30
4.1578 General Development Standards ..... [4.15]-30
4.1579 Maximum Disturbance Allowance for Constrained Lots of Record ..... [4.15]-31
4.1580 Existing Development Standards ..... [4.15]-32
4.1581 Standards for Utilities, Utility Lines and Stormwater Facilities ..... [4.15]-32
4.1582 Standards for Rights of Way ..... [4.15]-33
4.1583 Standards for Land Divisions ..... [4.15]-33
4.1584 Standards for Trails ..... [4.15]-33
4.1585 Mitigation Standards ..... [4.15]-33
4.1586 Alternative Mitigation Standards ..... [4.15]-37
4.1587 Adjustment from Standards ..... [4.15]-38
4.1588 Development Permit Application Type ..... [4.15]-38
4.1589 Required Site Plans ..... [4.15]-39
4.1590 Mitigation Plan Report ..... [4.15]-40
4.1591 Density Transfer ..... [4.15]-41
4.1592 Map Verification and Modification of ESRA-SW Boundary ..... [4.15]-41
4.1593 Corrections to Violations ..... [4.15]-43
4.1594 Consistency and Relationship to Other Regulations ..... [4.15]-44

Article 5 Overlay Districts

5.0001 Overlay Districts ..... [5.00]-1

5.0100 Floodplain Overlay District
5.0101 Introductory Provisions ..... [5.01]-1
5.0102 Warning and Disclaimer of Liability ..... [5.01]-1
5.0103 Interpretation of FIRM Boundaries ..... [5.01]-2
5.0110 Permitted Land Uses ..... [5.01]-2
5.0120 Standards for Development in the Floodplain Overlay District ..... [5.01]-2
5.0121 Floodways ..... [5.01]-4
5.0122 Coordination With Other Regulatory Agencies ..... [5.01]-5
5.0123 Information to be Obtained and Maintained ..... [5.01]-5
5.0124 Alteration of Watercourses ..... [5.01]-5
5.0125 Flood Management Performance Standards ..... [5.01]-6
5.0126 Standards for Shallow Flooding Areas (AO Zones) ..... [5.01]-6

5.0200 Hillside Physical Constraint Overlay District
5.0201 Purpose ..... [5.02]-1
5.0202 Definition and Applicability ..... [5.02]-2
5.0210 Submittal Requirements ..... [5.02]-3
5.0220 Development Standards ..... [5.02]-10
5.0221 Lot Development Standards ..... [5.02]-10
5.0222 Development on Slopes Greater than 35% ..... [5.02]-10
5.0223 Minimizing Site Disturbance ..... [5.02]-12
5.0225 Trees and Vegetation ..... [5.02]-13
5.0226 Surface and Groundwater Drainage ..... [5.02]-13
5.0227 Development in "Further Review Areas" ..... [5.02]-14

5.0300 Historic and Cultural Landmarks Overlay District
5.0301 Introductory Provisions ..... [5.03]-1
5.0310 Permitted Land Uses ..... [5.03]-1
5.0320 Dimensional Development Standards and Non-Conforming Signs ..... [5.03]-1
5.0321 Review of Proposed Alterations Affecting the Exterior Appearance of Landmarks ..... [5.03]-2
5.0322 Review of Proposed Demolition of Landmark Buildings ..... [5.03]-3
5.0323 Review of Proposed Actions Affecting Landmark Objects ..... [5.03]-3
5.0324 Discovery of Archaeological Objects and Sites North of Interstate 84 ..... [5.03]-3

5.0400 Habitat Conservation Area (HCA) Overlay District
5.0401 Intent ..... [5.04]-1
5.0402 Applicability ..... [5.04]-2
5.0403 Exempt Uses and Conditioned Activities ..... [5.04]-3
5.0404 Prohibitions ..... [5.04]-5
5.0410 Construction Management Plans ..... [5.04]-5
5.0411 Specific Development Standards ..... [5.04]-6
5.0412 Alternative Discretionary Development Standards ..... [5.04]-16

5.0413 Variances ..... [5.04]-27
5.0414 Map Administration and HCA Verification ..... [5.04]-28
5.0415 Consistency and Relationship with Other Regulations ..... [5.04]-37
5.0416 Violations ..... [5.04]-37
5.0417 WQRA, Water Quality Resource Area ..... [5.04]-37

5.0500 Open Space Overlay District
5.0501 Introductory Provisions ..... [5.05]-1
5.0510 Open Space Dedication ..... [5.05]-1
5.0511 Public Open Space Criteria ..... [5.05]-2
5.0512 Private Open Space Criteria ..... [5.05]-2
5.0520 Permitted Land Uses ..... [5.05]-3
5.0521 Residential Density Transfer Credit ..... [5.05]-3
5.0530 Site Development Requirements ..... [5.05]-4
5.0531 Design Standards and Supplementary Regulations ..... [5.05]-4
5.0532 Conservation of Open Space ..... [5.05]-4

Article 6 Land Divisions

6.0000 Introductory Provisions
6.0001 Purpose and Authority ..... [6.00]-1
6.0010 Lot Arrangement ..... [6.00]-1
6.0011 Residential District Lot and Parcel Configuration ..... [6.00]-2
6.0012 Lots in Excessively Sloped Areas ..... [6.00]-2
6.0013 Lot of Record ..... [6.00]-2
6.0020 Condominiums ..... [6.00]-2

6.0100 Lot Line Adjustments and Lot Consolidations
6.0101 Lot Line Adjustments and Lot Consolidations ..... [6.01]-1
6.0111 Lot Line Adjustment - Final Survey Map ..... [6.01]-1

6.0200 Partitions and Subdivisions
6.0201 Tentative Partition or Subdivision Plan ..... [6.02]-1
6.0210 Criteria for Approval of Tentative Plan ..... [6.02]-1
6.0211 Phased Subdivision ..... [6.02]-1

6.0300 Planned Developments
6.0301 Purpose ..... [6.03]-1
6.0302 Applicability ..... [6.03]-1
6.0303 Types of Planned Developments (PDs) ..... [6.03]-1
6.0311 PD Tentative Plan Approval Criteria ..... [6.03]-2
6.0312 Modification of Tentative PD Plan Approval ..... [6.03]-2
6.0320 Site Development Requirements ..... [6.03]-3
6.0321 Exception to Site Development and Zoning Standards ..... [6.03]-3
6.0322 PD Density Transfer for sites with Hillside Overlay District ..... [6.03]-5
6.0323 PD Density Credit for Natural Resources Overlay District Property ..... [6.03]-5
6.0324 Open Space Areas ..... [6.03]-5

6.0325 Streets, Public or Private Status ..... [6.03]-7
6.0326 Street Trees ..... [6.03]-7
6.0327 Required Buffers and Transitioning ..... [6.03]-7
6.0328 Final PD Plat ..... [6.03]-7
6.0329 Additional Standards for Large Lot PDs ..... [6.03]-7

6.0400 Land Division Final Plat Requirements
6.0401 Surveys Required ..... [6.04]-1
6.0403 Partitions and Subdivision - Final Plat ..... [6.04]-1
6.0404 Approval Signatures for Final Subdivision Plat ..... [6.04]-2
6.0405 Approval Signatures for Final Partition Plat ..... [6.04]-2
6.0411 Reinstatement of Tentative Plan Approval Status ..... [6.04]-3
6.0412 Effective Date for Final Plat Approval ..... [6.04]-3

Article 7 Design Review

7.0000 Purpose and Authority
7.0001 Purpose ..... [7.00]-1
7.0002 General ..... [7.00]-1
7.0003 Applications ..... [7.00]-1
7.0004 Phased Design Review ..... [7.00]-5

7.0100 Two or More Units, Elderly Housing and Mixed-Use (Residential) Criteria, Guidelines and Standards
7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General ..... [7.01]-2
7.0102 Approval Criteria – Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Principles ..... [7.01]-7
7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards ..... [7.01]-8

7.0200 Standards and Criteria
7.0201 Dwelling Structures Containing Two or More Units, Single Family Attached Dwelling Units and for Elderly Housing ..... [7.02]-1
7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments ..... [7.02]-15
7.0210 Transit Design Criteria and Standards ..... [7.02]-19
7.0211 Manufactured Dwelling Park Design Standards ..... [7.02]-23
7.0212 Standards for New Solid Waste and Recycling Collection Areas for Multi-Family, Commercial, Industrial, and Community Service Development ..... [7.02]-26
7.0220 Optional Improvements With Design Review ..... [7.02]-29
7.0221 Landscaping Installation ..... [7.02]-29
7.0222 Irrigation Provisions ..... [7.02]-29
7.0223 Maintenance Responsibility ..... [7.02]-29
7.0224 Site Lighting ..... [7.02]-30

7.0300 Innovative Housing Demonstration Projects
7.0301 Purpose ..... [7.03]-1

7.0302 Applicability ..... [7.03]-1
7.0303 Review of Projects ..... [7.03]-2
7.0304 Submittal Requirements ..... [7.03]-3
7.0305 Definitions ..... [7.03]-3
7.0310 Development Principles and Guidelines ..... [7.03]-3
7.0320 Size and Configuration ..... [7.03]-5
7.0321 Permitted Uses ..... [7.03]-5
7.0322 Density ..... [7.03]-6
7.0323 Unit Size ..... [7.03]-6
7.0324 Dimensional Requirements ..... [7.03]-7
7.0325 Open Space ..... [7.03]-7
7.0326 Parking ..... [7.03]-7
7.0327 Maintenance of Commonly Owned Property ..... [7.03]-8

Article 8 Special Uses

8.0100 Community Services
8.0101 Community Service ..... [8.01]-1
8.0102 Review of Community Services ..... [8.01]-1
8.0110 Type I Community Services ..... [8.01]-2
8.0111 Type II Community Services ..... [8.01]-2
8.0112 Type III Community Services ..... [8.01]-3
8.0113 Application for a Community Service Permit ..... [8.01]-4
8.0114 Design Review and Approval Criteria for Community Services ..... [8.01]-4
8.0120 Introductory Provisions ..... [8.01]-6
8.0121 Standards ..... [8.01]-6
8.0122 Requirements ..... [8.01]-10

8.0200 Existing and Nonconforming Uses and Development
8.0201 Purpose ..... [8.02]-1
8.0202 Design Review Standards ..... [8.02]-1
8.0210 Nonconforming Situations ..... [8.02]-2
8.0211 Legal Nonconforming Situation ..... [8.02]-2
8.0220 Changes to Nonconforming Uses and Developments ..... [8.02]-3
8.0221 Enlargement and Moving of a Nonconforming Development ..... [8.02]-4
8.0222 Enlargement and Moving of a Nonconforming Use ..... [8.02]-4
8.0230 Damages to Nonconforming Situations ..... [8.02]-5
8.0231 Discontinuation or Vacation of Nonconforming Situations ..... [8.02]-6
8.0240 Nonconforming Uses in Residential Land Use Districts ..... [8.02]-6
8.0250 Documentation of Existing Conditions and Continuance ..... [8.02]-7
8.0251 Nonconforming Procedures ..... [8.02]-7

Article 9 Common Requirements

9.0100 Buffering and Screening Requirements
9.0101 Responsibilities ..... [9.01]-1
9.0110 Buffering and Screening Requirements ..... [9.01]-1

9.0111 Buffer Matrix ..... [9.01]-3

9.0200 Clear Vision Area
9.0201 Street and Railroad Clear Vision Area ..... [9.02]-1
9.0202 Driveway Clear Vision Area ..... [9.02]-2

9.0300 Easements
9.0301 General Utility Easements ..... [9.03]-1
9.0302 Pedestrian Easements ..... [9.03]-1
9.0303 Conservation Easement ..... [9.03]-1
9.0304 Open Space Easements ..... [9.03]-1
9.0305 Utility Easements Owned by the Public ..... [9.03]-1
9.0306 Public Trail Easements ..... [9.03]-2

9.0400 Fencing
9.0401 General Provisions ..... [9.04]-1
9.0410 Fencing of Lots ..... [9.04]-1
9.0411 Fencing of Hazardous Areas ..... [9.04]-2

9.0500 Grading and Drainage and Stormwater Quality Control Requirements
9.0501 Purpose ..... [9.05]-1
9.0502 Grading and Drainage Plans and Specifications ..... [9.05]-1
9.0503 Required Information for Grading and Drainage Plans and Specifications ..... [9.05]-2
9.0504 Soil Engineering Report ..... [9.05]-2
9.0505 Site Hydrology Report ..... [9.05]-3
9.0506 Guarantees for Grading and Drainage ..... [9.05]-3
9.0510 Design Guidelines for Grading and Drainage Improvements ..... [9.05]-4
9.0511 Cuts ..... [9.05]-4
9.0512 Fills ..... [9.05]-4
9.0513 Required Drainage Facilities ..... [9.05]-4
9.0514 Erosion Prevention and Sediment Control Measures During Construction ..... [9.05]-5
9.0515 Establishing Protective Vegetative Cover Upon Completion of Final Grading ..... [9.05]-6
9.0516 Certification of Compliance upon Completion of the Project ..... [9.05]-6
9.0520 Applicability ..... [9.05]-7
9.0521 Data Requirements ..... [9.05]-7
9.0522 Sites Where it is Infeasible to Install On-Site Stormwater Quality Facilities ..... [9.05]-7
9.0523 Maintenance and Inspection of Private Stormwater Quality Facilities ..... [9.05]-7

9.0600 Height Transition
9.0601 Purpose ..... [9.06]-1
9.0602 Applicability ..... [9.06]-1
9.0610 Height Transition Standards ..... [9.06]-1
9.0611 Elements Allowed Within the Height Transition Area ..... [9.06]-3

9.0700 Neighborhood Circulation and Future Street Plans
9.0701 Purpose ..... [9.07]-1

9.0702 Applicability ..... [9.07]-2
9.0710 Approval Criteria ..... [9.07]-2
9.0711 Filing a Future Street Plan ..... [9.07]-3
9.0712 Compliance with or Revision to Future Street Plans ..... [9.07]-3
9.0720 Downtown Future Street Plan ..... [9.07]-3
9.0721 Civic Neighborhood Future Street Plan ..... [9.07]-4
9.0730 Purpose ..... [9.07]-4
9.0731 Future Street Designation on a Development Site ..... [9.07]-4
9.0732 Requirements of Traffic Analysis ..... [9.07]-4
9.0733 Dedication of a Future Street ..... [9.07]-5
9.0734 Reserving Site Area for Future Street ..... [9.07]-5
9.0740 City Initiated Future Street Plans ..... [9.07]-5

9.0800 Parking
9.0801 Purpose ..... [9.08]-2
9.0802 General Provisions ..... [9.08]-2
9.0803 Exceptions ..... [9.08]-2
9.0810 Submittal Requirements ..... [9.08]-3
9.0820 General Location for Surface Parking Lots ..... [9.08]-3
9.0821 Parking Lot Location on Transit Streets and in the Civic Neighborhood Plan District ..... [9.08]-3
9.0822 Surface Parking Lot Design ..... [9.08]-4
9.0823 Landscaping of Parking Lots ..... [9.08]-6
9.0824 Pedestrian Circulation/Walkways ..... [9.08]-8
9.0825 Space and Aisle Standards for Surface Parking Lots ..... [9.08]-8
9.0826 Accessible Parking ..... [9.08]-10
9.0830 Bicycle Parking Design Standards ..... [9.08]-11
9.0840 Off-Street Loading Requirements ..... [9.08]-13
9.0850 Minimum and Maximum Required Off-Street Parking ..... [9.08]-15
9.0851 Standards for Minimum/Maximum Auto and Bicycle Parking ..... [9.08]-16
9.0852 Plan District Minimums and Maximums ..... [9.08]-22
9.0853 Exceptions to Minimum Parking Space Standards ..... [9.08]-24
9.0854 Exceptions to Maximum Parking Space Standards ..... [9.08]-25
9.0855 Joint Vehicle Parking Lot ..... [9.08]-26
9.0856 Parking in Mixed Use Projects ..... [9.08]-26
9.0857 Required Carpool and Vanpool Parking ..... [9.08]-27
9.0858 Fleet Motor Vehicle Parking ..... [9.08]-27
9.0860 Interim Parking ..... [9.08]-27
9.0861 Parking Structures ..... [9.08]-28
9.0863 MAX Park-and-Ride ..... [9.08]-30
9.0864 On-Street Parking ..... [9.08]-30
9.0865 Minor Access Street Parking Spaces ..... [9.08]-31
9.0870 Off-Street Parking and Driveways for Detached Dwellings, Manufactured Homes, Single Family Attached Dwellings and Duplexes ..... [9.08]-31
9.0871 Recreational Vehicle Parking in Low Density Residential Districts ..... [9.08]-32

9.0900 Projections
9.0901 Projections Into Required Yards and Above the Maximum Building Height ..... [9.09]-1

9.1000 Tree Regulations
9.1001 Purpose ..... [9.10]-1
9.1010 Tree Removal/Replacement/Protection – General Provisions ..... [9.10]-2
9.1011 Data Requirement for Tree Removal/Tree Protection Plan ..... [9.10]-3
9.1012 Criteria for Removal of Regulated Trees ..... [9.10]-3
9.1013 Review of Development on a Site with a Significant Tree or Trees ..... [9.10]-6
9.1014 Design Adjustments for Tree Protection ..... [9.10]-6
9.1015 Tree Protection During Construction ..... [9.10]-7
9.1020 Street Trees ..... [9.10]-7
9.1021 Spacing and Location Requirements for Street Trees ..... [9.10]-8
9.1022 Criteria for Master Street Tree Plans ..... [9.10]-9
9.1030 Pruning of Street Trees and Other Public Trees ..... [9.10]-9
9.1031 Pruning of Significant Trees ..... [9.10]-10
9.1040 Civil Penalties ..... [9.10]-10

Article 10 Supplementary Development Regulations

10.0100 Accessory Dwellings
10.0101 Purpose ..... [10.01]-1
10.0102 Development permit for an Accessory Dwelling ..... [10.01]-1
10.0120 Approval Criteria ..... [10.01]-1
10.0121 Standards ..... [10.01]-2

10.0200 Residential Accessory Structures
10.0201 Accessory Structures ..... [10.02]-1
10.0202 Accessory Structure Setbacks ..... [10.02]-1
10.0203 General Standards ..... [10.02]-2
10.0300 Ancillary Dwellings
10.0301 Ancillary Dwellings ..... [10.03]-1

10.0400 Conversions of Residential Units
10.0401 Conversion of Rental Units to Condominiums ..... [10.04]-1
10.0410 Application ..... [10.04]-2
10.0411 Conversion Criteria ..... [10.04]-2

10.0500 Home Occupations
10.0501 Purpose ..... [10.05]-1
10.0502 Home Occupation General Requirements ..... [10.05]-1
10.0503 Home Occupation Considerations ..... [10.05]-2
10.0504 Home Occupation Review Exception Standards ..... [10.05]-2
10.0505 Performance Standards for a Home Occupation ..... [10.05]-3
10.0506 Home Occupation Prohibited Uses ..... [10.05]-4
10.0507 Home Occupation Time Limits and Renewal ..... [10.05]-4
10.0508 Home Occupation Enforcement and Revocation ..... [10.05]-4

10.0509 Variances to Standards ..... [10.05]-4
10.0510 Unsubstantiated Complaints ..... [10.05]-4

10.0700 Mineral and Aggregate Resource Extraction
10.0701 Resource Utilization Permits for Mineral and Aggregate Resource Extraction ..... [10.07]-1
10.0702 Required Information for Review Purposes ..... [10.07]-1
10.0710 Standards for Mineral and Aggregate Resource Extraction ..... [10.07]-2
10.0711 Development Permit Requirements for Resource Utilization ..... [10.07]-2

10.0800 Moving of Buildings
10.0801 Moving of Building ..... [10.08]-1
10.0810 Moving of Buildings, Development Permit Required ..... [10.08]-1
10.0811 Application for Moving of Building ..... [10.08]-2
10.0812 Guarantee of Completion for Moving Building ..... [10.08]-2
10.0813 Issuance of Development Permit ..... [10.08]-2
10.0814 Conditions of Development Permit ..... [10.08]-2
10.0815 Notice of Move ..... [10.08]-2
10.0816 Permits from County and State ..... [10.08]-2
10.0817 Continuity ..... [10.08]-2
10.0818 Liability ..... [10.08]-2
10.0819 Revocation ..... [10.08]-3
10.0820 Fee ..... [10.08]-3
10.0821 Movement on County Roads and State Highways ..... [10.08]-3

10.1000 Private communication Facilities
10.1001 Satellite Receive-Only Antenna General Provisions ..... [10.10]-1
10.1002 Satellite Receive-Only Antenna Development Requirements ..... [10.10]-1
10.1010 Amateur Radio and Citizen Band Antenna General Provisions ..... [10.10]-2
10.1001 Amateur Radio and Citizen Ban Antenna Development Requirements ..... [10.10]-2

10.1100 Shoreline Height Standards
10.1101 Purpose ..... [10.11]-1
10.1102 Application ..... [10.11]-1

10.1300 Temporary Health Hardship Dwelling
10.1301 Purpose ..... [10.13]-1
10.1310 Development Permit for Temporary Health Hardship Dwelling ..... [10.13]-1
10.1311 Application ..... [10.13]-1
10.1312 Approval Criteria ..... [10.13]-2
10.1313 Permit Renewals ..... [10.13]-2
10.1314 Removal ..... [10.13]-2
10.1315 Guarantee of Removal of Temporary Health Hardship Dwellings ..... [10.13]-2

10.1400 Temporary Uses
10.1401 Temporary Uses ..... [10.14]-1
10.1410 Standards for Temporary Uses ..... [10.14]-2

10.1411 Exemptions ..... [10.14]-2
10.1412 Renewals and New Applications ..... [10.14]-2

10.1500 Variance and Adjustment Procedures
10.1501 Purpose ..... [10.15]-1
10.1502 Exceptions ..... [10.15]-1
10.1510 Type II Minor Variance Provisions ..... [10.15]-2
10.1520 Reduction in Minimum Street Frontage ..... [10.15]-2
10.1521 Modification of Regulations ..... [10.15]-2
10.1522 Modification of Dedications and Other Requirements ..... [10.15]-3
10.1530 Type III Major Variance Provisions ..... [10.15]-3
10.1531 Private Residential Access for Dwellings under Unit Ownership ..... [10.15]-4

Article 11 Procedures

11.0100 Development Permit Requirements
11.0101 Development Permit Required ..... [11.01]-1
11.0102 Exclusions from Development Permit ..... [11.01]-1
11.0103 Issuance and Effective Date of Development Permit ..... [11.01]-2
11.0104 Conditions of Development Permit Approval ..... [11.01]-2
11.0105 Expiration of Development Permit ..... [11.01]-3
11.0106 Extension of Development Permit ..... [11.01]-3
11.0107 Request for Staff Interpretation ..... [11.01]-4

11.0200 Initiation and Classification of Applications
11.0201 Initiation of Application ..... [11.02]-1
11.0202 Withdrawal of Application ..... [11.02]-1
11.0203 Classification of Applications by Procedure ..... [11.02]-1
11.0204 Review Authorities ..... [11.02]-2

11.0300 Type I Ministerial Procedures
11.0301 General Description ..... [11.03]-1
11.0302 Type I Procedures ..... [11.03]-1

11.0400 Type II Administrative Procedures
11.0401 General Description ..... [11.04]-1
11.0402 Type II Procedures ..... [11.04]-1

11.0500 Type III Quasi-Judicial Procedures
11.0501 General Description ..... [11.05]-1
11.0502 Type III Procedures ..... [11.05]-1

11.0600 Type IV Legislative Procedures
11.0601 General Description ..... [11.06]-1
11.0602 Type IV Procedures ..... [11.06]-1

11.0700 Pre-Application Conference

11.0701 Purpose ..... [11.07]-1
11.0702 Applicability ..... [11.07]-1
11.0703 Pre-Application Conference Procedures ..... [11.07]-1

11.0800 Neighborhood Meeting
11.0801 Purpose ..... [11.08]-1
11.0802 Applicability ..... [11.08]-1
11.0803 Procedures and Evidence of Compliance ..... [11.08]-1

11.0900 Application Submittal and Completeness Review
11.0901 Application Forms and Checklists ..... [11.09]-1
11.0902 Application Submittal ..... [11.09]-1
11.0903 Completeness Review ..... [11.09]-2
11.0904 Resubmittal of Application following Denial ..... [11.09]-2

11.1000 Public Hearings
11.1001 Responsibility of Manager ..... [11.10]-1
11.1002 General Public Notice Requirements ..... [11.10]-1
11.1003 Rules of Procedure ..... [11.10]-2
11.1004 Challenges to Impartiality ..... [11.10]-2
11.1005 Disqualification ..... [11.10]-2
11.1006 Participation by Interested Officers or Employees ..... [11.10]-2
11.1007 Ex Parte Contacts ..... [11.10]-3
11.1008 Abstention or Disqualification ..... [11.10]-3
11.1009 Rights of Abstaining or Disqualified Member ..... [11.10]-3
11.1010 Burden and Nature of Proof ..... [11.10]-3
11.1011 Order of Proceedings ..... [11.10]-3
11.1012 Continuance of Hearing ..... [11.10]-4
11.1013 Decision ..... [11.10]-5
11.1014 Findings and Order ..... [11.10]-5
11.1015 Record of Proceedings ..... [11.10]-5

11.1100 Appeals
11.1101 General ..... [11.11]-1
11.1102 Notice of Appeal ..... [11.11]-1
11.1103 General Procedures Applicable to All Appeals ..... [11.11]-1
11.1104 Specific Provisions for Appeals of a Type I Decision ..... [11.11]-2
11.1105 Specific Provisions for Appeal of a Type II Decision ..... [11.11]-2
11.1106 Specific Provisions for Appeal of a Type III Decision ..... [11.11]-3
11.1107 Remand from the Land Use Board of Appeals ..... [11.11]-3

Article 12 Map Amendments

12.0000 Plan Map Amendments and Amendments to Map Boundaries
12.0001 Community Development Plan Map Amendments ..... [12.00]-1
12.0002 Minor Amendments to the Gresham Urban Services Area Map Boundaries ..... [12.00]-2
12.0010 Overlay District Adjustments ..... [12.00]-3

12.0011 Overlay District Boundary Revisions ..... [12.00]-3

Article 13 Appendices

Appendix 1.000 Annexations
A1.001 Purpose ..... [A.1]-1
A1.002 General Procedures ..... [A.1]-2
A1.003 Initiation Procedures ..... [A.1]-2
A1.004 Expedited Annexation Procedures ..... [A.1]-3
A1.005 Submittal Requirements ..... [A.1]-3
A1.006 Approval Criteria ..... [A.1]-4
A1.007 Fiscal Impact Statement ..... [A.1]-5
A1.008 Appeals ..... [A.1]-5

Appendix 3.000 Guarantee of Completion
A3.001 Guarantee of Completion ..... [A.3]-1
A3.002 Noncompliance with Obligation ..... [A.3]-1
A3.003 Insufficiency of Guarantee of Completion ..... [A.3]-1

Appendix 4.000 Historic and Cultural Landmarks
A4.001 Criteria for Designation of Historic and Cultural Landmarks ..... [A.4]-1
A4.002 Procedure for Designation as a Historic or Cultural Landmark ..... [A.4]-1
A4.003 Review of Proposed Alterations or Demolition Affecting a Landmark ..... [A.4]-2
A4.004 Procedure for a Change in Status or for Removal of Historic or Cultural Landmark Designation ..... [A.4]-3

Appendix 5.000 Public Facilities
A5.001 Policy ..... [A.5]-3
A5.002 Design and Construction Standards ..... [A.5]-3
A5.003 Guarantee of Completion ..... [A.5]-3
A5.004 Warranty Guarantee ..... [A.5]-3
A5.005 Utility Easements Owned by the Public ..... [A.5]-4
A5.006 Subdivisions ..... [A.5]-4
A5.007 Commercial, Mixed Use, Industrial, Moderate and High Density Residential and Community Service Building Permits Development ..... [A.5]-5
A5.008 Suspension and Stop Work ..... [A.5]-6
A5.009 Deferral or In-Lieu-Of Payments for Public Improvements ..... [A.5]-6
A5.010 Plan Check, Inspection ..... [A.5]-6
A5.100 Sanitary Sewer Facilities ..... [A.5]-7
A5.101 General Provisions ..... [A.5]-7
A5.102 Separate Connections ..... [A.5]-7
A5.103 Sewage Pumps/Lift Stations ..... [A.5]-7
A5.104 System Design ..... [A.5]-8
A5.105 Subsurface Sewage Disposal ..... [A.5]-8
A5.106 Termination of the Use of a Subsurface Sewage Disposal System ..... [A.5]-8
A5.107 Use of Public Sewers ..... [A.5]-8
A5.108 Easements ..... [A.5]-9

A5.200 Surface Water Management Systems ..... [A.5]-9
A5.201 General Provisions ..... [A.5]-9
A5.202 Accommodation of Upstream Drainage ..... [A.5]-9
A5.203 Effect on Downstream Drainage ..... [A.5]-10
A5.204 Data Requirements ..... [A.5]-10
A5.205 Drainage Management Practices ..... [A.5]-10
A5.206 Detention Requirements ..... [A.5]-11
A5.207 Subsurface Storm Drainage Facilities ..... [A.5]-11
A5.208 Minimum Design Criteria ..... [A.5]-11
A5.209 Easements ..... [A.5]-11
A5.210 Private Drainage Systems ..... [A.5]-12
A5.220 Stormwater Quality Control Requirements ..... [A.5]-12
A5.300 Water Facilities ..... [A.5]-12
A5.301 General Provisions ..... [A.5]-12
A5.302 System Design ..... [A.5]-13
A5.303 Grid System ..... [A.5]-13
A5.304 Connection to Public Water Lines ..... [A.5]-13
A5.305 Water Line Oversizing and Reimbursement ..... [A.5]-13
A5.306 Easements ..... [A.5]-14
A5.400 Streets ..... [A.5]-14
A5.401 General Provisions ..... [A.5]-14
A5.402 General Design Requirements ..... [A.5]-14
A5.403 Truck Restrictions ..... [A.5]-16
A5.404 Residential Lot Access to Arterials ..... [A.5]-16
A5.405 Street Surfacing and Improvements ..... [A.5]-16
A5.406 Street Lighting ..... [A.5]-16
A5.407 Street and Traffic Control Sign Standards ..... [A.5]-17
A5.408 Half Streets ..... [A.5]-17
A5.409 Additional Right-of-Way and Street Improvements ..... [A.5]-17
A5.410 Street Names ..... [A.5]-17
A5.411 Traffic Analysis ..... [A.5]-17
A5.412 Utility License Required ..... [A.5]-19
A5.500 Transportation System Description and Function ..... [A.5]-19
A5.501 Streets ..... [A.5]-19
A5.502 Intersections ..... [A.5]-28
A5.503 Driveways ..... [A.5]-28
A5.504 Transit Facility Standards ..... [A.5]-30
A5.505 Transitway Standards for Light Rail ..... [A.5]-31
A5.506 Sidewalks ..... [A.5]-32
A5.507 Bicycle Facilities ..... [A.5]-32
A5.508 Pedestrian/Bicycle Accessways ..... [A.5]-33
A5.509 Public Trails ..... [A.5]-35
A5.510 Underground Utilities ..... [A.5]-35
A5.511 Street Trees ..... [A.5]-36
A5.512 Additional Public Facilities Requirements ..... [A.5]-36

Appendix 6.000 Sign Regulations

A6.001 General Provisions ..... [A.6]-2
A6.010 Permit Requirement ..... [A.6]-3
A6.011 Permit Application ..... [A.6]-3
A6.012 Installation Inspections ..... [A.6]-3
A6.013 Construction ..... [A.6]-4
A6.020 Measurements ..... [A.6]-4
A6.021 Placement ..... [A.6]-5
A6.022 Fascia Sign ..... [A.6]-5
A6.023 Projecting Sign ..... [A.6]-5
A6.024 Marquees and Awnings ..... [A.6]-6
A6.025 Illuminated Awning Sign ..... [A.6]-6
A6.030 Provisions ..... [A.6]-6
A6.040 Sign Requirement Variance ..... [A.6]-7
A6.050 Sign Requirement Exemptions ..... [A.6]-7
A6.060 General Limitations ..... [A.6]-8
A6.061 Sign Types ..... [A.6]-9
A6.070 Prohibited Signs ..... [A.6]-10
A6.071 Hazardous Signs ..... [A.6]-10
A6.072 Other Prohibited Signs ..... [A.6]-10
A6.080 Nonconforming Signs ..... [A.6]-11
A6.090 Residential Districts ..... [A.6]-12
A6.091 Subdivision Signs ..... [A.6]-12
A6.092 Multi-Family Dwelling Signs ..... [A.6]-12
A6.093 Manufactured Dwelling Park Signs ..... [A.6]-13
A6.094 Signs for Permitted Commercial Uses in the OFR District ..... [A.6]-13
A6.095 Temporary Signs ..... [A.6]-14
A6.100 Commercial, Mixed Use and Industrial Districts ..... [A.6]-14
A6.101 Signs for Outdoor Commercial Uses in the MC and CC Districts and in Multi-Business Complexes ..... [A.6]-15
A6.110 Community Service Development ..... [A.6]-17
A6.120 Signs for Temporary Uses ..... [A.6]-19
A6.130 Sidewalk A-Board Signs ..... [A.6]-19
A6.131 Mobile Drive-Up Unit A-Board Signs ..... [A.6]-20
A6.132 Residential District A-Board Signs ..... [A.6]-20
A6.133 Commercial/Industrial District A-Board Signs ..... [A.6]-20
A6.134 Limited Duration Event A-Board Signs ..... [A.6]-21
A6.140 Abatement of Substandard and Dangerous Signs ..... [A.6]-21
A6.150 Maintenance ..... [A.6]-22

Appendix 7.000 Vacations

A7.001 Vacation Procedures ..... [A.7]-1
A7.002 Submittal Requirements ..... [A.7]-1
A7.003 Vacation Criteria ..... [A.7]-1
A7.004 Reservation and Conditions Attached to a Vacation ..... [A.7]-1

Appendix 8.000 Solar Access
A8.001 Development Permit for Solar Access ..... [A.8]-1
A8.002 Approval Standards for a Development Permit for Solar Access ..... [A.8]-1
A8.003 Duties Created by Development Permit for Solar Access ..... [A.8]-2
A8.004 Submittal Requirements ..... [A.8]-2
A8.005 Application Review Process ..... [A.8]-3
A8.006 Expiration and Extension of a Development Permit for Solar Access ..... [A.8]-3
A8.010 Purpose ..... [A.8]-3
A8.011 Applicability ..... [A.8]-3
A8.012 Solar Site Plan Required ..... [A.8]-3
A8.013 Maximum Shade Point Height Standard ..... [A.8]-4
A8.014 Exemption From the Maximum Shade Point Height Standard ..... [A.8]-5
A8.015 Adjustments to the Maximum Shade Point Height Standard ..... [A.8]-5
A8.016 Analysis of Allowed Shade on Solar Feature ..... [A.8]-6
A8.017 Solar Balance Point ..... [A.8]-8
A8.018 Yard Setback Adjustment ..... [A.8]-8
A8.020 Exceptions to Setback Requirements for Solar Energy Collecting Structures ..... [A.8]-8

Appendix 9.000 Station Center and Town Center Mixed Use Areas ..... [A.9]-1

Appendix 11.000 Gresham Civic Neighborhood Street Design Requirement Figures [A.11]-1

Appendix 12.000 Residential Infill Figures ..... [A.12]-1

Appendix 13.000 Street Naming and Property Numbering
A13.001 Purpose and Authority ..... [A.13]-1
A13.002 Responsibility ..... [A.13]-1
A13.003 Application ..... [A.13]-2
A13.010 New Street Names ..... [A.13]-2
A13.011 Renaming of Existing Public Streets or Assignment of a Name to a Public Street Platted and Recorded without a Name ..... [A.13]-2
A13.012 Property Numbering ..... [A.13]-2
A13.013 Posting of Site, Property, or Building Address ..... [A.13]-2
A13.020 Violation and Penalties ..... [A.13]-3

Appendix 14.000 Significant Trees
A14.001 Purpose ..... [A.14]-1
A14.002 Procedures for Designating, Maintaining, and De-Listing of Significant Trees and Groves ..... [A.14]-1
A14.003 Criteria for Designation of Significant Trees ..... [A.14]-2
A14.004 Criteria for Removal of a Significant Tree ..... [A.14]-3
A14.005 Pruning of a Significant Tree ..... [A.14]-4
A14.006 Emergency Cutting or Removal of a Significant Tree ..... [A.14]-4
A14.007 Education and Promotion ..... [A.14]-5

DEVELOPMENT CODE UPDATE
REFERENCE LIST

Gresham Development Code Revised and Reformatted by Ordinance 1670, Effective 5/7/2009

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
2.0001	Amended	1675	7/16/09	Downtown Design	CPA 09-017
2.0002	Amended	1675	7/16/09	Downtown Design	CPA 09-017
2.0003	Renumbered	1675	7/16/09	Downtown Design	CPA 09-017
2.0004	Renumbered	1675	7/16/09	Downtown Design	CPA 09-017
2.0005	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
2.0005	Renumbered	1675	7/16/09	Downtown Design	CPA 09-017
2.0008	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
2.0009	Added/Moved	1670	5/7/09	Code Improvement 2	CPA 08-291
Article 3	**Revised**	1670	5/7/09	Code Improvement 2	CPA 08-291
3.0002	Amended	1675	7/16/09	Downtown Design	CPA 09-017
3.0002	Amended	1680	10/15/09	Campus Signs	CPA 09-115
3.0002	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
3.0010	Amended	1672	6/4/09	Innovative Housing	CPA 08-292
3.0010	Amended	1675	7/16/09	Downtown Design	CPA 09-017
3.0010	Amended	1680	10/15/09	Campus Signs	CPA 09-115
3.0010	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.0112	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0120	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0130	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0131	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0132	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0133	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0134	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0135	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0138	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0139	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0420	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0430	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0431	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0435	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.0435	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1100 et seq	**Revised**	1675	7/16/09	Downtown Design	CPA 09-017
4.1130	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1136	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1138	Added	1680	10/15/09	Campus Signs/Misc.	CPA 09-115
4.1139	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
4.1148	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1151	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1233	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1234	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1236	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1241	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1242	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1247A	Amended	1686	3/18/10	Florence Classification	CPA 09-200
4.1312	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1404	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1407	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1407	Amended	1675	7/16/09	Downtown Design	CPA 09-017
4.1408	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1410	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1411	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1424	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1425	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1425	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1428	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1448	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1468	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1469	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1473	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1476	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1483	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1507	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1507	Amended	1675	7/16/09	Downtown Design	CPA 09-017
4.1520	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1525	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1525	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1528	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
4.1565	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
4.1588	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0001	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0101	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0101	Amended	1677	8/18/09	FEMA Floodplain	CPA 09-097
5.0103	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0110	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0120	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0120	Amended	1677	8/18/09	FEMA Floodplain	CPA 09-097
5.0121	Amended	1677	8/18/09	FEMA Floodplain	CPA 09-097
5.0122	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
5.0123	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0124	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0125	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0126	Added	1677	8/18/09	FEMA Floodplain	CPA 09-097
5.0202	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0210	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0223	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0224	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0322	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0511	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0520	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
5.0521	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0011	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0110	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0202	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0203	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0303	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0310	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0311	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0320	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0321	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0321	Amended	1672	6/4/09	Innovative Housing	CPA 09-292
6.0324	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0324	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
6.0402	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0403	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0410	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0412	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
6.0413	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0000	Revised	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0002	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0003	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0003	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0101	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0102	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0103	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0100-7.0103	Added	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0201	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0201	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0201	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0202	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0202	Amended	1675	7/16/09	Downtown Design	CPA 09-017

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
7.0202	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0210	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0210	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0212	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0220	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0222	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0223	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0224	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0301	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0302	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0302	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0303	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0303	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0303	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
7.0304	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0305	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0310	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0320	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0321	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0321	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0322	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0322	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0323	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0323	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0324	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0324	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0325	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0325	Amended	1675	7/16/09	Downtown Design	CPA 09-017
7.0326	Added	1672	6/4/09	Innovative Housing	CPA 09-292
7.0327	Added	1672	6/4/09	Innovative Housing	CPA 09-292
8.0102	Amended	1675	7/16/09	Downtown Design	CPA 09-017
8.0110	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0111	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0112	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0114	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0114	Amended	1675	7/16/09	Downtown Design	CPA 09-017
8.0121	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0121	Amended	1675	7/16/09	Downtown Design	CPA 09-017
8.0202	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0220	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0222	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
8.0251	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
9.0110	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0111	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0202	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0304	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0410	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0411	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0412	Renumbered	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0502	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0503	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0512	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0610	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0702	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0703	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0710	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0803	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0821	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0821	Amended	1675	7/16/09	Downtown Design	CPA 09-017
9.0822	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0823	Amended	1675	7/16/09	Downtown Design	CPA 09-017
9.0824	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0825	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0826	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0830	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
7.0830	Amended	1687	4/20/10	Multi-Family Design	CPA 09-089
9.0840	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0850	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0851	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0852	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0852	Amended	1675	7/16/09	Downtown Design	CPA 09-017
9.0854	Amended	1675	7/16/09	Downtown Design	CPA 09-017
9.0857	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0861	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0862	Amended	1675	7/16/09	Downtown Design	CPA 09-017
9.0870	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.0901	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1010	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1012	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1021	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1022	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1030	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1040	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
9.1100	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
10.0110	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0200	Revised	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0301	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0401	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0411	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0502	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0505	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0508	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0702	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.0900	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
10.1010	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.1311	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.1521	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
10.1531	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
Article 11	**Revised**	1670	5/7/09	Code Improvement 2	CPA 08-291
11.0105	Amended	1680	10/15/09	Campus Signs/Misc.	CPA 09-115
11.0204	Amended	1675	7/16/09	Downtown Design	CPA 09-017
11.0402	Amended	1675	7/16/09	Downtown Design	CPA 09-017
11.0502	Amended	1675	7/16/09	Downtown Design	CPA 09-017
11.0700	Amended	1675	7/16/09	Downtown Design	CPA 09-017
11.0702	Amended	1675	7/16/09	Downtown Design	CPA 09-017
A1.002	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A1.003	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A1.004	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A1.004	Amended	1678	8/18/09	Annexation Criteria	CPA 09-014
A1.006	Amended	1678	8/18/09	Annexation Criteria	CPA 09-014
A1.006	Amended	1679	8/18/09	Kelley Creek Headwaters	CPA 09-063
A1.007	Amended	1678	8/18/09	Annexation Criteria	CPA 09-014
A1.008	Amended	1678	8/18/09	Annexation Criteria	CPA 09-014
A2.000	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.005	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.006	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.007	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.503	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.505	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.506	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.510	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A5.512	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A6.001	Amended	1680	10/15/09	Campus Signs	CPA 09-115
A6.010	Amended	1680	10/15/09	Campus Signs	CPA 09-115
A6.013	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A6.024	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291

Code Section	Amend, Add, Delete	Ordinance	Effective Date	Project Description	Case File Number
A6.025	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A6.110	Amended	1680	10/15/09	Campus Signs	CPA 09-115
A6.160	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
A7.001	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A10.000	Deleted	1670	5/7/09	Code Improvement 2	CPA 08-291
A11.000	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291
A12.000	Amended	1670	5/7/09	Code Improvement 2	CPA 08-291

ARTICLE 3
DEFINITIONS

3.0001 General Provisions
3.0002 List of Terms
3.0010 General Terms and Definitions
3.0020 Habitat Conservation Area Terms and Definitions
3.0030 HCA, ESRA, and Article 5 Terms and Definitions
3.0040 Solar Related Terms and Definitions
3.0050 Tree Related Terms and Definitions

3.0001 General Provisions

The purpose of Article 3 is to define terms that are used frequently in the City of Gresham Development Code (Code) and to assist decision makers in interpreting and applying the Code. Those words used in the Community Development Code, shall be subject to the generally accepted dictionary definitions, unless otherwise noted in **Section 3.0010.** Those words listed in **Section 3.0010** shall be subject to those definitions provided, unless the context clearly implies differently. In such cases, the context in which a term is used will indicate its intended meaning, and that intent shall control. Terms not defined here shall have their ordinary accepted meaning as identified in the latest edition of Webster's Dictionary of the English Language.

As used in this ordinance, "shall" and "must" are mandatory. "May" and "should" are permissive.

3.0002 List of Terms

Terms used in the Development Code are presented below. General terms that apply throughout the Code are listed in **Section 3.0010.** Terms that are specific to a Development Code section are listed after the General Terms. These categories are:

A. Habitat Conservation Area Terms and Definitions. **Section 3.0020**

B. HCA, ESRA, and Article 5 Terms and Definitions. **Section 3.0030**

C. Solar Related Terms and Definitions. **Section 3.0040**

D. Tree Related Terms and Definitions. **Section 3.0050**

If a term is defined in both the General Definitions and in a Section-specific category, the Section-specific definition shall be used if the application of the term is within the parameters of the Code Section.

General Terms

A-Board Sign – *See Signs*
Abandoned Sign – *See Signs*
Abut
Access
Access Aisle
Accessory Dwelling – *see Dwelling Unit*
Accessory Structure – *see Structure, Accessory*
Accessory Use – *see Use, Accessory*
Accessway
Acreage, Net
Adjacent
Adjustments
Adult Foster Home – *See Residential Homes*
Agricultural Use
Alteration
Alteration, Structural
Amateur ("Ham") Radio
Ancillary Dwelling – *see Dwelling Unit*
Animated Sign – *See Signs*
Antenna
Antenna Support Structure
Apartment

Applicant
Aquatic Habitat – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Arboriculture
Arborist
- Certified Arborist
- Consulting Arborist
- Qualified Arborist
- Registered Consulting Arborist

Arcade
Archaeological Object
Archaeological Site
Archaeologist
Areal Cover – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Assisted Living Housing – *See Elderly Housing*
Attached Dwelling – *see Dwelling Unit*
Auto-Dependent Use
Awning
Awning Sign – *See Signs*
Balcony
Balloon Sign – *See Signs*
Banner Sign – *See Signs*
Base – *See Façade*
Baseline
Basement
Bay (building façade)
Bed and Breakfast Inn
Bench Sign – *See Signs*
Berm
Block
Buffer Area
Buffer Tree – *See Tree*
Building
Building Area of Building Envelope
Building Code
Building Code Accessible
Building Coverage
Building Footprint
Building Height
Building Line
Building Massing – *See Massing, Building*
Building Modulation – *See Modulation, Building*
Building Site – *See Habitat Conservation Area Definitions, **Section 3.0020***
Bulkhead
Business Service
Butterfly Roof – *See Roof*
Caliper – *See Tree Related Definitions, **Section 3.0050***
Campground
Canopy
Carpool/Vanpool Parking
Carport
Ceiling Height
Certified Arborist – *See Arborist*
Change of Use – *See Use, Change of*
Child Caring Facility – *See Residential Facility*
Children's Play Equipment
Circulation Path
Citizen Band (CB) Radio
City
Civic Neighborhood Design District – *See Design District*
Clear Cutting – *See Tree Related Definitions, **Section 3.0050***
Clear Vision Area
Clearing
Co-locate
Commercial Development
Commercial Parking Facility
Common Wall
Community Services
Comprehensive Plan – *See Gresham Community Development Plan*
Condominium
Condominium Unit
Condominium Conversion
Congregate Housing – *See Elderly Housing*
Consulting Arborist – *See Arborist*
Continuing Care Retirement Community – *See Elderly Housing*
Corner Lot – *See Lot*
Cornice
Corridor Design District – *See Design District*
Court
Courtyard
Courtyard Development
Critical Root Zone – *See Tree Related Definitions, **Section 3.0050***
Crosswalk
Crown Cover – *See Tree Related Definitions, **Section 3.0050***
Curb Cut
Curb Ramp
Customer
Dead-End Street
Deciduous
Deck
Dedication
Density, Net
Design District
- Civic Neighborhood Design District
- Corridor Design District
- Downtown Design District
- Pleasant Valley Design District
- Rockwood Design District
- Springwater Design District

Design District, Site Design
Design Guidelines
Design Principles
Design Standards
Design Storm
Detention
Development
Development Areas not Providing Vegetative Cover– *See Habitat Conservation Area Definitions, **Section 3.0020***
Developed Flood Area – *See Habitat Conservation Area Definitions, **Section 3.0020***
Development Permit
Development Site
Diameter Breast Height – *See Tree Related Definitions, **Section 3.0050***
Digital Flood Insurance Rate Map (DFIRM)
Direct Illumination Sign – *See Signs*
Directional Sign – *See Signs*
Directional Signs, Institutional Campus – *See Signs*
District
Disturb – *See Habitat Conservation Area Definitions, **Section 3.0020***

Disturbance Area – *See Habitat Conservation Area Definitions, **Section 3.0020***
Double Frontage Lot – *See Lot*
Downtown Design District – *See Design District*
Dripline – *See Tree Related Definitions, **Section 3.0050***
Drive-through Use
Driveway
Driveway Approach
Driveway, Shared
Duplex
Dwelling Unit
- Accessory Dwelling
- Ancillary Dwelling
- Attached Dwelling
- Single Family Dwelling
  - Single Family Attached Dwelling
  - Single Family Detached Dwelling
- Temporary Health Hardship Dwelling

Easement
Easement, General Utility
Eco-Roof
Ecological Features – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Ecological Functions– *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Effective Impervious Area– *See Habitat Conservation Area Definitions, **Section 3.0020***
Elderly Housing
- Assisted Living Housing
- Congregate Housing
- Continuing Care Retirement Community
- Immediate Care Facility
- Retirement Housing
- Skilled Nursing Facility (Nursing Home)

Electronic Message Center Sign – *See Signs*
Emergency – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Emissivity or Emittance
Employees
Engineer – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Enhancement – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Entry
Erosion – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Erosion and Sediment Control
Erosion Prevention and Sediment Control Manual
Erosion Prevention and Sediment Control Plan
Evergreen
Exit
Façade
Face of a Building
Face Sign – *See Signs*
Family
Fascia Sign – *See Signs*
Fast Food Service
Fence
Fill – *See HCA, ESRA, Article V Definitions, **Section 3.0030***
Findings
Fin Sign – *See Signs*
Flag Lot – *See Lot*
Flag Pole – *See Lot*
Flap Sign – *See Signs*
Flashing Illumination Sign – *See Signs*
Fleet Vehicle – *See Motor Vehicle*
Flood or Flooding
Flood Areas – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Flood, Base
Flood Insurance Rate Map (FIRM)
Flood Insurance Study
Flood Management Areas – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Floodplain
Floodway
Floor Area
Floor Area Ratio
Fore-Court
Forest Canopy – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Forestry Stewardship Council (FSC) Rating
Free-Standing Sign – *See Signs*
Front Lot Line - *See Lot Line*
Front Yard – *See Yard*
Frontage
Future Street Plan
Gable Roof – *See Roof*
Galleria
Garage
Geologist, Registered
Grade
Green Street
Gresham Community Development Plan, or Community Development Plan
Gresham Development Plan Map
Gresham Public Works Standards
Ground Floor
Groundcover
Grubbing
Habitable Floor
Habitat Conservation Area or HCA – *See Habitat Conservation Area Definitions, **Section 3.0020***
Habitat Friendly Development – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Hazardous Tree – *See Tree*
Height Transition Area
Helicopter Landing Facility
Helicopter Trip
Hipped Roof – *See Roof*
Hogan Cedar Tree – *See Tree*
Home Occupation
Hotel
Illumination Awning Sign – *See Signs*
Immediate Care Facility – *See Elderly Housing*
Imminent Hazard Tree – *See Tree*
Indirect Illumination Sign – *See Signs*
Infill Lots and Parcels – *See Lot*
Infiltration or Stormwater Infiltration
Installation Sign – *See Signs*
Institutional Campus
Intent
Interior Lot – *See Lot*

Intermittent Stream – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Internal Illumination Sign – *See Signs*
Internal Signs, Institutional Campus – *See Signs*
Invasive Non-Native or Noxious Vegetation – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Irregular Shaped Lot – *See Lot*
Joint Development
Kitchen
Laboratories/Research and Development Facilities
Land Division
Landing
Landscaping
LEED ™
Legal Description of Property Description
Level of Service (LOS)
Light Cut-off
Lintel
Live-work
Local Review
Lot
- Corner Lot
- Double Frontage Lot
- Flag Lot
- Flag Pole
- Infill Lots and Parcels
- Interior Lot
- Irregular Shaped Lot
- Rectilinear Lot
- Subdivision Lot

Lot Depth
Lot Line
- Front Lot Line
- Northern Lot Line
- Rear Lot Line
- Side Lot Line
- Zero-lot Line

Lot Line Adjustment
Lot of Record
Lot Width
Low Structure Vegetation or Open Soils – *See Habitat Conservation Area Definitions, **Section 3.0020***
Maintain
Major Tree – *See Tree*
Maintenance Sign – *See Signs*
Manager
Mansard Wall Sign – *See Signs*
Manufactured Dwelling
Manufactured Dwelling Park
Market Area
Marquee Sign – *See Signs*
Massing, Building
Master Plan
Medical Center/Hospital
Mini-Storage Facilities
Mitigation – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Mixed Use (Civic Neighborhood)
Mixed Use Development
Mobile Drive-up Unit Sign – *See Signs*
Model Home
Modulation, Building
- Horizonal Modulation
- Vertical Modulation

Monument Sign – *See Signs*
Motor Vehicle
- Fleet Vehicle
- Passenger Vehicle
- Truck

Moving Parks Sign – *See Signs*
Mulch
Mural
Multi-Business Complex Sign – *See Signs*
Multi-family Structure
Native Vegetation or Native Plant – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Natural State
Nonconforming Development
Nonconforming Sign – *See Signs*
Nonconforming Use
Non-Woody Vegetation – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Northern Lot Line- *See Lot Line*
North-South Dimension – *See Solar Related Definitions, **Section 3.0040***
Nuisance
Nursery, Day or Chile Care Center
Occupied Space
Offices
On-Site Directional Sign – *See Signs*
Open Space – *See Habitat Conservation Area Definitions, **Section 3.0020***
Ornamental Tree – *See Tree*
Outdoor Advertising Sign – *See Signs*
Outdoor Commercial Use
Outdoor Sales Display
Outdoor Storage
Owner
Painted Highlights Sign – *See Signs*
Painted Wall Decoration Sign – *See Signs*
Painted Wall Sign – *See Signs*
Parapet or Parapet Wall
Parcel
Parking Lot Tree – *See Tree*
Partition Parcel
Parent Parcel or Parent Lot
Park and Ride Facility
Parking Lots
Parking Space
Parking Structure
Partition land
Passenger Vehicle – *See Motor Vehicle*
Pedestrian facilities
Pennant Sign – *See Signs*
Perennial (or Perennial Plant)
Perennial Streams – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Perimeter Tree – *See Tree*
Permanent Sign – *See Signs*
Person
Pervious (Porous) Pavement
Phased Development Project
Planned Development
Planter Strip
Plat
Plaza
Pleasant Valley Design District – *See Design District*
Plinth
Porch

Portable Sign – *See Signs*
Portico
Premises
Practicable – *See Habitat Conservation Area Definitions, **Section 3.0020***
Primary Building Entrance/Entry
Primary Feeder Line
Principal Building
Principal Use, Primary Use
Project
Projecting Sign – *See Signs*
Protected solar building line– *See Solar Related Definitions, **Section 3.0040***
Pruning – *See Tree Related Definitions, **Section 3.0050***
Public Community Park
Public Neighborhood Park
Public Multi-Use Paths
Public Open Space
Public Trails
Public Trail Access Points
Public Trail Easement
Public Trailheads
Public Urban Plaza
Public Walking / Hiking Trails
Public Use Areas
Qualified Arborist – *See Arborist*
Radio
Radio Frequency (RF) Energy
Radio Frequency (RF) Facility
Rain Garden
Readerboard Sign – *See Signs*
Rear Lot Line- *See Lot Line*
Rear Yard – *See Yard*
Rectilinear Lot – *See Lot*
Redevelopment – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Reflectivity or Reflectance
Registered Consulting Arborist – *See Arborist*
Registered Residential Facility – *See Residential Home*
Regulated Tree – *See Tree*
Rental Unit
Repair Sign – *See Signs*
Reservation Line
Residential Care Facility – *See Residential Facility*
Residential Facility
- Child Caring Facility
- Residential Care Facility
- Residential Training Facility
- Residential Treatment Facility

Residential Homes
- Adult Foster Home
- Registered Residential Facility
- Residential Training Home
- Residential Treatment Home

Residential Training Facility – *See Residential Facility*
Residential Training Home – *See Residential Home*
Residential Treatment Facility – *See Residential Facility*
Residential Treatment Home – *See Residential Home*
Restaurant
Restoration – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Retail Service
Retail Trade
Retirement Housing – *See Elderly Housing*
Revegetation
Right-of-Way
Riparian – *See Habitat Conservation Area Definitions, **Section 3.0020***
Rockwood Design District – *See Design District*
Roof
- Butterfly Roof
- Gable Roof
- Hipped Roof
- Shed Roof

Roof Sign – *See Signs*
Roof Line Sign – *See Signs*
Rotating Sign – *See Signs*
Routine Repair and Maintenance – *See Habitat Conservation Area Definitions, **Section 3.0020***
Same Ownership
Satellite Receive-only Antenna
Scoring
School, Commercial
School, Primary, Elementary or High
Service Station
Sensitive Species – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Setback
Setback Adjustment – *See Habitat Conservation Area Definitions, **Section 3.0020***
Severe Crown Reduction– *See Tree Related Definitions, **Section 3.0050***
Shade– *See Solar Related Definitions, **Section 3.0040***
Shade Point– *See Solar Related Definitions, **Section 3.0040***
Shade Reduction Line– *See Solar Related Definitions, **Section 3.0040***
Shade Tree – *See Tree*
Shadow pattern– *See Solar Related Definitions, **Section 3.0040***
Shed Roof – *See Roof*
Shrub
Side Lot Line - *See Lot Line*
Sidewalk
Side Yard – *See Yard*
Significant Negative Impact – *See Habitat Conservation Area Definitions, **Section 3.0020***
Significant Tree, Significant Grove – *See Tree*
Signs
- A-Board Sign
- Abandoned Sign
- Animated Sign
- Awning Sign
- Illuminated Awning Sign
- Balloon Sign
- Banner Sign
- Bench Sign
- Direct Illumination Sign
- Directional Sign
- Directional Signs, Institutional Campus
- Electronic Message Center Sign
- Face Sign
- Fascia Sign
- Fin Sign
- Flap Sign
- Flashing Illumination Sign
- Free-Standing Sign
- Indirect Illumination Sign

- Installation Sign
- Internal Illumination Sign
- Internal Signs, Institutional Campus
- Maintenance Sign
- Mansard Wall Sign
- Marquee Sign
- Mobile Drive-up Unit Sign
- Monument Sign
- Moving Parks Sign
- Multi-Business Complex Sign
- Nonconforming Sign
- On-Site Directory Sign
- Outdoor Advertising Sign
- Painted Highlights Sign
- Painted Wall Decoration Sign
- Painted Wall Sign
- Pennant Sign
- Permanent Sign
- Portable Sign
- Projecting Sign
- Readerboard Sign
- Repair Sign
- Roof Sign
- Roof Line Sign
- Rotating Sign
- Special Event Banner Sign
- Structural Alteration Sign
- Structure Sign
- Temporary Lawn Sign
- Temporary Rigid Sign
- Temporary Sign
- Under Marquee Sign
- Unsafe Sign
- Wind Sign
- Window Sign, Inside
- Window Sign, Outside

Single Family Dwelling – *See Dwelling Unit*
Single Family Attached Dwelling – *See Dwelling Unit*
Single Family Detached Dwelling – *See Dwelling Unit*
Single-Loaded Street
Site
Site Plan
Skilled Nursing Facility – *See Elderly Housing*
Slope, Cross
Slope, Running
Solar Access Development Permit – *See Solar Related Definitions,* ***Section 3.0040***
Solar Access Height Limit – *See Solar Related Definitions,* ***Section 3.0040***
Solar Energy Collecting Structure – *See Solar Related Definitions,* ***Section 3.0040***
Solar Feature – *See Solar Related Definitions,* ***Section 3.0040***
Solar Gain Line – *See Solar Related Definitions,* ***Section 3.0040***
Solar Reflective Index (SRI)
Solar Related Definitions - *See Solar Related Definitions,* ***Section 3.0040***
South or South Facility – *See Solar Related Definitions,* ***Section 3.0040***
Spandrel Glass
Special Event Banner Sign – *See Signs*
Springwater Design District – *See Design District*
Stand - *See Tree Related Definitions,* ***Section 3.0050***
Stands, Commercial
Steep Slopes – *See Habitat Conservation Area Definitions,* ***Section 3.0020***
Stormwater Filtration
Stormwater Planter
Stormwater Pre-Treatment Facility – *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030***
Stormwater Runoff
Stormwater Treatment
Stormwater Quality Control Plan
Story
Story, First
Stream – *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030***
Street, Road or Highway
Structural Alteration Sign – *See Signs*
Structural Sign – *See Signs*
Structure
Structure, Accessory
Subdivide Land
Subdivision Lot – *See Lot*
Substantial Improvement
Sun Screen/Sun Shade
Sunchart – *See Solar Related Definitions,* ***Section 3.0040***
Temporary Health Hardship Dwelling – *See Dwelling Unit*
Temporary Lawn Sign – *See Signs*
Temporary Rigid Sign – *See Signs*
Temporary Sign – *See Signs*
Tenant
Tentative Plan
Top – *See Façade*
Top of Bank – *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030***
Townhouse
Tract
Transit Facility
Transit Streets and Routes
Transit Supportive Use
Transom Window
Transportation Facility
Tree

- Buffer Tree
- Canopy Tree – *See Shade Tree*
- Deciduous Tree
- Evergreen Tree
- Hazardous Tree
- Hogan Cedar Tree
- Imminent Hazard Tree
- Major Tree
- Ornamental Tree
- Parking Lot Tree
- Perimeter Tree
- Regulated Tree
- Shade Tree
- Significant Tree, Significant Grove
- Site Tree
- Street Tree

Tree Protection Plan – *See Tree Related Definitions,* ***Section 3.0050***
Tree Removal– *See Tree Related Definitions,* ***Section 3.0050***
Tree Survey– *See Tree Related Definitions,* ***Section 3.0050***
Tree Topping– *See Tree Related Definitions,* ***Section 3.0050***

Tree Well - – *See Tree Related Definitions, **Section 3.0050***
Truck – *See Motor Vehicle*
Underground Injection Control System
Under Marquee Sign – *See Signs*
Undevelopable Area
Unsafe Sign – *See Signs*
Urban Development Value – *See Habitat Conservation Area Definitions, **Section 3.0020***
Urban Services
Use, Accessory
Use, Change of
Utility Facilities – *See Habitat Conservation Area Definitions, **Section 3.0020***
Variance
Vehicle Rebuilding
Vehicle, Recreation
Vehicle Repair
Vehicle Sales and/or Rental Lot
Vehicular Way
Visible Transmittance
Walk, or Walkway
Wall
Water Dependent – *See Habitat Conservation Area Definitions, **Section 3.0020***
Water Feature – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Water Quality Manual
Water Quality Resource Area – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Waters of the State – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Watershed– *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Wet Weather Season
Wetland
Wind Sign – *See Signs*
Window Sign, Inside – *See Signs*
Window Sign, Outside – *See Signs*
Wood Vegetation – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Wood Vegetation Area – *See HCA, ESRA, Article 5 Definitions, **Section 3.0030***
Wholesale Activities
Xeriscaping
Yard
- Front Yard
- Rear Yard
- Side Yard

Zero Lot Line- *See Lot Line*

Habitat Conservation Area Terms

- Building Footprint
- Building Site
- Developed Areas not Providing Vegetative Cover
- Developed Flood Area
- Disturb
- Disturbance Area
- Effective Impervious Area
- Habitat Conservation Area or HCA
- Low Structure Vegetation or Open Soils
- Open Space
- Practicable
- Riparian
  - Class I Riparian Area
  - Class II Riparian Area
- Routine Repair and Maintenance
- Setback Adjustment
- Significant Negative Impact
- Steep Slopes
- Urban Development Value
- Utility Facilities
- Water-dependent

HCA, ESRA, Article 5 Terms

- Aquatic Habitat
- Areal Cover
- Ecological Features (or Features)
- Ecological Functions (or Functions)
- Emergency
- Engineer
- Enhancement
- Erosion
- Fill
- Flood Areas
- Flood Management Areas
- Floodplain
- Forest Canopy
- Habitat-friendly Development
- Intermittent Streams
- Invasive Non-native or Noxious Vegetation
- Mitigation
- Native Vegetation or Native Plant
- Non-Woody Vegetation (Herbaceous Plants)
- Perennial Streams
- Redevelopment
- Restoration
- Sensitive Species
- Stormwater Pre-treatment Facility
- Stream
- Structure
- Top of Bank
- Water Feature (Body)
- Waters of this State
- Water Quality Resource Area
- Watershed
- Woody Vegetation Area
- Woody Vegetation

Solar Related Terms

- North-South Dimension
- Protected Solar Building Line
- Shade
- Shade Point
- Shade Reduction Line
- Shadow Pattern
- Solar Access Development Permit
- Solar Access Height Limit
- Solar Energy Collecting Structure
- Solar Feature
- Solar Gain Line
- South or South Facility
- Sunchart

Tree Related Terms

- Caliper
- Clear Cutting
- Critical Root Zone
- Crown Cover
- Diameter Breast Height
- Dripline
- Pruning
- Severe Crown Reduction
- Stand
- Tree Protection Plan
- Tree Removal
- Tree Survey
- Tree Topping
- Tree Well

3.0010 General Terms and Definitions

A-Board Sign. *See Signs.*

Abandoned Sign. *See Signs.*

Abut. Contiguous to; adjoining with a common boundary line or right-of-way.

Access. The place, means or way by which pedestrians, vehicles or both shall have safe, adequate and usable ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or easement.

Access Aisle. Is an accessible pedestrian space between elements, such as parking spaces, seating and desks, that provides clearances appropriate for use of the elements.

Accessory Dwelling. *See Dwelling Unit.*

Accessory Structure. *See Structure, Accessory.*

Accessory Use. *See Use, Accessory.*

Accessway. A pathway designed for pedestrian and bicycle movement to provide direct and continuous access between transportation facilities and points of interest.

Acreage, Net. The area proposed for development measured to the property lines of the parcel(s) or development site boundary or lot after all deductions are made. Deductions include the area of streets, existing and proposed common easements for access, and new street dedications.

Adjacent. Near or close. For example, an Industrial District across the street from a Residential District shall be considered as "adjacent."

Adjustments. Modifications and reductions or additions to code standards which do not include variances.

Adult Foster Home. *See Residential Homes.*

Agricultural Use. The term includes farming, dairying, pasturage, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry; it does not include the operation of a feed lot or other commercial feeding of animals.

Alteration. An "alteration" may be a change in construction or a change of occupancy. Where the term "alteration" is applied to a change of construction, it is intended to apply to any change, addition, or modification in construction. When the term is used in connection with a change of occupancy, it is intended to apply to changes of occupancy from one trade or use to another or from one division of trade or use to another.

Alteration, Structural. Any change or repair to the supporting members of a building or structure, such as alteration of bearing walls, foundation, columns, beams or girders. In addition, any change in the external dimensions of the building shall be considered a structural alteration.

Amateur ("Ham") Radio. Radio facilities operated for non-commercial purposes by licensed individuals interested in the construction and operation of radio equipment, usually as a hobby or avocation.

Ancillary Dwelling. *See Dwelling Unit.*

Animated Sign. *See Signs.*

Antenna. A structure designed for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or other services.

Antenna Support Structure. A tower, pole, mast, building, or other structure that is intended to support an antenna.

Apartment. Any building or portion thereof located on a single lot which is designed or built, rented or leased, and occupied as residence of three or more families, living and cooking independently of each other.

Applicant. A person submitting an application for development, a permit, or other required approval under the Code. "Applicant" includes the owner of the property subject to the application and any person designated by the owner to represent the owner, including a developer.

Aquatic Habitat. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Arboriculture. The care and maintenance of trees.

Arborist. A person possessing the education and technical competence through experience and related training to provide for or supervise the management of trees or other woody plants in a landscape setting.

- **Certified Arborist.** A tree care technician who has passed certifying exams and holds current status as a Certified Arborist through the International Society of Arboriculture (ISA). A Certified Arborist is qualified to prune, treat, or remove trees but is not considered a Qualified Arborist.
- **Consulting Arborist.** A professional in arboriculture who is a member of the American Society of Consulting Arborists (ASCA) or International Society of Arboriculture (ISA) and is qualified to bring a comprehensive, objective viewpoint to the diagnosis, appraisal, and evaluation of arboricultural issues.
- **Qualified Arborist.** A professional in arboriculture who has demonstrated professional expertise by membership in the consulting arborist's professional organization (ASCA) and is qualified to provide expert testimony about various issues relating to trees and other woody plants.
- **Registered Consulting Arborist.** A Consulting Arborist who has completed additional requirements beyond those for basic membership in the ASCA and been recognized by the ASCA as having superior experience and expertise in the field of arboriculture.

Arcade. A covered pedestrian passageway or walkway, especially one lined with shops or store fronts; an arcade may be completely enclosed, partially enclosed, or an open air walkway. The arcade must be accessible for public circulation purposes.

Archaeological Object. An object that is at least 75 years old; comprises the physical record of an indigenous and subsequent culture; and is material remains of past human life or activity that are of archaeological significance including, but not limited to, monuments, symbols, tools, facilities, technological by-products, and dietary by-products.

Archaeological Site. A geographic locality, including but not limited to submerged and submersible lands, that contains archaeological objects and the contextual associations of the archaeological objects with each other, or biotic or geological remains or deposits.

Archaeologist. A person having the following qualifications:

1. A post-graduate degree in archaeology, anthropology, history, classics or other germane discipline with a specialization in archaeology or a documented equivalency of such a degree;
2. Twelve weeks of supervised experience in basic archaeological field research, including both survey and excavation and four weeks of laboratory analysis or curating; and
3. Has designed and executed an archaeological study, as evidenced by a Master of Arts or Master of Science thesis, or report equivalent in scope and quality, dealing with archaeological field research.

Areal Cover. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Assisted Living Housing. *See Elderly Housing.*

Attached Dwelling. *See Dwelling Unit.*

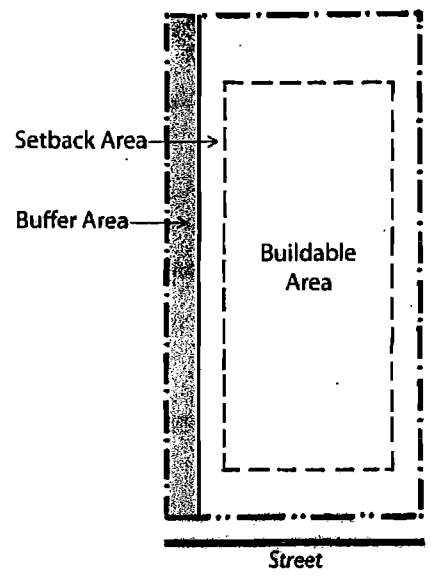
Auto-Dependent Use. A retail service use which provides direct services for motor vehicles where the customer may or may not wait at the site while the service or repair is being performed. Examples of auto-dependent uses are service stations, car washes, quick lubrication services, vehicle repair, transmission or muffler shops, auto body shops, alignment shops, auto upholstery shops, auto detailing, and tire sales and mounting. Auto-dependent use does not include auto sales lots.

Awning. A shelter that provides weather protection, usually constructed of non-rigid canvas or canvas-like materials on a supporting framework that projects from the exterior wall of a building.

Awning Sign. *See Signs.*

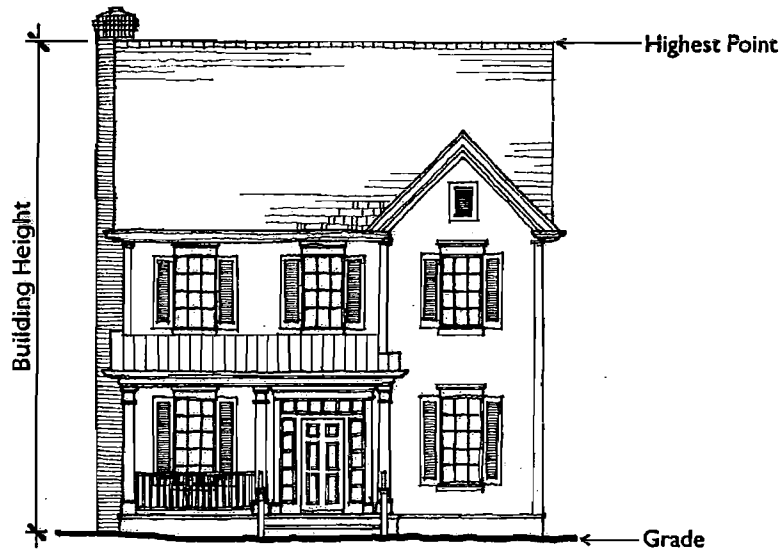
Balcony. An exterior floor projecting from and supported by a structure without additional independent supports and is surrounded by a railing or balustrade.

Balloon Sign. *See Signs.*
Banner Sign. *See Signs.*
Base. *See Façade.*
Basement. A space wholly or partly underground, and having more than one-half (1/2) of its height, measured from its floor to its ceiling, below the average adjoining finished grade.
Bay (of building façade). Any division of a building between vertical lines or planes, especially the entire space between two adjacent supports.
Bed and Breakfast Inn. A structure occupied as a single family residence in which sleeping rooms and a breakfast meal for overnight guests are provided on a daily or weekly basis for a fee.
Bench Sign. *See Signs.*
Berm. An earthen mound with landscaping designed to provide visual interest, screen undesirable views, provide drainage, and/or decrease noise.
Block. A parcel of land bounded by streets, railroad rights-of-way, parks, unsubdivided acreage, or a combination thereof.
Buffer Area. The horizontal distance generally adjacent to a property line which includes vertical elements which may include berms, plants, fences or walls and which may be occupied by screening, utilities, and landscaping materials.

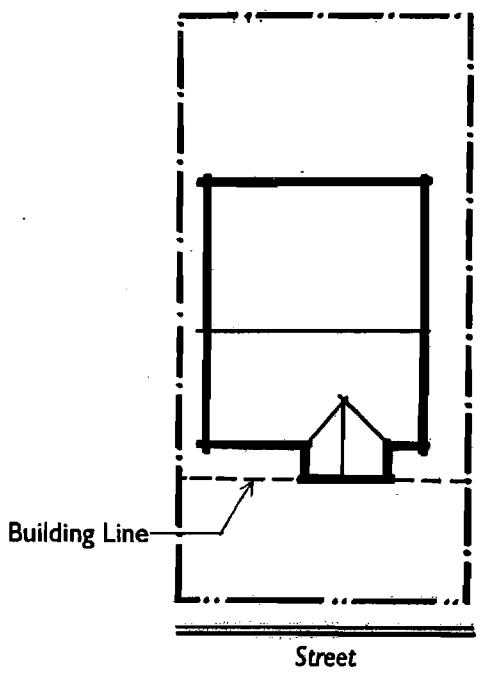


Buffer Tree. *See Tree.*
Building. Any structure with a roof built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind. See also "Structure."
Building Area or Building Envelope. The area of a lot, exclusive of setbacks, easements and other restrictions, where buildings may be constructed.
Building Code. The City of Gresham Building Code as adopted in the Gresham Revised Code, Article 10.0500.
Building Code Accessible. Describes a site, building, facility or portion thereof, that complies with the guidelines for accessibility in Chapter XI of the Building Code.
Building Coverage. That percentage of the total lot area covered by buildings, including covered parking areas.
Building Footprint. The total area of the building ground floor measured from the exterior faces of the building. See also **Section 3.0020** for Building Footprint as it applies to the Habitat Conservation Area.

Building Height. The vertical distance from the average elevation of the finished grade to the highest point of the structure (see also "Grade").



Building Line. A line parallel to the front lot line and passing through the most forward point or plane of a building.



Building Site. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Bulkhead. The solid portion of wall below the glass of a storefront window whose purpose is to protect against abrasion or impact loads. The bulkhead is also commonly referred to as a knee-wall.

Business Service. Establishments engaged in rendering services to other businesses on a fee or contract basis, such as advertising, data processing, employment services, and consulting services.

Butterfly Roof. *See Roof.*

Caliper. *See Tree Related Definitions,* ***Section 3.0050.***

Campground. A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units or recreational vehicles as temporary living quarters for recreation, education, or vacation purposes.

Canopy. An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached. A canopy is comprised of a rigid structure over which a rigid covering is attached. See also "Sun Screen/Sun Shade."

Carpool/Vanpool Parking. A parking space for a vehicle with two or more riders.

Carport. A roofed structure open on at least two sides, designed for or occupied by private passenger vehicles. Carports shall not include structured parking. See also "Garage."

Ceiling Height. The clear vertical distance from the finished floor to the finished ceiling.

Certified Arborist. *See Arborist.*

Change of Use. *See Use, Change of.*

Child Caring Facility. *See Residential Facility.*

Children's Play Equipment. A manufactured play structure on public or private land that is of commercial quality.

Circulation Path. An exterior or interior way of passage from one place to another for pedestrians, including, but not limited to, walks, hallways, courtyards, stairways and stair landings.

Citizen Band (CB) Radio. Two-way radio facilities operated for short-range personal and business communication at low power levels (15 W PEP TPO maximum) in the 27 megahertz (11 meter) band, without necessity of federal license, pursuant to 47 CFR Part 95.

City. The City of Gresham.

Civic Neighborhood Design District. *See Design District.*

Clear Cutting. *See Tree Related Definitions,* ***Section 3.0050.***

Clear Vision Area. A triangular area at the intersections of streets with another street or with railroads or driveways. The purpose of the area is to provide drivers and bicyclists with an unobstructed cross-view for purposes of traffic safety.

Clearing. The act of removing vegetation or an existing impervious surface, such as but not limited to asphalt, concrete or buildings, so that bare earth or other surface that could potentially erode is exposed to the elements.

Co-locate. The location of two or more antennas operated by separate providers on the same support structure.

Commercial Development. Offices and clinics; retail trade establishments engaged in selling goods or merchandise to the general public for personal or household consumption; retail services establishments providing services or entertainment to the general public such as eating and drinking places, hotels, banks, theater; business establishments engaged in rendering services to other businesses on a fee or contract basis, such as advertising, data processing, employment services, and consulting services.

Commercial Parking Facility. Any parking lot or structure used for the sole purpose of paid parking not associated with any other use.

Common Wall. A continuous unbroken interior wall of at least 10 feet in length separating functional spaces of multiple attached dwellings. It must be a fire rated wall extending from foundation to or through the connected roof as required by applicable building codes. Other non-common wall sections for each unit need to be offset enough to meet normal yard setbacks.

Community Services. Public, semi-public, and certain private and non-profit uses that primarily serve the general public and are generally permitted in most land use districts. Community Services include public and private schools, churches, government facilities, utilities, cemeteries, parks, and other similar uses as listed in **Section 8.0100** – Community Services.

Comprehensive Plan. *See Gresham Community Development Plan.*

Condominium. Any structure containing one or more dwelling units which is: a) subject to a declaration filed pursuant to ORS 100.005 to 100.990 and; b) in which there is a private ownership of individual units and common ownership of common areas.

Condominium Conversion. The filing of a declaration pursuant to ORS 100.005 to 100.990, or the sale by a declarant or condominium units that were previously rental units. This is also known as conversion to unit ownership.

Condominium Unit. Any dwelling unit in a condominium.

Consulting Arborist. *See Arborist.*

Congregate Housing. *See Elderly Housing.*

Continuing Care Retirement Community. *See Elderly Housing.*

Corner Lot. *See Lot.*

Cornice. The uppermost section of projecting ornamental moldings along the top of a building just below a roof or the top of a wall.

Corridor Design District. *See Design District.*

Court. An open, unoccupied space extending not more than 24 inches below finish grade and bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts.

Courtyard. An open and uncovered space that is typically landscaped and includes walkways and lawn or garden ornamentations, is pedestrian friendly, is either enclosed or bordered on at least three sides by a building or buildings, and is at grade with said building(s). Courtyards are generally larger and more multifunctional than courts (see also "Court").

Courtyard Development. A development consisting of a single building or multiple buildings that border an open area, court, or courtyard, on three or more sides. The courtyard area may or may not be open to the street and is generally landscaped and includes walkways, but does not include parking areas or vehicle access ways. Courtyard developments may contain attached housing (multi-family or condos), single family attached housing, community services, commercial or mixed uses.

Critical Root Zone. *See Tree Related Definitions,* ***Section 3.0050.***

Crosswalk. A portion of the public right-of-way used primarily for pedestrian travel through or across any portion of a transportation facility.

Crown Cover. *See Tree Related Definitions,* ***Section 3.0050.***

Curb Cut. The entire variation from curb grade, including driveway approach and the area of transition from the sidewalk and curb grades to the driveway approach ramp grades.

Curb Ramp. An area, typically part of a pedestrian accessible route, designed to transition non-vehicular traffic from one elevation to another, such as sidewalk transitions to street crossings. Curb Ramps are limited to maximum running slopes of 1:12 and cross slopes of 1:50.

Customer. An individual who purchases, or is looking to purchase, goods and/or services for themselves, family members, or others. For home occupations, customer visits shall be measured in terms of trips per day.

Dead-End Street. A street or series of streets which can be accessed from a single street. Dead-end streets can be either temporary (intended for future extension as part of a future street plan) or permanent.

Deciduous. A plant with foliage that is shed annually.

Deck. An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

Dedication. The designation or transfer of land by its owner for any general or public use.

Density, Net. The number of dwelling units per unit of land is expressed as the number of square feet of land per dwelling unit. The net density for any lot is computed by dividing the net square footage of the parcel by the number of dwelling units. The net square footage is determined by subtracting from the total square footage of the parcel that area deemed necessary for street dedication and, for development in the LDR-5, LDR-7, TLDR and TR Districts, that area used for private streets and common driveways. The land area dedicated without compensation for the widening or the extension of a public street may be included in calculating the number of attached dwelling units permitted on a lot in all other districts. Accessory and ancillary dwelling units do not count towards density requirements. For the purpose of calculating minimum net density, the Habitat Conservation Area (HCA) and areas with slopes of 25% and greater are also deducted from the total square footage of a parcel.

Design District. Provides guidelines and standards for development activity in clearly defined special design areas. It can be used to ensure the conservation, continuity, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district and to promote quality development in centers, near transit facilities, and similar areas. Six initial design districts are generally described as:

- **Civic Neighborhood Design District** is generally all of the Civic Neighborhood Plan District; Station Center (SC) lands south side of Division and west of Eastman; Community Commercial (CC) land north of Burnside and west of Eastman; and Transit Low Density Residential (TLDR) and Corridor Mixed Use (CMU) west of Eastman along Division.
- **Corridor Design District** is generally those corridor districts -- Corridor Multi-Family (CMF); Corridor Mixed Use (CMU); Moderate Commercial (MC) and Community Commercial (CC); and those residential districts – Moderate Density Residential-12 (MDR-12), Moderate Density Residential-24 (MDR-24) and Office/Residential District (OFR) that are not included in another Design District.
- **Downtown Design District** is all of the Downtown Plan District (DPD) lands as described in **Section 4.1100**. This area generally encompasses properties between Eastman on the west, Hogan on the east, both sides of Burnside to the north and both sides of Powell to the south.
- **Pleasant Valley Design District** is generally the Pleasant Valley Town Center (TC-PV) and the Medium Density Residential-Pleasant Valley (MDR-PV) and High Density Residential-Pleasant Valley (HDR-PV).
- **Rockwood Design District** is generally the Rockwood Town Center (RTC) lands and the Station Center (SC) lands along the MAX line from the west City limits to Birdsdale including the SC-Ruby Junction (SC-RJ) lands.
- **Springwater Design District** is generally the Springwater Village Center (VC-SW) and the abutting Townhouse Residential (THC-SW) land to the east of the VC-SW.

Design District, Design Review. Within a design district two options are available for design review. One is to meet the requirements of the design standards. The second is to meet the requirements of the design guidelines. Larger developments that propose to meet the design standards or any development that proposes to meet the design guidelines will be reviewed by the Design Commission at a public hearing. Smaller developments that propose to meet the design standards will receive an administrative review by the Manager. Larger developments include:

- Residential development with: five (5) or more units if the proposal is adjacent to the LDR-5, LDR-7, TR, TLDR, DRL-1, DRL-2, LDR-PV and LDR-SW districts or within TLDR, DRL-1 and DRL-2; or ten (10) or more units if adjacent to other land use districts;
- Mixed-use, live-work, community service use, commercial and employment developments with either 10,000 square feet of new floor area (20,000 square feet in the Corridor Design District) or

- 50 feet of building frontage on a street including new buildings or additions to existing buildings; and
- All public building community services uses.

Design Guidelines. A set of design parameters for development in design districts that are based on the established design principles. The design guidelines are discretionary in nature and are used to evaluate the acceptability of a project's design. Design guidelines provide the opportunity for creative design flexibility.

Design Principles. General statements that will guide the design of the built environment in design districts. They are the connection between general planning goals and policies and implementing design guidelines and standards.

Design Standards. A set of objective requirements for development in design districts that are based on design principles. Design standards provide a clear and objective way of evaluating the acceptability of a project's design.

Design Storm. A rainfall event of a specified duration (e.g., 6-, 12-, 24-hour) and return frequency (e.g., 2-, 10-year) that is used to calculate the runoff volume and/or discharge rate to be used for design of stormwater systems.

Detention. The temporary storage of stormwater runoff to control peak discharge rates and/or provide gravity settling of sediment and other pollutants prior to discharge to the storm sewer or natural drainage channel (e.g., stream).

Developed Areas not Providing Vegetative Cover. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Development. Any man-made change to improved or unimproved real estate, including but not limited to construction, installation or alteration of buildings or other structures; condominium conversion; land division; establishment or termination of a right of access; storage on real property; tree removal;drilling; and site alteration such as that due to land surface mining, dredging, grading, paving, excavation, or clearing.

Development Permit. A permit issued by the Manager for a development which is in compliance with the requirements of the Community Development Code and the Comprehensive Plan.

Development Site. The total area of a parcel(s) or lot(s) where development is proposed on a property or group of properties that may or may not be under the same ownership.

Diameter Breast Height. *See Tree Related Definitions,* ***Section 3.0050.***

Digital Flood Insurance Rate Map (DFIRM). The official digital map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Direct Illumination Sign. *See Signs.*

Directional Sign. *See Signs.*

Directional Signs, Institutional Campus. *See Signs.*

District. A portion of the territory of the City within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this ordinance.

Disturb. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

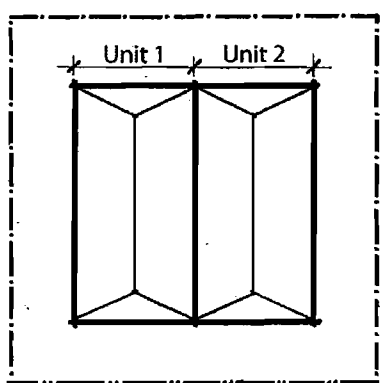
Disturbance Area. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Double Frontage Lot. *See Lot.*

Downtown Design District. *See Design District.*

Dripline. *See Tree Related Definitions,* ***Section 3.0050.***

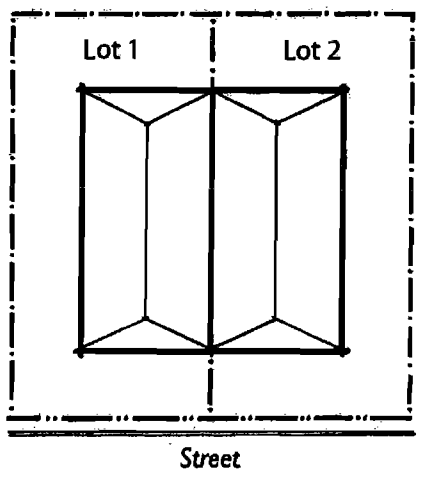
Drive-Through Use. A drive-through use is a business activity involving buying or selling of goods or the provision of services where one of the parties conducts the activity from within a motor vehicle. Facilities usually associated with a drive through use are queuing lanes, service windows, and service islands for vehicular use.
Driveway. An area that provides access for vehicles to a site.
Driveway Approach. The portion of the driveway which connects to a street and generally is within the public right-of-way. See also the Public Works Standards.
Driveway, Shared. A single driveway serving two or more lots.
Duplex. A building on a single lot containing two dwelling units that share a common wall, floor, or ceiling.



Dwelling Unit. One or more rooms designed for residential occupancy by one family and having only one cooking facility. A single-family house and an apartment unit are each considered to be a dwelling unit as per this definition.

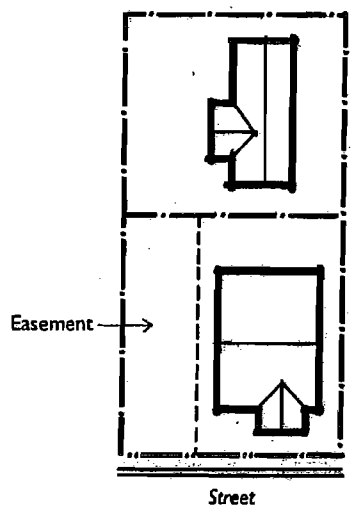
- **Accessory Dwelling.** A dwelling unit either within or added to a dwelling or over a garage that is accessory to a single family dwelling. The accessory unit functions as a complete, independent living facility with provisions within the unit for a separate kitchen, bathroom and sleeping area.
- **Ancillary Dwelling.** A second dwelling unit located on the same lot as a single-family dwelling.
- **Attached Dwelling.** A dwelling unit in a multi-family structure that shares a common wall, floor or ceiling with another dwelling unit within a residential building on a single lot, or, as permitted by the district, within a mixed-use building on a single lot.
- **Single Family Dwelling.** A detached building designed for occupancy by one family.
- **Single Family Attached Dwelling.** A single family dwelling unit, located on its own lot, that shares one or more common walls with one or more single family attached dwelling units. It does not share common floors or ceilings with other single family attached dwelling units and multiple single family attached units are typically constructed in a linear design. Townhouses that locate

each dwelling unit on its own lot are also single family attached dwellings.



- **Single Family Detached Dwelling.** A detached building designed for occupancy by one family. A detached single-family dwelling on a single lot is often referred to as a single-family house, home, or residence.
- **Temporary Health Hardship Dwelling.** A manufactured home temporarily placed with an existing single-family dwelling and intended to provide convenient, temporary housing for persons with a demonstrated health hardship.

Easement. The recorded right that allows others to use a defined area of property for specific purpose(s), such as access or utilities.



Easement, General Utility. A specific described area of land that is dedicated and recorded for public utility uses including water, sewer, stormwater, electricity, natural gas, telephone lines, and maintenance access.

Eco-Roof. Also known as Green Roof. A roof that has been constructed with an impermeable barrier, overlain with a layer of planting media (such as soil or other) and vegetation, with the purpose of slowing and filtering stormwater, insulating the building, and reducing the urban heat-island effect.

Ecological Features. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Ecological Functions. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Effective Impervious Area. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Elderly Housing. Housing for individuals 55 years old or older, or for married couples where at least one of the spouses is 55 years old or older or for disabled persons. Elderly housing shall qualify as housing exempt from the prohibition against discrimination based on familial status as set forth in the Fair Housing Act and the rules and regulations of the United States Department of Housing and Urban Development, as set forth in 24 C.F.R. Chapter 1, Part 100, Sections 302-304.

The term "elderly housing" does not include a single-family detached dwelling, a single-family residential subdivision, residential facility or residential home. Elderly housing may consist of any one or any combination of the following:

- **Assisted Living Housing.** Assisted living housing contains separate living units and is designed to support resident independence in a residential setting and to promote the concept of "aging in place." Assisted living housing offers a range of services, available on a 24-hour basis, for support of resident choice, dignity, privacy, individuality, independence and home-like surroundings.
- **Congregate Housing.** Congregate housing is a specially planned, designed, and managed multi-unit rental housing with self-contained apartments. It is designed to provide supportive environments, but also to accommodate a relatively independent lifestyle. Typically, a limited number of support services, such as meals, laundry, housekeeping, transportation, and social and recreational activities, are provided.
- **Continuing Care Retirement Community (CCRC).** A housing development that is planned, designed, and operated to provide a full range of accommodations and services, including independent living, congregate housing, and medical care. Residents may move from one level to another as their needs change. Such facilities may offer a guarantee of lifetime care, including health care, secured by contracts that require payment of an entrance fee, as well as regular monthly maintenance fees. Other CCRCs include a limited amount of health care as part of the standard fee or they may charge on a pay for service basis. CCRCs may offer rentals as well as ownership options.
- **Immediate Care Facility.** An Immediate Care Facility is designed for persons who do not require round-the-clock nursing, but who do need "preventive care" with less than continuous licensed nursing care or observation. It provides 24-hour service with physicians and nurses in supervisory roles. Such facilities emphasize personal and social care.
- **Retirement Housing.** Retirement housing is designed for independent living and each unit has a full kitchen and bath. Retirement housing generally is located in multi-unit structures, similar to multi-family structures, although seniors only manufactured dwelling parks would also qualify for this category. A few services such as group trips or recreation or other services may be offered.
- **Skilled Nursing Facility (Nursing Home).** A skilled nursing facility provides a full range of 24-hour direct medical care, nursing, and other health services. Nurses provide services prescribed by a resident's physician. It is for persons who need health supervision but not hospitalization. The emphasis is on nursing care, but restorative physical, occupational, speech, and respiratory services are also provided. Common eating and cooking facilities are provided.

Electronic Message Center Sign. *See Signs.*

Emergency. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Employees. All persons, including proprietors, working on the premises of a business.

Emissivity or Emittance. Infrared emissivity (or emittance) is a measure of the ability of a surface to shed some of its heat (in the form of infrared radiation) away from the surface (i.e., roofing membrane). High infrared emissivity helps keep surfaces cool. Metallic surfaces have a low infrared emissivity.

Engineer. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Enhancement. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Entry. Any access point to a building or portion of a building or facility used for the purpose of entering. An entry includes the approach walk; the vertical access leading to the entry platform; the entry platform itself; vestibules, if provided; the entry door(s) or gate(s); and the hardware of the entry door(s) or gate(s). A primary entry is a type of entry.

Erosion. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Erosion and Sediment Control. Practices and methods employed to reduce or prevent soil erosion and sedimentation (accumulation or buildup of sediments) resulting from soil disturbing activities or weather events. See the Erosion Prevention and Sediment Control Manual for local requirements.

Erosion Prevention and Sediment Control Manual (EPSC Manual). A manual adopted by the City to specify requirements and acceptable methods for erosion prevention and sediment control in the City.

Erosion Prevention and Sediment Control Plan. A plan for providing erosion prevention and sediment control as described in the EPSC Manual.

Evergreen. Varieties of plants (including groundcover, shrubs and trees) with foliage that persists and remains green year-around.

Exit. A way of departure from the interior of a structure to the open air outside at the ground level. It should be a continuous and unobstructed means of egress to a public way and shall include intervening doorways, corridors, ramps, stairways, smoke proof enclosures, horizontal exits, exit courts, and yards.

Facade. All exterior walls or faces of a building facing a public way or space. This may include the front, sides and/or rear of the building.

- Base. The lower portion of the building façade adjacent to the ground. This may include windows, texture, projections, awnings, canopies, ornamental detailing, etc. to enhance the pedestrian realm at the street level.
- Top. The upper portion of a building façade. This may include cornice detailing, roofs, dormers, and gable ends, etc.

Face of a Building. All window and wall areas of a building in one elevation.

Face Sign. *See Signs.*

Family. An individual, or two or more persons related by blood, marriage, adoption, or legal guardianship, living together in a dwelling unit in which meals or lodging may also be provided for not more than four additional persons, excluding servants, who need not be related by blood, marriage, adoption, or legal guardianship. Residents and staff or residential homes as defined in ORS 197.660(2) shall be considered a family for purposes of this ordinance.

Fascia Sign. *See Signs.*

Fast Food Service. The retail sales in a building of convenience food or specialty menu items, and ordered and served at a counter or window, whether for consumption on or off the premises, when the facility is designed primarily to serve customers arriving by automobile. Such food items include, but are not limited to, dairy products, donuts, fish and chips, fried chicken, hamburgers, hot dogs, ice cream, pizza, sandwiches, soft drinks or tacos.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas. For purposes of **Section 9.0100**, walls are a type of fence.

Fill. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Findings. A written statement of facts, conclusions and determinations based on the evidence presented in relation to the approval criteria and prepared by the approval authority in support of a decision.

Fin Sign. *See Signs.*

Flag Lot. *See Lot.*

Flag Pole. *See Lot.*
Flap Sign. *See Signs.*
Flashing Illumination Sign. *See Signs.*
Fleet Vehicle. *See Motor Vehicle.*
Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

Flood Areas. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***
Flood, Base. A flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood".
Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
Flood Insurance Study. The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.
Flood Management Areas. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***
Floodplain. Any land area susceptible to being inundated by flood waters from any source. See also "Flood or Flooding." See Also the HCA, ESRA, Article 5 Definition in **Section 3.0030** for use of this term in those areas.
Floodway. The channel of a river or other watercourse and that portion of the adjacent floodplain that must remain open to permit passage of the base flood without cumulatively increasing the water surface elevation more than a designated height, usually one (1) foot.
Floor Area. The gross area, under roof, of all of the habitable floors of a building, measured from the interior of exterior walls, excluding only space devoted to off-street parking or loading and excluding basement area.
Floor Area Ratio. The amount of floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area for every one square foot of site area.
Fore-Court. An open area in front of a building's main entrance.
Forest Canopy. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***
Forestry Stewardship Council (FSC) Rating. This is a rating system for wood products whereby certification is granted from the Forestry Stewardship Council's accredited independent certifiers that evaluate forest management for environmental responsibility, social benefit and economic viability.
Free-Standing Sign. *See Signs.*
Frontage. That portion of a parcel of lot which abuts a transportation facility. Frontage may also refer to: other types of frontage, the façade of a building, or a frontage road, depending on the context of the term in the Code.
Front Lot Line. *See Lot Line.*
Front Yard. *See Yard.*
Future Street Plan. An approved plan for continuation of streets into adjacent property.
Galleria. A functional interior open space accessible to the public during business hours. It must connect areas of pedestrian activity.
Garage. An accessory building or portion of a principal building intended for the parking of vehicles. A carport shall also be considered a garage.
Geologist, Registered. Shall mean that person registered with the State of Oregon under the provisions of ORS 672.505 to 672.705.

Grade. The lowest point of elevation of the finished surface of ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.

Green Street. A street that incorporates Green Development Practices within or adjacent to 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. Green Streets typically use rain gardens, stormwater planters, or porous pavement to manage stormwater runoff.

Gresham Community Development Plan, or Community Development Plan. A plan adopted by the City which is intended to guide the future development of this community. It is also known as the Comprehensive Plan. This plan includes five volumes:

1. Volume I - Findings Document
2. Volume II - Policies
3. Volume III - Gresham Community Development Code, also known as the Development Code or Code
4. Volume IV – Transportation System Plan
5. Volume V – Capital Improvement Plan

Gresham Development Plan Map. The Plan Map identifies the land use designations assigned to all property within the City of Gresham. The Plan Map is included as Appendix C of Volume II of the Gresham Community Development Plan.

Gresham Public Works Standards. The Gresham Public Works Standard Details, Construction Specifications, Design Standards and Erosion Prevention and Sediment Control Manual.

Ground Floor. Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor where a split-level entry has been provided or where a building is built into a hillside.

Ground Floor Height. The vertical distance from the upper surface of the ground floor to the upper surface of the floor immediately above. (See also Story).

Groundcover. Turf grass and low plants that cover the ground in place of turf grass. Low plants normally reach an average maximum height of not more than 24 inches at maturity. For required landscaping, groundcover does not include any substitution of bark mulch, bark chips, gravel, or rock in place of living plant materials except as prescribed in the city's Erosion Prevention and Sediment Control Manual.

Grubbing. The removal of any type of rooted vegetation from land by digging, raking, dragging, or otherwise disturbing the roots of such vegetation and soil.

Habitable Floor. Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor."

Habitat Conservation Area or HCA. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Habitat Friendly Development. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Hazardous Tree. *See Tree.*

Height Transition Area. A horizontal distance requirement between building and property line.

Helicopter Landing Facility. Any area used for the landing and take off of helicopters including heliports, helipads, and helistops. Peripheral areas, hangers, parking pads, passenger terminals, and helicopter service areas are also part of such facilities.

Helicopter Trip. Each landing or take-off of a helicopter. A landing and a take-off is counted as two trips.

Hogan Cedar Tree. *See Tree.*

Home Occupation. A business or commercial activity conducted within a dwelling unit by the permanent residents thereof, said use being secondary to the use of the dwelling for living purposes, and which complies with the terms and conditions of the Gresham Community Development Code.

Hotel. A building or portion thereof, with rooms designed or intended to be used, subletted, or hired out for the purpose of offering lodging on a day-to-day basis to the general public. Motels and apartment hotels shall be classified as hotels.

Illuminated Awning Sign. *See Signs.*

Immediate Care Facility. *See Elderly Housing.*

Imminent Hazard Tree. *See Tree.*

Indirect Illumination Sign. *See Signs.*

Infill Lots and Parcels. *See Lot.*

Infiltration (in the context of stormwater), or Stormwater Infiltration. Also referred to as stormwater retention. The permanent storage and disposal of stormwater, through percolation into the ground. This may occur via the soil surface or the subsurface. The stormwater hierarchy in the Water Quality Manual applies, and a DEQ authorization is required for subsurface infiltration that meets the definition of an Underground Injection Control system.

Installation Sign. *See Signs.*

Institutional Campus. A community service use consisting of one or more contiguous lots or site at least 20 acres in size owned or managed by a single entity and providing public/semi-public and private community services such as higher educational facilities and hospital campuses with affiliated health care services.

Intent. A statement indicating the purpose of what the Design Guidelines and Standards regulations are designed to achieve.

Interior Lot. *See Lot.*

Internal Signs, Institutional Campus. *See Signs.*

Intermittent Streams. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Internal Illumination Sign. *See Signs.*

Invasive Non-Native or Noxious Vegetation. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Irregular Shaped Lot. *See Lot.*

Joint Development. Joint development is real estate development that is closely linked to public transportation services and light rail station facilities and takes advantage of the market and locational benefits provided by them. Joint development can include the physically related or air rights development of a light rail station, and park and ride lots, or the development of properties directly abutting and functionally linked with light rail stations and park and ride lots.

Kitchen. A room used or designed to be used for the preparation of food.

Laboratories/Research and Development Facilities. Firms which undertake scientific, medical and/or high tech research, development and product or equipment design activities in a setting which combines offices and laboratories and may include small-scale manufacturing.

Land Division. The process of dividing land to create lots or parcels.

Landing. Is a level area, within or at the terminus of a stair or ramp.

Landscaping. Site improvements which include lawn, groundcover, trees, plants and other natural and decorative features, including but not limited to, patios or plazas open to the public or open commonly to residents and street furniture and walkways which are contiguous and integrated with plant material landscaped areas.

Except as allowed elsewhere in the Community Development Code, all areas to be credited towards landscaping must be installed with growing plant materials. Mulch, bark chips, and similar materials may be used only as a temporary groundcover at the time of planting.

The verification of plant materials requiring specific characteristics can be achieved by any of the following methods:

1. Description in Sunset Western Garden Book (Editor Sunset Books, 1988 or later edition), or
2. By an appendix or definition in the Community Development Code, or
3. By specific certification by a licensed landscape architect.

LEED ™. The Leadership in Energy and Environmental Design Green Building Rating System developed by the U.S. Green Building Council (USGBC) which provides standards for environmentally sustainable design, construction and operation of buildings and neighborhoods.

Legal Description or Property Description. The metes and bounds description, recorded subdivision lot and block number, or parcel number and the recorded number for a partition plat, or tax lot, section, township and range description for a property.

Level of Service (LOS). A standard of a street's carrying capacity, based upon prevailing roadway, traffic, and traffic control conditions during a given time period. The Level of Service range, from LOS A (free flow) to LOS F (forced flow), describes operational conditions within a traffic stream and their perception by motorists/passengers.

Light Cut-off. An outdoor lighting fixture designed to direct light (usually downward) and prevent light from being emitted outside the area intended for lighting.

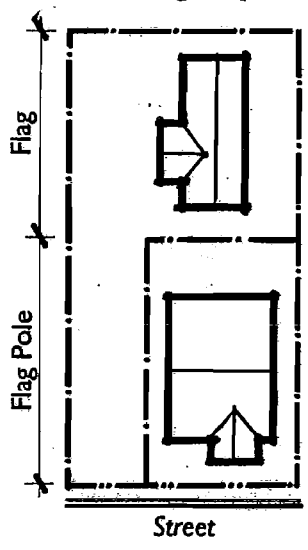
Lintel. A horizontal structural beam above an opening, such as a window or door that may be expressed externally as an architectural feature.

Live-work. A live-work unit is a structure that combines a limited office, retail service, and/or business service 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.

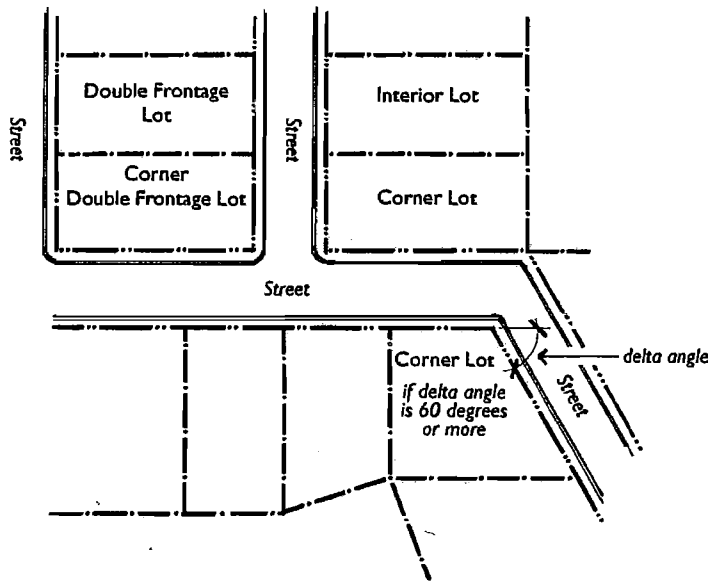
Local Review. The review of a development permit through all City review levels, including appeals, terminating with the City Council.

Lot. A generic term that describes any unit of land.

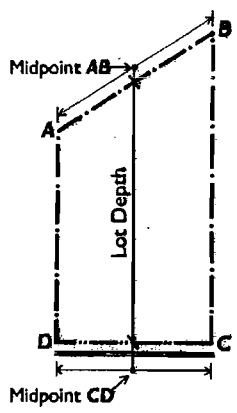
- **Corner Lot.** A lot that has frontage on two or more streets. A corner lot also includes a lot abutting the inside curve of a street with a delta angle, as used on plats, of 60 degrees or more.
- **Double Frontage Lot.** A lot with street frontage along two opposite boundaries.
- **Flag Lot.** A lot with two distinct parts: the flag, which is the only building site, located behind another lot; and the flag pole, which connects the flag to the street, provides the only street frontage for the lot and is narrower than the street frontage required for that district.



- **Flag Pole.** The narrow portion of a flag lot needed to provide vehicular access from the street to the remainder of the parcel. A flag pole is typically under parent parcel ownership, but may be allowed as an easement for shared access across an adjacent ownership or as interim access pending future street development.
- **Infill Lots and Parcels.** For the purposes of **Section 4.0138**, Infill Lots and Parcels are those existing or proposed lots or parcels that are non-standard. A non-standard residential lot or parcel is one which either does not meet the standard lot depth, width, size or frontage requirements for the district.
- **Interior Lot.** A lot other than a corner lot, with frontage only on one street.
- **Irregular Shaped Lot.** A lot that is other than rectangular in shape.
- **Rectilinear Lot.** A lot where the side lot lines are perpendicular to the street upon which it faces, or are radial to the street in the case of a curved street.
- **Subdivision Lot.** A single unit of land legally created by a subdivision in accordance with the City of Gresham subdivision regulations.



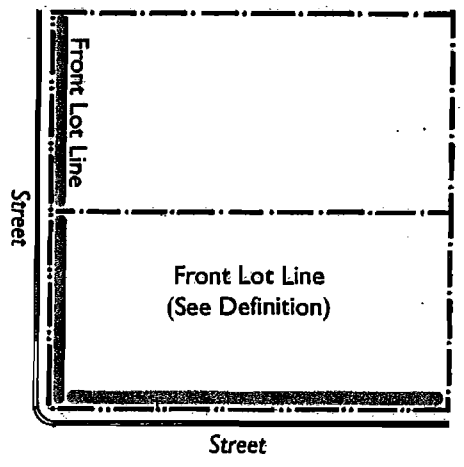
Lot Depth. The perpendicular distance measured from the mid-point of the front lot lines to the mid-point of the opposite, usually the rear, lot line. See also Lot Width.



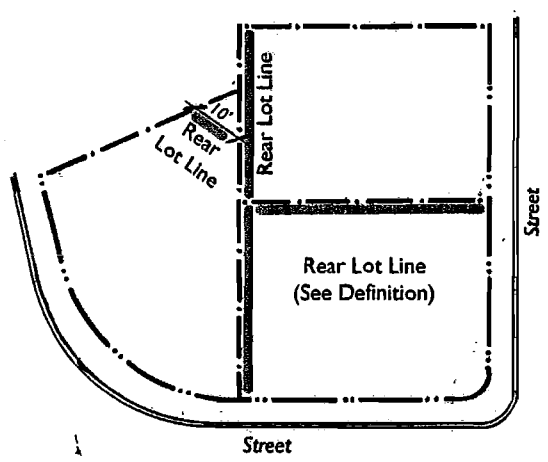
Lot Line. Any property line bounding a lot.

- **Front Lot Line.** For an interior lot, the lot line abutting a street;. In the case of a corner lot, where there is an existing building, the front lot line is determined by the orientation of the front door. For

a corner lot where there is no existing building, the front lot line is determined by the orientation necessary to achieve lot depth. If lot depth may be met in both directions, then the applicant may determine which lot line is the front lot line. In cases where the front lot line is disputable, the Manager shall determine the front lot line. For double frontage lots, the front lot line shall be determined by the Manager except when an access control strip has been required along one of the streets of a double frontage lot by a governmental agency. In that instance, the line separating the lot from this street shall become the rear property line. A lot line abutting an alley is a rear lot line. For flag lots and non-frontage lots where lot depth is met in both directions, the front lot line shall be determined by the Manager.



- **Northern Lot Line.** The lot line that is the smallest angle from a line drawn east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard area, the northern lot line shall be at the north edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn east-west, then the northern lot line shall be a line 10 feet in length within the lot parallel with and at a maximum distance from the front lot line.
- **Rear Lot Line.** A lot line which is opposite to and more distant from the front lot line. In the case of an irregular or triangular shaped lot, an imaginary lot line ten feet in length shall be drawn within the lot parallel to and at the maximum distance from the front lot line. In the case of a double frontage lot, each street has a front lot line except when an access control strip has been required along one of the streets by a governmental agency, in which case the line separating the lot from this street becomes the rear property line. A lot line abutting an alley is a rear lot line.



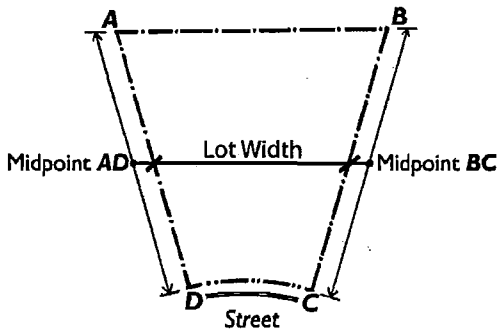
- **Side Lot Line.** Any lot line which is not a front or rear lot line.
- **Zero-Lot Line.** A condition created through a land division process where the lots have setbacks less than that required in the underlying land use district.

Lot Line Adjustment. An adjustment of a property line by the relocation of a common lot line where no additional lots are created or where lots are consolidated resulting in fewer lots.

Lot of Record.

1. A platted lot. Platted lots that were recorded with Multnomah County after December 16, 1975, where City of Gresham approval was required but not sought and granted prior to recordation, are not recognized as lots of record.
2. Land for which a deed or other instrument describing the land was recorded with Multnomah County prior to December 16, 1975, or either approved by Multnomah County or recorded prior to July 26, 1979, if annexed after that date.

Lot Width. The perpendicular distance measured between the mid-points of the two principal opposite side lot lines and at approximately right angles to the lot depth. See also Lot Depth.



Low Structure Vegetation or Open Soils. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Maintain. To cause or allow to continue in existence; when the context indicates, maintain shall mean to preserve and care for a structure, improvement, conditions or landscape area so that it remains attractive, safe and presentable and carries out the purposes for which it was installed, constructed or required.

Maintenance Sign. *See Signs.*

Major Tree. *See Tree.*

Manager. The City Manager of the City of Gresham acting either directly or through authorized representatives.

Mansard Wall Sign. *See Signs.*

Manufactured Dwelling. The term "Manufactured Dwelling" means:

1. Residential trailer, a structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.
2. Mobile home, a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
3. Manufactured home, a structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction and constructed after June 15, 1976;

4. Manufactured dwelling does not mean any building or structure subject to the structural specialty code in the one and two-family dwelling code adopted pursuant to ORS 455.100 to 455.450 and 455.610 to 455.690 or any unit identified as a recreational vehicle by the manufacturer.

Manufactured Dwelling Park. The term "Manufactured dwelling park" means any place where four or more manufactured dwellings are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person. "Manufactured dwelling park" does not include a lot or lots located within a subdivision being rented or leased for occupancy by no more than one manufactured dwelling per lot if the subdivision was approved by Gresham under an ordinance adopted pursuant to ORS 92.010 to 92.190.

Market Area. A market area is the geographic area which provides most of the continuing patronage necessary to support a shopping center or commercial district.

Marquee Sign. *See Signs.*

Massing, Building. The mass or bulkiness of a building is its three-dimensional form, and its relationship to exterior spaces.

Master Plan. A development plan for multiple projects to be built in two or more phases. A master plan may involve multiple blocks provided that the blocks are contiguous.

Medical Center/Hospital. A medical institution which provides medical and surgical care to patients on an inpatient, outpatient and emergency basis. Accessory uses include administrative offices; food service; medical office buildings and clinics; laboratories; teaching facilities and conference facilities. Typically, a medical center is contained on several blocks, often in a campus setting.

Mini-Storage Facilities. Structures containing separate storage spaces of varying sizes rented on an individual basis. The spaces shall only be used for dead storage of customer's goods and materials.

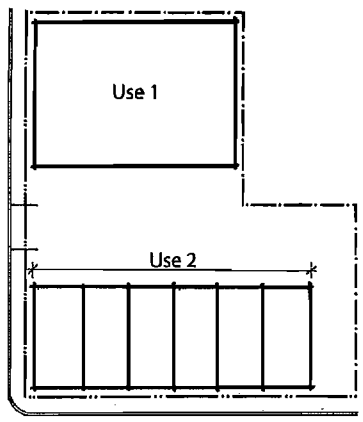
Mitigation. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Mixed Use (Civic Neighborhood). 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.

Mixed Use Development. The combination on a site, of residential uses with commercial uses.



Mixed-Use Development - Vertical



Mixed-Use Development - Horizontal

Mobile Drive-up Unit Sign. *See Signs.*

Model Home. A non-occupied single-family detached home representative of a product line available to consumers; which is not available for occupancy until the public facilities have been approved and accepted by the Manager.

Modulation, Building. Design technique that breaks the massing of large buildings down into smaller units by providing varying depths for exterior walls.

- **Vertical Modulation:** Used to make large buildings appear to be an aggregate of smaller elements or to add visual relief to long stretches of facades. Techniques can include the use of architectural features, setbacks or varying rooflines.
- **Horizontal Modulation:** Used to reduce the apparent mass of multi-story buildings and provide continuity at the ground level of a large building. Building facades can be divided with horizontal elements so that the façade appears less massive than those with sheer, flat surfaces. Techniques can include step-backs, balconies, and roof treatment.

Monument Sign. *See Signs.*

Motor Vehicle. A motorized device used to transport people and/or goods on streets. Such vehicles include motorcycles/mopeds, passenger vehicles, trucks and recreational vehicles with motorized power. Specific characteristics of classes of vehicles include:

- **Fleet Vehicle:** A motor vehicle which is owned by a company, used primarily if not exclusively for the conducting of the company's business, and stored on the company's site when not in use. Fleet vehicles include company cars, repair and delivery vans. The term also applies to the inventory of vehicles at car/truck rental agencies.
- **Passenger Vehicle:** A motor vehicle designed to carry ten persons or less including the driver. Passenger vehicles also include those designed to carry ten persons or less that are constructed either on a truck chassis or with special features for occasional off-road use. Vehicles in this category are commonly referred to as cars or automobiles, minivans, passenger vans and jeeps.
- **Truck:** A motor vehicle which is designed primarily for the movement of goods, equipment or property, or that is designed to carry more than ten persons. Vehicles in this category are commonly referred to as trucks, pick-ups, delivery vans, buses, and motor homes.

Moving Parks Sign. *See Signs.*

Mulch. Non-living organic and synthetic materials such as compost, barkdust or bark chips customarily used in landscape design to retard erosion and retain moisture. Mulch may not be used as a substitute for living plants as part of required landscaping (see also "Landscaping").

Multi-Business Complex Sign. *See Signs.*

Multi-family Structure. A building that is located on a single lot and has three or more dwelling units. This includes apartments and may include condominiums.

Mural. A painting applied to a wall surface that will be reviewed and approved for artistic merit by an arts reviewing body designated by the City.

Native Vegetation or Native Plan. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Natural State. A physical state for a property or portion of property, where upon no development or improvements have occurred, and natural, unmaintained native vegetation is prevalent.

Nonconforming Development. An element associated with a use of land which may have been permitted in the district in which it is located, but which does not conform to current applicable development standards and requirements of Community Development Code. For this purpose, the term "development" includes all improvements on a site, including, but not limited to, buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development also includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

Nonconforming Sign. *See Signs.*

Nonconforming Use. A use of land lawfully existing at the time the Community Development Code was enacted, but which is not listed as a permitted land use in the current land use district for the site in question.

Non-Woody Vegetation. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Northern Lot Line. *See Lot Line.*

North-south dimension. *See Solar Related Definitions,* ***Section 3.0040.***

Nuisance. Any thing, substance, or act that creates an imminent threat to the public health, safety, or welfare. Every building or part thereof which is found to be a dangerous building, or building found to be substandard in terms of space and occupancy or deferred maintenance, shall be cited by the City Manager for civil action.

Nursery, Day or Child Care Center. A commercial enterprise where more than six children are cared for during a 24-hour period. This includes commercial pre-schools and kindergarten programs.

Occupied Space. The total area of all buildings or structures on any lot or parcel of ground projected on a horizontal plane excluding permitted projections as allowed by this ordinance, used to compute percentage of lot coverage allowed.

Offices. A room or group of rooms used for conducting affairs of a business, profession, service, industry, or government.

On-Site Directory Sign. *See Signs.*

Open Space. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Ornamental Tree. *See Tree.*

Outdoor Advertising Sign. *See Signs.*

Outdoor Commercial Use. A use supporting a commercial activity which provides goods or services, either wholesale or retail, where the amount of site area used for outdoor storage of materials or display of merchandise exceeds the total floor area of all buildings on the site. Examples of outdoor commercial uses include automobile sales or services, nurseries, lumber yards, and household moving supplies and equipment rental businesses.

Outdoor Sales Display. An outdoor arrangement of objects, items, products, or other materials that is capable of rearrangement, is not in a fixed position, and which is designed and used for the purpose of sales. An outdoor sales display does not exceed 15% of the ground floor area of the building(s) on the site or a

maximum of 1,000 square feet, whichever is less. An outdoor sales display also does not remain outdoors for more than 24 hours and maintains an accessible pathway as defined in the Building Code.

Outdoor Storage. The keeping of materials or goods associated with the rental, distribution, wholesale, manufacturing, processing or repair of equipment or supplies in the same outdoor place for more than 24 hours.

Owner. The owner of record of real property as shown in the records of Multnomah County, on a property deed or title, or a person purchasing a piece of property under contract.

Painted Highlights Sign. *See Signs.*

Painted Wall Decoration Sign. *See Signs.*

Painted Wall Sign. *See Signs.*

Parapet or Parapet Wall. That part of any wall above the roof line as defined in Building Code.

Parcel. A generic term that describes any unit of land.

Parent Parcel or Parent Lot. A lot or parcel of land from which other parcels or lots are divided.

Park and Ride Facility. A permanent facility for vehicle parking by transit riders.

Parking Lot. Pavement/hard surface area used for parking vehicles off-street or beyond the right of way, either free or for a fee. Parking areas for one and two-unit dwellings are not parking lots.

Parking Lot Tree. *See Tree.*

Parking Space. A minimum gross area available for the parking of a vehicle, as identified in **Section 9.0800.**

Parking Structure. Any building either above or below grade, or both, primarily used for parking of motor vehicles.

Partition Land. To divide land into two or three parcels of land within a calendar year. See ORS 92.010(8). This does not include:

1. A division of land resulting from a lien foreclosure, foreclosure of a recorded contract for the sale of real property or the creation of cemetery lots; or
2. An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the adjusted parcels of land meet all the requirements of the Community Development Code; or
3. The division of land resulting from the recording of a subdivision or condominium plat; or
4. A sale or grant by a person to a public agency or public body for state highway, county road, city street, or other right-of-way purposes provided that such road or right-of-way complies with the Community Development Code and ORS 215.213 (2)(p) to (r) and 215.283 (2)(p) to (r).

Partition Parcel. A single unit of land legally created in accordance with the City of Gresham partition regulations.

Passenger Vehicle. *See Motor Vehicle.*

Pedestrian Facilities. Transportation facilities which provide for pedestrian traffic including sidewalks, walkways, trails, crosswalks and other improvements, such as lighting and benches. Pedestrian facilities are generally hard-surfaced. In parks and natural areas, they may be soft-surfaced. On undeveloped parcels and parcels intended for redevelopment, pedestrian facilities may also include rights-of-way or easements for future pedestrian facilities.

Pennant Sign. *See Signs.*

Perennial (or Perennial Plant). A herbaceous plant that lives for more than two years usually with new herbaceous growth from a part that survives from season to season.

Perennial Streams. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Perimeter Tree. *See Tree.*

Permanent Sign. *See Signs.*

Person. Any person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

Pervious Paving. Also known as porous pavement or permeable paving. A paving method for paved areas such as roads, parking lots and walkways that allows the movement of water and air through the paving material. Pervious materials allow precipitation to percolate through areas that would traditionally be impervious and instead infiltrates the stormwater through to the soil below. Examples include: porous asphalt, concrete, paving stones, bricks, or paver systems that lock together but include small gaps to allow water to pass between the pavers.

Phased Development Project. A phased development plan includes the following:

- A site plan showing the proposed final development of the site and phases, including the initial and interim phases.
- A written statement describing each phase, including the potential uses, and the approximate timeline for each phase of development.

Planned Development (PD). A type of residential land division and development planned and developed as a single entity that allows flexibility from the development standards of the underlying land use district. A PD usually concentrates units on the most buildable portion of a site so as to preserve natural drainage systems, open space and environmentally sensitive areas. It promotes diversity of housing types and diversity of design while maintaining compatibility with traditional and other neighboring developments. The PD also provides the ability to efficiently develop residential units at low densities on lots that might otherwise be constrained by natural resources, flood plains, slopes, or lot configuration.

Planter Strip. The area, excluding sidewalk, beginning at the back of the curb or outside edge of the shoulder and extending to the property line, lying within the public right-of-way or on publicly owned property or in an easement. This is also known as a planting strip and parking strip. The planter strip is typically used for landscaping and may be used for utilities.

Plat. A survey map showing a final subdivision plat, replat, or partition plat.

Plaza. A functional exterior open space available to the general public at all times and accessible from abutting sidewalk, alley or street, and oriented to receive sunlight. Landscaping, kiosks, fountains, art works can occupy 2/3 of the area with the remainder being suitable for walking, sitting and similar pursuits See also Public Urban Plaza.

Pleasant Valley Design District. *See Design District.*

Plinth. The base or platform upon which a wall, column, pedestal, statue, monument, or structure rests.

Porch. A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

Portable Sign. *See Signs.*

Portico. A covered walkway or major porch with columns on at least one side; a covered colonnade.

Practicable. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Premises. A lot, parcel or tract of land occupied, or to be occupied, by a building or unit or group of buildings and their accessory buildings.

Primary Building Entrance or Entry. Is the principal entry into a building, or one of several such entries. Primary building entrances are open to the general public for use during all business hours. See also Entry.

Primary Feeder Line. An electric power line carrying 50,000 volts and above.

Principal Building. A structure within which is conducted the principal use of the lot.

Principal Use or Primary Use. The main use to which the premises are devoted and the primary purpose for which the premises exists.

Project. A single development built in a single phase. A project may involve single or multiple buildings or single or multiple blocks provided that the blocks are adjacent and all development occurs in a single phase.

Projecting Sign. *See Signs.*

Protected Solar Building Line. *See Solar Related Definitions,* ***Section 3.0040.***

Pruning. *See Tree Related Definitions,* ***Section 3.0050.***

Public Community Park. Large park (generally 13 to 50 acres) that provides active and passive recreational opportunities for all city residents. Accommodates large group activities.

Public Multi-Use Paths. Multiple purpose paths that are either gravel or paved public trails suitable for a broad range of users such as walkers, hikers, runners, bicycle riders, horseback riding, users in wheelchairs, and users pushing strollers.

Public Neighborhood Park. Small park (generally 1 to 13 acres) located within biking and walking distance of users. Provides access to basic recreation opportunities. Includes pocket parks in denser urban areas, which are usually less than 1 acre.

Public Open Space. Area of natural quality for protection of natural resources, nature-oriented outdoor recreation and trail-oriented activities. Includes greenways, which are linear open spaces along significant waterways.

Public Trails. A public access route for commuting and recreational activities, such as walking, running, biking, skating, skateboarding or horseback riding. Public walking/hiking trails and public multi-use paths are public trails.

Public Trail Access Points. Minor entry points primarily for neighborhood residents to access the trails system from residential neighborhoods, streets, sidewalks, parks, and other public facilities. Trail orientation and regulatory signs occur at trail access points.

Public Trail Easement. A general term denoting private land, property, or interest therein acquired by the City or other public entity for, or devoted to a trail or access for public use. It includes, but is not limited to public multi-use trails, public trails, public trail access points, and public walking/hiking trails. The subsurface under, and air space over, the constructed trail remain under the jurisdiction of the owner of the private land or property.

Public Trailheads. Major entry points for neighborhood residents and the general public to access the trails system and where a number of support facilities can be provided for public use. Possible trailhead facilities may include off-street parking for up to twelve vehicles, vehicular access control gate with padlock, bike racks, information kiosk, orientation and regulatory signs, overhead shelter, drinking fountains, seat benches, portable restrooms, and picnic tables.

Public Urban Plaza. Multi-purpose paved area within high density urban developments and along transit corridors. Provides spaces for community events and the day-to-day recreational needs of nearby residents and employees as well as shoppers and transit users. Includes town squares. Generally less than 1 acre. May include landscaping. See also Plaza.

Public Use Areas. Are those interior or exterior rooms or spaces which are made available to the general public. Public use may be provided at a privately or publicly owned building or facility.

Public Walking/Hiking Trails. Soft surface trails primarily for passive pedestrian activities such as walking, hiking, and running. Horseback riding and bicycling will not be permitted where there are steep slopes, erosive soils, or other sensitive site considerations.

Qualified Arborist. *See Arborist.*

Radio. A generic term referring to communication of impulses, sounds, and pictures through space by means of an electromagnetic wave, including but not limited to short-wave, FM, AM, land mobile, common carrier, low and high power television, and microwave transmissions.

Radio Frequency (RF) Energy. Energy, consisting of related electric and magnetic fields, produced by alternating currents of sufficiently high frequency, which may be emitted or collected by an antenna and which presents a self-sustaining, self-propagating electromagnetic wavefront. RF energy may, among other uses, be modulated (encoded) so as to convey intelligence such as voice, digital data, and still or moving pictures, between radio frequency facilities. The RF spectrum occupies, for practical purposes, but not exclusively, wavelengths from 10 km to 10 mm, representing a frequency range of 3 kHz to 300 GHz.

Radio Frequency (RF) Facility. A land use that generates, detects or processes RF energy for purposes of wireless telecommunication via antennas by means of transceivers, transmitters and/or receivers, and, including antennas; feedlines; structures or towers to support antennas, feedlines, and other receiving and/or transmitting devices; transmitters, receivers and transceivers; accessory equipment, development and structures; and the land on which they all are situated.

Rain Garden. A shallow landscaped basin that accepts stormwater runoff from rooftops, parking lots, streets, or other impervious surfaces, with the purpose of storing and filtering or infiltrating the water into the ground.

Readerboard Sign. *See Signs.*

Rear Lot Line. *See Lot Line.*

Rear Yard. *See Yard.*

Rectilinear Lot. *See Lot.*

Redevelopment. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Reflectivity or Reflectance. Solar reflectivity (or reflectance) is the fraction of the solar energy that is reflected by the surface (e.g., roofing membrane) back to the sky. White membranes have the highest solar reflectivity, while black have the lowest. The best standard technique for its determination uses spectrophotometric measurements, with an integrating sphere to determine the reflectance at each different wavelength. The average reflectance is then determined by an averaging process, using a standard solar spectrum. This method is documented by ASTM (Amer. Soc. for Testing and Materials) as Standards E903 and E892.

Registered Consulting Arborist. *See Arborist.*

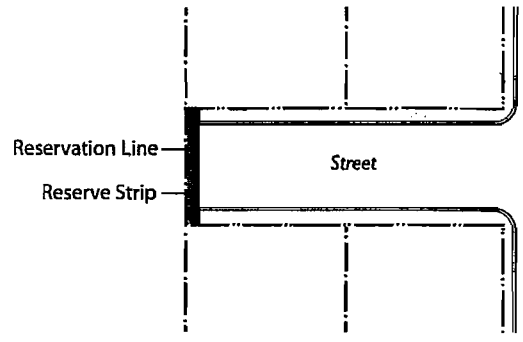
Registered Residential Facility. *See Residential Home.*

Regulated Tree. *See Tree.*

Rental Unit. Any dwelling unit, which is occupied pursuant to a lawful rental agreement, oral or written, express or implied, which was not owned as a condominium unit on the effective date of this Ordinance. A dwelling unit in a converted building for which there has been no acceptance of sale on the effective date of this Ordinance shall be considered a rental unit.

Repair Sign. *See Signs.*

Reservation Line. A surveyed line that provides a development restriction for a specific purpose. Such lines could include: a non-access strip at the end of a developed street to be removed once street extension occurs, or, a line identifying a future right-of-way expansion boundary. The area between the property line and the right-of-way is known as a reserve strip.



Residential Care Facility. *See Residential Facility.*

Residential Facility: Residential facilities may consist of any one or any combination of the following, but in no case shall a combination of residential facility types exceed 15 persons:

- **Child Caring Facility.** A facility that provides, for between six and fifteen children (unmarried persons under 18 years of age), for day treatment for disturbed children; adoption placement services; residential care, including but not limited to foster care of residential treatment for children; or other similar services for children.
- **Residential Care Facility.** A facility that provides, for between six and fifteen physically disabled or socially dependent individuals, residential care in one or more buildings on contiguous properties as provided by ORS 443.400(5).
- **Residential Training Facility.** A facility that provides, for between six and fifteen mentally retarded or other developmentally disabled individuals, residential care and training in one or more buildings on contiguous properties as provided by ORS 443.400(7).
- **Residential Treatment Facility.** A facility that provides, for between six and fifteen mentally, emotionally, or behaviorally disturbed individuals or alcohol or drug dependent persons, residential care and treatment in one or more buildings on contiguous properties as provided by ORS 443.400(9).

Residential Homes: Residential homes may consist of any one or any combination of the following:

- **Adult Foster Home.** A family home or facility in which residential care is provided for in a home-like environment for five or fewer adults who are not related to the provider by blood or marriage as provided by ORS 443.705(1).
- **Registered Residential Facility.** A facility that provides residential care for five or fewer disabled (physical or mental impairment which for the individual constitutes or results in functional limitation to one or more major life activities) or elderly (62 years of age or older) individuals as provided by ORS 443.480 to 443.500.
- **Residential Training Home.** A facility that provides, for five or fewer mentally retarded or other developmentally disabled individuals, residential care and training in one or more buildings on contiguous properties, when so certified and funded by the Mental Health and Development Disability Services Division as provided by ORS 443.400(8).
- **Residential Treatment Home.** A facility that provides for five or fewer mentally, emotionally or behaviorally disturbed individuals or alcohol or drug dependent persons, residential care and treatment in one or more buildings on contiguous properties as provided by ORS 443.400(10).

Residential Training Facility. *See Residential Facility.*

Residential Training Home. *See Residential Home.*

Residential Treatment Facility. *See Residential Facility.*

Residential Treatment Facility. *See Residential Home.*

Restaurant. A retail service establishment where meals are prepared and served to the public generally for consumption on the premises. A restaurant may or may not include fast food services.

Restoration. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Retail Service. Establishments providing services or entertainment such as eating and drinking places, hotels, banks, catering, laundromats, hair salons, barber shops, arcades, photo finishing, watch and jewelry repair, and theaters. Of note, professional offices (including lawyers, consultants, financial, engineering, and real estate) that provide services for a fee may be classed as either a retail service or an office use.

Retail Trade. Establishments engaged in selling goods or merchandise for personal or household consumption such as clothing, groceries, hardware, gifts, appliance, computer, telephone stores, and other sales of goods to the end user.

Retirement Housing. *See Elderly Housing.*

Revegetation. The replacement of trees and plant materials where there has been soil disturbance or the loss of trees and other vegetation, or encroachment of invasive species.

Right-of-Way (ROW). A general term denoting public land, property, or interest therein acquired for, or devoted to a public transportation facility. It includes, but is not limited to, streets, roads, highways, bridges, alleys, sidewalks and all other public ways, including the subsurface under and air space over these areas under the jurisdiction of the City or other public entity.

Riparian. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Rockwood Design District. *See Design District.*

Roof. A structural covering over any portion of a building or structure including projections beyond the walls or supports of the building or structure.

- **Roof, Butterfly.** A roof where planes are designed so the middle of the roof is lower and the outer edges are higher.
- **Roof, Gable.** A roof identified by the straight slope falling from ridge to eave, creating a peak or triangle on the side or front façade. Gables structures have rakes on the gable facades and eaves on the non-gabled facades.
- **Roof, Hipped.** A roof that slopes on all sides up to a peak or ridge.
- **Roof, Shed.** A roof having only one sloping plane.

Roof Sign. *See Signs.*

Roof Line Sign. *See Signs.*

Rotating Sign. *See Signs.*

Routine Repair and Maintenance. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Same Ownership. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or entities, or unincorporated associations, in which a stockholder, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Satellite Receive-only Antenna. An antenna which receives television or radio signals from satellites.

School, Commercial. A for-profit education facility that can include instruction in arts, crafts, and trades. A commercial school is not an elementary, middle or high school.

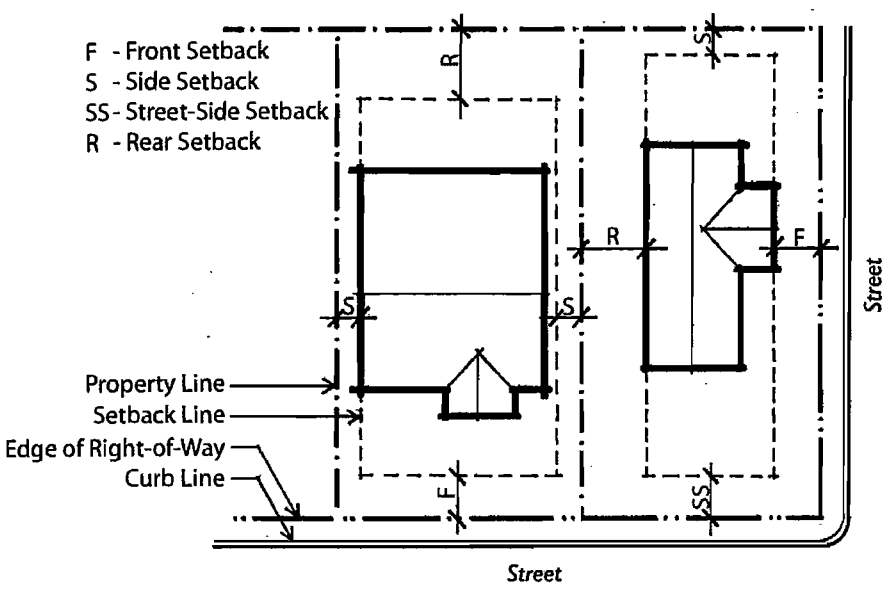
School, Elementary, Middle, or High. Includes public, private or parochial schools but not child care facilities or kindergartens, except when operated in conjunction with a school. Elementary schools are generally K-5; middle schools are generally 6-8; high schools are generally 9-12. If a school includes higher grade levels than specified above, then it shall be reviewed as the higher level school.

Scoring. A technique used to divide a sidewalk area by patterning grooves in the concrete for aesthetics or to control cracking.

Sensitive Species. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Service Station. An auto dependent commercial use selling fuel and oil for vehicles; selling, servicing and installing tires, batteries, accessories and related products; furnishing minor repair, maintenance, cleaning and detailing, and service when conducted entirely within an enclosed building, and at which incidental services are conducted. "Minor repair and service", as used in this definition, shall be understood to exclude activities such as painting, bodywork, steam cleaning, tire recapping, major engine or transmission overhaul or repair involving removal of a cylinder head or crankcase, and mechanical carwashing.

Setback. The minimum or maximum allowable horizontal distance from a given point or line of reference to the nearest exterior wall or other element of a structure as defined herein, or to other relevant site features as identified in the respective land use district. The point or line of reference will be the lot line following any required dedication, future street widening or a special or reservation line if one is required pursuant to this ordinance.



Setback Adjustment. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Severe Crown Reduction. *See Tree Related Definitions,* ***Section 3.0050.***

Shade. *See Solar Related Definitions,* ***Section 3.0040.***

Shade Point. *See Solar Related Definitions,* ***Section 3.0040.***

Shade Reduction Line. *See Solar Related Definitions,* ***Section 3.0040.***

Shade Tree. *See Tree.*

Shadow pattern. *See Solar Related Definitions,* ***Section 3.0040.***

Shrub. A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

Side Lot Line. *See Lot Line.*

Sidewalk. Any paved or unpaved walkway for use by non-vehicular traffic and capable of use by pedestrians. Public sidewalks are located within a public right-of-way, a public access easement, a dedicated public access way, or the land located between the curb line or outside edge of the pavement of any road, street or highway and the adjacent property line. Private sidewalks are located outside the public right-of-way.

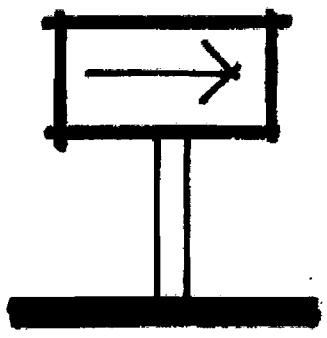
Side Yard. *See Yard.*

Significant Negative Impact. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Significant Tree, Significant Grove. *See Tree.*

Signs. Materials placed or constructed primarily to convey a message or other display to identify sites and activities and which can be viewed from a right-of-way, private roadway or another property.

- **Abandoned Sign.** A sign structure not containing a sign for 120 continuous days or a sign not in use for 120 continuous days.
- **A-Board Sign.** A double-faced portable sign constructed with an A-shaped frame, composed of two sign boards attached at the top and separate at the bottom, and not supported by a structure in the ground. Is normally associated with business activity and is placed-out-of-doors during business hours for display and returned indoors when the business is closed.
- **Animated Sign.** A sign portraying moving images, either in the form of moving lights, animation, or television like real images.
- **Awning Sign.** A sign incorporated into or attached to an awning.
- **Awning Sign, Illuminated.** A sign made of a translucent flexible covering designed in awning form. Such signs are internally illuminated.
- **Balloon Sign.** Any three-dimensional ambient air-filled object depicting a container, figure or product, or to which a temporary sign has been attached, or to which a sign has been incorporated.
- **Banner Sign.** A temporary sign made of fabric or other non-rigid material with or without an enclosing framework.
- **Bench Sign.** A sign that is displayed on a structure designed for sitting and displayed out of doors in view of the general public.
- **Direct Illumination Sign.** Exposed lighting or neon tube on the sign face.
- **Directional Sign.** A permanent Sign which is designed and installed solely for the purpose of pedestrian, bicycle and vehicular traffic direction and placed on the property to which the public is directed.

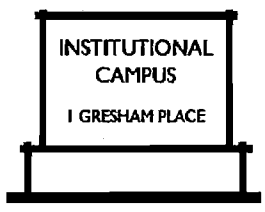


- **Directional Signs, Institutional Campus.** A directional sign located in an institutional campus.
- **Electronic Message Center Sign.** Signs whose message or display is presented with patterns of lights that may be changed at intermittent interval by an electronic process.
- **Face Sign.** The display portion of a sign.
- **Fascia Sign.** A single faced sign attached flush to a building.
- **Fin Sign.** A sign which is supported by a pole or poles and partly by a building.
- **Flap Sign.** A rectangular piece of fabric or other material, of distinctive design, used as a symbol.
- **Flashing Illumination Sign.** Lights which blink on and off randomly or in sequence.

- **Free-Standing Sign.** A sign on a frame, pole or other support structure which is not attached to any building.

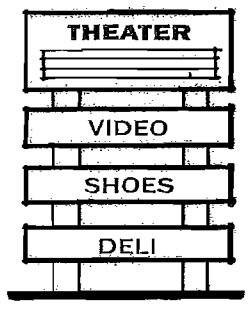


- **Indirect Illumination Sign.** The light source is separate from the sign face or cabinet and is directed so as to shine on the sign.
- **Installation Sign.** Installation shall include erecting, constructing, re-constructing, placing, altering, changing the sign face, relocating, suspending, attaching and the installation of electrical parts, wiring or illumination of any sign. However, installation shall not include changes in copy of a readerboard or outdoor advertising sign or of the removable panels of a free-standing multi-business complex sign.
- **Internal Illumination Sign.** The light source is concealed within the sign.
- **Internal Signs, Institutional Campus.** A sign located within the boundaries of the campus.
- **Maintenance Sign.** Normal care needed to keep a sign functional such as cleaning, oiling and changing of light bulbs.
- **Mansard Wall Sign.** Any sign placed on a building with an actual or false roof which does not vary more than 30 degrees from the vertical. Such mansard wall shall extend along the full width of the building.
- **Marquee Sign.** A sign incorporated into or attached to a marquee or permanent canopy.
- **Mobile Drive-up Unit Sign.** For purposes of the sign regulations, a mobile drive-up unit is a vehicle such as a trailer, van or truck, used for drive-up retail trade or retail services. The unit does not have any internal floor space available for customers.
- **Monument Sign.** A freestanding sign sitting directly on the ground or mounted on a base.

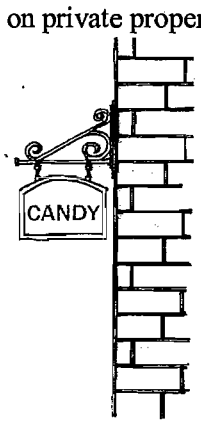


- **Moving Parts Sign.** Features or parts of a sign structure which through mechanical means are intended to move, swing or have some action.
- **Multi-Business Complex Sign.** Premises planned and developed as a unit with an undivided or nonsegregated parking area that functions and advertises as a center and which has multiple occupancy by business or service firms. A business is considered as part of a multi-business

complex regardless of whether said business occupies a separate structure or is under separate ownership or is on a separate parcel.



- **Nonconforming Sign.** A sign or sign structure lawfully installed and properly maintained that would not be allowed under the sign regulations presently applicable to the site.
- **On-Site Directory Sign.** A sign listing the names, and/or use, and/or location of the various businesses or activities conducted within a building or group of buildings.
- **Outdoor Advertising Sign.** A sign supported by a substantial permanent sign structure with a display surface or display surfaces designated primarily for the purpose of painting or posting a message thereon at periodic intervals.
- **Painted Highlights Sign.** Painted wall highlights are painted areas which highlight a building's architectural or structural features.
- **Painted Wall Decoration Sign.** Painted wall decorations are displays painted directly on a wall and are designed and intended as a decorative or ornamental feature. Painted wall decorations may not contain copy, logos or trademarks which are greater than 20 square feet, or 10% of the building wall, whichever is less.
- **Painted Wall Sign.** A sign applied to a building wall with paint and which has no sign structure.
- **Pennant Sign.** A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles.
- **Permanent Sign.** A sign attached to a building, structure or the ground in some manner requiring a permit and made of materials intended for more than short term use.
- **Portable Sign.** A sign designed to be transported which can be free-standing and unattached, or temporarily or permanently attached to the ground, structures or other signs.
- **Projecting Sign.** A sign attached and projecting out from a building face or wall and generally at right angles to the building. Projecting signs include signs projecting totally in the right-of-way, partially in the right-of-way and fully on private property.



- **Readerboard Sign.** A sign on which message copy can be changed manually, in the field, through the utilization of attachable letters, numbers, symbols and other similar characters or changeable pictorial panels.
- **Repair Sign.** Fixing or replacement of broken or worn parts. Replacement is of comparable materials only. Repairs may be made with the sign in position or with the sign removed.
- **Roof Line Sign.** The lower edge of the roof or top of the parapet, whichever forms the top lines of the building wall.
- **Roof Sign.** A sign installed upon, against or directly above a roof, or roof eave, or on top or above the parapet, or on a nonfunctional architectural appendage above the roof or roof eave.
- **Rotating Sign.** Sign faces or portions of a sign face which revolve around a central axis.
- **Special Event Banner Sign.** A sign that is temporarily displayed over a right-of-way for a limited period of time for a public event. A special event occurs on a specific date or dates, is open to the community, and has been declared a special event by the City Council.
- **Structural Alteration Sign.** Modification of the size, shape or height of a sign structure. Also includes replacement of sign structure materials with other than comparable materials, for example metal parts replacing wood parts.
- **Structure Sign.** A structure specifically intended for supporting or containing a sign.
- **Temporary Lawn Sign.** A temporary rigid sign no more than 6 square feet in area.
- **Temporary Rigid Sign.** A temporary sign made of rigid materials such as wood, plywood and plastic.
- **Temporary Sign.** Any sign, regardless of construction material, that is not permanently attached to a building, structure or the ground and/or is intended to be displayed for a limited period of time.
- **Under Marquee Sign.** A sign which is installed or maintained under and supported or partially supported by a marquee.
- **Unsafe Sign.** Any sign determined to be a hazard to the public by the Building Official or authorized representative.
- **Wind Sign.** Any attention-getting device or series of devices such as streamers, banners and pennants designed and fastened in such a manner as to move upon being subject to pressure by the atmosphere.
- **Window Sign, Inside.** A sign mounted or hung on the inside of a window that is visible from outside of the premises. Window signs (including the sum area of both inside and outside window signs) shall not cover more than 50% of the window face.
- **Window Sign, Outside.** A sign mounted or hung on the outside of a window. Window signs (including the sum area of both inside and outside window signs) shall not cover more than 50% of the window face.

Single Family Dwelling. *See Dwelling Unit.*

Single Family Attached Dwelling. *See Dwelling Unit.*

Single Family Detached Dwelling. *See Dwelling Unit.*

Single Loaded Street. A street or alley (either public or private) that is accessed only on one side. For example, a single loaded street is likely to be located at the rear of a development project and provide access to buildings within that project but not to buildings on adjoining properties.

Site. An area of real property encompassing single or multiple lots that may also be in either single or multiple ownerships, notwithstanding that a particular development permit application may be for development of all or a portion of the site only. Conveyance of less than fee title to different persons, such as by ground lease, shall not prevent the Manager from requiring application for Site Plan review and subsequent action for the whole "site".

Site Plan. A plan, prepared to scale, showing accurately and with complete dimensions all the uses proposed for a parcel of land and other information as required by specific sections of this code.
Skilled Nursing Facility. *See Elderly Housing.*
Slope, Cross. Slope perpendicular to the direction of travel.
Slope, Running. Slope parallel to the direction of travel.
Solar Access Development Permit. *See Solar Related Definitions,* ***Section 3.0040.***
Solar Access Height Limit. *See Solar Related Definitions,* ***Section 3.0040.***
Solar Energy Collecting Structure. *See Solar Related Definitions,* ***Section 3.0040.***
Solar Feature. *See Solar Related Definitions,* ***Section 3.0040.***
Solar Gain Line. *See Solar Related Definitions,* ***Section 3.0040.***
Solar Reflective Index (SRI). The Solar Reflectance Index (SRI) is a measure of the constructed surface's ability to reject or reflect solar heat (e.g. a roof), as shown by a small temperature rise. It is defined so that a standard black surface (reflectance 0.05, emittance 0.90) is 0 and a standard white surface (reflectance 0.80, emittance 0.90) is 100. SRI combines reflectance and emmittance into one number. Once the maximum temperature rise of a given material has been computed, the SRI can be computed by interpolating between the values for white and black. Materials with the highest SRI values are the coolest choices for roofing.
South or South Facing. *See Solar Related Definitions,* ***Section 3.0040.***
Spandrel Glass. A type of opaque glass that when installed monolithically, in insulating units, or as laminated glass conceals beams, columns or other internal non-vision construction materials of buildings. Spandrel glass is commonly used between certain sections of a building including the area between floors, columns, ceilings, and other small or large spaces. In addition to its use to conceal structural building materials, spandrel glass can also be used in an aesthetically appealing way to create an overall uniform glass-front appearance.
Special Event Banner Sign. *See Signs.*
Springwater Design District. *See Design District.*
Stand. *See Tree Related Definitions,* ***Section 3.0050.***
Stands, Commercial. Vending stands that are located outside of public right-of-way on private or public property and are subject to siting approval and a City business license. Mobile commercial stands are treated as temporary uses. Permanent commercial stands require design review. Examples of commercial stands include espresso, taco, flower, and similar stands conducting retail sales or offering goods and/or services for a fee or donation.
Steep Slopes. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***
Stormwater Filtration. The treatment of stormwater by flowing water through various types of media, such as vegetation, sand or synthetic materials, which absorb and filter out pollutants. This method is also referred to as "flow through treatment".
Stormwater Planter. A rain garden with structural side walls constructed of concrete, steel, or other durable building material.
Stormwater Pre-Treatment Facility. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***
Stormwater Runoff. The water which runs off a site during or following a storm event. The amount of runoff depends on the area of the site, the intensity of the rainfall and the runoff coefficient for the site, which is in turn dependent on the site's perviousness.
Stormwater Treatment. The process of removing sediment and/or pollutants from stormwater runoff by using one or more methods (e.g. detention, retention/infiltration, filtration, separation) specified in the City's Water Quality Manual.

Stormwater Quality Control Plan. A plan for providing for stormwater quality as described in the Water Quality Manual, City codes, and Public Works Standards.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above. The topmost story shall include that portion of a building between the upper surface of the topmost floor and the ceiling or roof above, including a hipped or other angled/pitched roof. If the finished floor level directly above a basement or unused under-floor space is more than 6 feet above grade as defined herein for more than 50 percent of the total perimeter or is more than 12 feet above grade as defined herein at any point, such basement or unused under-floor space shall be considered as a story.

Story, First. The lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than 4 feet below grade, as defined herein, for more than 50% of the total perimeter, or more than 8 feet below grade, as defined herein, at any point. If a floor is more than four feet below grade for more than 50 percent of the total perimeter, then it is a basement.

Stream. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Street, Road or Highway. The portion of a public right-of-way that is open, used or intended for use by the general public for vehicles or vehicular traffic, including bridges, viaducts, other structures and any paved, graveled or dirt shoulder. Descriptions, classifications, and standards for streets, roads, or highways under City jurisdiction, are in the City's Transportation System Plan.

Structural Alteration Sign. *See Signs.*

Structure Sign. *See Signs.*

Structure. Anything which is constructed, erected or built and located on or under the ground, or attached to something fixed to the ground. See also HCA, ESRA, Article 5 definitions in **Section 3.0030** for specific applications of this term in those areas.

Structure, Accessory. A structure that is subordinate in size and purpose to the principal structure serving a purpose customarily incidental to the use of the principal structures. Accessory structures include residential detached carports, garages, and garden sheds.

Subdivide Land. To divide land to create four or more lots within a calendar year.

Subdivision Lot. *See Lot.*

Substantial Improvement. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 30 percent of the market value of the structure either:

1. before the improvement is started, or
2. if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

Sun Screen/Sun Shade. Attached projecting, architectural feature designed to provide shading from the sun. A sun screen/sun shade is a rigid structure and can add a decorative element to building design, but provides a functional energy conservation benefit to the building by deflecting solar heating away from building windows or walls. (See also Canopy).

Sunchart. *See Solar Related Definitions,* ***Section 3.0040.***

Temporary Health Hardship Dwelling. *See Dwelling Unit.*

Temporary Lawn Sign. *See Signs.*

Temporary Rigid Sign. *See Signs.*

Temporary Sign. *See Signs.*

Tenant. Any person who occupies or has a leasehold interest in a rental unit under a lawful rental agreement whether oral or written, express or implied.

Tentative Plan. A clearly legible drawing of the proposed layout of lots and other elements of a partition or subdivision which shall help furnish a basis for the approval authority to approve or disapprove the general layout of the development.

Top. *See Façade.*

Top of Bank. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Townhouse. Also known as "rowhouse", this building construction style is a single structure, usually two- or three-story in construction, that provides vertical separation between multiple two- or three-story units. Townhouse units may include: dwelling units on individual lots, dwelling units on a single lot, or as condominium units with the land area under common ownership. When developed with each unit on its own separate lot, a townhouse is also referred to in this code as "single-family attached dwelling units."

Tract. Any unit of land.

Transit Facility. A transit facility includes a light rail transit station, or a park and ride lot for transit riders, or a transit center, or a transit stop and their transit improvements.

Transit Streets and Routes. Shown in the Transportation System Plan, of the Gresham Community Development Plan and categorized according to three classes:

- Future Transit Routes are anticipated for future transit service and may include all streets classified as collector or higher.
- Transit Routes. Transit routes currently have existing but infrequent transit service but are not currently subject to the design criteria in this subsection. Transit Routes are subject to future designation as Transit Streets.
- Transit Streets are streets which are currently served by frequent transit service or streets that are designated as regional transit corridors in a regional growth plan or transportation plan. Special criteria apply to Transit Streets.

Transit Supportive Use. A transit supportive use provides goods, services, or activities which are attractive and convenient to transit riders and pedestrians. A transit supportive use is one which, by its design and character, is highly compatible with rail transit station areas. A transit supportive use generates a high level of transit trips relative to vehicular trips as compared to less transit supportive uses. A transit supportive use minimizes surface parking lot demands.

Transom Window. A window above a door that is usually hinged to a horizontal crosspiece over the door.

Transportation Facility. A physical facility that is used to accommodate the movement of people or goods. Transportation facilities include, but are not limited to: sidewalks, paths, streets, roads, and highways. Transportation facilities do not include electricity, sewage, and water systems.

Tree. A large, woody plant generally having a self-supporting stem or trunk and numerous branches.

- **Buffer Tree.** An evergreen or deciduous tree that has been approved as part of a buffering and screening plan.
- **Deciduous Tree.** A tree typically with broad, flat leaves that normally sheds leaves annually and becomes dormant for some period of time.
- **Evergreen Tree.** A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.
- **Hazardous Tree.** A tree that constitutes a hazard to life or has a significant potential to cause injury to persons or damage to property because the tree is in imminent danger of collapse, or is otherwise considered to be or likely to create a hazard. Hazardous trees may include, but are not limited to dead, broken, split, cracked, leaning, and uprooted trees.

- **Hogan Cedar Tree.** A unique form of *Thuja plicata*, the western red cedar, which grows naturally only in the Gresham area. The population center is located approximately where Hogan Road meets Johnson Creek.
- **Imminent Hazard Tree.** A hazardous tree where all or more than 30% has already fallen or is estimated to fall within 72 hours into the public right of way or onto a target that cannot be protected, restricted, moved, or removed. Determination of Imminent Hazard is made by the City of Gresham Public Works or Emergency Personnel, a PGE forester, or a Consulting Arborist
- **Major Tree.** Those trees that have a 12-inch DBH or greater (30-inches DBH for Trees First Policy). Major trees are those that contribute to the landscape character of the area, to include Douglas-fir, redcedar, redwood, giant sequoia, oak, ash, birch, and maple. Major trees are typically suitable for retention next to streets and are not of a species that would likely create a public nuisance, hazard, or maintenance problem.
- **Ornamental Tree.** For purposes of tree removal, any tree (including shade trees) that originated as nursery stock as opposed to native trees that originated at the site prior to development.
- **Parking Lot Tree.** A tree which was approved as part of a parking lot plan.
- **Perimeter Tree.** A tree located within five feet of either side of a property line. Does not include trees in the public right-of-way.
- **Regulated Tree.** A tree that has a Diameter at Breast Height (DBH) of 8 inches or greater. Street Trees, Buffer Trees, and Parking Lot Trees of any size, as well as Significant Trees and Groves, also fall under the general category of "regulated" or protected trees, but are subject to specific standards that may supersede those that pertain only to Regulated Trees as identified by size.
- **Shade Tree (or Canopy Tree).** A deciduous tree, planted primarily for its high crown of foliage or overhead canopy.
- **Significant Tree; Significant Grove.** Also commonly known as a Heritage Tree or Grove. A tree or group of trees that have been designated by the City as having unique importance, and subject to the Significant Tree Regulations of **Section 9.1000**, Tree Regulations, and **Appendix 14**, Significant Trees.
- **Site Tree.** Any tree located within the property boundaries of a site. *See Site Definition, **Section 3.0010.***
- **Street Tree.** Any tree located within the public right-of-way, or any tree located within 10 feet of the public right-of-way where the planter strip is missing or of inadequate width for tree placement within the right-of-way.

Tree Protection Plan. *See Tree Related Definitions, **Section 3.0050.***

Tree Removal. *See Tree Related Definitions, **Section 3.0050.***

Tree Survey. *See Tree Related Definitions, **Section 3.0050.***

Tree Topping. *See Tree Related Definitions, **Section 3.0050.***

Tree Well. *See Tree Related Definitions, **Section 3.0050.***

Truck. *See Motor Vehicle.*

Underground Injection Control (UIC) System. As defined by DEQ: A well, improved sinkhole, sewage drain hole, subsurface fluid distribution system or other system or groundwater point source used for the subsurface emplacement or discharge of fluids.

Under Marquee Sign. *See Signs.*

Undevelopable area. An area that cannot be used practicably for a habitable structure because of

- Natural conditions such as severe topographic relief, water bodies, or conditions that isolate one portion of a property from another portion so that access is not practicable to the unbuildable

portion; or

- Manmade conditions such as existing development which isolates a portion of the site and prevents its further development; setbacks or development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area.

Unsafe Sign. S*ee Signs.*

Urban Development Value. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Urban Services. The term includes the following services and facilities: a public sanitary and storm sewer system, a public water supply, a street system, police and fire protection, public schools, public parks and library services.

Use, Accessory. A use that is incidental and subordinate to the main use.

Use, Change of. The replacement of one use on a site or within an occupancy with another use. The uses may or may not be similar in nature.

Utility Facilities. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Variance. A development proposal that includes a deviation or change from quantitative or qualitative standards.

Vehicle Rebuilding. An industrial use that includes the general repair, alteration, rebuilding, maintenance or reconditioning of vehicles, including motor, body, frame, upholstery, interior or paint work, and the storage of vehicles and/or parts. Examples of vehicle rebuilding include body shops and salvage yards.

Vehicle, Recreation. A boat, camper, motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses. If identified in some manner as a recreation vehicle by the manufacturer or registered as such with the State, it is prima facie a recreation vehicle.

Vehicle Repair. A commercial service/auto dependent use that includes vehicle engine adjustment, maintenance and repair, and minor body, electrical, interior work, cleaning and detailing. Vehicle repair does not include rebuilding or storage activities. Examples of vehicle repair include tune ups, quick lubes, service stations that provide minor repair services, muffler shops, electrical repairs, and tire services and sales.

Vehicle Sales and/or Rental Lot. A lot used for display, sale or rental of new or used vehicles, including, but not limited to, motor vehicles, boats, trailers and recreational vehicles.

Vehicular Way. A route intended for vehicular traffic such as a driveway or parking lot.

Visible Transmittance. The amount of light that passes through a glazing material.

Walk, or Walkway. An exterior pathway with a prepared surface intended for pedestrian use, including general pedestrian areas such as plazas and courts.

Wall. For purposes of **Section 9.0100**, a wall is a fence constructed of brick, stone, concrete or other similar masonry materials. For other purposes, it is the vertical exterior surface of a building or the vertical interior surfaces that divide a building's space into rooms.

Water-Dependent. *See Habitat Conservation Area Definitions,* ***Section 3.0020.***

Water Feature. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Water Quality Manual (WQ Manual). A manual adopted by the City to specify requirements and acceptable methods to provide for stormwater quality in the city.

Water Quality Resource Area. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Waters of the State. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Watershed. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Wet Weather Season. The period of the year in which the frequency and volume of precipitation is

expected to be the greatest. Defined for purposes of construction and development in the City of Gresham as the period between October 1 and the following May 31.

Wetland. A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support and under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Identification and delineation of wetlands must be performed by a qualified wetland specialist as set forth in the 1987 Corps of Engineers Wetland Delineation Manual, and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region.

Wholesale Activities. Firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the public are limited. Products may be picked up on the site or delivered to the customer. Wholesale Activities does not include retail businesses that sell memberships to the public for purposes of purchasing merchandise.

Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, and building hardware.

Wind Sign. *See Signs.*

Window Sign, Inside. *See Signs.*

Window Sign, Outside. *See Signs.*

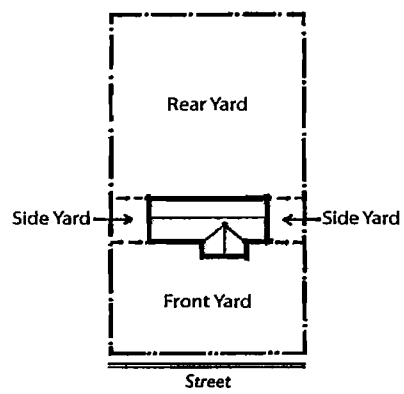
Woody Vegetation. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Woody Vegetation Area. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

Xeriscaping. A landscaping method that utilizes water-conserving techniques, such as the use of drought-tolerant plants and efficient irrigation.

Yard. An area on a lot between a primary structure and the lot lines. A yard extends from the ground upward. The portion of a yard required to be unoccupied by structures above grade - except for projections and the specific secondary uses or accessory structures allowed in such area as specified elsewhere in this ordinance - is known as a yard setback area.

- **Front Yard.** A space extending the full width of the lot between a building line and the front lot line or reservation line.
- **Rear Yard.** A space extending the full width of the lot between a building and the rear lot line or reservation line.
- **Side Yard.** A space extending from the front yard to the rear yard between a building and the nearest side lot line or reservation line.



Zero Lot Line. *See Lot Line.*

3.0020 Habitat Conservation Area (HCA) Related Terms and Definitions

The following definitions apply within the Habitat Conservation Area (HCA) Overlay District.

- **Building Footprint (for Habitat Conservation Area).** The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building footprint also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage. Underground facilities and structures are defined based on the foundation line.
- **Building Site.** The area on a lot or parcel that is designated to contain a structure, impervious surface, or non-native landscaping.
- **Developed Areas not Providing Vegetative Cover.** Areas that lack sufficient vegetative cover to meet the one-acre minimum mapping units of any other type of vegetative cover.
- **Developed Flood Area.** A flood area (a) upon which a building or other structure has been located, or (b) that is an uncovered, hard-surfaced area or an area covered with a perforated hard surface (such as Grasscrete") that is able to withstand vehicular traffic or other heavy-impact uses; provided, however, that graveled areas shall not be considered developed flood areas.
- **Disturb**. Man-made changes to the existing physical status of the land, which are made in connection with development. The following uses are excluded from the definition:
  - Enhancement or restoration of the HCA; or
  - Planting native cover identified in the City of Gresham Native Plant List.
- **Disturbance Area.** An area that contains all temporary and permanent development, exterior improvements, and staging and storage areas on the site. For new development, the disturbance area must be contiguous. The disturbance area does not include agricultural and pasture lands or naturalized areas.
- **Effective Impervious Area.** A subset of total impervious area that is hydrologically connected via sheet flow or discrete conveyance to a drainage system or receiving body of water
- **Habitat Conservation Area or HCA.** An area identified on the Habitat Conservation Areas Map and subject to the development standards of the HCA Overlay district.
- **Low Structure Vegetation or Open Soils.** Areas that are part of a contiguous area one acre or larger of grass, meadow, crop-lands, or areas of open soils located within 300 feet of a surface stream. Structure vegetation areas may include areas of shrub vegetation less than one acre in size if they are contiguous with areas of grass, meadow, crop-lands, orchards, Christmas tree farms, holly farms, or areas of open soils located within 300 feet of a surface stream and together form an area of one acre in size or larger).
- **Open Space.** Land that is undeveloped and that is planned to remain so indefinitely. The term encompasses parks, forests and farmland. It may also refer only to land zoned as being available to the public, including playgrounds, watershed preserves and parks.
- **Practicable.** Means available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purpose and probable impact on ecological functions. The practicability of a development option shall include consideration of the type of HCA that will be affected by the proposed development. For example, High HCAs have been so designated because they are areas that have been identified as having lower urban development value and higher-valued habitat, so it should be more difficult to show that alternative development options that avoid the habitat are not practicable. On the other hand, Low HCAs have

been so designated because they are areas that have been identified as having higher urban development value and lower-valued habitat, so it should be less difficult to show that alternative development options that avoid the habitat are not practicable.

- **Riparian.** Those areas associated with streams, lakes and wetlands where vegetation communities are predominately influenced by their association with water.
  - **Riparian Area, Class I.** Class I areas are the highest value part of the HCA riparian corridor. Metro found that they provide three to five primary functions in their riparian model used for resource significance. The primary functions to sustain fish and wildlife including 1) microclimate and shade; 2) streamflow moderation and water storage; 3) bank stabilization, sediment and pollution control; 4) large wood and channel dynamics; and 5) organic material services. Class I riparian land features providing these functions include rivers, streams, stream associated wetlands, undeveloped floodplains, forest canopy (one acre or greater) within 100 feet of a stream, and forest canopy within 200 feet of streams on slopes of 25% and greater.
  - **Riparian Area, Class II.** Class II areas are medium value riparian habitat. Metro found that they provide one to two primary functions to sustain fish and wildlife or a combination of one primary function and one or more secondary functions. Class II riparian habitat includes rivers, streams, a 50 foot area along developed stream segments, forest canopy or low structure vegetation (e.g. grass) within 200 feet of streams, and portions of undeveloped floodplains extending beyond 300 feet of streams. Class II areas are elevated to Class I when they contain Habitats of Concern as shown on the Metro Habitats of Concern Map.
- **Routine Repair and Maintenance.** Activities directed at preserving an existing allowed use or facility, without expanding the development footprint or site use.
- **Setback Adjustment.** The placement of a building a specified distance away from a road, property line or protected resource.
- **Significant Negative Impact.** An impact that affects the natural environment, considered individually or cumulatively with other impacts on the HCA, to the point where existing fish and wildlife habitat functional values are degraded.
- **Steep Slopes.** Those slopes that are equal to or greater than 25%. Steep slopes have been removed from the "buildable lands" inventory and have not been used in calculations to determine the number of acres within the urban growth boundary that are available for development.
- **Urban Development Value.** The economic value of a property lot or parcel as determined by analyzing three separate variables: assessed land value, value as a property that could generate jobs ("employment value"), and the Metro 2040 design type designation of property. The urban development value of all properties containing regionally significant fish and wildlife habitat is depicted on the Metro Habitat Urban Development Value Map.
- **Utility Facilities.** Buildings, structures or any constructed portion of a system which provides for the production, transmission, heat, light, water, power, natural gas, sanitary sewer, stormwater, telephone and cable television. Utility facilities do not include stormwater pre-treatment facilities.
- **Water-Dependent.** A use which can be carried out only on, in, or adjacent to water because it requires access to the water for waterborne transportation or recreation. Water-dependent also includes development, which by its nature, can be built only on, in, or over water. Bridges supported by piers or pillars, as opposed to fill, are water-dependent development.

3.0030 HCA, ESRA, and Article 5 Terms and Definitions

The following definitions apply within the Habitat Conservation Area (HCA) Overlay District; the Environmentally Sensitive Resource / Restoration Areas (ESRA) districts in Pleasant Valley (ESRA-PV) and Springwater (ESRA-SW) and the other environmental overlay districts in Article 5.

- **Aquatic Habitat.** Habitat structure that is the combination of vegetation, woody materials and certain configurations of pool and riffle sequences in the stream channel, off-channel wetlands, side channels, oxbows, meanders, backwaters, frequently flooded areas (10-year flood event or higher) and spawning gravel,
- **Areal Cover.** A measure of vegetative strata that defines the degree to which the canopy vegetative layer covers the ground surface.
- **Ecological Features (or Features).** A distinctive natural resource element, quality or characteristic that contributes to an ecological function: Features include woody vegetation, tree groves, non-woody vegetation, water bodies, floodplain, aquatic habitat, sensitive species and structure.
- **Ecological Functions (or Functions).** The primary biological, chemical, and hydrologic characteristics of healthy fish and wildlife habitat that must be present for natural systems to work properly. Riparian ecological functions include water quality, channel dynamics and morphology (bank stabilization and sediment/pollution control, sources of large woody debris), water quantity (streamflow moderation and water storage), microclimate and shade, fish and aquatic habitat, organic material sources, and listed sensitive species as determined by the Oregon Department of Fish and Wildlife, the U.S. Department of Fish and Wildlife or the National Oceanographic and Atmospheric Administration. Upland ecological functions include terrestrial or upland wildlife habitat quality, terrestrial or upland sensitive specie and upland interior habitat. Upland habitat quality is determined by tree canopy preservation, size of habitat area, amount of habitat with interior conditions, connectivity of habitat to water resources, connectivity of habitat to other habitat areas, and presence of unique habitat types.
- **Emergency.** 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.
- **Engineer.** A registered professional engineer licensed by the State of Oregon.
- **Enhancement.** The process of improving upon the natural functions and/or values of an area or feature that has been degraded by human activity. Enhancement activities may or may not return the site to a pre-disturbance condition, but create/recreate beneficial processes and features that occur naturally.
- **Erosion.** Erosion is the movement of soil particles resulting from actions of water or wind.
- **Fill.** Any material such as, but not limited to, sand, soil, rock or gravel that is placed in a wetland or floodplain for the purposes of development or redevelopment.
- **Flood Areas.** Those areas contained within the 100-year floodplain and floodway as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Maps and all lands that were inundated in the February 1996 flood (note that areas that were mapped as flood areas but were filled to a level above the base flood level prior to September 30, 2005, consistent with all applicable local, state, and federal laws shall no longer be considered habitat based on their status as flood areas).
- **Flood Management Areas.** All lands contained within the 100-year floodplain, flood area and floodway as shown on the Federal Emergency Management Agency Flood Insurance Maps and the area of inundation for the February 1996 flood. In addition, all lands which have documented evidence of flooding.
- **Floodplain.** The land subject to periodic flooding, including the 100-year floodplain as mapped by FEMA Flood Insurance Studies or other substantial evidence of actual flood events.

- **Forest Canopy.** Areas that are part of a contiguous grove of trees of one acre or larger in area with approximately 60% or greater areal cover by regulated trees, irrespective of whether the entire grove is within 200 feet of the relevant water feature.
- **Habitat-Friendly Development.** A method of developing property that has less detrimental impact on fish and wildlife habitat than does traditional development methods. Examples include: clustering development to avoid habitat; using alternative materials and designs such as pier, post, or piling foundations designed to minimize tree root disturbance; managing storm water on-site to help filter rainwater and recharge groundwater sources; collecting rooftop water in rain barrels for reuse in site landscaping and gardening; and reducing the amount of effective impervious surface created by development.
- **Intermittent Streams.** Any stream that flows during a portion of every year and which provides spawning, rearing or food producing areas for food and game fish; or as reflected in the most current definition of the Oregon Department of State Lands. See also perennial "streams."
- **Invasive Non-Native or Noxious Vegetation.** Plant species that are listed as invasive/non-native plants or prohibited plants on the City of Gresham Native Plant List because they are plant species that have been introduced and, due to aggressive growth patterns and lack of natural enemies in the area where introduced, spread rapidly into native plant communities.
- **Mitigation.** The reduction of adverse effects of a proposed project by considering, in the order: a) avoiding the impact all together by not taking a certain action or parts of an action; b) minimizing impacts by limiting the degree or magnitude of the action and its implementation; c) rectifying the impact by repairing, rehabilitating or restoring the affected environment; d) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action by monitoring and taking appropriate measures; and e) compensating for the impact by replacing or providing comparable substitute water quality resource areas or habitat conservation areas.
- **Native Vegetation or Native Plant.** Vegetation listed as a native plant on the City of Gresham Native Plant List and any other vegetation native to the Portland metropolitan area provided that it is not listed as an invasive/ non-native, or a prohibited plant on the City of Gresham Native Plant List.
- **Non-Woody Vegetation (Herbaceous Plants).** Plants with a relatively short-lived shoot system that does not form a woody stem. Non-woody plants consist of herbs such as forbs, grasses or ferns or herbaceous vines.
- **Perennial Streams.** Streams with flows that last throughout the year; or as reflected in the current definition of the Oregon Department of State Lands. See also intermittent streams.
- **Redevelopment.** Development that occurs on sites that have previously been developed.
- **Restoration.** The process of returning a disturbed or altered area or feature to a previously existing natural condition. Restoration activities reestablish the structure, function, and/or diversity to that which occurred prior to impacts caused by human activity.
- **Sensitive Species.** Those naturally reproducing species which may become threatened or endangered throughout all or any significant portion of their range in Oregon as identified by the Oregon Department of Fish and Wildlife, the U.S. Department of Fish and Wildlife or the National Oceanographic and Atmospheric Administration.
- **Stormwater Pre-Treatment Facility.** Any structure or drainage way that is designed, constructed, and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement.
- **Stream.** A body of running water moving over the earth's surface including stream types classified as perennial or intermittent, channelized or relocated streams in a channel or bed, such as a creek,

rivulet or river; or as reflected in the current definition of the Oregon Department of State Lands. See also intermittent and perennial streams.

- **Structure.** Vegetation or land features that provide food, water and cover for wildlife, as well as locations for nesting, den creation and rearing of off-spring.
- **Top of Bank.** The same as "bankful stage" defined in OAR 141-85-010.
- **Water Feature (Body).** All rivers and streams meeting the Oregon Department of State Lands for the definition of 'Waters of the State. These include also intermittent streams, springs which feed streams and wetlands and have year-round flow, Flood Management Areas, wetlands, and all other bodies of open water.
- **Waters of this State.** All natural waterways, tidal and non-tidal bays, intermittent streams, constantly flowing streams, lakes, wetlands, that portion of the Pacific Ocean that is in the boundaries of this state, all other navigable and non-navigable bodies of water in this state and those portions of the ocean shore, as defined in ORS 390.605, where removal or fill activities are regulated under a state-assumed permit program as provided in 33 U.S.C. 1344(g) of the Federal Water Pollution Control Act, as amended.
- **Water Quality Resource Area.** An area identified by a city or county as a Water Quality Resource Area in order to comply with Title 3 of Metro's Urban Growth Management Functional Plan, Metro Code sections 3.07.310- 3.07.370.
- **Watershed.** A geographic unit defined by the flows of rainwater or snowmelt. All land in a watershed drains to a common outlet, such as a stream, lake or wetland.
- **Woody Vegetation Area.** Areas that are part of a contiguous area one acre or larger of shrub or open or scattered forest canopy (less than 60% crown closure).
- **Woody Vegetation.** Perennial plants that have hard, lignified tissue/stems that grow outward year after year and that are composed of cellulose and lignin based tissue. Woody vegetation includes both trees and shrubs.

3.0040 Solar Related Terms and Definitions

The following definitions apply to the application of **Appendix 8**, Solar Access.

- **North-South Dimension.** The length of a line beginning at the mid-point of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary.
- **Protected Solar Building Line.** A line on a plat or map recorded with the plat that identifies the location on a lot where a point two feet above may not be shaded by structures or non-exempt trees.
- **Shade.** A shadow cast by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south.
- **Shade Point.** The part of a structure or non-exempt tree that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of 3 feet or less, a chimney, utility pole, or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the north end of a ridgeline of a structure oriented within 45 degrees of a true north-south line, the shade point height computed according to the preceding sentence may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of a true east-west line with a pitch that is flatter than 5 feet (vertical) in 12 feet (horizontal) the shade point will be the eave of the roof. If such a

roof has a pitch that is 5 feet in 12 feet or steeper, the shade point will be the peak of the roof.

- **Shade Reduction Line.** A line drawn parallel to the northern lot line that intersects the shade point.
- **Shadow Pattern.** A graphic representation of an area that would be shaded by the point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging between 22.7 degrees east and west of true south.
- **Solar Access Development Permit.** A document issued by the City that describes the maximum height that vegetation is allowed to grow on lots to which a development permit for solar access applies.
- **Solar Access Height Limit.** A series of contour lines establishing the maximum permitted height allowed for non-exempt vegetation on lots affected by a development permit for solar access.
- **Solar Energy Collecting Structure.** An enclosed structure containing habitable living space, attached to a dwelling unit (as authorized in **Section A8.030** - Solar Access), designed for the purpose of collecting and conveying solar energy to the main portion of the dwelling, and meeting the criteria of **Section A8.028**.
- **Solar Feature.** A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling of a structure, heating or pumping of water, and generating electricity. Examples of a solar feature include a window that contains at least 20 square feet of glazing oriented within 45 degrees east and west of true south, a solar greenhouse, or a solar hot water heater that includes solar panels. A solar feature may be used for purposes in addition to collecting solar energy, including but not limited to serving as a structure member or part of a roof, wall, or window. A south-facing wall without windows and without other features that use solar energy is not a solar feature for purposes of this ordinance.
- **Solar Gain Line.** A line parallel to the northern property line(s) of the lot(s) south of and adjoining a given lot, including lots separated only by a street, that intersects the solar feature on that lot.
- **South or South Facing.** True south, or 20 degrees east of magnetic south.
- **Sunchart.** One or more photographs that plot the position of the sun between 10:30 am and 1:30 pm on January 21, prepared pursuant to guidelines issued by the manager. The sunchart shall show the southern skyline through a transparent grid on which is imposed solar altitude or a 45-degree and 30 minute northern latitude in 10-degree increments and solar azimuth from true south in 15-degree increments.

3.0050 Tree Related Terms and Definitions

The following definitions apply to Tree-related applications, including Sections **9.1000**, Tree Regulations and **Appendix 14**, Significant Trees.

- **Caliper.** An ANSI (American National Standards Institute) standard for the measurement of nursery trees. For trees up to 6-inches in diameter, caliper is measured at 6 inches above the ground level. Trees that are 7 to 12 inch in diameter, caliper is measured at 12 inches above the ground. For nursery stock above 12 inches in diameter, a DBH measurement is used (see Diameter Breast Height).
- **Clear Cutting.** Any tree removal which leaves fewer than an average of one tree per 1,000 square feet of lot area, well-distributed throughout the entirety of the site. This definition does not apply to sites that have fewer than an average of one tree per 1,000 square feet of lot area at the time development is proposed, except for sites from which the current owner or the proposed developer or his or her representative has removed regulated trees in excess of the number that may be

removed without a development permit under **Section 9.1010** of the Development Code.

- **Critical Root Zone.** The rooting area of a tree, primarily within the tree's dripline, which if injured or otherwise disturbed is likely to affect a tree's chance for survival.
- **Crown Cover.** The area within the drip line or perimeter of the foliage of a tree.
- **Diameter Breast Height (DBH).** The diameter measurement of the trunk or stem of a tree at a height 4.5 feet above the ground level at the base of the tree. Trees growing on slopes are measured at the mid-point between the up-slope and down-slope sides.
- **Dripline.** An imaginary line along the ground that reflects the outermost extent of foliage of a tree extended vertically to the ground. The dripline radius is typically measured at approximately one foot away from the trunk of the tree for each inch of tree diameter.
- **Pruning.** The removal of branches, water sprouts, suckers, twigs, or branches. Major pruning entails the removal of branches three inches in diameter or greater. Major pruning also includes root pruning and removal of branches and limbs that would constitute more than 20% of the trees foliage area. Minor pruning includes removal of deadwood and pruning less than 20% of the tree's foliage area.
- **Severe Crown Reduction.** The specific reduction in the overall size of a tree and/or the severe internodal cutting back of branches or limbs to stubs within the tree's crown to such a degree as to remove the normal tree canopy and disfigure the tree. Severe crown reduction is not a form of pruning.
- **Stand.** As applied to trees, a group of two or more trees growing in a continuous area. Also known as a grove or tree group.
- **Tree Protection Plan.** A detailed description of how trees intended to remain after development will be protected and maintained.
- **Tree Removal.** The act of removing a tree by digging up or cutting down, or the effective removal through irreversible damage of roots, stems, or crown, including tree topping.
- **Tree Survey**. A scaled drawing that provides the location of all trees having an eight inch or greater DBH that designates the common or botanical name of those trees, and their DBH.
- **Tree Topping.** The severe cutting back of limbs or main stem to stubs larger than 3 inches in diameter within the tree's crown to such a degree as to remove the normal top and disfigure the tree.
- **Tree Well.** A space within a sidewalk or other impervious area that has been created specifically as an area for a tree's root system to grow.

4.0432 Floor Area Ratio

The minimum floor area ratios contained in **Table 4.0430** apply to non-residential and mixed-use development. Alterations to existing development are exempt from the minimum FAR standard. For mixed-use developments, minimum FAR and residential density requirements are satisfied when consistent with the following formula:

$$\frac{\text{Number Of Proposed Dwelling Units}}{\text{Minimum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Minimum Required Commercial Floor Area)}} \geq 1$$

4.0433 Setbacks

Required minimum and maximum setback standards are specified in **Table 4.0430**.

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 4.0430**. For residential buildings, conformance is achieved when at least 50% of the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in **Table 4.0430**. 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 for commercial, mixed-use, and residential buildings containing three or more dwelling units, provided conformance is achieved with the maximum setback distance for at least one building. For residential buildings, conformance also must be achieved with building orientation standards of **Section 7.0201(E)** for attached dwellings.

C. For community service uses, minimum and maximum setbacks shall conform with setback requirements for commercial uses, subject to modification as provided in **Section 8.0122**.

D. Setback standards for single family attached dwellings are in **Table 7.0201(M)(3)(a).**

4.0434 Building Height

Minimum and maximum building heights are specified in **Table 4.0430**. 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, one-time additions or expansions of non-conforming buildings of no more than 25% and less than 1,000 square feet, or to buildings with less than 1,000 square feet of floor area.

B. In addition to conforming with the Ground Floor Windows requirements of **Section 7.0210**, for any new commercial or mixed-use building subject to a 2-story height minimum, at least 20% of the upper facade 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 an LDR-5, LDR-7, TLDR, or TR District, as provided in **Section 7.0201(K)**.

D. Heights of single family attached dwelling buildings are identified in **Table 7.0201(M)(3)(f).**

4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts

The Central Rockwood Plan and Corridor districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of these districts. In order to achieve these purposes, the provisions of **Section 7.0103** apply to new residential and mixed-use (residential) development, **Section 7.0201** apply to new commercial, industrial and mixed-use (commercial) development requiring design review approval in all Corridor districts, and **Section 7.0210(A)** apply in addition to other applicable standards and criteria. Additionally, the provisions of **Section 7.0210(B)** apply to new development requiring design review approval in the Station Center and Rockwood Town Center Districts.

4.0436 Commercial Uses

A. At least 85% of business activities in connection with commercial uses permitted in **Table 4.0420** shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15% of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the Rockwood Town Center, the Station Center district, and the Corridor Mixed-Use district, the amount of site area used for outdoor business activities, product display, or storage may be up to 50% 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.

4.0437 Outdoor Commercial Uses

A. Outdoor commercial uses may be permitted in the Station Center (Ruby Junction Overlay) District or the Corridor Mixed-Use District as indicated in **Table 4.0420**, subject to the following limitations:

1. Total site size for any new outdoor commercial use shall not exceed two acres.
2. The amount of total site area covered by buildings shall amount to no less than 25% of the amount of site area used for outdoor storage or display.
3. Except for buildings used entirely for storage associated with the business, the maximum front or streetside setback for any building shall be 20 feet.
4. Screening shall be provided along any portion of the site's street frontage which is not occupied by a building, in a manner which satisfies provisions of **Section 9.0823(C)(3)**.

B. The following types of outdoor commercial uses shall be prohibited within the Station Center (Ruby Junction Overlay) District and the Corridor Mixed-Use District:

1. Vehicle sales lots;
2. Mobile home or manufactured home sales, service, or storage;
3. Recreational vehicles sales service, or storage.

4.1130 Table Notes:

A. The maximum height and FAR for the portion of development sites within 110 feet of the centerline of Main Avenue between Powell Boulevard and Fifth Street are limited to those shown in Table 4.1130 for DCC: Main Street. A 10-foot building stepback on Main Street is required above the 3rd story.

B. Floor heights by building type

   1. Commercial/employment uses: 13 feet minimum height to 20 feet maximum height.
   2. Residential uses: 10 feet minimum height.

C. Building heights in all Downtown Sub-Districts except DRL-1 and DRL-2 shall be allowed to exceed the maximum up to 8 feet to allow for architectural elements not suitable for occupancy, such as parapet walls and pitched roofs.

D. For developments abutting a land-use district where the maximum building height is 40 feet or less, the maximum building height within 50 feet of that low-height-limit district or Sub-District shall be 45 feet. Maximum building height shall be 50 feet in DCC along the north side of Division Street.

E. Setbacks

   1. Setbacks in Table 7.0201 (M)(3)(a) of the Gresham Development Code do not apply.
   2. Refer to Section 9.0900 for a list of structural elements and decorative features that may encroach up to a maximum of 2 feet into required setbacks
   3. Encroachments may project into the public right-of-way provided that the encroachments are between 9 and 12 feet above the sidewalk height, subject to City approval. They must not obstruct or prevent the placement of street trees or other improvements within the public right-of-way.

F. Flag pole portions of lots, which allow access to the portions of the lot away from streets, are not counted as part of the site size in floor-area ratio calculations. The remainder of the lot not needed for access would be required to meet FAR requirements.

G. Side setback is 10 feet when side yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR; rear setback is 10 feet when rear yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR.

H. Side setback is 5 feet when in the DRL-2 Sub-District or when the side yard abuts the DRL-2 Sub-District.

I. Courtyard-type developments are exempted from maximum setbacks for that portion of the building or buildings having a courtyard area between it and the street.

J. For attached single-family dwellings, the street façade and garage side setbacks shall be equal to the front façade setback on the street type that applies to the side street.

K. For commercial, employment, live/work, mixed-use, and attached dwellings on a single lot, the streetside setbacks shall be equal to the front façade setback on the street type that applies to the side street.

L. Single-family attached dwellings are encouraged to be accessed from a rear alleyway on all street types where single-family attached dwellings are allowed. Parking on driveways in front of single-family attached dwellings is only permitted on the Urban Residential street type in Sub-Districts DRL-1 and DRL-2. If parking is to be provided in front of these units on the Urban Residential street type in DRL-1 and DRL-2, the minimum front setback for the garage is 20 feet.

M. Maximum front setbacks do not apply on a site once all minimum building frontage requirements of the street type have been satisfied. For example, if a street type requires that 75% of the frontage must be occupied by a building and that requirement has been satisfied, other buildings can be constructed behind that building beyond the maximum setback.

N. For purposes of Table 4.1130 side setbacks:

   1. Interior means interior side (not common wall)
   2. Common means interior side with common wall
   3. Street façade means streetside façade
   4. Street porch means streetside porch
   5. Garage means streetside garage face

O. Single-family detached dwellings shall comply with the following:

1. A minimum lot size of 4,000 square feet.
2. 4.0130 standards for minimum lot dimensions and minimum street frontage for single-family detached dwellings in TR; and
3. 4.0132 Additional Standards, except (A)(1) and (B); and
4. 4.0136 Manufactured Dwelling Requirements; and
5. Standards for maximum height and setbacks in 4.1130; and
6. Standards for parking in 9.0800.

P. Duplex dwellings shall comply with the following:

1. A minimum lot size of 7,000 square feet.
2. 4.0130 standards for TR minimum lot dimensions for duplexes and minimum street frontage; and
3. 4.0132(D) Safe Neighborhood Design Performance Standards; and
4. Standards for maximum height and setbacks in 4.1130; and
5. Standards for parking in 9.0800; and
6. For developments with more than one duplex dwelling on a site, the applicable design review standards in 7.0103 and 7.0201.
7. Duplex dwellings may be reviewed under the discretionary review process described in 4.1101(A)(1)(a) using the following guidelines:
    a. 4.1151(A)(1); and
    b. 4.1151(B)(2)(c)(1) and (6) through (9); and
    c. 4.1155(A)(2)(c)(1) and (2); and
    d. 4.1155(A)(4)(c)(1) and (2).

4.1131. Bonus Elements

The future vision for Downtown Gresham calls for a series of amenities that will lead to a more livable and complete community. As a means of encouraging new development to incorporate these amenities, a series of development bonuses are included in the Code that offer additional development potential in the form of floor area. Most projects will require a mixture of various elements.

A. For each of the following, an FAR increase of .5 shall be granted:

1. LEED Silver Certification

   A development shall be LEED Silver Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Silver Pre-Certification documentation and annotated checklist to the City to receive this bonus. The City will review and approve the documentation and apply this implementation of the LEED Silver elements as a condition of approval for the subsequent building permit.

2. Exterior Art Elements

   Exterior art element(s) shall be equivalent to at least 1% of the total value of the project's construction cost. Such elements include but are not limited to free-standing sculptures, bas-reliefs on walls, metalwork on walls and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved for artistic merit by an arts review body designated by the City.

3. Water Feature(s)

   Any decorative water feature(s) shall be equivalent to at least 1% of the total value of the project's construction costs. Documentation shall be provided of the construction value and the cost of the water feature. Water features shall be directly accessible by the public or shall be visible to the public by being adjacent to a sidewalk or through-block connection.

4. Alley Enhancements

   Enhancements to an alley shall include elements that create a pedestrian-friendly setting such as stone, brick, unit pavers or textured paving; pedestrian-scaled lighting that could be wall-mounted; and landscape plantings such as vines splayed on walls, trees, and irrigated planters that do not obstruct the movement of vehicles. The result shall be a place that appears safe, inviting and allow for public

4.1138 Signage

A. Applicability.

The regulations of Appendix 6.000 Sign Regulations shall apply as follows in the Downtown Plan District.

1. New Non-Residential.

   All non-residential buildings and developments including additions that are required to follow the Design Review Types D and E process are subject to the provisions of Section 4.1151(B)(4) Sign Design for wall signs, projecting signs, window signs, internal illumination and durability as noted in Sections 4.1151(B)(4)(c) and 4.1151(B)(4)(d). For all other new non-residential sign types, the provisions of Appendix 6.000 apply.

2. Existing Non-Residential.

   Signs for existing non-residential buildings and developments including additions that are subject to Design Review Types A, B, or C are required to conform to the provisions of Appendix 6.000 Sign Regulations.

3. New Residential and Community Service.

   The provisions of Appendix 6.000 Sign Regulations apply.

4. Existing Residential and Community Service.

   The provisions of Appendix 6.000 Sign Regulations apply.

B. Applicability of Section A6.100

Except as provided in Section 4.1138(A) above, the regulations of Section A6.100 Commercial, Mixed Use & Industrial Districts shall be applicable in the DCC, DMU, DTM, DEM, and DCL sub-districts.

C. Multi-business complexes

Except as provided in Section 4.1138(A) above, in all Downtown sub-districts, signage for multi-business complexes shall be regulated as provided in Section A6.101.

D. Signs in DRL-1 and DRL-2

For subdivisions in DRL-1 and DRL-2 sub-districts, the regulations of Section 6.091 Subdivision Signs apply. Except as provided in Section 4.1138.A above, for non-residential uses in the DRL-1 and DRL-2 sub-districts, the regulations of Section A6.094 Signs for Permitted Commercial Uses in the OFR District shall apply.

E. Multi-Family Dwelling Signs

The regulations of Section A6.092 Multi-Family Dwelling Signs shall be applicable to residential buildings and developments in the DCC, DMU, DTM, DEM, DRL-2 and DCL sub-districts.

4.1139 Dwelling Structures with Two or More Units, Elderly Housing and Mixed-Use

See applicable Guidelines and Standards in Section 7.0101 - 7.0103 for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review.

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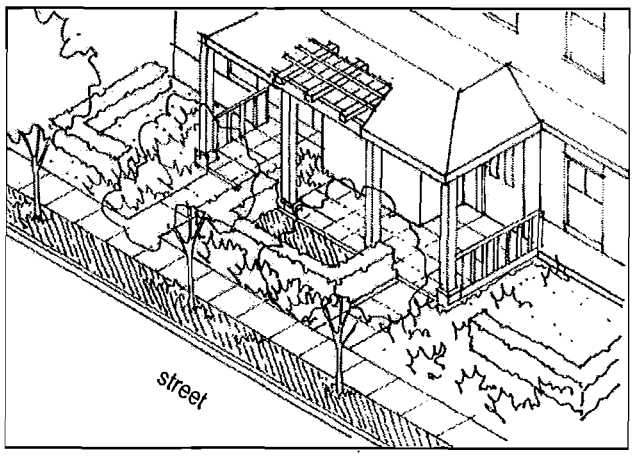


Fig. A.1.d.7. Residential development with a shallow setback from the street for multiple entries and small gardens

1. Integrated Site Planning, continued

Residential

7. Building faces may be located up to 15 feet behind the property line to allow for gardens, stoops or steps, where allowed. Fully 75% of the required front setback shall be lined with a building face (excluding single-family detached development, duplex development, and single-family attached development).

Residential & Single-Family Attached

8. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein. For single-family attached dwellings, all provisions of 7.0200 Site Design Review Standards and Criteria shall apply, except:
   - 7.0201 (E) (1) and (2); and
   - 7.0201 (H)(7); and
   - 7.0201 (J); and
   - 7.0201 (K)(4); and
   - 7.0202 (B); and
   - 7.0210 (B); and
   - all of 7.0211
9. Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

APPLIES TO ALL DOWNTOWN DEVELOPMENT

2. Publicly Accessible Open Spaces

a. **Intent:** To provide an enhanced pedestrian experience by creating a network of privately provided and maintained public spaces, courtyards, and other gathering spaces.

b. Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses.
C. Create a Vibrant Public Realm.
D. Create strong connections between Plan Districts and Sub-Districts.
E. Incorporate Sustainability.
F. Context Sensitivity.

c. Guidelines

All Developments

1. For development on sites larger than 40,000 square feet, provide publicy accessible open space that include a variety of public spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces and gardens.
2. Public spaces shall incorporate features that advance sustainable principles, such as use of gray water, solar collection for powering pumps or lighting, rain gardens, pervious paving, containers for recycling, and benches made from recycled materials.
3. Public spaces intended for public use shall be located at/or near street grade to promote physical and visual connection to the street.
4. Public spaces shall include focal points which could consist of art sculpture, water, pavilions, seating areas, specimen plants, unique paving, or unusual lighting.

Non-Residential

5. Public spaces can be located between a building and the sidewalk, so long as active ground floor uses are accessible to and from the space and provided the desired street wall and/or retail continuity is not adversely impacted by the presence of this space. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street.
6. Public spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes and vendors within the space.

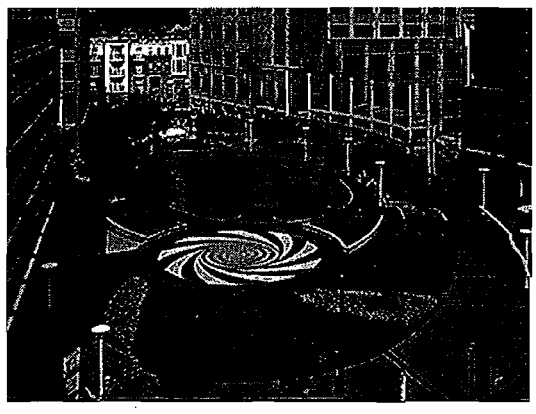


Fig. A.2.c.1 & 5 public on-site plaza incorporating a variety of hardscaped and landscaped treatments to create an engaging space

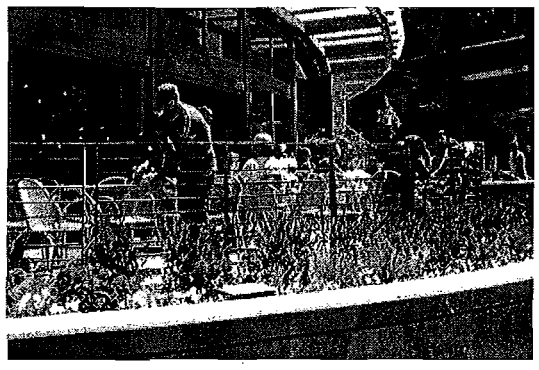


Fig. A.2.c.6 public space lined by outdoor cafe

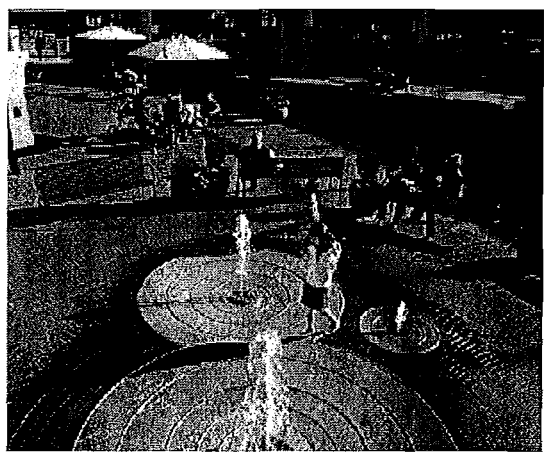


Fig. A.2.d.4 water feature

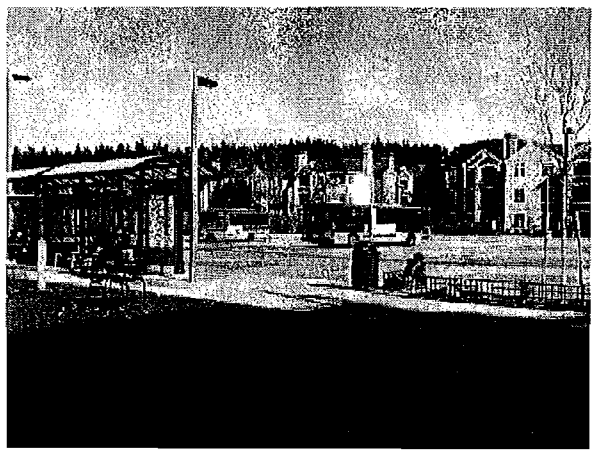


Fig. A.3.c.3 walkway connecting to a major transit stop



Fig. A.3.c.4 gracious and landscaped walkway

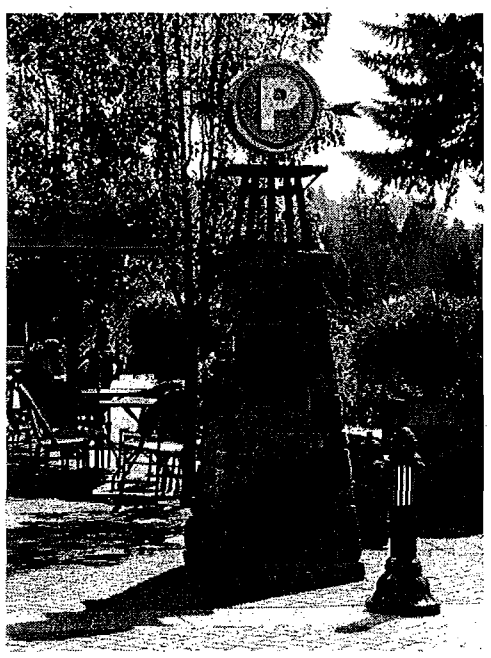


Fig. A.3.c.5 way-finding signage integrated into the design of a site

3. Walkways and Pedestrian Circulation, continued

All Development

6. Where a building is close to a transit stop and adequate shelter does not exist, consider including a covered and lighted entrance where people can wait for transit out of the weather. If the development includes a retail use, locate the storefront and weather protection close to the transit stop.

Residential & Single-Family Attached

7. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201 the following Site Design Criteria and Standards apply. A departure from a referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.

   a. 7.0201 (I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

   b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code."

APPLIES TO ALL DOWNTOWN DEVELOPMENT

3. Walkways and Pedestrian Circulation, continued

d. Standards

1. Walkways shall connect public sidewalks with building entrances not fronting on public streets.
2. Walkways shall connect building entries to other entries within the development.
3. Walkways shall incorporate at least one of the following elements:
   a. pervious paving for at least 50% of surface area, including sand set decorative paving; stone; porous concrete; or interlocking concrete paver system with gaps to allow water infiltration.
   b. valley drains to direct water run-off to planted areas
   c. high-quality, durable seating every 50 feet.
4. Walkways shall be distinctively paved and marked so that the public has a clear sense of where they can travel on foot. Acceptable pavement treatments include:
   a. scored or sawcut concrete in a grid pattern
   b. decorative troweling patterns
   c. colored surfaces such as Lithocrete
   d. concrete with inset art objects
5. Walkways shall be located to provide an obvious connection to transit stops.
6. Walkways having a width of at least 5 feet shall be provided in all parking lots with more than 60 stalls or development sites greater than 40,000 square feet. Walkways shall be located to provide convenient access for the greatest amount of users.
7. Pedestrian circulation plans shall incorporate all of the following techniques to increase the personal safety of pedestrians:
   a. Provide adequate lighting; and
   b. Eliminate sharp "blind" corners; and
   c. Eliminate tunnels and passages where pedestrians cannot see activity on the far side

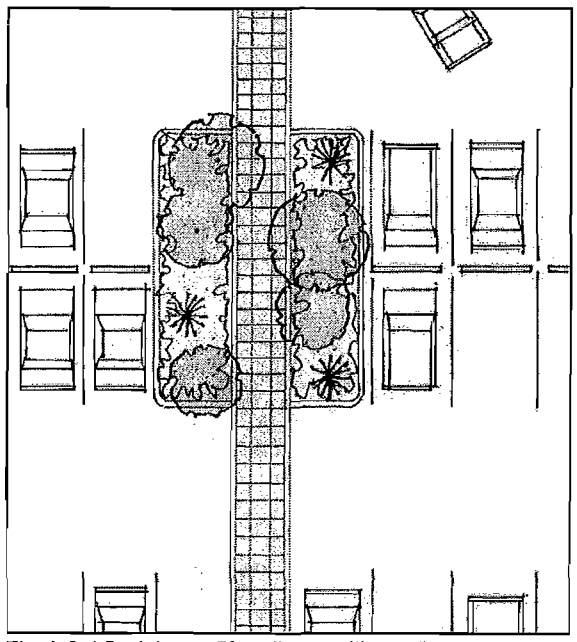


Fig. A.3.d.5 minimum 5ft walkway with scoring



Fig. A.3.d.3 porous walkway

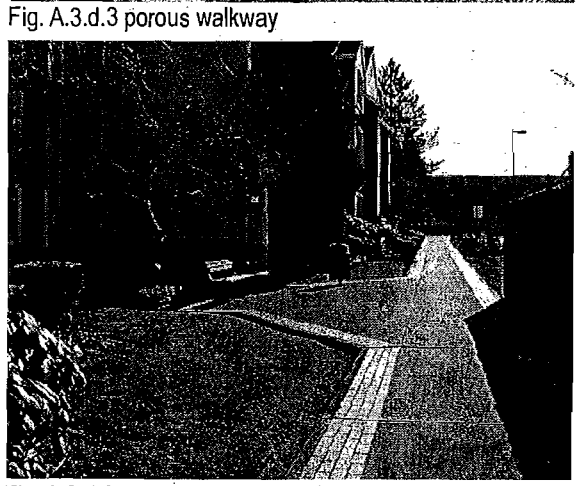


Fig. A.3.d.2 walkway through residential development with benches



Fig. A.3.d.8 covered walkway connecting to the street and transit stop

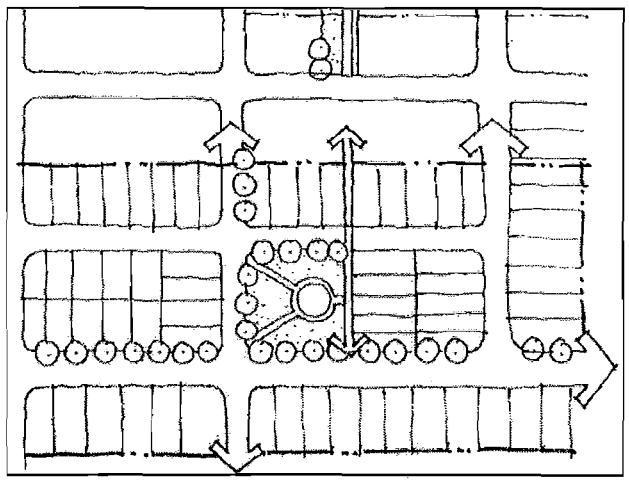


Fig. A.3.d.1 pedestrian network

3. Walkways and Pedestrian Circulation, continued

8. If a transit stop is adjacent to the development site, pedestrian connections to the stop shall be provided in an efficient manner.

Residential & Single-Family Attached

9. Sections 7.0101 - 7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201 the following Site Design Criteria and Standards apply.

   a. 7.0201(I)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

   b. 7.0201 (I)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code."

APPLIES TO ALL DOWNTOWN DEVELOPMENT

4. Parking Lot/ Parking Garage Screening

a. Intent: To reduce the visual impact of surface lots and parking structures

b. Applicable Downtown Design Principles:

B. Promote Excellence in Design.
C. Create a Vibrant Public Realm.
E. Incorporate Sustainability.
F. Context Sensitivity.
H. Create Appropriate Transitions in Height, Bulk and Scale

c. Guidelines

1. Section 9.0823 Landscaping of Parking Lots (C)(4) Perimeter Screening applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.
2. Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from public streets, alleys or walkways. Screening shall be used to obscure this visibility and soften the relationship between public places and large paved areas for vehicles.
3. Screening methods for parking lots shall use vegetation and or walls, along with landscaping.
4. On the ground floor level facing street frontages, garages shall provide a perimeter of active use spaces on the ground floor level such as commercial, retail, office or residential uses unless substitutions are approved by the decision authority, either the Design Commission or the Manager. Substitutions for active uses may include trees and other vegetation or artfully designed walls or grillwork.
5. Parking structures shall be viewed not a merely as utilitarian but as contributions to the architectural quality and character of Downtown, with materials and details that reflect the composition of the building and the surrounding buildings.



Fig. A.4.c.2 & 3 parking structure softened with lattice and vegetation

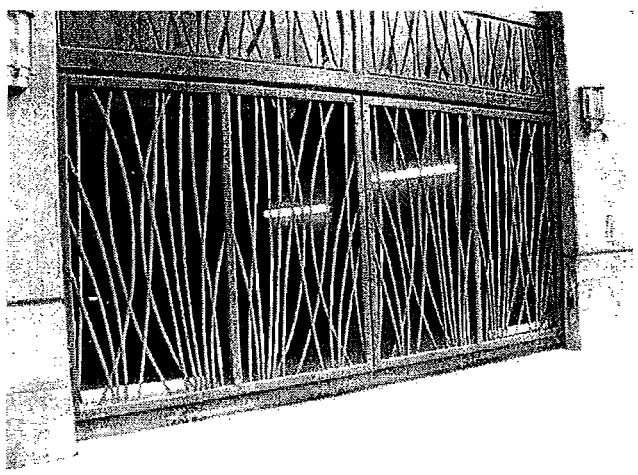


Fig. A.4.c.4 parking structure with decorative metal screening

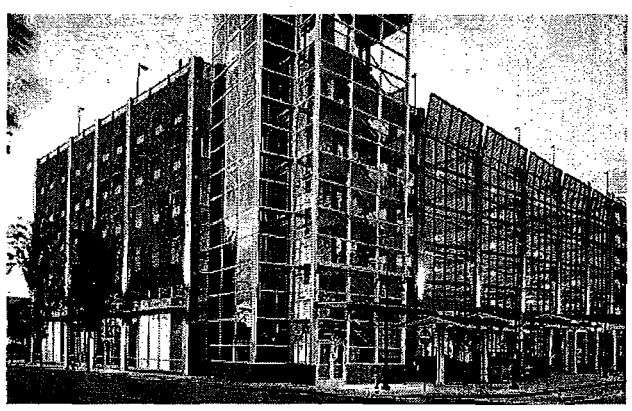


Fig. A.4.c.5 parking structure designed with architectural facades on all sides and ground level retail

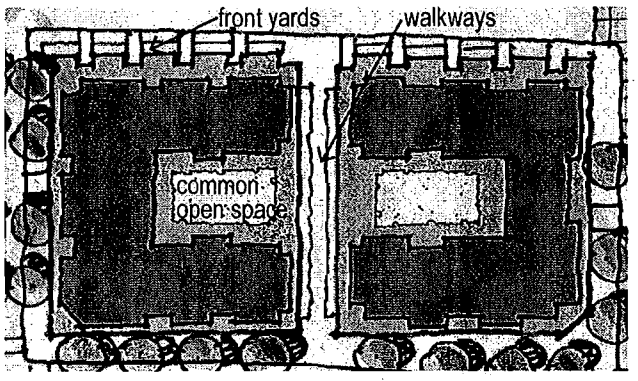


Fig. A.5.f.3 meeting the landscaping requirement can be accomplished through a number of site features

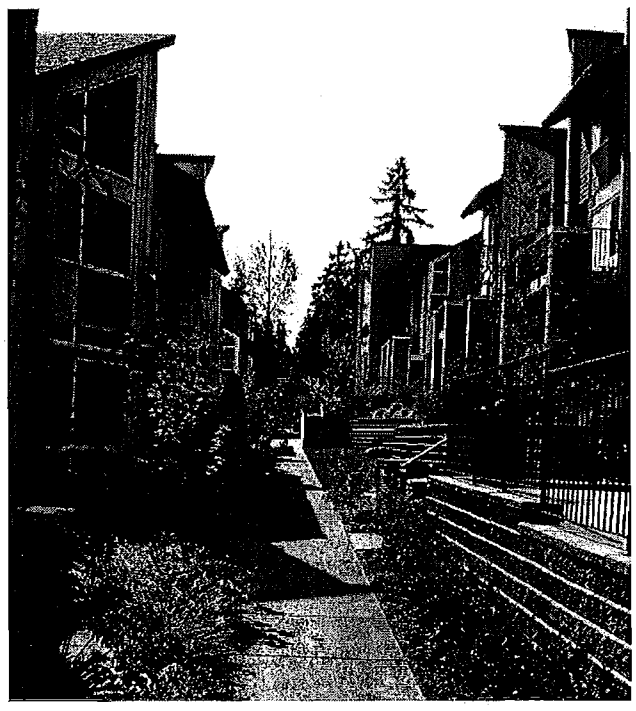


Fig. A.5.f.4 a variety of plantings enhances the walkway through the site



Fig. A.5.f.5 generous landscaping in the landscaped strip

5. Landscaping, continued

f. Standards: Site Landscaping

All Development

1. At least 15% of the site area shall be landscaped.
2. At least 70% of the front yard setback area shall be landscaped in meeting the 15% site area total. Use of ornamental grass lawns shall be limited to 20% of this requirement in the front yard.
3. Landscaping as defined in 3.0010, all landscaped setback areas, landscaped common open space, eco-roofs, preserved natural areas, planter areas, landscaped screening areas, as well as landscaped strips located between the curb and sidewalk can be included to meet the 15% landscaping requirement. In addition, shared walkways within landscaped areas may count for up to 66% of the total required landscape area.
4. A minimum of 20% of plant varieties used within landscape areas shall be perennial and/or annual varieties to provide color, texture, and other special interest.
5. In addition to required street trees, site trees shall be required at a rate of one tree per 3,000 square feet of gross site area.
   a. New site trees must be capable of growing to a height of 25 feet. However, when accompanied by an arborist's report, ornamental, dwarf, and other smaller species may be permitted in locations where larger sized trees are not appropriate.
   b. New deciduous site trees shall be a minimum of 1.5 inch caliper at the time of planting.
   c. Evergreen trees shall be a minimum 6 foot height at the time of planting.
   d. As much as possible, new site trees shall be distributed throughout the project rather than clumping them in one location.
   e. New site trees shall be staked for support for at least one year.
6. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.

5. Landscaping, continued

g. Guidelines: Shared Open Space

Intent: To create comfortable places for residents, amenable to social activity, through the use of plazas, courtyards, and other outdoor spaces.

Residential

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and Section 7.0201(L)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager. The following additional guidelines supplement this Section.
2. Make plazas, courtyards, patios and lawns comfortable for human activity and social interaction - standing, sitting, talking, eating and playing.
3. Create a pleasant climate, including shade from summer sun and access to winter sunlight. Locate seating with consideration to sun and shade.
4. Use plants, furniture and lighting to shape, enliven, and give purpose to outdoor space.
5. Consider adding a focal element, such as a sculpture or fountain to outdoor space.
6. Design outdoor space with safety in mind. On-site plazas and courtyards should promote visibility from the street, and lighting to enhance nighttime security.



Fig. A.5.g.2 (1) courtyard

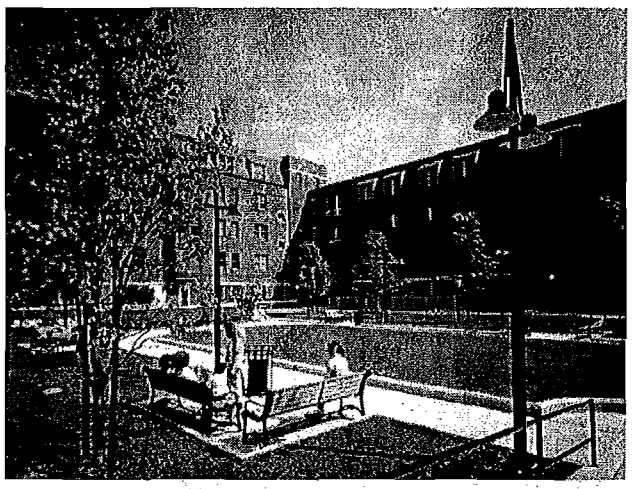


Fig. A.5.g.3 lawn with seating and lighting



Fig. A.5.g.4 seating and tables



Fig. A.5.h.2 (1) courtyard with entry trellis, seating, and fountain as a focal point



Fig. A.5.h.2 (2) lawn surrounded by units provides surveillance

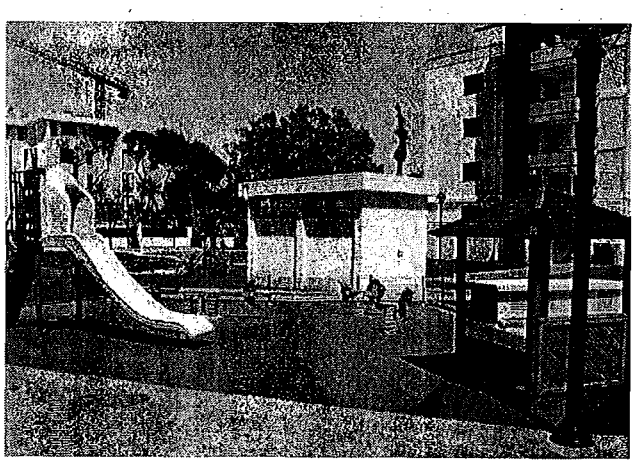


Fig. A.5.h.2 (3) tot lot

5. Landscaping, continued

h. Standards: Shared Open Space

Residential

1. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) *Design Guidelines and Standards shall apply* except as exempted therein and Section 7.0201(L)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. The following additional standards supplement this Section.
2. Shared open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include:
   a. Site furnishings (seating areas, tables)
   b. Patios, plazas, or courtyards
   c. Tot lots
   d. Gardens
   e. Open lawn
   f. Play fields
   g. Sports courts, such as tennis or basketball courts
   h. Architectural lighting
   i. Fountain
   j. Art piece

B. Building Design

APPLIES TO ALL DOWNTOWN DEVELOPMENT

1. Massing

a. Intent: To break down the apparent scale and massing of larger buildings.

b. Applicable Downtown Design Principles:

E. Incorporate Sustainability.
F. Context Sensitivity.
G. Preserve and Enhance Historic Character.
H. Create Appropriate Transitions in Height, Bulk and Scale

c. Guidelines

1. Respect Surrounding Character:
   a. Design building volumes to maintain a compatible scale with their surroundings.
   b. Rely on building massing and orientation to place strong visual emphasis on the street and other important civic spaces.
   c. Upper stories may be stepped back, treated with different exterior finish materials, or incorporated into the roof line to reduce the apparent mass of the building.
2. Consider day-lighting, sun shading, natural ventilation and views in the massing and orientation of the building.
3. Use articulated, smaller building volumes within larger developments as a transition in size to adjacent historic or residential structures that are smaller in scale.
4. Vary the three dimensional character as a building rises; in general, differentiate between the base, middle and top.

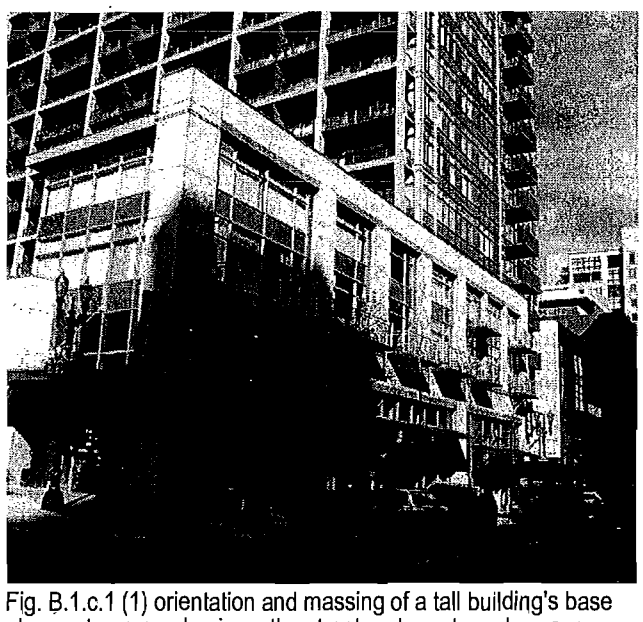


Fig. B.1.c.1 (1) orientation and massing of a tall building's base places strong emphasis on the street and creates a humane street environment

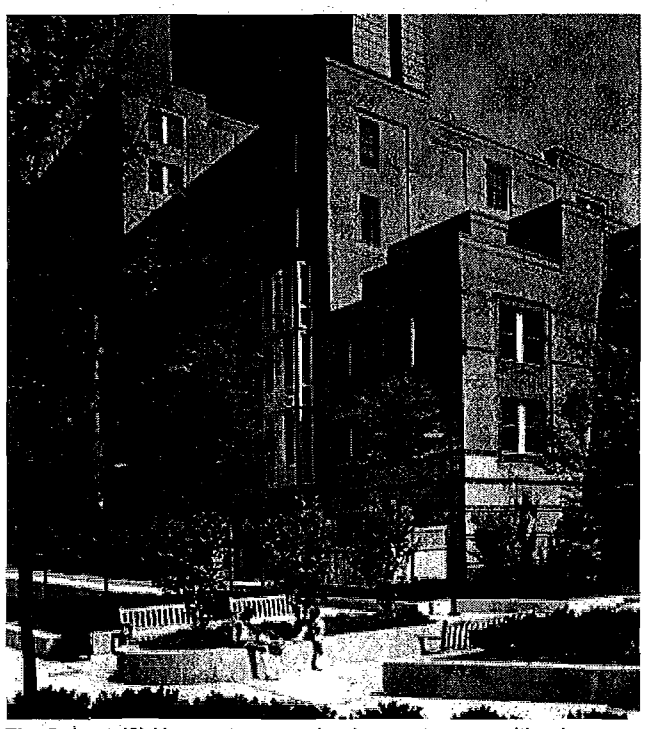


Fig. B.1.c.1 (2) Upper story step backs create a transition in height, bulk and scale

APPLIES TO ALL DOWNTOWN DEVELOPMENT



Fig. B.2.c.7. highly articulated facade with projections and recesses signify residential function of the building

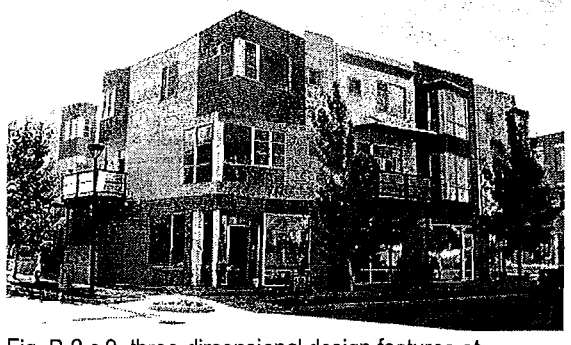


Fig. B.2.c.9. three-dimensional design features at the corner and bays and balconies exhibit pleasing proportions and three-dimensional quality.



Fig. B.2.c. 8&9. change in fenestration, color and recessed windows animates an otherwise flat facade

2. Façade Composition, continued

Residential

7. Articulate residential building facades to unify a building's appearance, and add interest, scale, and three-dimensional quality. Articulation may be provided through periodic changes in wall plane, building material and/or color, changes in building fenestration, or other approaches that create visual interest and/or shadow lines.
8. Use windows and doors to establish scale and give expression to residential buildings. Details that contribute to a residential scale and appearance, such as mullions, are encouraged.
9. Incorporate three-dimensional design features, such as balconies and bays. Windows other than bays should be recessed behind the plane of the building to create shadow lines.

Single-Family Attached

10. Refer to Section 7.0201(K) Architectural/Design Standards for the design of Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

APPLIES TO ALL DOWNTOWN DEVELOPMENT

2. Façade Composition, continued

d. Standards

All Development

1. If sustainable features on the facade, such as sun shades and rain water harvesting features, are used they shall be used to organize the facade composition either horizontally or vertically.
2. Windows shall be recessed at least 4 inches to reinforce rhythms and cast shadows.

Non-Residential

3. A building of two or more stories shall have a belt line, fascia, or other horizontal datum line above the ground level façade.
   a. Commercial buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:
      1. 15- to 30-foot-wide bays framed by columns or pilasters;
      2. Multiple storefront windows with 18- to 30-inch bulkheads or projecting sill.
4. Facade articulation shall consist of at least two of the following design features:
   a. Changes in plane with a depth of at least 24 inches, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
   b. Changes of color, texture, or material, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
   c. A repeating pattern of wall recesses and projections at intervals of not less than 30 feet and not more than 90 feet, such as bays, offsets, reveals or projecting ribs, that has a relief of at least 12 inches.
5. On the facade facing the principal street, upper floors shall provide a minimum of 40% glazing between 3 and 8 feet, as measured from that story's finished floor level.

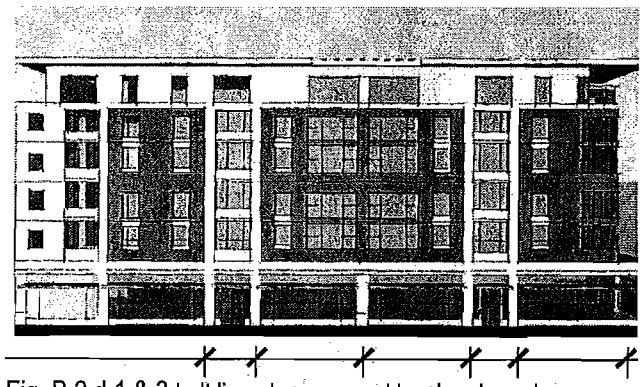


Fig. B.2.d.1 & 3 belt line above ground level and regular cadence of bays and storefronts framed by pilasters

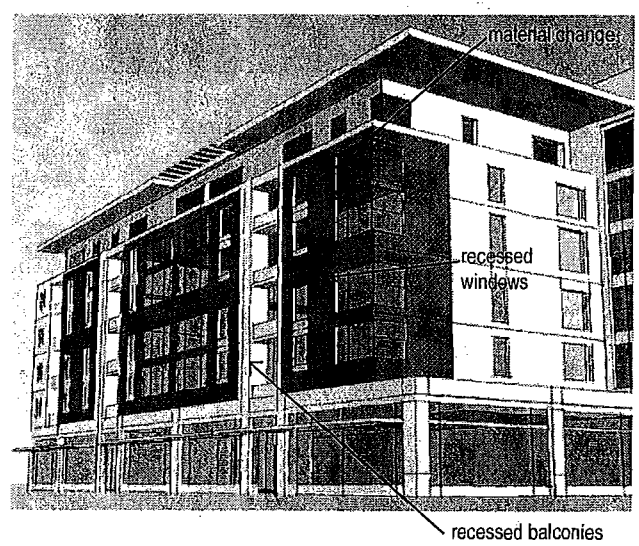


Fig. B.2.d.4 & 5 facade articulation features proportioned and applied in intervals to satisfy the requirement

APPLIES TO ALL DOWNTOWN DEVELOPMENT

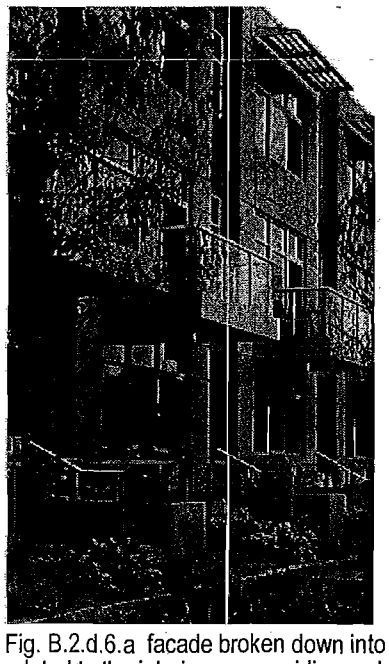


Fig. B.2.d.6.a facade broken down into smaller volumes related to the interior use providing a clear design intent and visual appeal

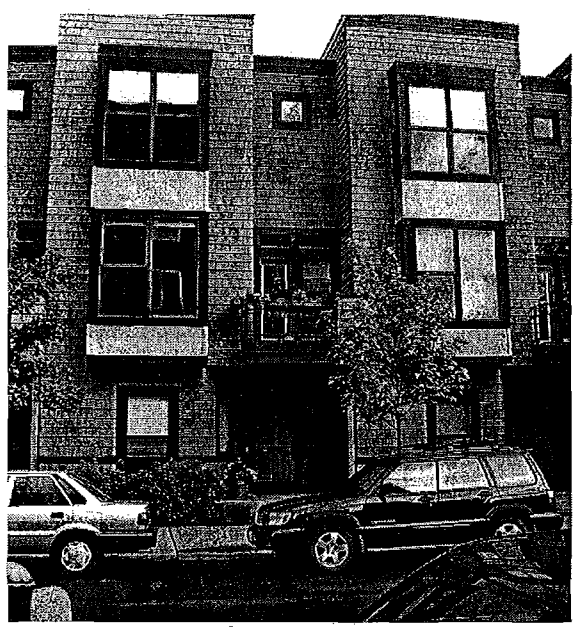


Fig. B.2.d.6.b variation in window size, including projecting bays

2. Façade Composition, continued

Residential

6. Horizontal facades longer than 30 feet shall be articulated into smaller volumes to achieve a residential scale. At least two of the following methods shall be used:
   a. variation in the building form related to the scale of individual dwelling units as recessed or projecting bays, shifts in massing or distinct roof shapes;
   b. diversity of window size, shape or patterns that relate to interior function;
   c. emphasis of building entries through projecting or recessed form, detail, color, or materials;
   d. variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.
7. The total area of windows and doors on the street-facing facade shall not be less than 25% to the total area of the facade, excluding roof shapes such as gables.
8. The first floor facade shall include windows that provide visual interest and visual connection to the street. Ground level windows are required.

Single-Family Attached

9. Refer to Section 7.0201(K) Architectural/Design Standards for Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary process as described in 4.1101(A)(1)(a).

APPLIES TO ALL DOWNTOWN DEVELOPMENT

3. Ground-Level Details

a. Intent: To reinforce the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

b. Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses.
B. Promote Excellence in Design.
C. Create a Vibrant Public Realm.
D. Create strong connections between Plan Districts and Sub-Districts.
G. Preserve and Enhance Historic Character.

c. Guidelines

All Development

1. Show creativity and individual expression in the design of the ground plane, and encourage visual details and richness that sustains interest along the street. Artisan produced details, such as handrails, lighting, doors and fences are especially encouraged.

Non-Residential

2. Use design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings and overhangs to add interest and encourage a mix of businesses.
3. Incorporate architectural elements that reinforce Downtown's unique qualities; in particular, downtown's best building's tend to support an active street life.
4. Significant grade separations between sidewalks and ground floor uses and features are discouraged.
5. Avoid ornamentation and features at the ground level that appear artificial or "tacked-on."

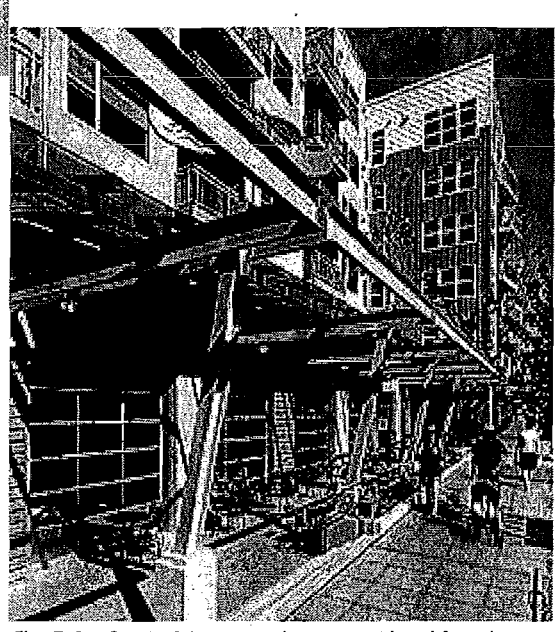


Fig. B.3.c.2 colorful, expressive ground-level facade elements help animate the street



Fig. B.3.c.3 medallions, seasonal planting, recessed entry, pedestrian signage all integrated into the building facade



Fig. B.3.c.1 artisan crafted details in the public realm

minimum residential densities shall be met within each project. Projects involving part of a block shall be required to submit a master plan showing how whole block standards will be met. However, in the case of a master plan, no commercial phase shall be developed to a density of less than 75% of the required minimum FAR. A master plan may not depend on redevelopment of early phases to achieve overall minimum density requirements.

C. FAR Standard. The minimum floor area ratios contained in **Table 4.1230** 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.

D. Transfer of Floor Area and Residential Density. In the TDH-C and HDR-C sub-districts, floor area and residential density may be transferred between sites located within either of these same sub-districts through the Type II process. The sites are not required to be abutting; however, both the sending site and receiving site must be located within the Civic Neighborhood Plan District. Floor area and residential density transfers are subject to the following:

1. Buildings on each site may not exceed the height limit established for that site by **Section 4.1233**.

2. Transfers from sending sites are limited to 50% of the required minimum average floor area ratio and minimum residential density applicable to that site.

3. Transfers to receiving sites are limited to 100% of the minimum floor area ratio and minimum residential density applicable to that site. Receiving sites must be developed to achieve at least the minimum floor area ratio and minimum residential density applicable to that site plus any transferred density.

4. All involved property owners must be parties to the Type II application for the density transfer.

4.1233 Building Height

A. Purpose. The minimum and maximum building height standards are used to establish appropriate scales of buildings in specific areas of the Civic Neighborhood, to achieve a pedestrian-friendly character supportive of a dense mix of residential and commercial uses. Buildings which are compatible in scale help to create a harmonious visual setting which enhances the livability of a neighborhood.

B. Minimum Height Standards. The minimum building height requirement of 22 feet is applicable to all street frontages in the Plan District, but is not applicable to parts of buildings which are not visible from streets adjacent to the building.

1. Minimum building height standards apply to new commercial and residential buildings. They do not apply to accessory structures, one-time additions or expansions of non-conforming structures of no more than 25% and less than 1,000 square feet, or buildings of less than 1,000 square feet in area.

2. Facades of at least two stories are required on designated Primary Pedestrian Streets.

3. Where two stories are required, the second story shall be designed in conformance with **Section 4.1235 (B)(1)(b)** and **(d)** for any facade which faces a public street.

C. Maximum Height Standards. Three stories or 40 feet unless equipped with built-in fire protection systems. When fire sprinklers, alarms, and when needed, enclosed, pressurized exit stairwell systems are provided, the building height may be increased to 80 feet. No increase in height above

40 feet is permitted in MDR-C sub-districts.

D. Second Story Active Uses along Primary Pedestrian Streets. On Primary Pedestrian Streets north of the MAX line, the second story shall contain floor space suitable for occupancy by commercial, residential or community service use, or an atrium, and shall have a minimum depth from the Primary Pedestrian Street of 30 feet. Parking structures constructed per the requirements of **Section 4.1235(B)(2)** are exempt from this section. (See **Section 4.1248** for mixed use requirements adjacent to the LRT station and public plaza.) Primary and Secondary Pedestrian Streets are shown on **Map 4.1247A**.

E. Height standards for single family attached dwellings are identified in **Table 7.0201(L)(3)(f)**.

4.1234 Setbacks

A. Purpose. Required building setbacks are devised to complement applicable standards for building heights and floor area ratios to ensure placement of buildings in a way which creates an attractive streetscape and pleasant pedestrian environment. These regulations also assist compatibility of building scale, leading to coherent design schemes throughout the Civic Neighborhood Plan District.

B. Building Setback Standard. Required minimum and maximum setback standards are stated in **Table 4.1230**. These setback standards apply to buildings only.

1. Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in **Section 3.0010** - Definitions.

2. Conformance with maximum setback distance is achieved when no portion of a building's primary façade(s) is farther from the adjacent property line than the distance specified for Maximum Building Setback in **Table 4.1230**. However, maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities which occupy not less than 100% of the additional setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, lawns, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, the maximum setback distance may be exceeded for purposes of complying with **Section 4.1235(B)(1)(c)** and **(e)**.

3. For single-family attached dwellings with direct auto access from the street, garage entrances shall not be closer to the street property line than any other portion of the front facade of the building. Setback standards for single family attached dwellings are specified in **Table 7.0201(L)(3)(a)**.

4.1235 Ground Floor Windows, Window Walls, Blank Walls, and Design

A. Purpose. Long expanses of blank walls facing the street or other public area severely detract from the attractiveness and perceived safety of pedestrians using those spaces. The standards of this section are intended to enhance street safety and provide a comfortable street environment by providing ground-level features of interest to pedestrians along streets. These standards also have the purpose of encouraging surveillance opportunities as buildings address abutting streets and public areas, preventing fortress-like facades, and avoiding a monotonous pedestrian environment.

sites where existing traffic volumes are already relatively high, and conflicts with pedestrian movements within the Civic Neighborhood Plan District would be minimal.

B. Auto-Dependent Uses Standard:
Auto-dependent uses are limited to sites fronting on Burnside Road, Eastman Parkway, and Division Street.

4.1239 Drive-Through Uses

A. Purpose:
Drive-through uses (defined in **Section 3.0010**) conflict with the safe and convenient movement of pedestrians and bicycles within the Civic Neighborhood Plan District. Drive-through uses are therefore not permitted in the Civic Neighborhood except when such use is incidental to a primary site use, and when designed in conformance with the following standards.

B. Drive-Through Uses Standards:

1. The drive-through use shall be limited to one service window which is part of a primary use structure, and to no more than two queuing lanes.
2. No curb cuts are permitted for the exclusive use of drive-through queuing or exit lanes on Burnside Road, Eastman Parkway, and Division St.
3. The drive-through service window and queuing lane(s) shall be located as far as practical from any nearby transit facility.

4.1240 Site Landscaping

A. Purpose
Some site landscaping is required in the Civic Neighborhood Plan District because it contributes to the quality and character of open spaces. It also helps to reduce stormwater runoff by reducing impervious surface area.

B. Site Landscaping Standard
There is no minimum site area landscaping requirement. For all new development in the Civic Neighborhood Plan District, any site area not developed for building, parking, or enhanced pedestrian spaces shall be improved with landscaping, as defined in **Section 3.0010**. Examples of enhanced pedestrian spaces include plazas, arcades, galleries, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. Street trees are required, as provided in **Section 9.1020**.

4.1241 Residential Open Space and Design

A. Purpose
These standards ensure a minimal amount of open space for residents of all new attached dwellings on a single lot, whether as part of a mixed-use development, or as a free-standing residential development. However, to encourage greater densities and maximize efficient use of site areas, shared open spaces are not required in residential developments. Outdoor private space required in **Section 7.0103** and **Section 7.0201** increases the livability of neighborhoods within the Civic Neighborhood Plan District, and provides outdoor living and recreational opportunities which are immediately available to residents.

B. Required Residential Open Space

The design criteria, guidelines and standards of **Section 7.0103** and **Section 7.0201** shall apply to all residential developments and to dwellings within a mixed-use development, except as provided below:

1. Single-family attached dwellings are required to meet the standards of **Sections 7.0201(L)** and **(K)** and shall be exempt only from the following criteria and standards of **Section 7.0201** (all other sections do apply):
   - **a.** **Section 7.0201(D) (1)** through **(2)**;
   - **b.** **Section 7.0201(J)**;
2. Dwellings in mixed-use developments shall be exempt only from the following criteria and standards of **Section 7.0201** (all other sections do apply):
   - **a.** **Section 7.0201(D) (1)** through **(2)**;
   - **b.** **Section 7.0201(I).**

4.1242 Architectural Design Review Guidelines

A. Purpose

The guidelines contained in this section are intended to encourage good quality design in new building construction within the Civic Neighborhood Plan District, and are not to be construed as mandatory approval criteria. Good design results in buildings which are visually compatible with one another and adjacent neighborhoods contributing to a district which is attractive, stimulating, active, and safe. These qualities in turn contribute to the creation of a Civic Neighborhood core which facilitates easy pedestrian movement and establishment of a rich mixture of uses. A diversity of architectural styles is encouraged in the District.

B. Provisions of this section shall apply to proposals for the following types of building construction within the Civic Neighborhood Plan District:

1. New attached dwellings;
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.
6. Structural alteration to a façade which requires a building permit.

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

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(J)**.

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 7.0103 and Section 7.0201** apply to new residential development, and **Section 7.0210(A)** apply to new commercial, mixed-use, and employment development requiring design review 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 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 Design Commission for review. In its review, the Design Commission shall make findings and recommendations concerning conformance with the guidelines of this section. The findings of the Design Commission shall be considered advisory only, and not binding upon the applicant.

F. Review of plans by the Design Commission shall take place in accordance with **Article 11.**

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.

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 Design Review Approval. Prior to tentative land division or design review 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 City of Gresham Recommended 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 7.0103 and 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.

Table 4.1521 Development Standards in Springwater Village Center, Research/Technology Industrial and Industrial Sub-districts[1]

	VC-SW	RTI-SW	IND-SW
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**	As provided in **Section 9.0851**
J. Maximum Off-Street Parking	As provided in **Section 9.0851**	As provided in **Section 9.0851**	As provided in **Section 9.0851**
K. Pedestrian Design Criteria and Standards Apply (**Section 4.1525**)	Yes	Yes	No
L. Screening & Buffering Required (**Section 4.1535**)	No	No	Yes
M. Landscaping (**Section 4.1526**)	Yes	Yes	Yes
N. Outdoor Commercial and Industrial Uses (**Section 4.1527**)	Yes	Yes	Yes
O. Architectural Design Review Guidelines (**Section 4.1528**)	Yes	Yes	No
P. Maximum Block Length	300	530	None
Q. Master Plan Requirement (**Section 4.1530**)	Yes	No	No

Table 4.1521 Notes:

1. The development standards for NC-SW shall be identical for those in the NC District, **Table 4.0230**.
2. Lots or parcels larger than 50 acres may be divided into smaller lots and parcels pursuant to a master plan approved by the City so long as the resulting division yields at least one lot or parcel of at least 50 acres in size.
3. The maximum front or street side setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided.
4. Retail stores of greater than 20,000 square feet are exempted from this requirement, however buildings must be built to a height of 20 feet or contain a parapet wall of at least 20 feet of height.

4.1523 Setbacks

A. Required minimum and maximum setback standards are specified in **Table 4.1521**.

B. Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in **Section 3.0010**.

C. 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 4.1521**.

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.

4.1524 Building Height

A. Minimum and maximum building heights are specified in **Table 4.1521**. Any required building story must contain a habitable floor.

B. 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 buildings with less than 1,000 square feet of floor area.

C. In the VC zone, in addition to conforming to the Ground Floor Windows requirements of **Section 7.0210 (5)**, 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.

4.1525 Pedestrian Design Criteria and Standards

A. The VC District is a pedestrian district. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of this district.

B. In order to achieve these purposes, the provisions of **Section 7.0103** apply to two or more units, elderly housing and mixed-use (residential) developments and **Section 7.0201** apply to new single-family attached residential development, and **Section 7.0202** apply to new commercial, mixed-use (commercial), and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.

C. Incidental Drive Through Uses - Drive through uses as defined in **Section 3.0010** are not permitted in VC, 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.

4.1526 Landscaping

A. **Section 7.0202(A)** regarding design review landscaping criteria and standards for permitted development is amended as follows:

1. A minimum of 15% of the gross site area: RTI-SW
2. A minimum of 10% of the gross site area: IND-SW
3. Any site area not developed for structures, paving or enhanced pedestrian spaces shall be improved with landscaping: VC-SW

B. Landscaping for storm water management shall count towards total percentage of required landscaping.

consistent with the agreement/plan.

2. A homeowners association may take over maintenance of on-site stormwater facilities provided that the homeowners association enters into a contract with the City agreeing to take over operations and maintenance from the property owner(s) and provided that provisions for financing necessary maintenance are included in deed restrictions or other contractual agreements. In lieu of a contract with the homeowners association, the City may adopt code provisions regarding a property owner's ultimate responsibility to adequately maintain on-site stormwater facilities if the homeowner association fails to do so.

H. Impervious Surface Coverage

The total percentage of a lot that can be covered by impervious surfaces (structures, including roof projections, impervious decks, and surfaces such as asphalt or concrete driveways, which substantially reduce and alter the natural filtration characteristics of the soil) is limited by the slope of the lot for all developments as follows:

- Lot Slope (Lot Coverage limit for impervious surfaces)
- Less than 15% (40%)
- 15% or greater (35%)

4.1565 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 City of Gresham Recommended Tree List.

1. Single Family Dwellings. 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 Springwater. 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 7.0103 and Section 7.0201.**
3. All Other Development. At least 1 inch 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.

4.1566 Xeriscape Landscaping Requirements

A. Purpose and Scope
Xeriscape landscaping is a method of landscaping that promotes water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native or drought tolerant vegetation, limiting the amount and type of irrigation and other related measures to conserve water and create a native landscape.

B. Applicability
These requirements shall apply to all development in the IND-SW, VC-SW and RTI-SW sub-districts. These requirements shall be guidelines for all other sub-districts in the Springwater Plan District.

C. Xeriscape Landscaping Requirements
All landscape plans should be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles.

1. Maximum Amount of Lawn Area. The maximum amount of lawn/sod area shall not exceed 10% of the undeveloped area of the site.
2. Plant Materials. The selection of plant materials shall be based on Western Oregon's climate and site-specific conditions. These species shall be selected either because they are a native species to this climate or have a demonstrated drought tolerance and no threat of competition with native species.
3. Limit of Work Area. Prior to approval of any building permit, existing trees, shrubs, and/or ESRA areas that are to be preserved shall be defined in the field. These plants and areas shall be defined by a minimum of a four (4) foot high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) which is to be located no closer than the drip line of the vegetation to be preserved and which is to remain and be maintained throughout the construction period until ready for revegetation.
4. Revegetation of Disturbed Land. Development activities should only disturb, clear, or grade the area necessary for construction. All areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with seeding and/or other plant materials. All seeded areas shall receive seeding mulch (straw-crimped in place or hydromulch, etc.).
5. Keep vehicles and construction equipment out of undisturbed areas to preserve the natural ground cover and vegetation.
6. Noxious Weeds. It is the duty of any property owner or occupant to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites.

6.0322 PD Density Transfer for Sites with Hillside Overlay District

To encourage the development of PDs in Hillside Overlay District areas, a density transfer shall be provided.

Table 6.0322
PD Density For Hillside Overlay District Property

In areas of the lot(s) or parcel(s) that are:	Percentage of maximum density from underlying zone:
0% - 15% slope	100%
15% - 25% slope	35%
25% - 35% slope	20%
35%+ slope	1 dwelling unit per acre*

Note: For slope calculation method, see Hillside Physical Constraint Overlay District, **Section 5.0210(A)**, Submittal Requirements – Slope and Density Map. For sites with property within the Habitat Conservation Area Overlay District, see **Section 6.0323**.

There is no average lot size requirement. However, the total number of dwelling units proposed for the entire PD shall be no less than 80% of the minimum allowed density on those portions of the property that have slopes less than 15% in grade with the exception of large lot PDs as provided in **Section 6.0329**. Refer to the Hillsides Overlay District **(Section 5.0200)** for other applicable development standards.

*This unit must be transferred to another portion of the ownership with less than 35% slopes. No dwelling units shall be constructed on slopes over 35%, except as provided under **Section 5.0222(F)**.

6.0323 PD Density Credit for Habitat Conservation Area Overlay District Property

To help preserve Habitat Conservation Area, a credit of 2 units per acre is provided for any portion of the proposed PD property that is designated by the Habitat Conservation Area Overlay District. Credited units, if utilized by the development, must be transferred to non- Habitat Conservation Area designated portions of the PD property. Property areas designated Habitat Conservation Area cannot be included in the overall density calculations for the project property and may only be used in accordance with provisions of the Habitat Conservation Area Overlay District **(Section 5.0400)**. The credit for Habitat Conservation Area lands is rounded down to the nearest whole unit and is added to the maximum number of units determined to be allowed for the net property area.

Note: Net density is that density that can be determined after subtracting Habitat Conservation Area designated areas from the gross property area and calculating the density of the net area remaining.

6.0324 Open Space Areas

The approval authority shall evaluate proposed open space areas based on the following criteria:

A. For sites with no specified Special Purpose Overlay District designation as per **subsection (B)**, a minimum of 25% of the gross land area within the PD shall be allocated as an open space area and

shall be in public or private common ownership. Improved open spaces shall be subject to the applicable provisions of **Sections 7.0100 and 7.0200** for those PDs subject to Design Review.

B. For sites with a Hillside Physical Constraint, Open Space Overlay, or Habitat Conservation Area Overlay District designation, a minimum of 30% of the gross land area within the PD shall be allocated as an open space area and shall be in public or private common ownership. Open space that conserves steep slopes and/or natural areas shall allow limited access to preserve its natural features.

C. Proposed natural open space areas shall be located to maximize the preservation of the features identified in **subsection (G)**.

D. The open space areas may be either public open space or private common open space.

1. Public open space must comply with requirements of **Section 5.0500** of the Community Development Code.

2. Private open space shall comply with the following criteria:

a. Open space easements transferring development rights are dedicated to the public;

b. A conservation/maintenance plan is provided that maintains all natural open space areas in a natural condition with only minimal maintenance activity provided. The plan shall be approved by the City, maintained and implemented by the property owner, and kept as part of the City's site development file for the duration of the existence of the private open space area. This plan shall include:

i. Identification and contact information of the party responsible for maintenance and oversight of the open space area;

ii. Whether the open space area is to be actively or passively maintained and/or conserved;

iii. Specific maintenance anticipated (as applicable) and timing thereof;

iv. Anticipated conservation measures;

v. Vegetation renewal or replacement plans, nuisance and/or dangerous vegetation removal plans; and

c. There is a financial mechanism that ensures maintenance of any private open space area.

E. The approval authority may approve the dedication of open space areas or of open space easements in concurrence with an approved phased land division.

F. Open space areas that are not located in a Special Purpose Overlay District may be improved with active recreation uses or landscaping/passive recreation uses. Active recreation areas shall include, but are not limited to: swimming pools; tennis, basketball, volleyball and badminton courts; children's play areas; baseball and soccer fields, etc. Landscaping or passive recreation uses shall include, but are not limited to: picnic and barbecue facilities; reflection parks; lawn and other landscaped areas; and community gardens, etc. Active open space areas shall be of a sufficient size for the proposed active use. Active and passive open space areas shall be made accessible to all residents of the development.

G. Proposed open space areas shall be located so as to encourage the conservation of natural features and the protection of steep slopes. The following topographic features, natural resources and other features shall be mapped and identified as part of the application:

ARTICLE 7 DESIGN REVIEW
SECTION 7.0000 PURPOSE AND AUTHORITY

7.0001 Purpose
7.0002 General
7.0003 Applications
7.0004 Phased Design Review

7.0001 Purpose

Design review examines most community service developments, manufactured dwelling parks, attached dwelling structures, single-family attached dwellings, commercial developments, and industrial developments for compliance with the design criteria of the Community Development Code.

7.0002 General

A. The scope of Design Review reviews the proposed use, the exterior of the buildings, structures, and other development and the site on which the buildings, structures, and other development is located.

B. All Design Review requests shall comply with all applicable standards in the Community Development Code. Development which only affects a portion of a site shall conform with the applicable standards for that portion of the site where development is proposed. Where Nonconforming development exists on part of a site (not being re-developed) compliance with the Standards applicable to Non-Conforming Developments in **Section 8.0200** is required.

C. In mixed use projects, the standards and criteria for each component use as described in **Section 7.0100 and Section 7.0200** shall apply to the review of each component of the mixed use proposal.

D. Uses exempt from Design Review include:

1. Duplexes in the LDR-5, LDR-7, TR, TLDR district, LDR-PV or LDR-SW

2. Single Family detached homes

3. Accessory and Ancillary dwellings

4. Type I community service uses

E. Exemption from Design Review does not exempt a development from meeting other relevant standards within the Community Development Code including but not limited to: district standards, transit standards, non-conforming development standards, and public facilities standards.

7.0003 Applications

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level; Design Review E is the highest level Design Review. For uses not listed in this section, the Manager shall determine which level of Design Review is appropriate.

A. Design Review A. Design Review A is reviewed as part of the building permit review. Design Review A may apply when the primary use is not proposed to change. The Design Review may include one of the following:

1. Interior tenant improvements;

2. Exterior façade updates including: additions of canopies, awnings or other mounted structures to an existing façade or roof; alteration of window or door location; or

3. Additions with the total addition area not to exceed 1,000 square feet including:

a. Floor area additions of up to five percent of the existing floor area of the entire site. New floor area shall not create a separate structure; or

b. Outdoor area additions of up to five percent of the existing total outdoor area of the entire site.

B. Design Review B. Design Review B is a Type I review. Design Review B may apply when: the primary use is not proposed to change; parking and landscaping requirements are already met; buffer requirements are already met; public facilities will already be adequate; and no additional residential units are proposed. The Design Review may include one of the following, provided it is greater than the thresholds in **Section 7.0003(A)**:

1. Additions to an industrial land use up to 25,000 square feet, not to exceed twenty-five (25) percent of the existing floor area of the site;

2. Additions to non- industrial land uses with the total addition area up to 10,000 square feet:

a. Floor area additions not to exceed twenty-five (25) percent of the existing floor area of the entire site. New floor area shall not create a separate structure; or

b. Outdoor area additions not to exceed twenty-five (25) percent of the existing outdoor area of the entire site.

C. Design Review C. Design Review C is a Type II review, but is not subject to a pre-application conference. Design Review C may apply when there is: no increase in residential density that requires an increase in building area; no new buildings; or no new outdoor area, except as provided for below. The Design Review may include one of the following:

1. A change to the primary use;

2. Duplexes in all districts except LDR-5, LDR-7, TR, TLDR, LDR-PV or LDR-SW;

3. A change to public facility requirements;

4. A change to buffers, including an alternate buffer;

5. A new driveway access;

6. A change in landscaping requirements;

7. An expansion to an existing parking lot; or

8. A new parking lot.

D. Design Review D. Design Review D is a Type II review and is subject to a pre-application conference. Design Review D is a review by the Manager. The following are Design Review D, when they are greater than the thresholds in **7.0003(A)-(C)** above. Proposals that do not meet the Design District Threshold for review by the Design Commission as noted in **Section 3.0010** are also Design Review D.

Section 7.0100

TWO OR MORE UNITS, ELDERLY HOUSING AND MIXED-USE (RESIDENTIAL) CRITERIA, GUIDELINES AND STANDARDS

April 2010

City of Gresham

Specific Design Review Criteria, Guidelines and Standards

7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General

7.0102 Approval Criteria - Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Principles

7.0103 Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Guidelines and Standards

Specific Design Review Criteria, Guidelines and Standards

7.0101 Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) General

A. Applicability

This section shall apply to developments containing two dwelling units on a single lot (duplexes) , three or more dwelling units on a single lot (multi-family), elderly housing and the residential component of mixed-use developments in all residential, Downtown, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts except as provided in Section 7.0002 or as excepted within the text of the Code.

B. Purpose

These Design Review Design Criteria, Guidelines and Standards help facilitate the development of attractive, innovative, high-quality, sustainable multi-family housing; encourage multi-modal transportation; and promote livability, public safety and a sense of community throughout the City.

The regulations identify characteristics of good site and building design, which contribute to livability, safety, and sustainability, help create a stronger community and foster a quality environment for people utilizing the development and surrounding neighborhood.

C. Design Review Process

New multi-family developments, additions and remodels (as noted in **Article 3.0000 Definitions** of Design Districts and **Article 11**) are subject to design review for determination of consistency with the criteria, guidelines and/or standards contained in this Code. Projects subject to design review are either brought before the Design Commission or administered by City staff. Either the Commission or staff shall make findings and decisions concerning conformance with the criteria, guidelines and standards based on which review process is selected. For more detailed process information, see **Article 11 Procedures.**

D. How to Use this Code

1. Review.

The Multi-Family Design Criteria, Guidelines and Standards offer two alternative Design Review processes:

- The Discretionary Process; and
- The Clear and Objective Process

In the discretionary process, the Design Commission will review the application primarily using the Design Guidelines and Design Principles to guide their decision. The Design Commission may waive a Guideline to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate to the Design Commission that the waiver from the Guideline would result in a development that better meets the applicable Design Principles and the Intent Statement preceding the Guidelines. In the discretionary process, the Design Commission will also look at the Standards to determine that the intent of the relevant Standard is being met or exceeded. In the clear and objective process, clear, objective, and measurable Design Standard requirements and Design Principles are used to review the development application.

2. Layout.

   The multi-family design Criteria, Guidelines and Standards are divided into two primary categories:

   a. Site Design.

      Site Design Guidelines and Standards address the organization and arrangement of a development's components. They deal with the location of buildings and site features such as open space, landscaping, parking and service areas. Good site planning should minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability and improve neighborhood connectivity.

   b. Building Design.

      Building Design Guidelines and Standards address the massing and exterior architectural elements of buildings – components that define the scale, quality and character of a building, such as roofs, entries, windows, materials and details. Excellent building designs enhance the quality of life for residents by improving the appearance of the City, by establishing a sense of community, and by improving the long-term economic value of the properties.

3. Compliance with other Code sections including but not limited to Articles 4, 5, 9 and 11 is required.

4. Images.

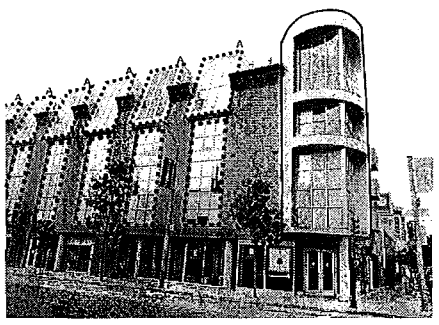
   Most images, including photographs and illustrations, are not part of the Development Code and do not act as Guidelines or Standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be labeled with Development Code section numbers.

5. Architectural Vocabulary and Education.
   The following section consists of annotated diagrams, photographs and text that are intended to educate and inspire architects, designers, urban designers, developers and in general advocates of the built environment to meet the City's goal of being a City of innovation where creativity is welcome.

5. Architectural Vocabulary and Education



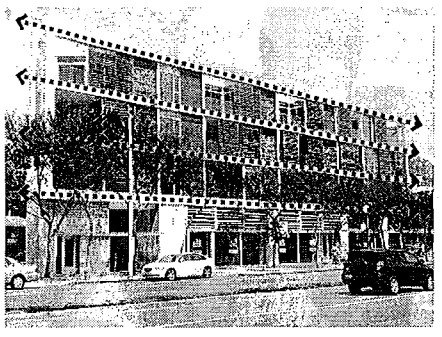
a. **Repetition.** A recurring pattern helps organize a façade by creating a clear and understandable pattern. Elements that repeat themselves in a rhythmic manner create a sense of architectural intention and importance. Repetitious building elements include architectural bays, window and door patterns, roof pitches, wall planes and detail elements such as ground floor wall-lights and sconces, transom windows, and signage.



b. **Hierarchy.** Distinctions between functions, importance, and symbolic roles are emphasized when an architectural composition exhibits hierarchy of form. This hierarchy can be articulated using a combination of unique shapes, size differentials, and through the location of prominent architectural features such as a corner building turret.



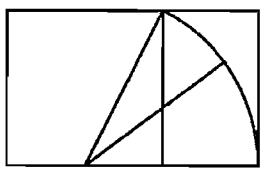
c. **Symmetry.** A balanced separation and distribution of elements about a central point, such as an entry doorway, window or portal results in a comfortable and harmonious whole. Symmetrical facades are rooted in classical architecture and the work of Andrea Palladio, whose work embraces symmetry, perspective and values of the formal classical temple architecture of the ancient Greeks and Romans.



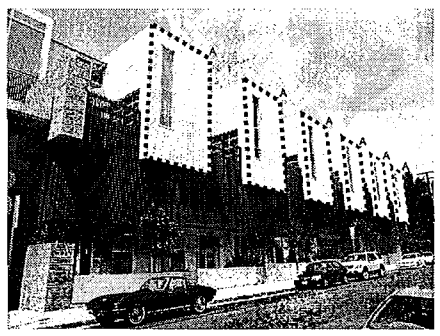
d. **Datum.** Horizontal and linear elements on the facade of the building serve to unify the building. Architectural datums are typically a line or a plane. Examples of datums include projected windowsills and headers, building materials such as a soldier brick course and roof forms. More subtle examples of datums include window mullions, ground floor awnings and a belt course or sign band.



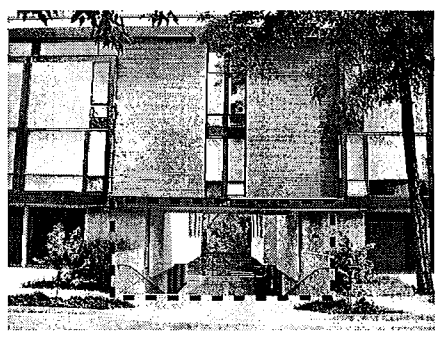
e. **Golden Rectangle.** A golden rectangle is a rectangle where the ratio of the length of the short side to the length of the long side is proportional to the ratio of the length of the long side to the length of the short side plus the length of the long side. (Approximately 1:1.618) This proportion system is considered aesthetically pleasing. The golden rectangle (also referred to as the golden section and golden spiral) is found in paintings, music and architecture.



f. **Interlocking.** The creation of overlapping, interpenetrating spaces has been a major theme of architecture throughout history. In many cases, the interlocking of spaces is articulated in section. However, elevations can also be interlocked or be articulated in a manner to show how façade elements such as wall-planes or materials "fit together."



g. **Portal.** A portal is a general term that describes an opening in a wall. In Medieval times, the portal was the gate to the fortification. In contemporary architecture, the portal is typically the primary entry to the structure or shared space. From an urban design point of view, the portal is a unique pedestrian-oriented element that defines the threshold between the public and private realm without being wall-like.



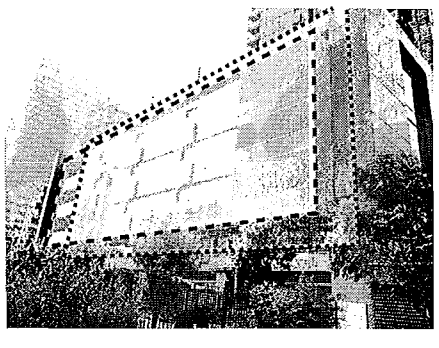
h. **Scale.** Scale considers the relationship of one thing to another. At the human scale, building elements such as doorknobs, stairs and handrails relate to the human body size. At the building scale, multiple scales exist within a single building façade in order to achieve a higher level of visual complexity. Scale is the relationship in size and proportion of one part of a building to another part, or between buildings on a site.



i. **Solid and Void.** The contrast between solid and void elements can be used to provide functionality to a building while contributing to the overall composition of a facade. The characteristic of a void is that it has the appearance of being a portion of the solid which was removed, creating a sculptural appearance, visual interest, and light/shadow compositions.



j. **Layering.** Layering along the façade is created by the incorporation of separate or distinct planes that are suspended from or separate from the primary façade and load-bearing wall. In traditional buildings, pilasters, columns and wood panels extend from the front facade to provide visual relief. This technique is especially effective when coupled with recessed windows and doors that create a sense of shadows that implies "wall" thickness and permanence. More contemporary layering techniques may create hierarchy in the facade and between public, semi-public, and private zones.



6. Description of Housing Types.

The purpose of this section is to describe the general types of housing developments that may have specific criteria, guidelines or standards associated with them. The housing types are not the same as the permitted uses defined in Section 3.0000.

Illustrative multi-family housing examples are as follows:

- Duplex Style
- Townhouse Style
- Big House (typically 4-8 units) or Multi-Plex Style
- Apartment Building Style
- Mixed-Use Style

a. **Duplex Style**: A residential building consisting of two dwelling units on a single lot that share a common wall, floor, or ceiling.

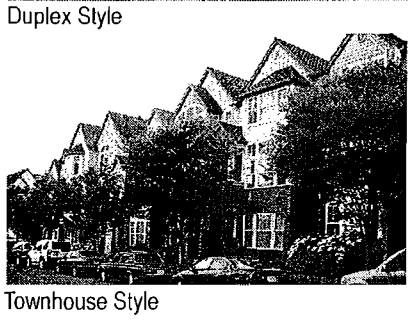
b. **Townhouse Style**: This building type, for multi-family code purposes, consists of two or more units on a single lot that are at least two stories in height and are attached vertically via a shared wall. Typically ranging between 16 and 25 feet, townhouses are an efficient construction type due to shared walls and smaller lots. Well-designed townhouses consist of bay windows, porches and balconies that break down the mass of repetitive units.

c. **Big House or Multi-Plex Style**: Whereas townhouses are side by side, big houses or multi-plexes are usually stacked one on top of the other and consist of usually 8 units or less. Because of their house-like quality, big houses blend well into new and established single family detached neighborhoods. Successful big houses are compatible with existing single-family residential buildings through the incorporation of similar windows, comparable roof forms and landscaping. They often assume a setback consistent with adjacent single-family residences.

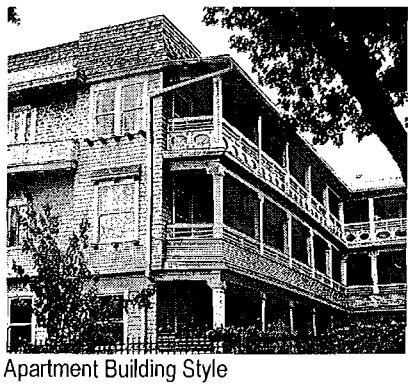
d. **Apartment Building Style**: Typically multi-story buildings consisting of three or more units on a single lot. Apartment building styles may be either for rent or for sale condominium units.

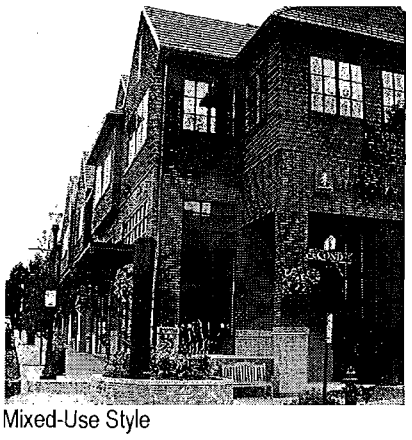
e. **Mixed-Use Style**: A mixed-use style development is the combination of commercial or office uses with residential uses. The most traditional form of a mixed-use building style consists of ground floor retail or service uses with housing above. The success of a mixed-use building is dependent on good design and near-by residential units that are within walking distance.


Duplex Style


Townhouse Style


Big House/Multi-Plex Style


Apartment Building Style


Mixed-Use Style

7.0102 Approval Criteria - Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Principles

The Design Principles are the general, over-arching statements and considerations that guide the design of the built environment. The Guidelines and Standards are written to support and carry out the Principles on a project-specific level.

Site Design

A. Site Planning

Site buildings in a manner that fosters community and stewardship, as well as provides a sense of separation and transition between public and private spaces.

B. Sustainability

Implement measures that promote the efficient use of land and resources by conserving and protecting trees, water and topography; reducing chemical use; increasing surface water infiltration; promoting energy conservation and other sustainability measures.

C. Safe Design

Integrate the principles of Crime Prevention through Environmental Design (CPTED) into multi-family developments in order to provide a safe, comfortable, livable and attractive environment for people.

D. Open Spaces

Provide functional public, semi-public and private open spaces for all residents of multi-family developments with recognizable transitions between the places.

E. Landscaping

Incorporate trees, shrubs, and groundcover into a sustainable landscaping plan that reinforces the architecture, softens the building scale, and creates an attractive setting for the multi-family developments.

F. Street Orientation

Orient new multi-family developments, including attached dwellings on a single lot, to the street to create eyes on the street and encourage interaction between neighbors and friends while responding to the street traffic volume.

G. Transportation Mode Provisions

Construct a residential environment that is comfortable for pedestrians and encourages transportation by modes such as walking, biking and mass transit.

Building and Architectural Design Principles

H. Design Excellence and Architectural Expression

Create aesthetically pleasing architecture for multi-family developments that contributes to the sense of place, neighborhood and pride in the City.

I. Sustainable Architectural Design

Promote sustainable architectural design and practices with durable construction and materials that conserve resources and minimize life cycle costs.

J. High Quality Materials

Utilize building materials that are high-quality, visually attractive, compatible, durable, and which add a sense of richness and character to the City.

1. Integrated Site Design

a. **Intent:** To enhance the existing built and natural environment by incorporating site and landscaping practices that recognize the inherent relationships of the proposed building to the site, surrounding buildings, the street and the surrounding neighborhood.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   C. Safe Design
   E. Landscaping
   F. Street Orientation
   G. Transportation Mode Provisions

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Building Orientation. Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard.
   2. Pedestrian Circulation.
      a. Site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site.
      b. Pedestrians shall have direct access into the building from the sidewalk.
      c. Parking and loading areas shall be located so as to allow primary uses and activities to face the street and to support pedestrian-oriented uses.
      d. Residential units that occupy the ground floor shall incorporate elements such as gardens, stoops, and porch railings to create a transition between public and private spaces.
      e. Architecture and landscape architecture features shall be used to further enhance the pedestrian experience of all multi-dwelling and mixed-use projects such as:
         1. Special paving;
         2. Enhanced landscaping;
         3. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures;

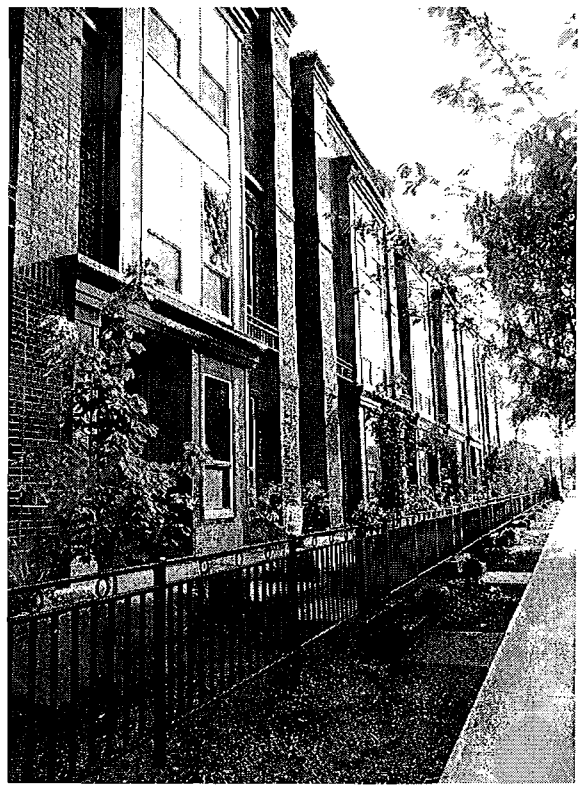


Fig. A.1.c.1 (1) Multi-family townhouse configuration with the principal façade oriented to the street.

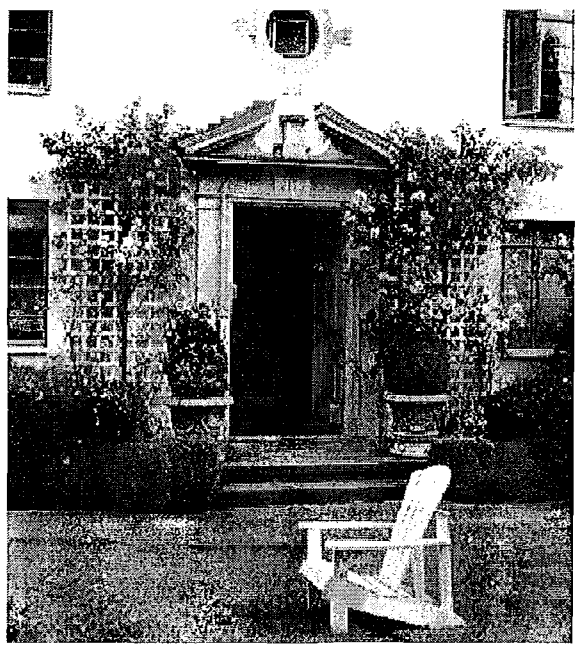


Fig. A.1.c.1 (2) Multi-family configuration with the principal façade oriented to the central courtyard.

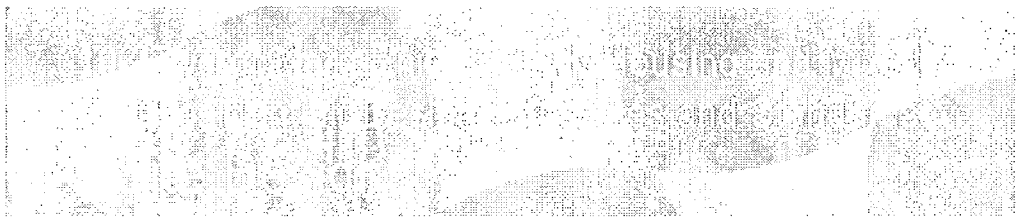




Fig. A.1.c.2.a. Pedestrian access features enhanced landscaping, providing direct, safe, and attractive entrance from street to the courtyard.



Fig. A.1.c.3. An inviting outdoor private space is provided here.

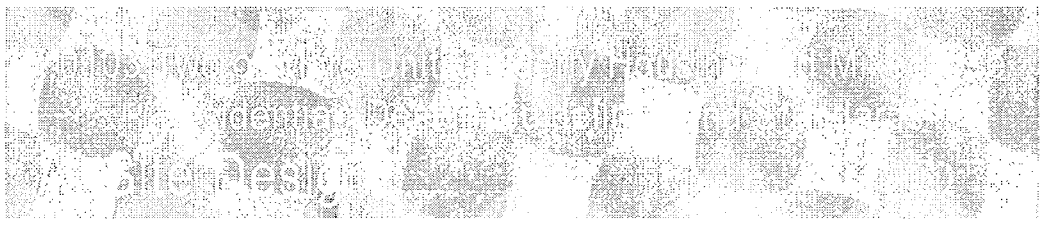
1. Integrated Site Design, continued

4. Trellis; or
5. Other features.

3. Outdoor Private Space. Developments shall include functional open space. The required private open space square footage can be added to the public open space.
4. Transitions and compatibility between attached dwellings on a single lot and LDR-5/LDR-7/ TLDR/TR Development. The criteria of Standard 7.0103(A)(1)(d)(4)(a) and (b) are required without exception for all residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District.
5. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment in harmony with the character of the surrounding area.
6. Grading. The site shall be graded in a manner that respects and supports the contours and slope of the surrounding topography.
7. Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

8. The impact of street facing garages on the pedestrian environment shall be diminished.



1. Integrated Site Design, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Building Orientation.

   Any building abutting a public street right-of-way shall be oriented to the street. The building orientation is met when the following criterion are satisfied:

   a. For buildings without a courtyard except for those buildings in the Downtown Plan District:

      i. The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least twenty percent (20%) of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.

      ii. At least fifty percent (50%) of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street. Where a site has less than seventy (70) feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting Code standards.

      iii. Except for individual driveways for Duplex and Townhouse Style units, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.

      iv. The Manager may require that a building that will abut a future street

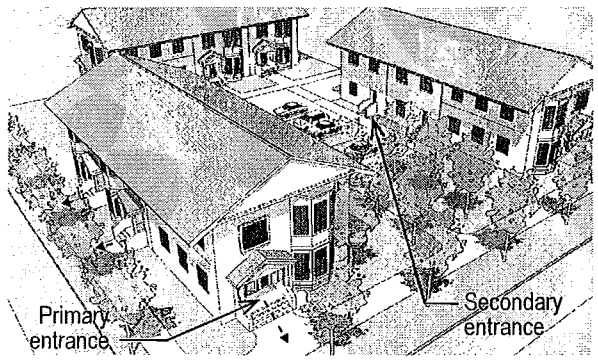


Fig. A.1.d.1.a.i. (1) Primary entries open directly to street right-of- way. Secondary entrances face parking lots.



Fig. A.1.d.1.a.i. (2) Primary entries open directly to street right-of- way.

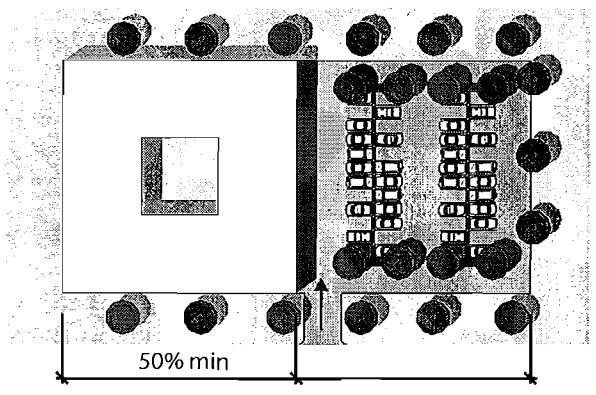


Fig. A.1.d.1.a.ii. Minimum street frontage for buildings without a central courtyard.



1. Integrated Site Design, continued

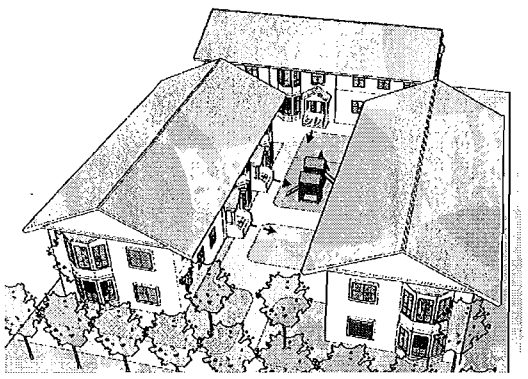


Fig. A.1.d.1.b.i. (1) Primary entries open directly to central courtyard.



Fig. A.1.d.1.b.i. (2) Primary entries open directly to central courtyard.

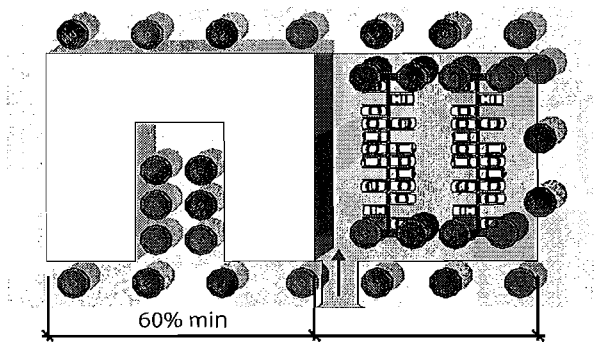


Fig. A.1.d.1.b.ii. Minimum street frontage for buildings with a central courtyard.

right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.

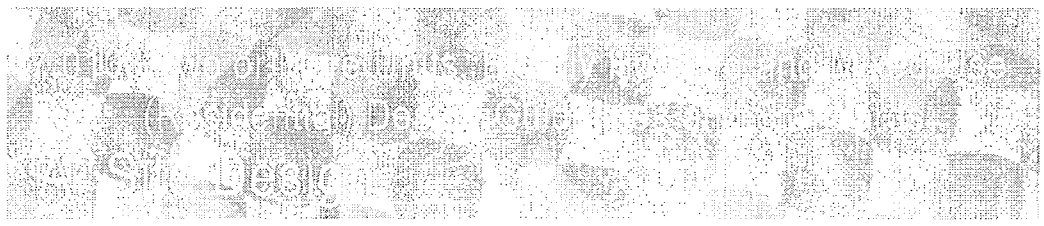
v. Where a building is on a corner lot that fronts two abutting streets, a dwelling unit at the corner of the building needs to be oriented to a minimum of one of the streets. However, if one of the abutting streets is a Transit Street, a corner dwelling unit shall be oriented to the Transit Street.

b. For buildings with a central courtyard space, except for those buildings in the Downtown Plan District. For buildings within the Downtown Plan District only #(i) and (iv) below apply:

i. The primary entry or entries for all ground-floor units abutting the street or courtyard shall open directly onto the street right-of-way or onto a central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street right-of-way shall present the same finished appearance as the front, and shall not include rear patios or sliding glass doors.

ii. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least twenty percent (20%) of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street.

iii. At least sixty percent (60%) of the site's frontage (not including access driveways) on any street shall be occupied by buildings or central courtyard. Where a site has less than seventy (70) feet of street frontage, this standard may be modified as needed to accommodate a driveway meeting **Appendix A5.503.**



1. Integrated Site Design, continued

iv. Except for individual driveways for Duplex and Townhouse Style units, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.

2. Pedestrian Circulation.

The site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an on-site, continuous pedestrian circulation system that meets the following criteria:

a. The on-site pedestrian circulation system shall consist of hard surfaced, minimum five (5) foot wide walks. Walkways through multi-family projects (more than one building per site) shall incorporate lighting for pedestrian safety as indicated in Table **7.0103(A)(1)(A)**. A seven (7) foot walk shall be provided when the walk abuts the head of the vehicle parking spaces unless wheel stops are used to ensure a minimum five (5) foot wide, clear walk.

b. Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards.

c. Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material that is different and visually contrasting from the pavement material in the auto area.

d. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level entrances to individual units; common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open spaces; children's playground areas; abutting transit facility; bicycle parking; storage areas; and any pedestrian amenities such as plazas, resting areas and viewpoints. There shall be at least



Fig. A.1.d.2.a. On site pedestrian circulation system consists of hard surfaced walks.

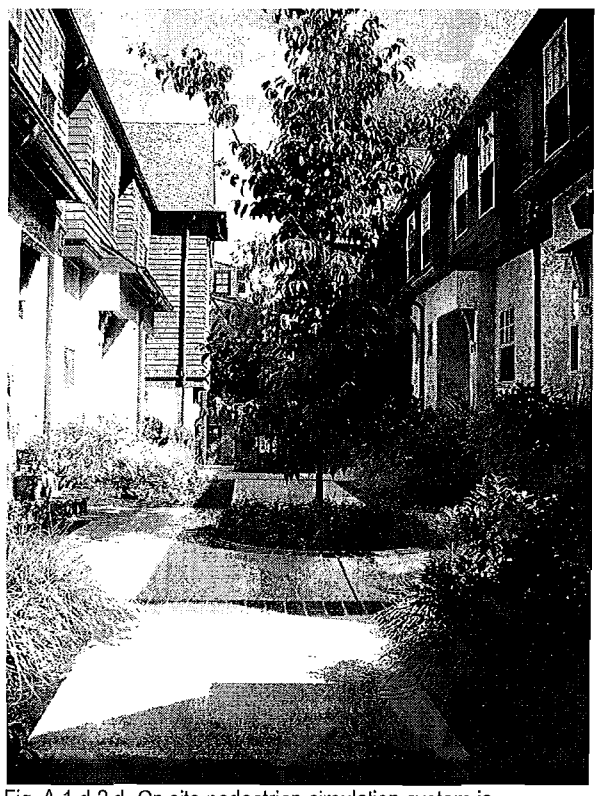


Fig. A.1.d.2.d. On site pedestrian circulation system is continuous, connecting streets, ground level entrances, common buildings, shared open space, and shared pedestrian amenities.



Fig. A.1.d.3.a. Private outdoor space at the ground level and at the primary entrance is not screened.



Fig. A.1.d.3.b. (1) Private outdoor space is provided for units above the ground level.

one walk connection to an abutting street frontage for each two hundred (200) linear feet or portion of street frontage.

e. The on-site shared pedestrian circulation system for all developments and duplexes shall be designed to meet the accessibility standards of the Building Code.

3. Outdoor Private Space.

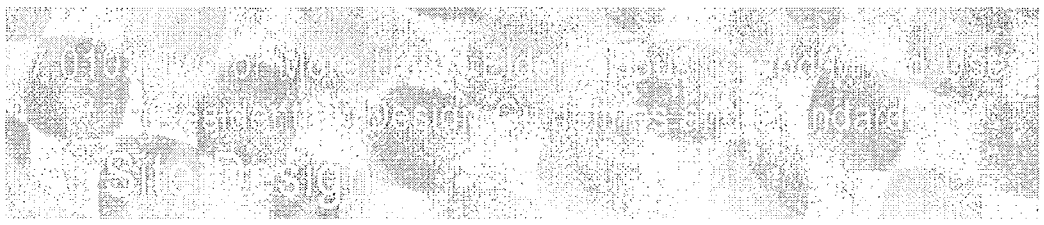
a. Each ground level dwelling unit shall have an attached directly accessible outdoor private space of no less than eighty (80) square feet in area. The minimum dimension(s) of such space shall be as determined by the Manager to guarantee space functionality. The area shall be designed to provide privacy for unit residents with elements such as walls, fences or shrubs. Required outdoor private space may be located at the primary entrance for ground level units. Where this is the case, the outdoor private space shall not be screened. (Elderly housing developments that are assisted living developments need not comply with this requirement. Independent retirement housing shall comply with this requirement.) This required square footage of outdoor private space may also be added and incorporated into the required central courtyard.

b. Dwelling units above ground level shall have attached a directly accessible outdoor private space of not less than eighty (80) square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy from adjacent units. This required square footage of outdoor private space may be added and incorporated into the required central courtyard.

4. Transitions and Compatibility between attached dwellings on a single lot and LDR-5/LDR-7/TLDR/ TR Development. The following criteria apply to all residential buildings, any portion of which is within fifty (50) feet of an abutting LDR-5, LDR-7, TLDR or TR District:

a. The residential building shall contain no more than twelve (12) dwelling units.

b. The Height Transition standards of Section



1. Integrated Site Design, continued

9.0610(A) shall apply.

c. Minimum spacing distance between buildings on site shall be fifteen (15) feet. However, where a building exceeds one hundred (100) feet in length the minimum spacing distance between buildings shall be twenty (20) feet.

5. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.

   a. The following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks; and entries to common buildings.

   b. The following illumination levels plus those stated in the following table shall act as minimum standards for all exterior lighting. Maximum average lighting will be governed by the six to one (6:1) ratio of maximum average to minimum illumination of the surface being lit as stated in the following table. Generally maximum illumination at the property line shall not exceed one-half (0.5) foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed one (1) foot candle. Average foot candles shall be the average amount of light at 3 foot height above a surface as determined using a photometric plan with 1 foot grid spot foot-candle readings. The Manager may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.

   c. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units. The Manager may choose to waive or alter cut-off requirements of this section when appropriate historic or decorative fixtures are proposed (e.g. use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky or bollards). Weather- and vandalism-resistant

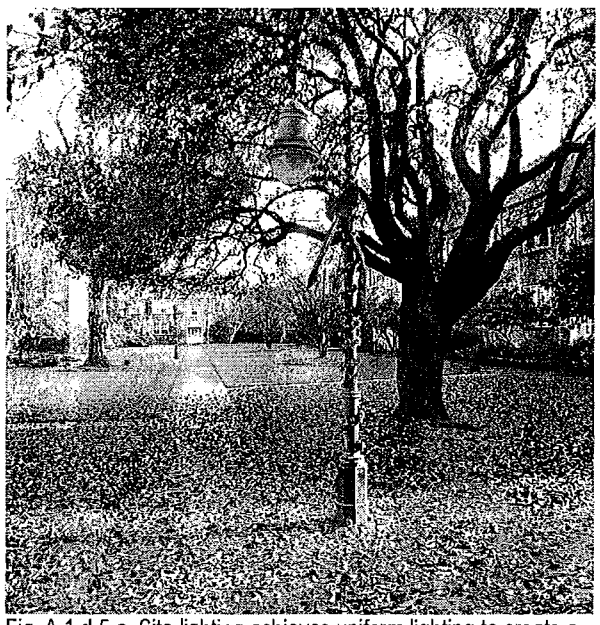


Fig. A.1.d.5.a. Site lighting achieves uniform lighting to create a comfortable and safe environment.





Fig. A.1.d.5.c. Full cut-off light fixture avoids off-site lighting.

1. Integrated Site Design, continued

covers shall protect lighting devices.

Table 7.0103(A)(1)(A)

Use	Illumination* (Foot-candles)
Parking Areas	0.5 minimum
Loading and Unloading Areas	0.5 minimum
Walkways	0.5 minimum with an average of 1.5
Building Entrances - Frequent Use	1.0 minimum with an average of 3.5
Building Entrances - Infrequent Use	1.0 minimum with an average of 2.0

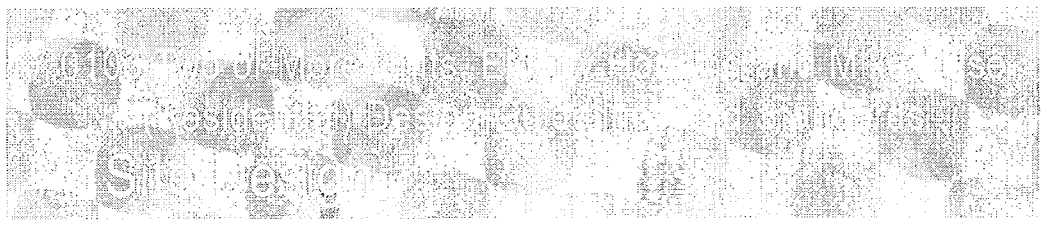
*The minimum light measured in foot-candles at the point of least illumination when measured at three-foot (3') above ground level.

i. Light fixtures shall not exceed twenty-five (25) feet in height.

ii. Fixtures shall have a cut-off angle of ninety (90) degrees as measured perpendicular to the ground.

iii. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

6. Grading. The grading and contouring of the site considers on-site surface drainage and site storage of surface water facilities when necessary so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system (refer to **Section 9.0500** – Grading and Drainage Requirements, and **Appendix A5.205** – Drainage Management Practices).



1. Integrated Site Design, continued

7. Waste. Except for Duplexes no exterior waste collection and recycling area shall be located within twenty-five (25) feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Duplexes and Townhouse Style Developments.
Duplex and Townhouse style developments shall also comply with the following requirements:

8. Street-facing garages associated with duplexes and multi-family townhouse configuration shall have a maximum width of fifty percent (50%) of the overall building width.

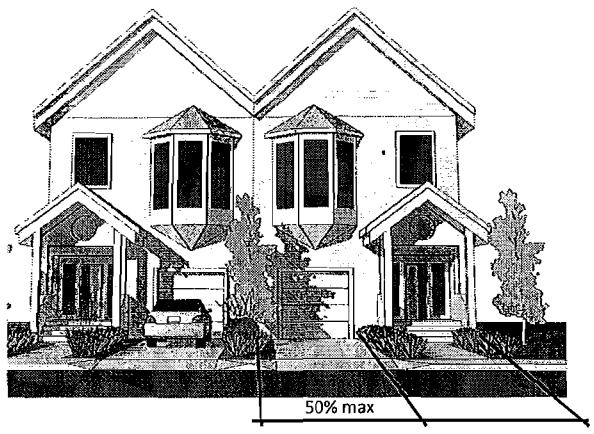
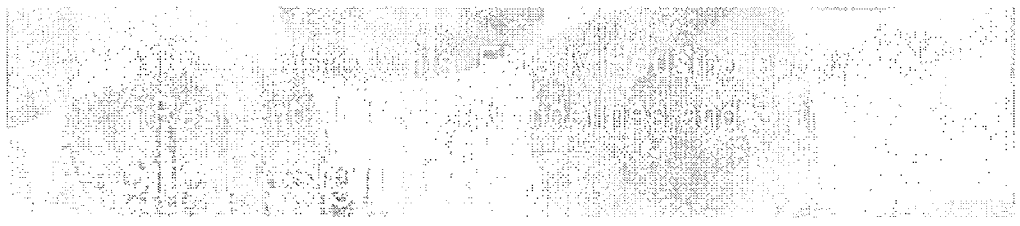
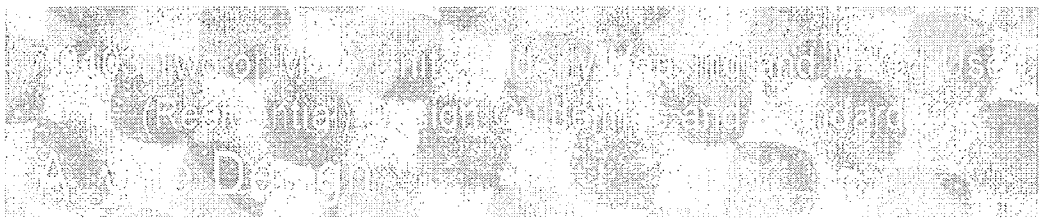


Fig. A.1.d.7. Street-facing garages associated with duplexes and multi-family townhouses shall have a maximum width of fifty percent (50%) of the overall building width.



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2. Sustainable Site Design

a. **Intent:** To create designs which enhance the natural environment by reducing water use, providing habitat for beneficial wildlife, minimizing pollution and maximizing the project's positive impact on the built and natural environment.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   B. Sustainability
   E. Landscaping
   G. Transportation Mode Provisions

c. **Design Guidelines.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #(1), (2), (5), and (6) shall apply.

1. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED™ for Neighborhood Development to conserve natural resources, reduce carbon emissions and promote interaction between residents.
2. Landscape practices and strategies that reduce wasteful water practices shall be included in all developments in a creative way.
3. Open spaces (trails, parks, habitat areas and wildlife corridors) shall be designed to be contiguous through the site and, where possible, to adjacent sites.
4. Hardscapes shall be shaded as a means of reducing energy costs (heat island effect), improving stormwater management and improving the overall aesthetic quality of the built environment.
5. Site furnishings or some of the visible site elements shall be constructed of sustainable materials.
6. Recycled materials shall be used in hardscape.

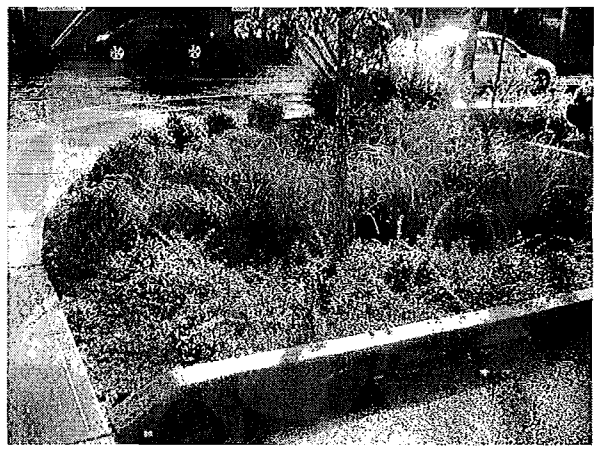


Fig. A.2.c.1. Sustainable landscape reduces harmful stormwater runoff.

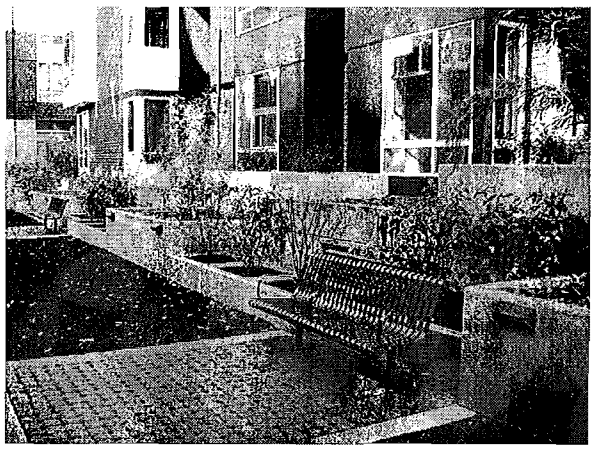
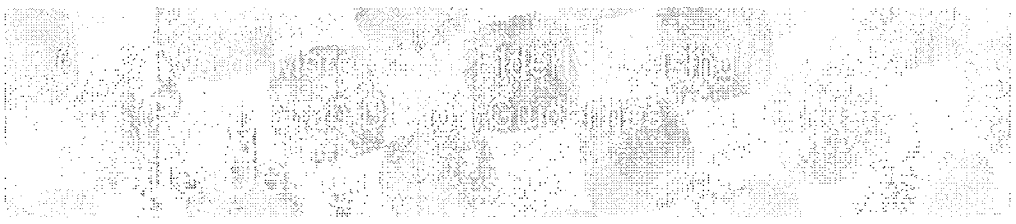


Fig. A.2.c.5. and A.2.c.6. Recycled materials are featured in recycled metal site furnishing and recycled hardscape material content.



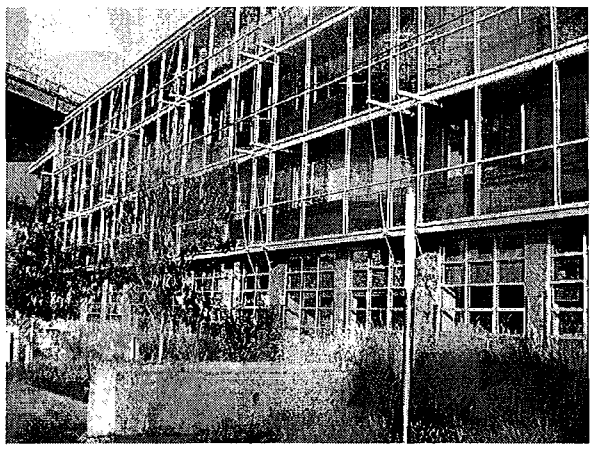


Fig. A.2.d.1.c. The long axis of the building is oriented to the south, with unobstructed solar access.

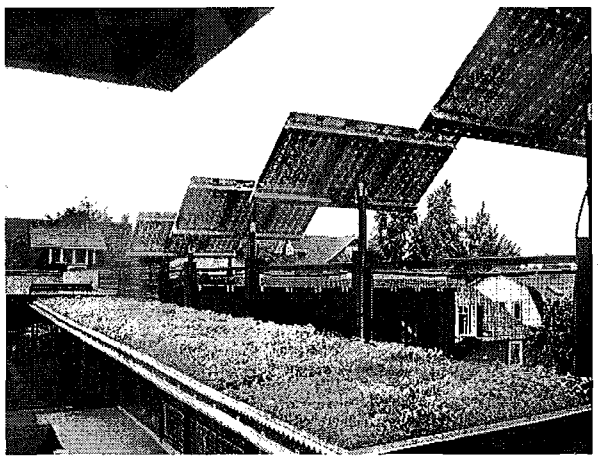


Fig. A.2.d.1.f. (1) A green eco-roof reduces stormwater runoff.

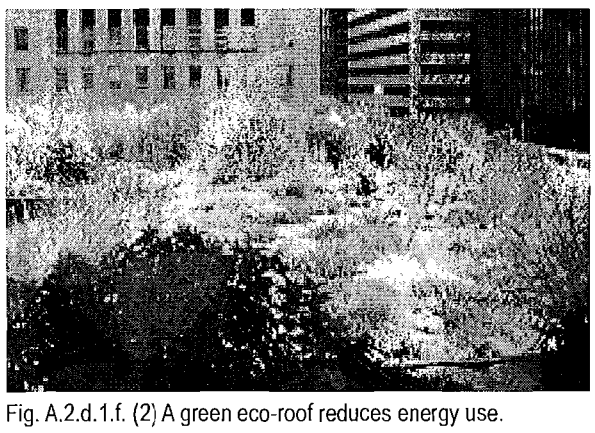


Fig. A.2.d.1.f. (2) A green eco-roof reduces energy use.

2. Sustainable Site Design, continued

d. Design Standards. All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #(1), (2), (5), and (6) shall apply.

1. Energy conservation in site development shall be promoted through a minimum of two (2) of the following:
   a. Include protected double door lock entry doors on the north and east sides of the structure or add an effective windbreak such as a wall;
   b. Orient the long axis of the building east and west, with unobstructed solar access to the south wall and roof;
   c. Locate the windows to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter;
   d. Include solar energy panels on the roof of the building, garage or car port that generate 10% of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEED™ standards;
   e. Plant a green eco-roof on top of the building or carport that covers 20% of the building footprint;
   f. Source sustainable and local materials that are within 500 miles of the development site or provide 20% sustainably harvested Forestry Stewardship Council (FSC) rating construction materials; and
   g. Preserve 50% of existing regulated major trees on site. Major trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.
2. Water conservation and treatment shall be promoted through a minimum of two (2) of the following:
   a. The irrigation system shall minimize water usage by incorporating at least one (1) of the following:

2. Sustainable Site Design, continued

i. A rain sensor to prevent watering during a rain event;

ii. Rotor irrigation heads; or

iii. A drip irrigation system.

b. On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.

c. Rainwater shall be used in public spaces to activate the space via art elements, water features, etc.

3. A contiguous wildlife habitat corridor shall be created through natural open spaces that connect to City designated conservation areas.

4. After 5 years, a minimum of thirty percent (30%) shading on hardscape shall be provided. Determination shall be based upon expected growth of the selected tree.

5. Site furnishings such as play structures, fences, gazebos, trash receptacles, benches and tables shall be constructed with twenty percent (20%) sustainably harvested materials, such as Forestry Stewardship Council (FSC)-certified wood and recycled content materials, excluding plastics. The intent of this standard can also be achieved through the use of locally sourced materials, originating within 500 miles of the site.

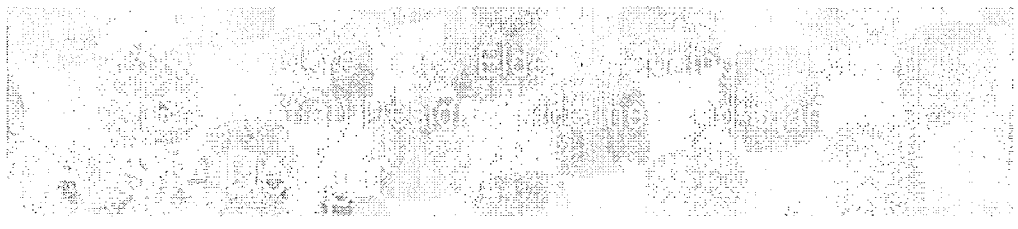
6. A minimum of twenty percent (20%) recycled content pavement or pavement base, such as concrete grindings for base materials or blast furnace slag additives or asphalt with glass for hardscape elements such as streets, sidewalks, paths, parking areas and courtyards shall be provided.



Fig. A.2.d.2.b. Landscape reduces harmful stormwater runoff and irrigation needs



Fig. A.2.d.2.c. An onsite raingarden and stormwater facility increases site sustainability.



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3. Safe Design

a. **Intent:** To use design to improve the quality of life of residents through the creation of safe and secure places.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

A. Site Planning
C. Safe Design
D. Open Space Places
F. Street Orientation

c. **Design Guidelines.** All developments shall comply with the following requirements:

1. The front door and windows shall be oriented to the street which the dwelling faces or to a central courtyard and shall maximize visual surveillance of the front door.
2. Communal gathering areas shall be in a central location that provides for community surveillance and access control.
3. Addressing System. The standard in **Section 7.0103(A)(3)(d)(3)** is required without exception.
4. Crime Prevention Through Environmental Design (CPTED) Principles shall be incorporated:
   a. Natural Surveillance (See and be Seen) - Areas where people and their activities can be readily observed help to ensure the safety of a space.
   b. Natural Access Control - The physical guidance of people coming and going from a space through the careful placement of entrances, fences, landscaping, and lighting.
   c. Territorial Reinforcement (Sphere of Influence) - The promotion of social control through increased definition of space and improved proprietary concern.
   d. Maintenance (Broken Window Theory) - The maintenance of the property by people who have a vested ownership serves as a deterrent to unwelcome behavior.



Fig. A.3.c.1. Front door and windows are oriented to street.



Fig. A.3.c.2. Communal gathering area is visible from living area windows and entry areas.

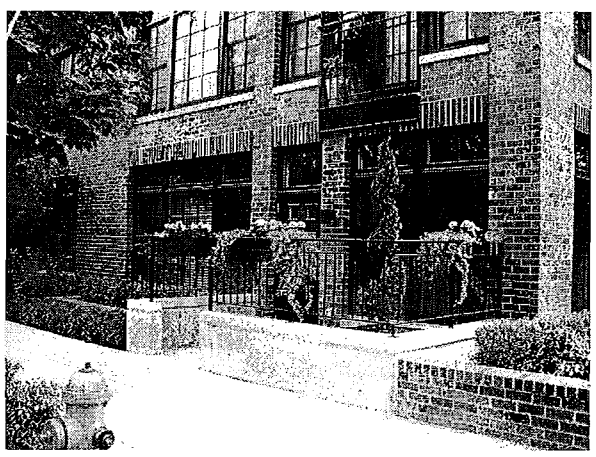


Fig. A.3.c.4.c. Territorial reinforcement is created by defining space between public and private realm.

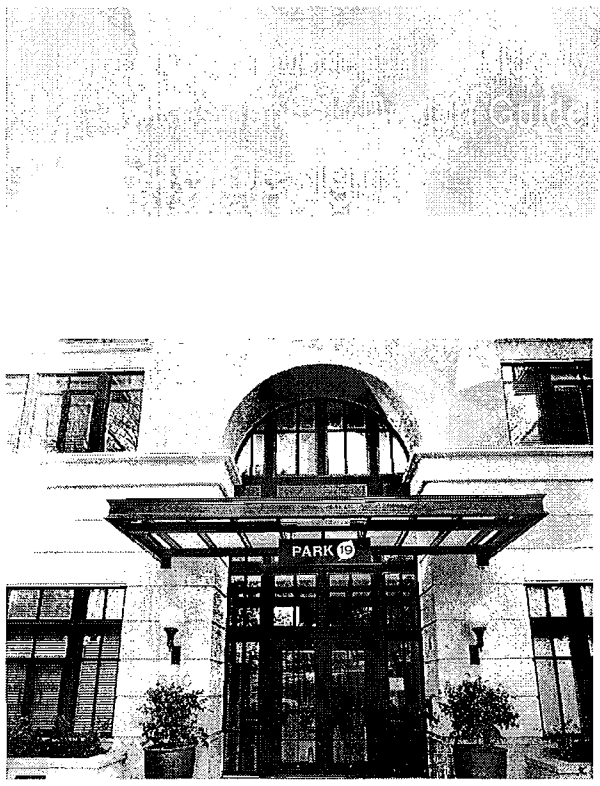


Fig. A.3.d.1. Dwelling front is visible from the street and oriented toward the street.



Fig. A.3.d.3.a. (1) Building address is illuminated and clearly visible.

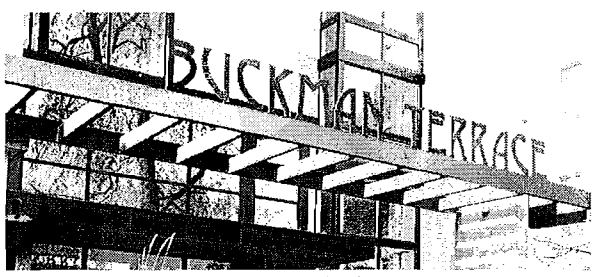


Fig. A.3.d.3.a. (2) Building address is clearly visible.



Fig. A.3.d.3.a. (3) Building address is clearly visible.

3. Safe Design, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Visible Dwelling Front. The front entry to a building on a street or on a courtyard shall be oriented towards the street which the dwelling faces or towards a central courtyard. For all developments on a principal arterial street, developments shall be oriented toward a central courtyard. At least seventy percent (70%) of the street or courtyard frontage shall be visible from 1) the front door; or 2) a ground floor window (except a garage window); or 3) a second story window placed no higher than three (3) feet six (6) inches from the floor to the bottom of the window sill. This section allows portions of the front of a dwelling to protrude forward of other portions, as long as the visibility standard is satisfied.
2. For all complexes, all outdoor common areas and streets shall be visible from fifty (50%) percent of the units that face it. Common areas include but are not limited to shared open spaces, laundry rooms, recreation, pool and similar common facilities, children's play areas, walkways and parking areas. A unit meets this criterion when at least one (1) window of a frequently used room, such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.
3. An addressing system shall be provided and shall consist of the following:
   a. Individual multi-family building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street; shall be at least six (6) inches in height; shall be of a contrasting color to the background; and shall be illuminated with a minimum of one (1.0) foot-candle so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.
   b. For complexes of twelve (12) or more units an illuminated map of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway. The

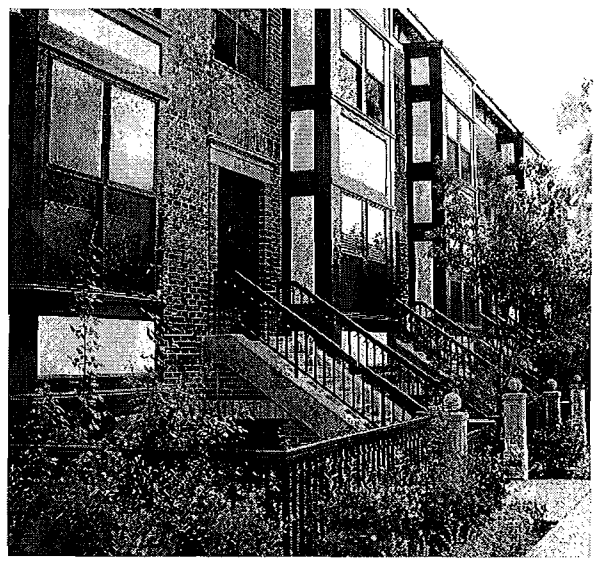
3. Safe Design, continued

illumination shall be a minimum of one (1.0) foot-candle. The directory sign(s) shall be free-standing, shall have a three (3) foot to five and one-half (5.5) foot height, a seven (7) to thirty-two (32) square foot area, and shall be located at least twenty (20) feet back from the property line at the street access point.

c. Each individual unit within a multi-family complex shall display a unit number that shall be at least four (4) inches in height and illuminated during the hours of darkness with a minimum of one (1.0) foot-candle. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters for the breezeway.

d. The numbering of the parking spaces shall not directly correspond to the unit numbers, for security purposes.

4. The area of the railings on stair landings shall be a minimum of fifty percent (50%) transparent. The area of railing is the height of the railing multiplied by the length of the railing.



A.3.d.4. Stair railings are transparent.



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4. Inviting and Usable Public and Semi-Public Open Spaces

a. **Intent:** To create active public and semi-public spaces that are functional, visually pleasing and comfortable, thereby enhancing the resident and visitor's experience.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   C. Safe Design
   D. Open Space Places
   E. Landscaping

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Sufficient open space shall be provided for the purpose of outdoor recreation, scenic amenity or shared exterior space for people to gather.
   2. A shared open space is defined in **Section 7.0103(A)(4)(d)(2).**
   3. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development.
   4. Deed Restrictions. The standard **Section 7.0103(A)(4)(d)(4)** is required as determined by the Manager.



Fig. A.4.c.1. Sufficient open space for outdoor recreation and gathering is provided.



Fig. A.4.c.3. Children's play areas are adequately sized, provide various play opportunities, and promote community interaction.





Fig. A.4.d.1. Shared open space is well maintained and inviting.

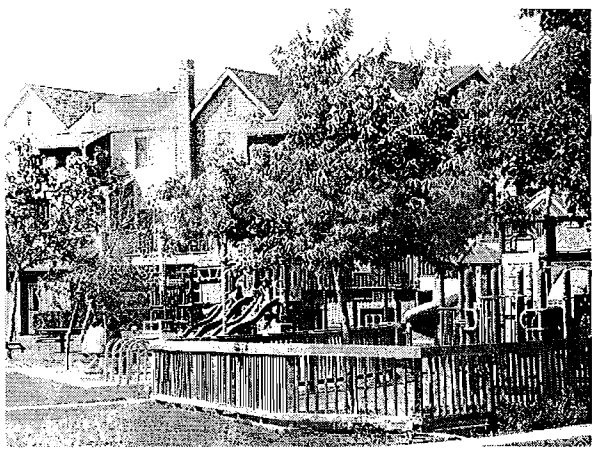


Fig. A.4.d.3. Children's play area is centrally located and enclosed in an acceptable manner.

4. Inviting and Usable Public and Semi-Public Open Spaces, continued

d. Design Standards. All developments shall comply with the following requirements:

1. For dwelling structures containing four (4) or more units, a minimum of four percent (4%) of the gross site area but not less than one thousand (1,000) square feet shall be shared open space for sites twenty thousand (20,000) square feet and above in gross site area.

   For sites under twenty thousand (20,000) square feet in gross site area, a minimum of 4 percent (4%) of the gross site area but not less than five hundred (500) square feet shall be shared open space. The minimum dimensions for any shared open space shall be twenty (20) feet in length and width.

2. A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts, recreation building (not including office space), swimming pools and spas; gathering spaces such as courtyards, gazebos, picnic and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; and other recreational facilities as approved by the Manager. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas.
3. Children's Play Area.
   a. A minimum of fifty percent (50%) of the above minimum required shared open space shall be a children's play area. (An elderly adult complex need not comply with the children's play area requirement but shall provide the specified shared open space in **Section 7.0103(A)(4)(d)(1)** above). However, the minimum dimensions for any children's play area shall be twenty (20) feet in length and width, and be a minimum of five hundred (500) square feet in size for sites with a gross site area of twenty thousand (20,000) square feet and greater.

4. Inviting and Usable Public and Semi-Public Open Spaces, continued

For sites with a gross site area of under twenty thousand (20,000) square feet, the children's play area must include a minimum length and width dimension of twelve (12) feet with a minimum total area of two hundred fifty (250) square feet.

b. The children's play area shall have a minimum of three (3) types of play equipment such as slides, swings, towers, jungle gyms and other natural play elements as approved by the Manager. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun and promotes some form of exercise or movement.

c. The children's play area shall be centrally located where it is visible from fifty (50%) percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas.

d. The children's play area(s) shall be enclosed by any or a combination of any of the following: a two and one-half (2.5) feet to three (3) feet high wall, planter, decorative fence; or by eighteen (18) inch high benches or seats; or by other means acceptable to the Manager.

4. The Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open spaces are on separate parcels within the same development and that all residents of the development will have on-going access to those amenities and facilities.



Fig. A.4.d.5. (1) The internal walkway system shall provide pedestrian access to all buildings and ultimately connect to the public sidewalk.



Fig. A.4.d.5. (2) The internal walkway system shall provide pedestrian access to all buildings and ultimately connect to the public sidewalk.



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5. Landscaping

a. **Intent:** To integrate landscaping into open spaces, parking areas, and general site design to contribute to an attractive and sustainable development that respects and enhances the landscape character.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   B. Sustainability
   C. Safe Design
   E. Landscaping

c. **Design Guidelines.** All developments except those in the Downtown Plan District shall comply with the following requirements. For developments within the Downtown Plan District only #(1), (9) and (13) below apply.

   1. Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. The landscape plan shall exhibit the following characteristics:
      a. The overall design of the site and the design of the proposed landscape materials shall achieve unique, attractive and significant landscaping on the site as a whole;
      b. The proper type, spacing, height, placement and location of plant materials shall be provided to ensure that the intent of this ordinance is met;
      c. The choice and selection of plant materials shall insure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners;
      d. The choice and selection of plant materials shall ensure that the type of plantings selected will be of a type that will survive and thrive in the area in which they are to be located; and
      e. The proper relationship between deciduous and evergreen plant materials shall exist so as to ensure that the desired buffering effect will be accomplished.
   2. Minimum Landscape Area. Sufficient landscape shall be provided to contribute to an attractive, green and sustainable development.
   3. Drought resistant landscaping shall be



Fig. A.5.c.3. Drought resistant landscape is incorporated into an architectural facade composition.

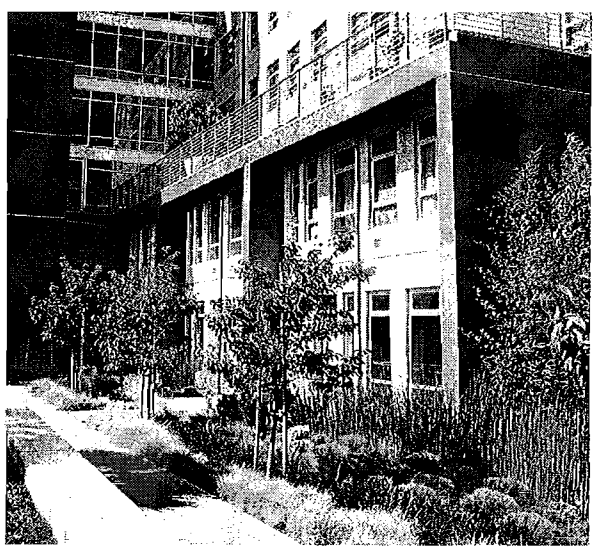


Fig. A.5.c.4. A mixture of canopy trees, shrubs, perennials, ornamental grasses, perennials, groundcovers and annuals provides color and interest.

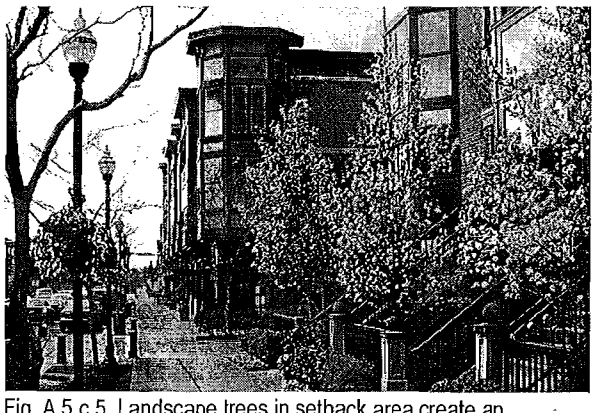


Fig. A.5.c.5. Landscape trees in setback area create an attractive buffer area.

5. Landscaping , continued



Fig. A.5.c.6. Landscape trees in setback area create attractive buffer area.

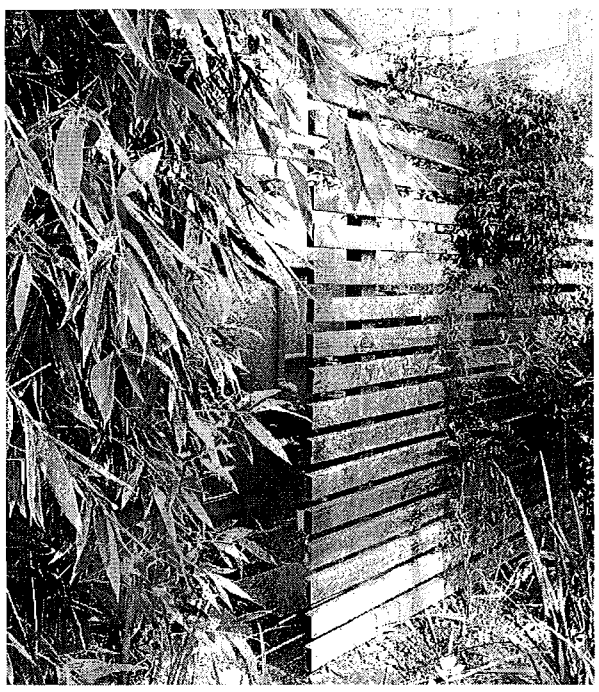


Fig. A.5.c.14. Utilities are screened from public view with wood fence and vegetation.

incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.

4. Landscaping that offers variety in scale, color and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers and annuals.
5. Ground Floor Units. The street-facing front yard shall be landscaped.
6. Setback Landscape Trees. The landscape plan shall provide sufficient vegetation including trees in the setback areas to create an attractive site and to buffer uses.
7. Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site.
8. Interior Drive Trees. The landscape plan shall provide trees along interior drives in order to reduce heat gain and provide an attractive drive and walk experience.
9. Staking. Plants need to be secure upon installation to avoid toppling and damage from strong winds.
10. Irrigation. Plants shall be properly watered to ensure their viability.
11. Plant Sizes. The landscape plan shall be designed to provide a more mature appearance at installation.
12. Mulch. Mulch shall be provided as a supplemental element of the overall landscape planting design to help insulate the plant materials and retain moisture.
13. Landscape Maintenance. The standard **Section 7.0103(A)(5)(d)(13)** is required without exception.
14. Buffering and Screening. The standard **Section 7.0103(A)(5)(d)(14)** is required without exception.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

15. Landscaping between Driveways. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide rainwater infiltration.

5. Landscaping, continued

d. Design Standards. All developments except those in the Downtown Plan District shall comply with the following requirements. For developments within the Downtown Plan District only #(1), (9) and (13) below apply.

All areas of the lot not occupied by the structures or paved areas shall be landscaped in an attractive and functional manner by complying with the following:

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development. Landscape plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer.
2. A minimum of twenty percent (20%) of the net site shall be landscaped. Required buffer (Section 9.0100) landscaping shall be credited toward the minimum standard. A paved pedestrian walk, when integrated within the landscaped area, may satisfy up to five percent (5%) of this requirement. All landscaped setback areas, landscaped common open spaces, eco-roofs, preserved natural areas and planter areas can be credited toward the minimum landscape standard.
3. At least twenty percent (20%) of the landscape area shall be planted with drought resistant canopy trees, shrubs, groundcovers, perennials and grasses.
4. Landscaping shall be included that provides interest by including a minimum of two (2) of the following:
   a. Variety in scale;
   b. Variety in color;
   c. The use of canopy trees, shrubs, perennial grasses, groundcovers and annuals.
5. In front of all ground floor units , a minimum of sixty percent (60%) of the street-facing front yard shall be landscaped.
6. All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per one hundred (100) lineal feet. Such trees shall be capable of at least twenty-five (25) feet in height and spread at maturity and be not less than ten (10) feet in height and two and one-half (2.5) inches in caliper size at the time of planting. New evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the trees are capable of at least twenty-five (25) feet in height and are at least eight (8) feet in height at the time of



Fig. A.5.d.2. (1) Lot areas not occupied by structures shall be landscaped in a functional manner.

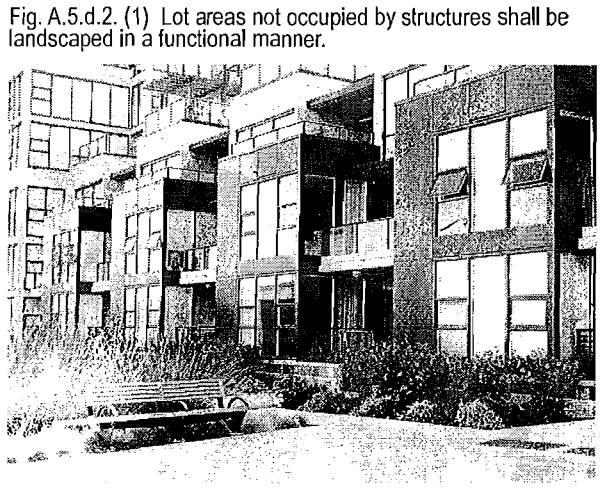


Fig. A.5.d.2. (2) Lot areas not occupied by structures shall be landscaped in a functional manner.

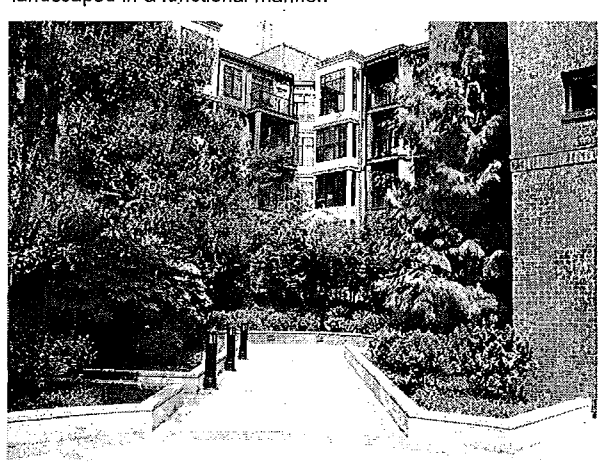


Fig. A.5.d.4. Landscaping shall provide color and interest using canopy trees, shrubs, ornamental grasses, perennials, groundcovers and annuals.

5. Landscaping, continued



Fig. A.5.d.3. Drought resistant planting can provide visual interest.



Fig. A.5.d.4. This deciduous tree planting creates privacy and shade.

planting. Existing regulated major trees may be counted on a two trees provided for one tree required basis. Existing trees to be counted toward this requirement must be confirmed by either a Consulting Arborist, Qualified Arborist or a Registered Consulting Arborist to be healthy trees. Where the yard abuts a required buffer, the yard setback trees may be credited towards any tree required for the buffer.

7. Site trees shall be required at a rate of one (1) tree per three thousand (3,000) square feet of gross site area and shall be distributed throughout the site where feasible. Buffer, yard, drive and parking lot tree requirements may count toward the site tree requirement. Site trees must be capable of a height of twenty-five (25) feet. Ornamental, dwarf and other similar species may be permitted where larger sized trees are not appropriate as determined by the Manager.
8. One (1) deciduous canopy tree shall be placed every thirty-five (35) lineal feet along interior drives. In case of overhead utility lines, lower growing sub-canopy trees can be substituted for deciduous canopy trees. Trees shall be selected from the Recommended Street Tree list. The requirement is intended to indicate a quantity of trees and not necessarily the placement.
9. Newly planted trees shall be supported (by use of stakes, wire, or similar material) to prevent damage by the strong winds.
10. All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than 3 units. See Section 7.0103 (2)(d)(2) Sustainable Site Design for additional irrigation requirements.
11. New landscape planting sizes at planting are as follows:
    a. Deciduous canopy trees shall be a minimum of two and one-half (2.5) inches caliper size and shall be balled and burlapped;
    b. Deciduous ornamental trees shall be a minimum of two (2.0) inches caliper size and shall be balled and burlapped;
    c. Evergreen trees shall be a minimum of six (6) feet in height and shall be balled and burlapped;
    d. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of twenty-four (24) inches high from finished grade and a

5. Landscaping, continued

minimum of one (1) gallon size at planting;

e. Perennials shall be a minimum of one (1) gallon size; and

f. Ground covers shall be well rooted in either flats or a minimum of one (1) gallon pots.

12. Natural colored mulches such as shredded hardwood bark, oyster shells, stones and bark chip mulches are only allowed as filler until required groundcovers and shrub materials mature and spread. Artificially colored mulches are prohibited. Mulches are not permitted as a substitute for living plant materials.

13. Landscape Maintenance. Compliance with the following criteria is required:

a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscape demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy following a request from the developer. The inspection time period is from March 1 to November 15.

If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee is to be provided based on one hundred and ten percent (110%) of the estimated cost of plant materials and labor for the total landscape plan as indicated in a landscape cost estimate. Beginning March 1, the Applicant has one hundred and eighty days (180) days to complete the items or the City will cash in the amount being held and finish the landscape job.

b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval to two (2) years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings which are 20 percent (20%) dead or greater shall be replaced.



Fig. A.5.d.13.c. (1) Well-maintained landscape areas present a healthy, neat, orderly appearance, free from refuse and debris.



Fig. A.5.d.13.c. (2) A well-maintained landscape area presents a healthy, neat, orderly appearance, free from refuse and debris.

5. Landscaping, continued



Fig. A.5.d.15. Driveways and walkways are separated by landscaping.

c. Maintenance.
   i. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.
   ii. To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement, or include such provisions as part of the condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include: provisions that all unhealthy and dead material shall be replaced within one (1) year, or the next appropriate planting period, whichever occurs first; all landscaped areas shall be provided with an operable irrigation system; tree stakes, guy wires and tree wrap are to be removed after one (1) winter season; and plantings shall be guaranteed for two (2) years after the Final Certificate of Occupancy inspection approval.

d. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section. Where a person other than the owner occupies the property, the occupant shall also be responsible for maintenance.

14. For Buffering and Screening see Section 9.0100.

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

15. Landscaping shall be utilized in the space between the driveways to separate shared dwelling units and driveways and reduce impervious surfaces.

6. Public and Private Space Transitions

a. **Intent:** To create a visually pleasing and cohesive space between the public realm (the street) and the private realm (the building) that fosters a sense of community.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   A. Site Planning
   D. Open Space Places
   E. Landscaping

c. **Design Guidelines.** All developments except for those developments in the Downtown Plan District shall comply with the following requirements:

   1. Adequate separation between multi-dwelling units, including duplexes and townhouses, should allow for sun, light and air as a means of reducing shadows on public and semi-public open spaces.
   2. First Floor Privacy. The development shall provide a sense of privacy for the residents.
   3. Transitions. The development shall provide a sense of privacy for the residents and a distinction between the public sidewalk realm and the private unit realm.

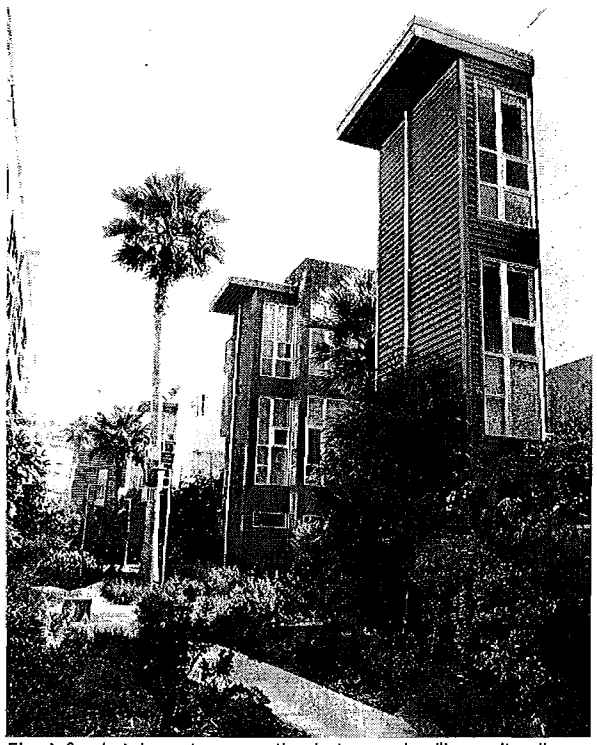


Fig. A.6.c.1. Adequate separation between dwelling units allows for light and air in public and semi-public open spaces.

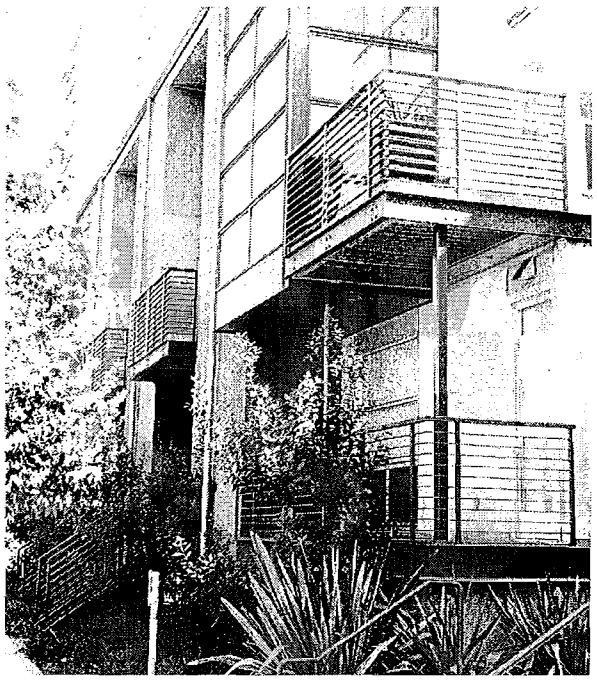


Fig. A.6.c.3. Transitions provide a sense of privacy and a distinction between the public and private realms.

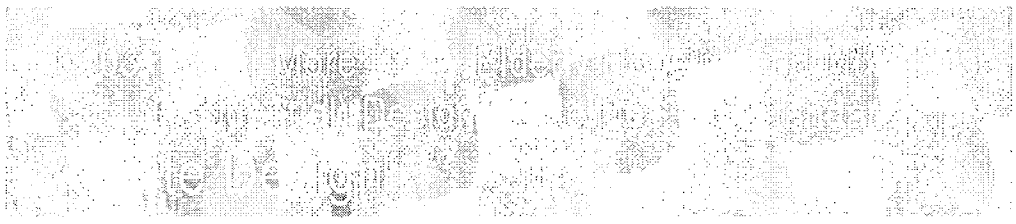




Fig. A.6.d.2 Elements such as front stoops, landscape buffers, and decorative fencing, enhance ground floor privacy.

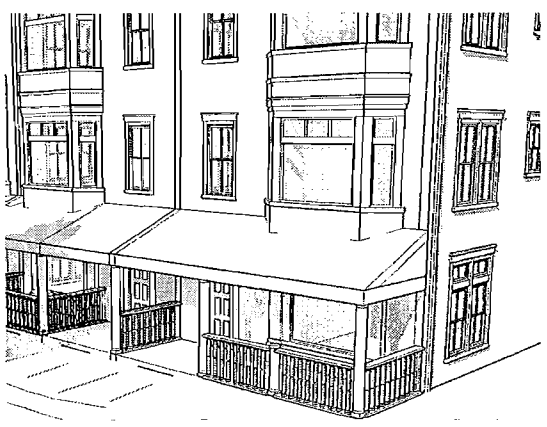


Fig. A.6.d.2.d. An 80 square foot ground floor porch area and transparent fencing enchances a sense of privacy.



Fig. A.6.d.2 and 3. Decorative, transparent, wood fencing creates a sense of transition from public to private realm.

6. Public and Private Space Transitions, continued

d. Design Standards. All developments except for those developments in the Downtown Plan District shall comply with the following requirements:

1. Where more than one (1) multi-family building on a site faces one another, a minimum separation of twenty (20) feet shall be required between front building facades, inclusive of setbacks. The separation area shall include at minimum a shared pedestrian walkway and landscaping.
2. Where a residential unit occupies the ground floor, fronts and accesses the street, at least one (1) of the following elements shall be incorporated between the ground floor of the unit and the street level as a means of creating a sense of privacy:
   a. A change in elevation grade separation of a minimum of 6" via a front porch or stoop to the entry door;
   b. Five (5) to fifteen (15) feet width of landscaping between the unit and the street;
   c. A minimum of five (5) feet width of landscaping on both sides of the pedestrian connection between the unit and the street;
   d. Decorative, transparent fencing made of metal or wood or a stone wall. Fencing or the stone wall shall not exceed thirty 30 inches height when placed between the front of the building and the street unless approved by the Manager, and shall include a minimum of one and one-half (1.5) feet of landscaping between the fence or wall and the street-facing sidewalk. There shall also be a minimum separation between the building and the fence or wall of five (5') feet.
3. Transition between public, semi-public, and private areas shall be identified in a minimum of one (1) of the following ways:
   a. Changes in paving material;



6. Public and Private Space Transitions, continued

b. Changes in paving color;
c. Changes in paving pattern or texture;
d. Changes in elevation; or
e. Landscaping.



Fig. A.6.d.3. Transition between public and private zones is created with material and grade changes.



Fig. A.6.d.3. Transition between public and private zones is created with elevation, grade, and material changes.



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7. Pedestrians, Bikes and Transit

a. **Intent:** To site multi-family housing on streets that serve pedestrians, bicycles and public transit as well as the automobile.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   B. Sustainability

   G. Transportation Mode Provisions.

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Pedestrian-friendly ground floor entries shall include protection from rain and sun.
   2. The proposed development will incorporate facilities for people to ride their bikes or walk.
   3. Transit Connections. Developments shall create a physical and/or visual link to public transit and shall consider connections to pedestrian activity centers such as transit facilities, businesses, public buildings and parks, etc.



Fig. A.7.c.1. Pedestrian friendly entrance provides protection from the rain and sun.

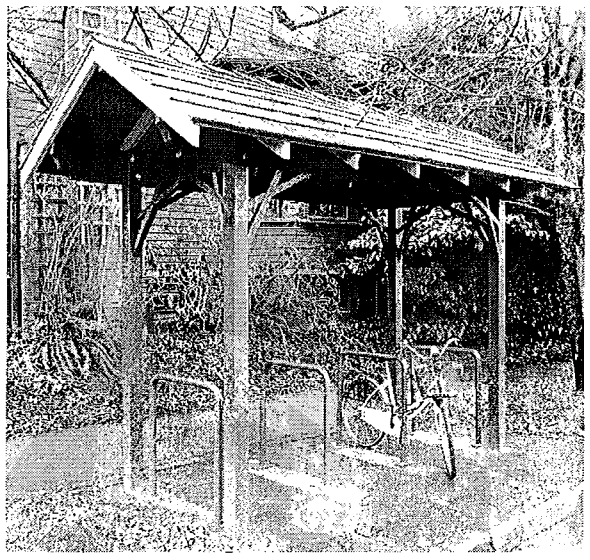
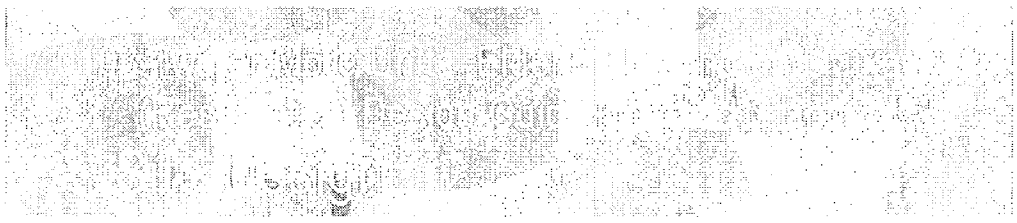


Fig. A.7.c.2 Covered bike parking in addition to required garage bike parking.



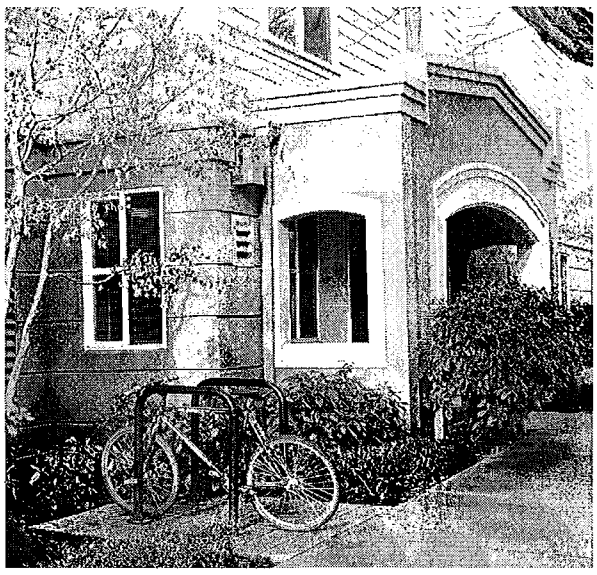


Fig. A.7.d.1 & 2. This building entrance incorporates a covered porch to protect pedestrians from the rain and sun. Visitor bike parking is provided in addition to required internal bike parking requirements.

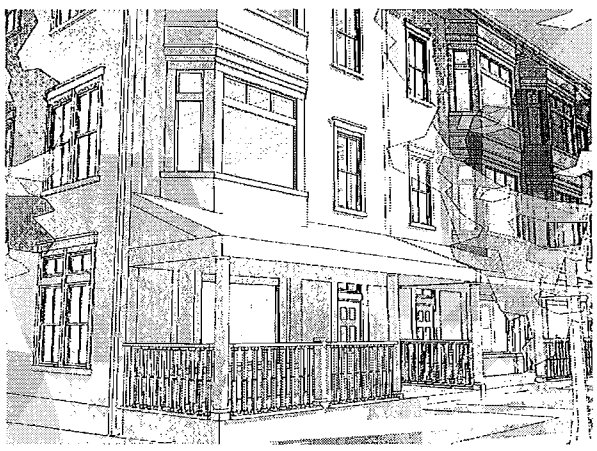


Fig. A.7.d.1 & 3. Building entrance incorporates a porch. Ground floor windows are oriented toward the street.

7. Pedestrians, Bikes and Transit, continued

d. Design Standards. All developments shall comply with the following requirements:

1. All building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun to a minimum depth of four (4') feet.
2. Bike parking shall be in accordance with **Table 9.0851** and shall be accommodated within the building. Bike storage is to be in addition to the required storage space per unit. Visitor bike parking is encouraged.
3. Transit Connections.
   a. Ground floor windows on the street facing facade shall orient to the street; and
   b. Primary building and entry orientation(s) shall be to streets with public transit (bus and/or a light rail station) or to a central courtyard that opens to the street rather than to a parking lot. Buildings shall have at least one (1) of their primary entrances oriented toward a Transit Street.

8. Vehicular Circulation and Off-Street Parking

a. Intent: To develop a parking strategy to accommodate vehicles associated with the residential units while reducing the visual impact of parking on the public realm.

b. Applicable Multi-Family Design Principles from Section 7.0102:

A. Site Planning
C. Safe Design
E. Landscaping
F. Street Orientation

c. Design Guidelines. All developments shall comply with the following requirements:

1. Vehicular Circulation. The standard Section 7.0103 (A)(8)(d)(1) is required at the discretion of the Fire Chief or Fire Marshall.
2. Parking. Parking shall be integrated into the site design in a manner that does not detract from the design of the building, the street frontage or the site.

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

3. Garage entrances. The standard Section 7.0103 (A)(8)(d)(3) is required without exception.

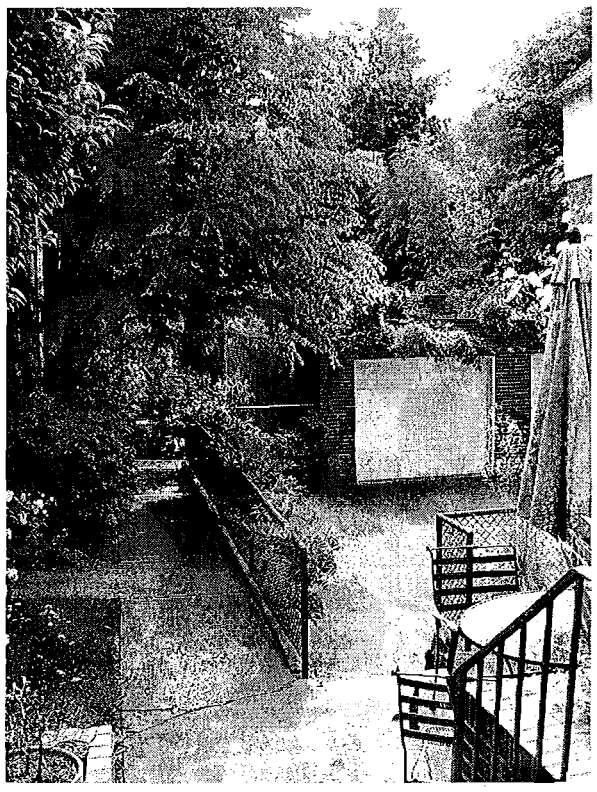


Fig. A.8.c.2. Parking is integrated into the rear of the site.



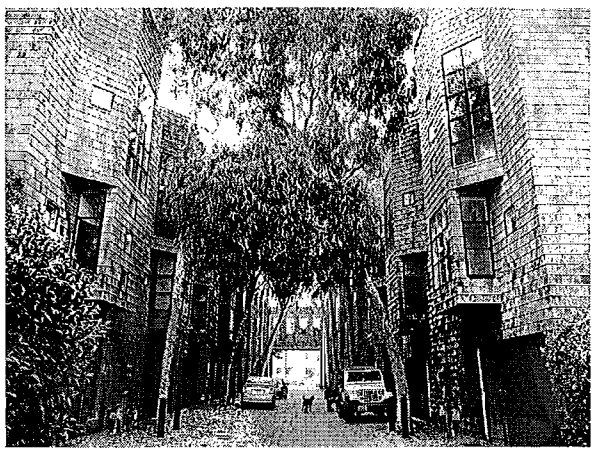


Fig. A.8.d.2.a. (1) Parking is integrated into the overall design and is not visible from the street.

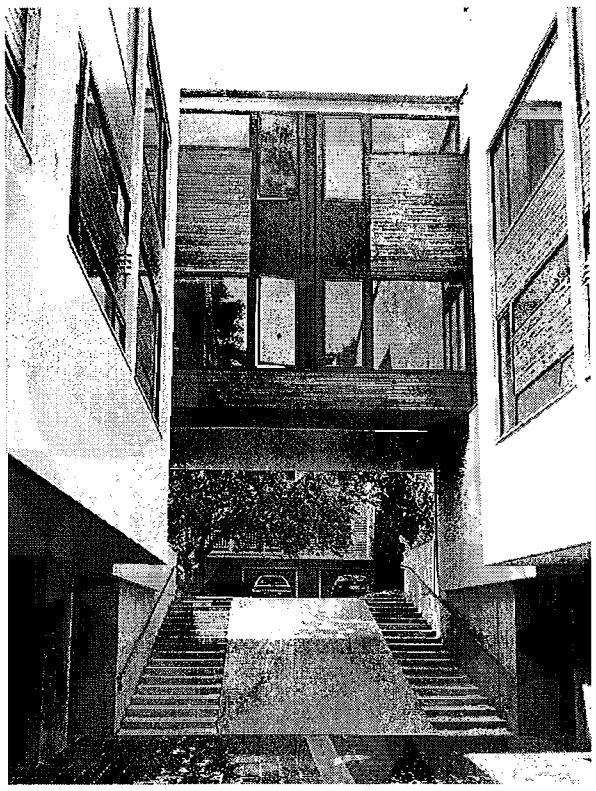


Fig. A.8.d.2.a. (2) Parking and garage doors are located below grade and interior to the site.

8. Vehicular Circulation and Off-Street Parking, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Vehicular Circulation.

   Vehicular circulation and parking shall be provided in accordance with the following standards:

   a. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402 (D).** The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features such as speed bumps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.

   b. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.

   c. Based on the anticipated vehicular and pedestrian traffic generation and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. This may include, but is not limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bike-ways, dual street name, quadrant, and/or neighborhood signage, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

   d. In designing accesses for multi-family residential developments, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes specified in **Appendix A5.501** shall be considered.

8. Vehicular Circulation and Off-Street Parking, continued

e. Private Driveway Accesses

When private driveway accesses are provided for multi-family developments such as condominiums and apartments, they shall be designed as follows:

i. Dead-end private driveway accesses shall not exceed six hundred (600) feet in length nor serve more than one hundred (100) dwelling units. Dead-end private driveway accesses that exceed one hundred-fifty (150) feet in length shall be provided with an approved turn-around.

Dead-end private driveway accesses that serve more than twenty-five (25) units shall be designed as follows:

a. A driveway width of not less than thirty-two (32') feet; and

b. No segment of the driveway will be in excess of four hundred (400') feet in length before there is a Fire Department approved turn-around (including a looped driveway) or turnout.

ii. For dead-end private driveway accesses, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private driveway access.

iii. Private maintenance of private driveway accesses shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.

iv. Location of private driveway accesses shall meet the Uniform Fire Code and shall be consistent with **Appendix A5.501 (G)(4) and A5.503.**



Fig. A.8.d.2.b. (1) Required off-street parking is located to the rear the dwelling structure.



Fig. A.8.d.2.b. (2) Required off-street parking is located beneath the dwelling structure.

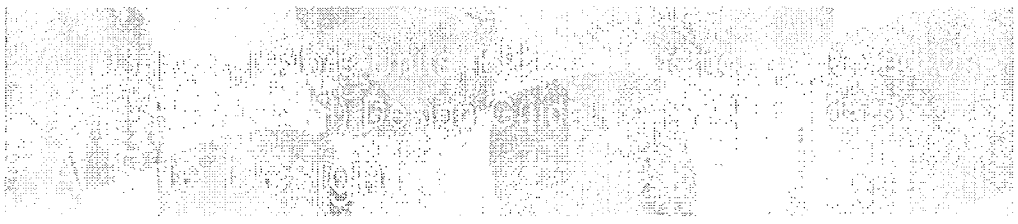




Fig. A.8.d.2.d. Parking is connected to site via recognizable transition points such as a sidewalk.

8. Vehicular Circulation and Off-Street Parking, continued

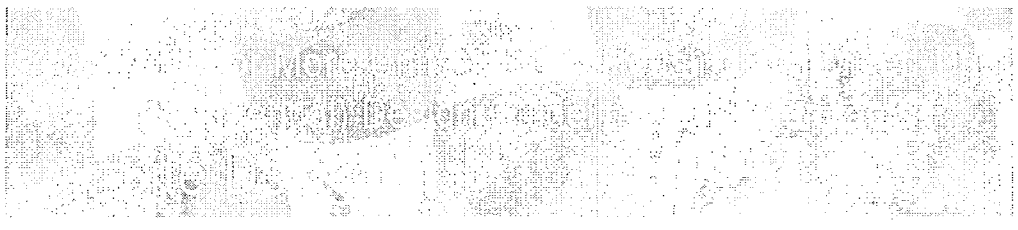
2. Parking
   a. Parking areas shall be integrated into the overall design of the site and shall be screened from the street per **Section 9.0823.** Duplexes and townhouse style buildings with front entry garages are exempt from this standard.
   b. Required off-street parking shall be located to the rear, interior, side or beneath the dwelling structure. Parking located to the side of the building shall be limited to fifty percent (50%) of the overall frontage.
   c. For parking lot locations see **Section 7.0103(A)(1).**
   d. Parking areas shall be connected to the site via recognizable transition points, including landscaping and other site elements such as sidewalks, bollards, lighting and appropriately scaled signage.
   e. Except in the Downtown Plan District, dwelling structures containing two (2) or three (3) dwelling units shall have additional off-street parking at a rate of one space per unit when the lot has limited frontage or where on-street parking is not allowed.
   f. Complexes containing twelve (12) or more units shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.
   g. Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.
   h. All attached street facing garages shall be located at least four (4) feet behind the front façade.
   i. Detached garages or carports shall reflect the architectural style and/or building materials that are used for the dwelling structures.



8. Vehicular Circulation and Off-Street Parking, continued

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

3. Garage entries are prohibited on primary street façades, where façades include ground floor retail.



Intentionally Blank

1. Massing

a. **Intent:** To create a transition in the bulk and scale between new developments and adjacent, less intense buildings and zones.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

c. **Design Guidelines.** All developments except those in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District only #(4) below shall apply.

   1. Building(s) that front the public realm shall avoid long, monotonous, uninterrupted walls.
   2. Building shall be modulated to prevent large, uninterrupted monotonous walls.
   3. Buildings shall differentiate between the base of the building and the top of the building to enhance the pedestrian realm.
   4. Storage. The Standard in **Section 7.0103(B)(1)(d)(4)** is required.



Fig. B.1.c.1. Building front shall avoid monotonous, uninterrupted walls.



Fig. B.1.c.2. Building facades shall be modulated.



Fig. B.1.c.3. Building shall differentiate between the base of the building and the top.





Fig. B.1.d.1. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street.

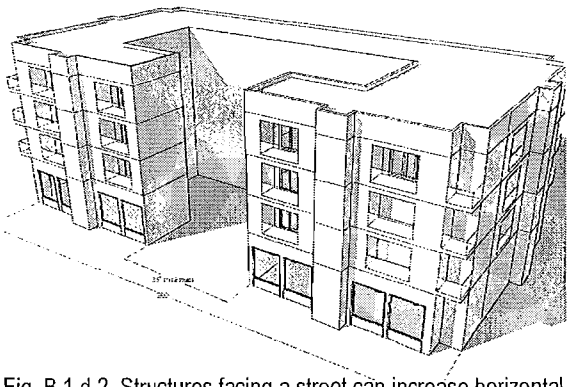


Fig. B.1.d.2. Structures facing a street can increase horizontal length to 200' by providing an internal courtyard with a minimum 35' foot width.



Fig. B.1.d.3. Buildings that are greater than two stories shall have a base and top.

1. Massing, continued

d. **Design Standards.** All developments except those in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District only #(4) below shall apply.

1. Structures shall not include long, monotonous, uninterrupted walls. Walls shall incorporate structural exterior wall offsets, projections and/or recesses as a means of reducing the scale and improving the appearance of the building. Exterior wall offsets shall reflect the living unit modules when individual unit entries face the street. A minimum of one (1) foot horizontal variation shall be used at intervals of fifty (50) feet or less along the structure's primary façade on the ground floor.
2. Structures shall not have an overall horizontal distance exceeding one hundred sixty (160) linear feet, measured from end wall to end wall. Structures facing a street can increase to two hundred (200) linear feet provided a courtyard, portal to a shared parking area or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of thirty-five (35) feet in width and depth.
3. Buildings shall have, at a minimum, a base and top.
   a. The "base" shall be considered from grade and it shall be twelve to twenty (12-20) feet tall. The top of the base or ground floor level shall consist of distinct physical transition between the base and any upper floors. This transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.
   b. The "top" of a building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the "base" by material treatment, color, texture, or change in materials or roof form.
4. Storage

   Space shall be provided for garbage, recycling and storage in accordance with the following standards:
   a. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/

1. Massing, continued

or minimum six (6) foot high sight-obscuring fence or wall from public view.

b. Storage facilities shall be provided for articles used outdoors such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum six (6) feet high and twenty-four (24) square feet in area. The facility shall either be connected to each unit in a logical fashion as part of the building design or shall be easily accessible (such as in a central facility or garage) and capable of being locked. (Except for retirement housing, elderly housing assisted living developments need not comply with this requirement.)

c. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking.

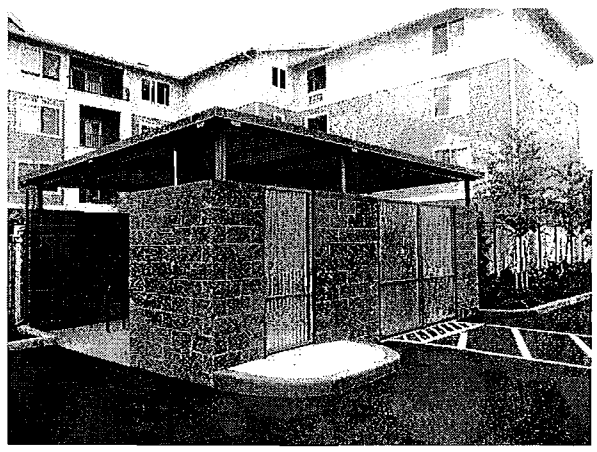


Fig. B.1.d.4.a. Wall provides screening for exterior garbage and recycling collection area.



Fig. B.1.d.4.b Outdoor storage facilities are connected in a logical fashion to the building, are lockable, and are easily accessible.



Intentionally Blank

2. Façade Composition

a. **Intent:** To create a harmonious building façade that respects neighboring buildings through the use of architectural elements and timeless architectural principles.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   J. High Quality Materials

c. **Design Guidelines.** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only # (8), (9), and (10) below shall apply.

   1. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.
   2. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.
   3. Windows shall be used on the façade to provide articulation to the façade and visibility into the street.
   4. Blank, windowless walls in excess of seven hundred fifty (750') square feet are prohibited when facing a public street unless required by the Building Code. In instances where a blank wall exceeds seven hundred fifty (750') square feet, it shall be articulated or intensive landscaping shall be provided.
   5. Building Façade Transition. Adjacent building façades need to be compatible.
   6. Mechanical Screening. The Standard in **Section 7.0103(B)(2)(d)(6)** is required. Utilities shall be screened from the public realm and the internal public or private areas.
   7. Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.

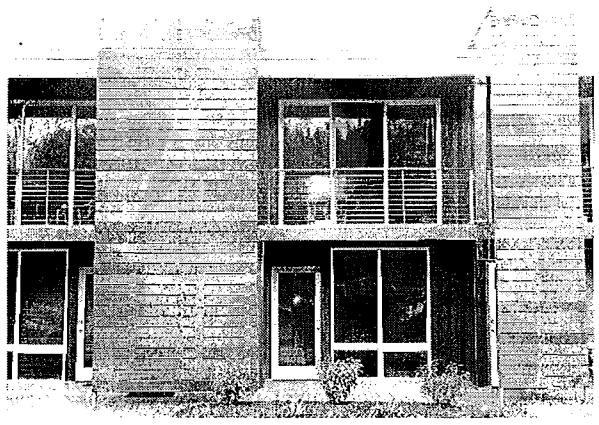


Fig. B.2.c.1 (1) Changes in wall planes and layering creates a simple and visually interesting building.

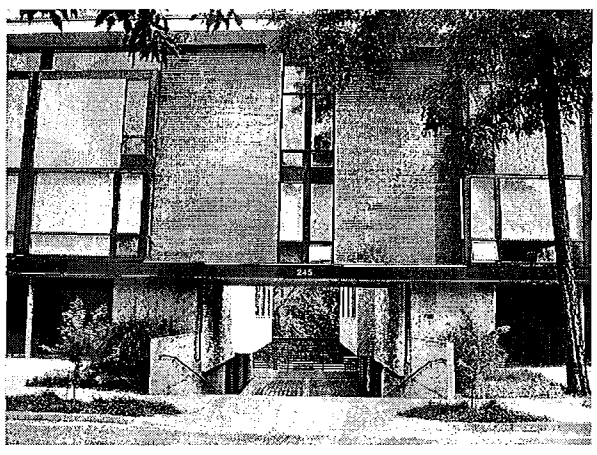


Fig. B.2.c.1 (2) Building materials and colors create simple and interesting façades.



Fig. B.2.c.9. Emphasize windows with trim.





Fig. B.2.c.11 (1). Pedestrian experience is enhanced by ground floor store fronts, rhythmic vertical elements, and overhanging awnings.



Fig. B.2.c.11 (2) The pedestrian realm at the street level is enhanced with ground floor commercial activity.

2. Façade Composition, continued

Duplexes and Townhouse Style Developments.

Duplex and Townhouse style developments shall also comply with the following requirements:

8. The street facing façade shall be animated through the use of windows.
9. Window trim or extruded metal frames shall be provided around all windows for windows emphasis.
10. A visual distinction shall be created between adjacent units.

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

11. The pedestrian experience shall be enhanced by creating ground floor store fronts that foster a sense of interaction between activities inside the building and those on the sidewalk and in the larger public realm. A rhythm of vertical elements shall be established along the ground floor façade and weather protection shall be provided by incorporating awnings, overhangs and/or canopies.
12. Windows or other elements shall be used in the façade to create logical rhythms and patterns.
13. An appropriate number of windows above the ground floor shall be provided to articulate the façade and to provide visual interest.
14. Window Transparency. Windows shall allow visibility into the buildings.

2. Façade Composition, continued

d. Design Standards. All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #(8), (9), and (10) below shall apply.

1. Street-facing elevations shall be divided into wall planes that reflect living unit modules. Generally wall planes over seven hundred fifty (750) square feet shall be divided into distinct planes. This can be achieved by:
   a. Incorporating elements such as porches or decks into the wall plane;
   b. Recessing the building a minimum of two (2) feet over six (6) feet in width; or by
   c. Extending an architectural bay a minimum of two (2) feet from the primary street facing façade.
2. Exterior windows shall have a minimum of two (2) inch reveal (depth) to create a shadow line that highlights materials and the thickness of the wall.
3. Windows shall occupy a minimum of twenty-five (25%) percent of the total street-facing façade.
4. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds seven hundred and fifty (750) square feet, it shall be articulated.
5. Within a development, the building façades shall transition from one building face to an adjacent building face through the use of compatible materials, glazing and scale elements such as porches and decks. Architectural elements such as posts, beams and planting walls shall be scaled to reflect their function. Tacked-on faux architectural elements are prohibited.
6. Mechanical and communication equipment and components shall be screened so they are not visible from

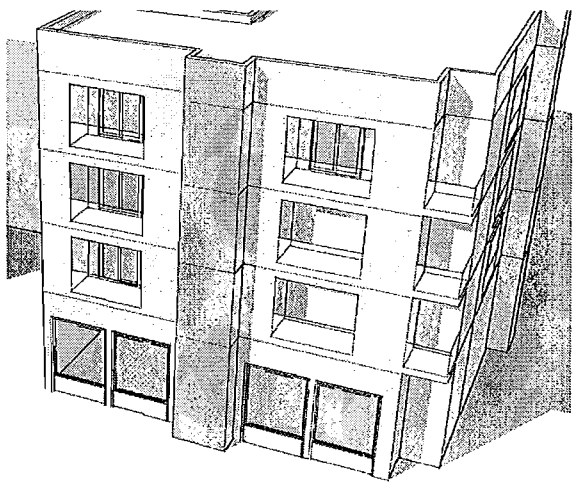


Fig. B.2.d.1 (1). No contiguous wall planes over 750 square feet.

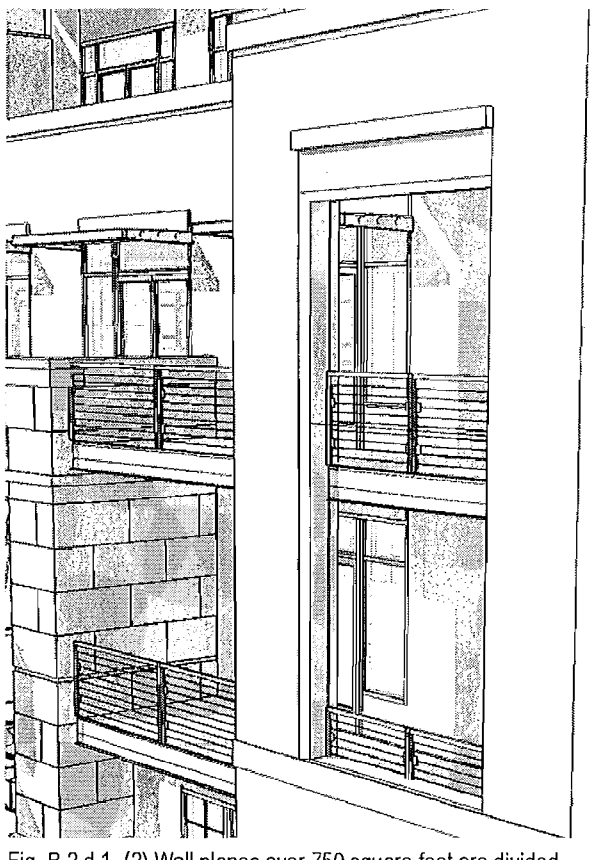
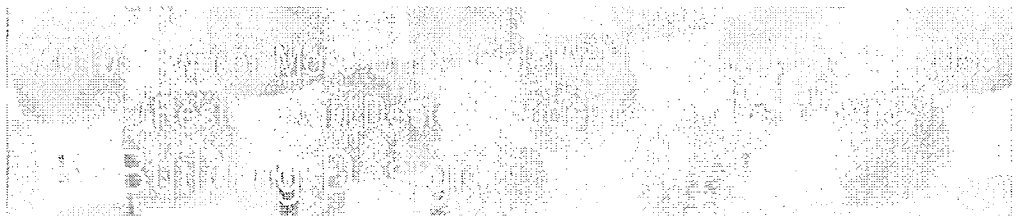


Fig. B.2.d.1. (2) Wall planes over 750 square feet are divided into distinct planes by incorporating porches and/or extending an architectural bay.



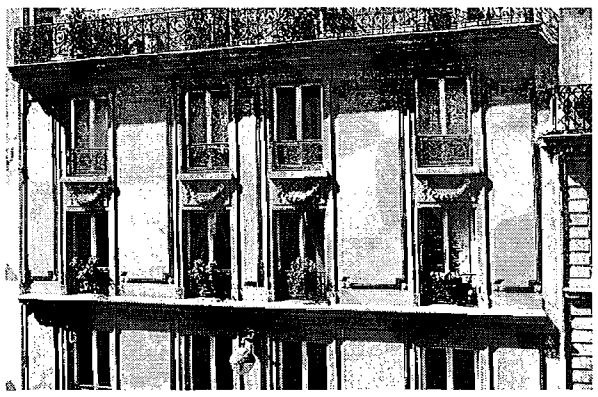


Fig. B.2.d.3. Street-facing facade is composed of a minimum of 25% glazing.

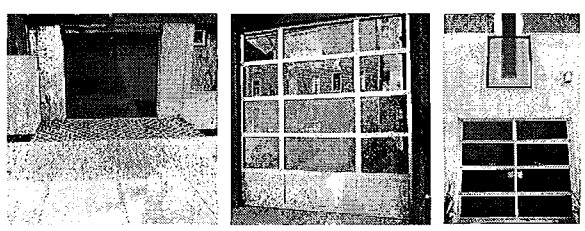


Fig. B.2.d.7. Garage doors match the main building in color, materials, and trim.



Fig. B.2.d.10. Bays reduce townhome style building facades into smaller volumes in order to achieve residential scale and unified building appearance.

2. Façade Composition, continued

streets and other street level public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. The Manager may require a review of screening of rooftop equipment by requesting sight line studies. Solar equipment is exempt from this requirement.

Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall be not be located within five (5) feet of the front entrances and shall be screened with landscape materials.

7. Garage doors shall match the main building in terms of color, materials, and trim.

Duplexes and Townhouse Style Developments. Duplex and Townhouse style developments shall also comply with the following requirements:

8. Windows shall occupy a minimum of twenty (20%) percent of the total street facing façade. A minimum of twenty-five percent (25%) of the ground floor living units shall be windows.
9. Windows and doors shall incorporate a minimum of three and one-half (3.5) inch trim.
10. Horizontal facades for townhome style buildings longer than thirty (30) feet shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. A minimum of one (1) of the following methods shall be used:
    a. Variation in the building form by using bays, shifts in massing or distinct roof shapes;
    b. Diversity of window size, shape or patterns that relate to the interior function;
    c. Emphasis of building entries through a projecting or recessed form, detail, color, and/or materials; or
    d. Variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.

2. Façade Composition, continued

Mixed-Use Style Developments.

The non-residential component of Mixed-Use Style Developments shall also comply with the following requirements:

11. A minimum of forty percent (40%) of the length and the overall area of the ground floor street facing façade shall be window glazing. The street facing façade shall consist of a minimum of forty percent (40%) glazing of the area above the ground floor.
12. Along alleyways, façades shall provide windows along twenty-five percent (25%) of the area above the ground floor.
13. Awnings, overhangs and/or canopies over every bay/display window shall be incorporated as means of creating a rhythm at the street and providing weather protection.
14. To meet the transparent glass requirement, storefront windows shall have a Visible Transmittance (VT) value of ninety percent (90%).



Fig. B.2.d.11. Elevation indicates minimum glazing percentages of 40% at ground floor and 40% at upper floors.

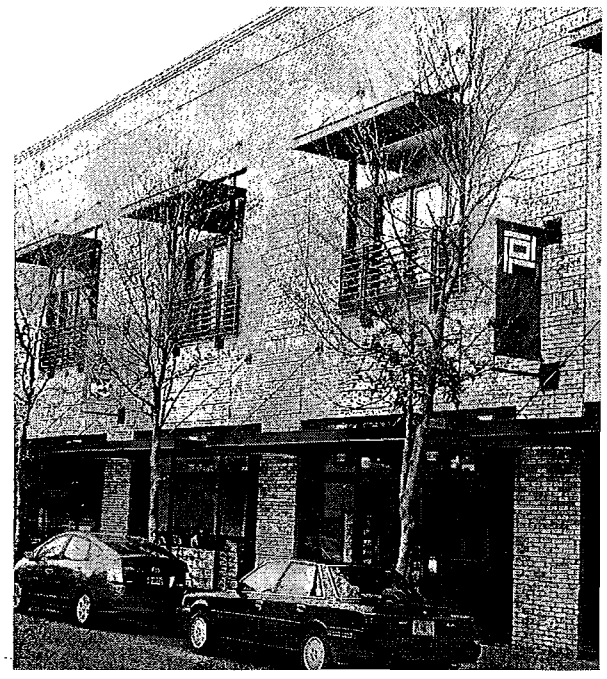
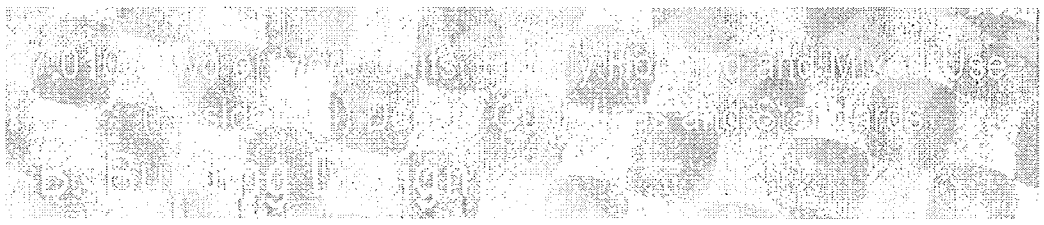


Fig. B.2.d.13. Awnings and overhangs over each bay and display window create rhythm and provide weather protection.



Intentionally Blank



3. Sense of Entry

a. **Intent:** To promote pedestrian comfort, safety and orientation by creating well-defined and welcoming building entries.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   J. High Quality Materials

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Front Door Orientation. All building entrances shall be enhanced architecturally.
   2. Walk Connection. Walkways shall connect the internal sidewalks to the front doors.
   3. Entries shall be highlighted and visible from the street.
   4. The street-facing building entry in larger apartment-style and big house multi-plexes shall be reinforced.
   5. All ground floor common entries or individual unit primary entrances shall provide protection from the weather.
   6. Doors shall be made of high quality, long lasting materials.

Mixed-Use Style Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

   7. Building entrances shall be provided at regular intervals for convenience in mixed-use buildings. Entrances at corners shall articulate the corners of the building and create a formal sense of entry to the building.

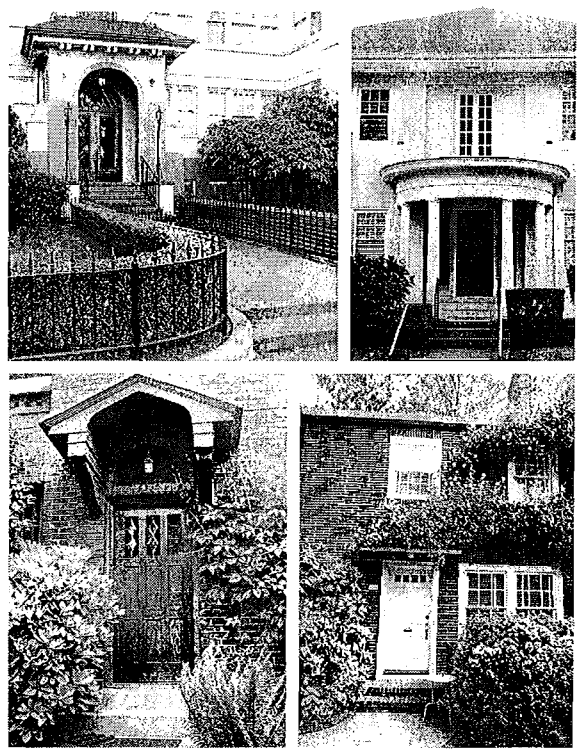


Fig. B.3.c.1, 5 & 6. Front doors are enhanced architecturally, highlighted, visible, of high quality materials, and provide protection from the weather.



Fig. B.3.c.7. Building entrances are articulated at the corners, creating a formal sense of entry.

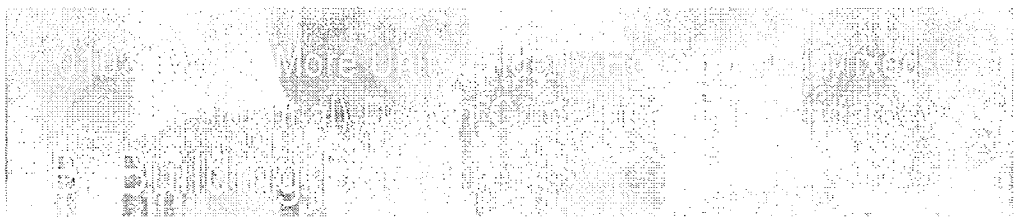




Fig. B.3.d.1. Visually prominent entry exhibits a projected canopy and landscape elements connecting the public and private realm.

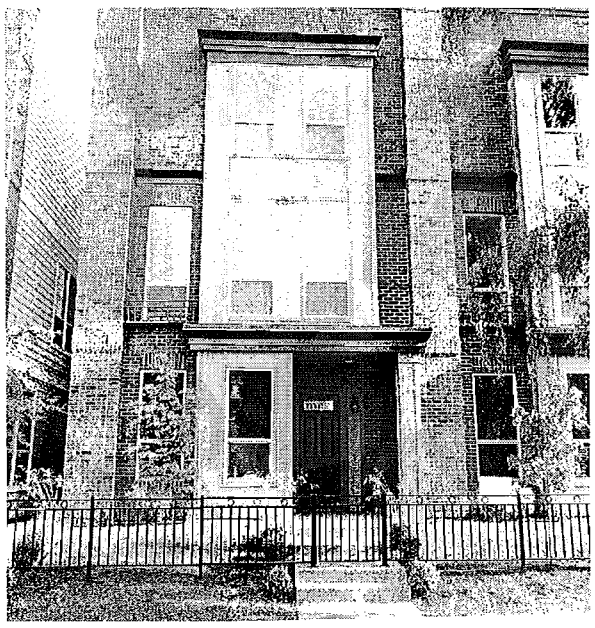


Fig. B.3.d.3. Entrance incorporates landscaping, an entry courtyard, and an ornamental fence.

3. Sense of Entry, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Multi-family buildings that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to:
   a. Recessed entries;
   b. Corner entries;
   c. Projecting entries, including porches, canopies and articulated lintels above the doorway;
   d. Pilasters or columns supporting and/or framing the entrance;
   e. Elevated entries with transparent stairways that are compatible with the architecture; or
   f. Landscape treatments that connect the public realm to the private realm.
2. For developments with multiple ground floor and street facing units, such as townhouses, a direct connection from the sidewalk to the front door of the residential unit shall be provided. The connection shall be a minimum of five (5) feet wide.
3. Entrances shall be highlighted by incorporating two (2) or more of the following elements:
   a. Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest;
   b. An entry courtyard;
   c. Ornamental glazing, railings and balustrades;
   d. Prominent landscape feature, such as a trellis or an arbor;
   e. Ornamental gate and/or fence;
   f. Water feature; or
   g. Year-round site furnishings, including benches, tables and sitting areas.
4. The building entry into larger apartment-style and multi-plexes shall be emphasized by creating a large inviting entryway into a shared lobby.
5. All ground floor common entries or individual unit primary entrances shall be sheltered with a minimum four (4) foot overhang projection. Sheltered entries shall not project more than two (2) feet into a required yard setback.
6. Buildings shall include primary entry doors of

3. Sense of Entry, continued

high quality materials such as solid wood or material as approved by the Manager.

Mixed-Use Developments.
Mixed-Use Style Developments shall also comply with the following requirements:

7. Building entrances shall be located at intervals of no more than fifty (50) feet along the primary street facing elevation. Entrances at corners shall articulate the corners of the building and create a formal sense of entry to the building.

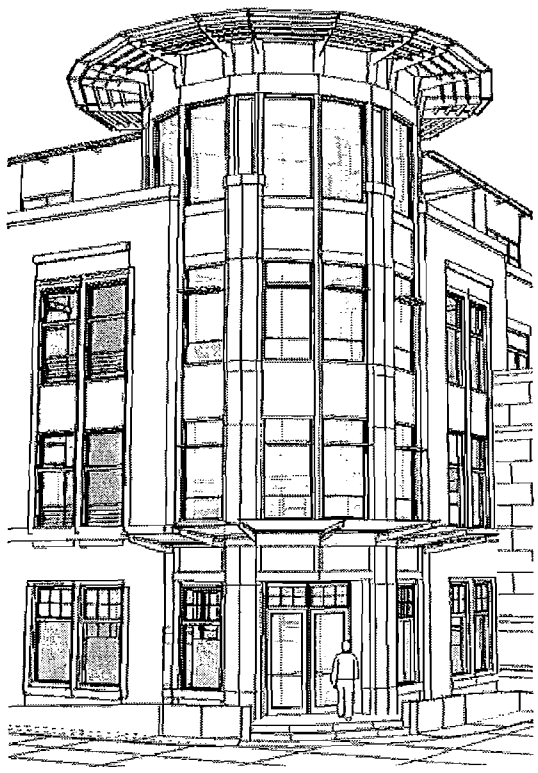


Fig. B.3.d.7. Corner entry is articulated creating a formal sense of entry.



Intentionally Blank

4. Sustainable Architecture

a. **Intent:** To incorporate design techniques and technologies to minimize building energy use, increase occupant health, and maximize a building's positive impact on the environment.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   I. Sustainable Architectural Design

   J. High Quality Materials

c. **Design Guidelines.** All developments shall comply with the following requirements:

   1. Energy Efficiency. Buildings shall be designed to conserve energy by optimizing the collection of passive solar radiation through building orientation for winter.
   2. Sustainable Materials. The demand for building products that have incorporated recycled content materials shall be increased, therefore reducing the impacts resulting from the extraction of new materials.
   3. Sustainable Architectural Elements. Water and energy conservation shall be promoted through the establishment of a sustainable roof or the incorporation of solar photo-voltaic panels.



Fig. B.4.c.1. Building exhibits south-facing facade, passive solar orientation, and photovoltaic solar panels.

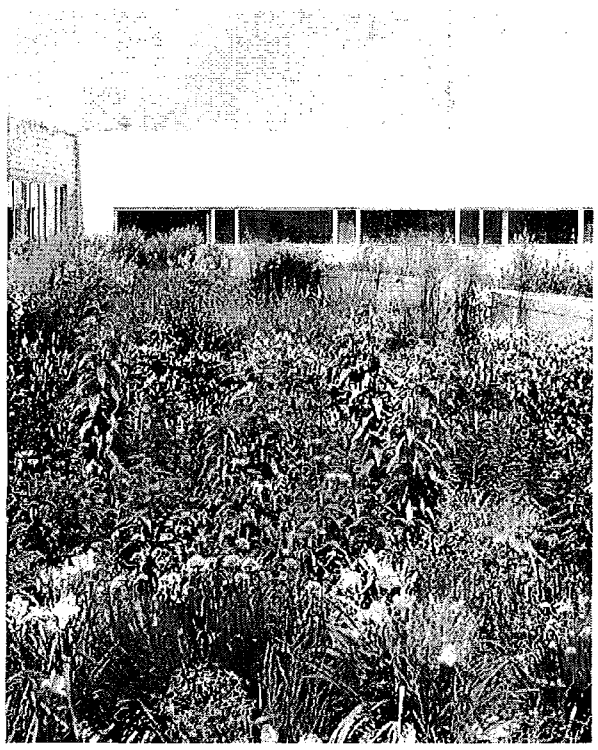


Fig. B.4.c.3. Vegetated roof contributes to water and energy conservation efforts.



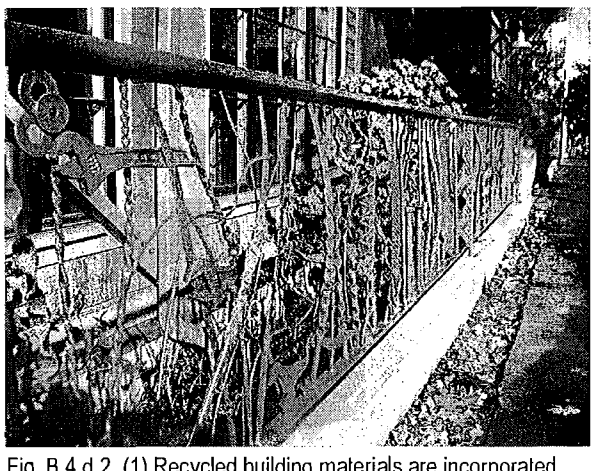


Fig. B.4.d.2. (1) Recycled building materials are incorporated into building fencing.

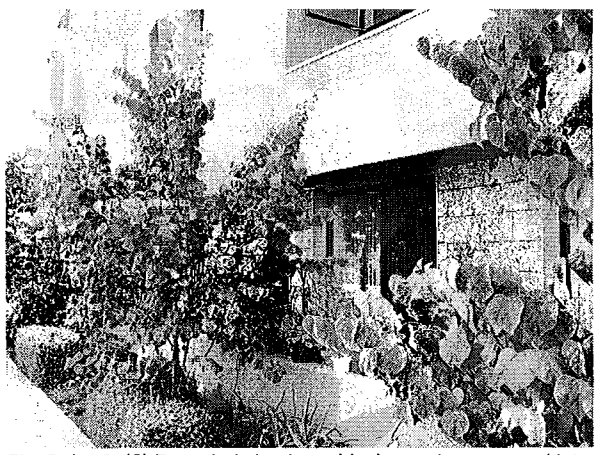


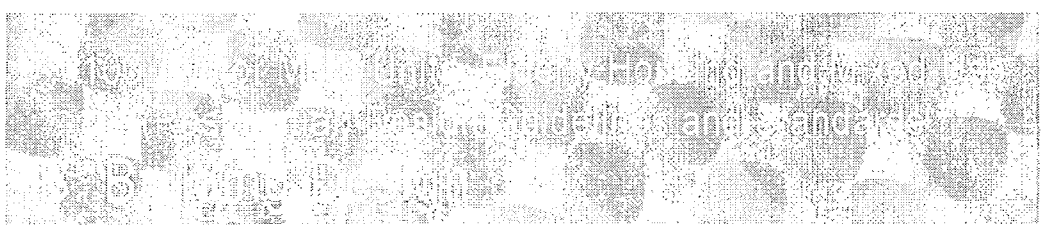
Fig. B.4.d.2. (2) Recycled aluminum blocks are incorporated into ground floor walls.

4. Sustainable Architecture, continued

d. Design Standards. All developments shall comply with the following requirements:

1. Buildings shall be designed to conserve energy by incorporating the following:
   a. Windows shall be operable by building occupants, and shall be oriented to provide views of surrounding landscaping, streets, and natural areas;
   b. Windows shall be high quality, durable and energy efficient with insulating double or triple panes; and
   c. Sunshades shall be designed to effectively limit summer sun and to allow for winter sun penetration.
2. A letter from the Development Permit Applicant or Appointed Representative shall specify one of the following:
   a. A minimum of twenty percent (20%) of building materials contain, in aggregate, a minimum weighted average of twenty percent (20%) post consumer recycled content materials such as aluminum, glass or recycled paper;
   b. A minimum of twenty percent (20%) of building materials are manufactured regionally within a radius of five hundred (500) miles of the site;
   c. A minimum of five percent (5%) of the building materials consist of rapidly renewable materials which include materials that can be planted and harvested within ten (10) years; or
   d. A minimum of twenty percent (20%) of wood based materials are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.
3. Sustainable Architectural Elements.

   Projects with greater than forty thousand (40,000) square feet of floor area shall meet at least one (1) of the following:
   a. A vegetated roof for a minimum of thirty percent (30%) of the total roof surface;



4. Sustainable Architecture, continued

b. For a minimum of seventy-five percent (75%) of the total roof surface, a white roof with a Solar Reflectance Index (SRI) of seventy-eight (78) or higher if the roof has a three to twelve (3:12) roof pitch or less, or Solar Reflectance Index (SRI) of twenty-nine (29) or higher if the roof has a roof pitch greater than three to twelve (3:12);

c. A system that collects rainwater for reuse on-site (e.g., site irrigation) for a minimum of fifty percent (50%) of the total roof surface;

d. An integrated solar panel system for a minimum of thirty percent (30%) of the total roof or building surface. Solar panels may also be placed on the facade of the buildings at the discretion of the Manager; or

e. Another sustainable element approved by the Manager.

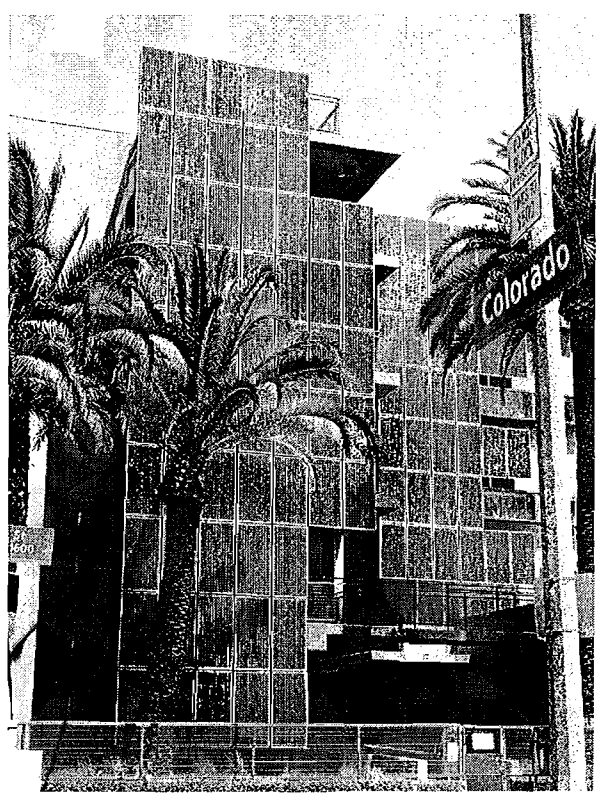
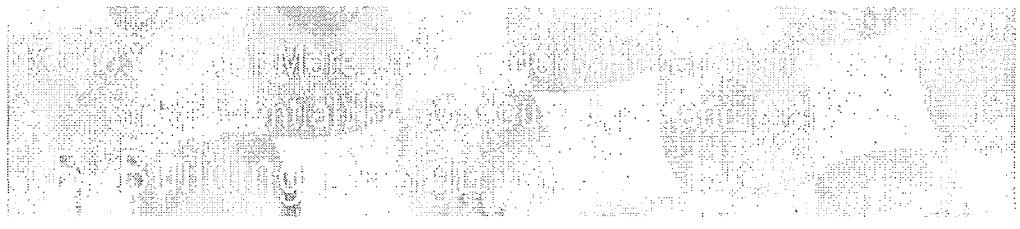


Fig. B.4.c.3.d. Solar panel system is incorporated into the facade, providing shading and electricity.



Intentionally Blank

5. High Quality Materials

a. **Intent:** To promote the use of traditional and contemporary architectural materials that provide a sense of permanence and high quality.

b. **Applicable Multi-Family Design Principles from Section 7.0102:**

   H. Design Excellence and Architectural Expression

   J. High Quality Materials

c. **Design Guidelines.** All developments except for those in the Downtown Plan District shall comply with the following requirements:

   1. Street-facing façades shall consist predominantly of a simple palette of long lasting timeless materials such as brick, stone, stucco, wood siding, and wood shingles.
   2. A hierarchy of building materials shall be incorporated that are durable and reflect a sense of permanence and quality of development.
   3. Limited Materials. Split-faced block and gypsum reinforced fiber concrete (for trim elements) shall only be used in limited quantities.
   4. Prohibited Materials. The Standard in Section 7.0103(B)(5)(d)(4) shall be complied with.
   5. Fencing shall be durable, maintainable, and attractive.

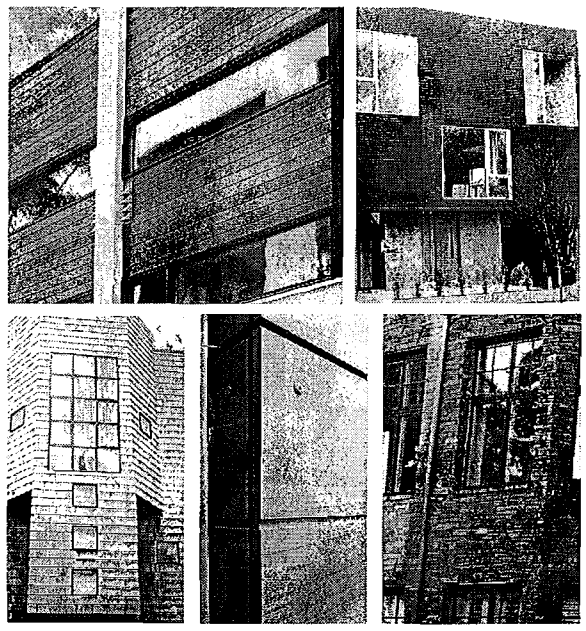


Fig. B.5.c.1. Façades exhibiting long-lasting materials such as wood siding, wood veneer, wood shingles, and stone.

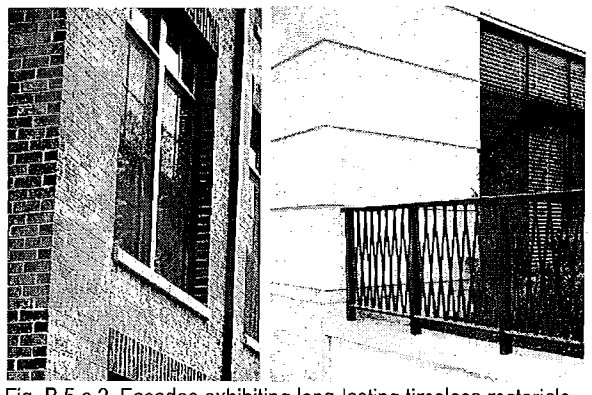


Fig. B.5.c.2. Façades exhibiting long-lasting timeless materials such as brick and stucco.

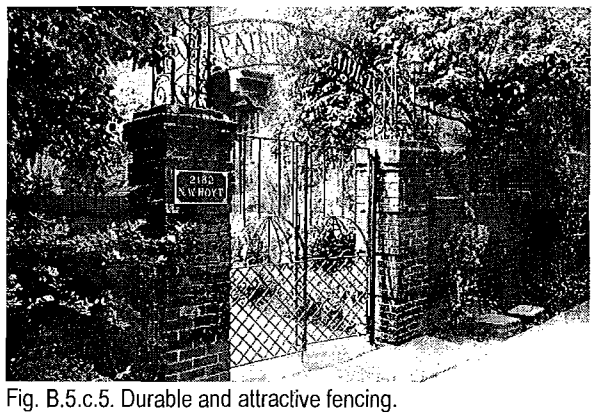
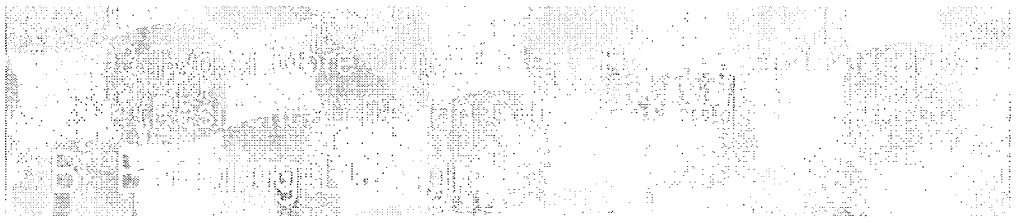


Fig. B.5.c.5. Durable and attractive fencing.



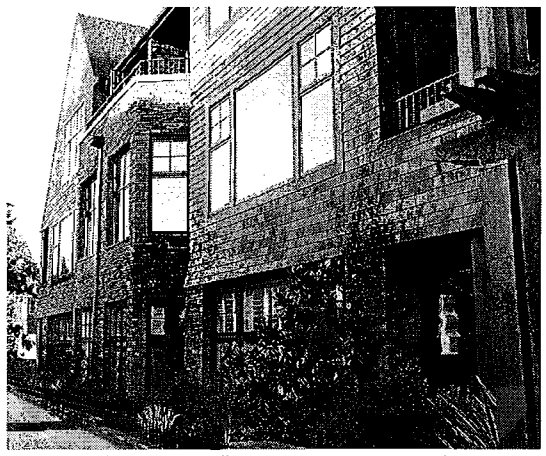


Fig. B.5.d.1.d. Wood siding and stone on street-facing façade.

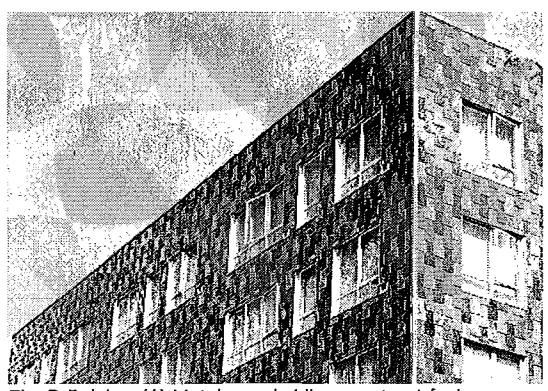


Fig. B.5.d.1.e. (1) Metal panel siding on street-facing façade.

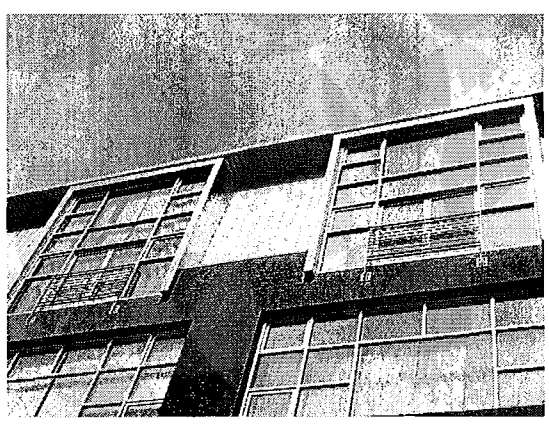


Fig. B.5.d.1.e. (2)

5. High Quality Materials, continued

d. Design Standards. All developments except for those in the Downtown Plan District shall comply with the following requirements:

1. The following primary building materials shall be utilized on a minimum of sixty-five percent (65%) of the street-facing building façades or greater:
   a. Brick;
   b. Stone;
   c. Stucco;
   d. Wood siding and wood simulation materials;
   e. Metal panels, including recycled panels and blocks;
   f. Fiber reinforced cement siding or panels;
   g. Ceramic tile; and
   h. Other as approved by the Manager.
2. The following building materials are prohibited as primary cladding on new street-facing building facades and shall not be allowed on more than thirty-five percent (35%) of each individual building facade:
   a. Corrugated metal;
   b. Plain concrete block;
   c. Plain concrete;
   d. Spandrel glass; and
   e. Sheet pressboard.
3. The following building materials are permitted as accent materials on no greater than five percent (5%) of each individual building façade (e.g., flashing, projecting features, ornamentation, etc.):
   a. Split-faced block (for piers and foundation walls); and
   b. Gypsum reinforced fiber concrete (for trim elements).
4. The following building materials are prohibited:
   a. Vinyl siding;
   b. T-111 plywood; and
   c. Exterior Insulation Finishing System (EIFS)
5. Fencing materials shall be durable, maintainable, and attractive. The following fencing materials are prohibited:
   a. Plastic or vinyl fencing; and
   b. Chain-link fencing.

SECTION 7.0200
STANDARDS AND CRITERIA

Specific Design Review Criteria and Standards

7.0201 Single Family Attached Dwelling Units

7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments (Commercial Component)

Other Design Review Criteria and Standards

7.0210 Transit Design Criteria and Standards

7.0211 Manufactured Dwelling Park Design Standards

7.0212 Standards for New Solid Waste and Recycling Collection Areas for Multi-Family, Commercial, Industrial, and Community Service Development

Additional Requirements

7.0220 Optional Improvements With Design Review

7.0221 Landscaping Installation

7.0222 Irrigation Provisions

7.0223 Maintenance Responsibility

7.0224 Site Lighting

Specific Design Review Criteria and Standards

7.0201 Single Family Attached Dwelling Units

A. Applicability. This section shall apply to single family attached dwelling units in all residential, Downtown, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts, except as provided in **Section 7.0002**. In addition, **Section 7.0210(B)** shall apply to single family attached dwelling units in Station Center and Rockwood Town Center Districts.

B. Purpose. The purposes of this section include promoting the livability, neighborhood compatibility and public safety of single-family attached dwelling developments. Design standards are to ensure that individual developments contribute to a quality environment for people utilizing the development and the surrounding neighborhood.

C. Design Standards. In designing the site development plan and landscaping plan the following design criteria and standards shall apply: Landscaping; Building Orientation; Storage; Vehicular Circulation and Parking; Crime Prevention; Pedestrian Circulation; Architectural Design; Single Family Attached Standards; and Transition and Compatibility Between Attached Dwellings and LDR-5/LDR-7/TLDR/TR Development; and other standards as applicable.

D. Landscaping Standards: Areas to be Landscaped as defined in **Section 3.0010**:

1. All structures containing single family attached dwellings: All areas of the lot not occupied by the structures or pavement. (Note: single family attached dwelling complexes of 20 units

or more are also required to provide shared open space as per **Section 7.0201(L).)**

2. All yard setbacks shall be landscaped and shall have at least 5 deciduous shade trees per 100 lineal feet. Such trees shall be capable of at least 25 feet in height and spread at maturity and be not less than 10 feet in height and 1.5 inches in caliper size at the time of planting. Existing evergreen trees may substitute for the required deciduous shade trees on a one-for-one basis, provided the tree is capable of at least 25 feet in height and is at least 10 feet in height. Where the yard abuts a required buffer the trees may be credited towards any tree required for the buffer.
3. Newly planted trees shall be supported (by use of stakes and wire, or similar material) to prevent damage by the strong northeast wind.
4. All landscaped areas shall be irrigated by an underground system except for dwelling structures containing less than four units.
5. The development is designed in such a manner that as many trees as possible can be preserved. Preserved trees and shrubs shall be protected during construction.
6. The grading and contouring of the site takes place and on-site surface drainage and on site storage of surface water facilities are constructed, when necessary, so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system (refer to **Section 9.0500** – Grading and Drainage Requirements, and **Section A5.205** – Drainage Management Practices).

E. Building Orientation

1. Any building abutting a public street right-of-way shall be oriented to the street. The street orientation standard is met when the following criterion is satisfied for buildings other than those in the Downtown Plan District:

   The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street right-of-way, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. Non-residential buildings, such as recreation or community centers, which abut a public street right-of-way shall have at least 20% of the ground floor wall area facing the street in windows, doorways, or display areas, including an entry opening directly onto the abutting street. The primary entry for attached single-family dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.
2. At least 50% of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street (excepting buildings in the Downtown Plan District and excepting courtyard style single family attached developments. See **Section 7.0201(L)**). Where a site has less than 70 feet of street frontage this standard may be modified as needed to accommodate a driveway meeting code standards.
3. Except for individual driveways which may include parking for single-family attached dwellings, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.
4. The Manager may require that a building that will abut a future street right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.

5. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit at the corner of the building need be oriented to only one of the streets. However, if one of the abutting streets is a Transit Street, a corner dwelling unit shall be oriented to the Transit Street.

F. Storage

Space shall be provided for garbage, recycling and storage in accordance with the following standards:

1. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/or minimum 6 foot high sight-obscuring fence or wall. This requirement applies to single-family attached dwellings only if common garbage collection and recycling facilities are provided for the site.
2. Outdoor storage facilities shall be provided for articles such as barbecues, outdoor furniture, etc., including single-family attached dwellings. The storage facility shall be a minimum 6'-0" high and 24 square feet in area. The facility shall either be connected to each unit, within a garage that belongs with a unit, or easily accessible (such as in a central facility), be completely enclosed and capable of being locked. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking. (Except for retirement housing, elderly housing assisted living developments need not comply with this requirement.)

G. Vehicular Circulation and Parking

Vehicular circulation and parking shall be provided in accordance with the following standards:

1. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402(D)**. The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features, such as speed humps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.
2. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard. Applicable standards of **Section 7.0201** regarding site landscaping shall also apply to the development as a whole, except that any parcel or block within the development that is not in the Downtown Plan District shall have a minimum of 20% of its total area in landscaping, as defined in **Section 3.0010**. In all districts, the Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open space are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.
3. Based on the anticipated vehicular and pedestrian traffic generation and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. This may include, but is not limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, bikeways, dual street name, quadrant, and/or neighborhood signage, and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

4. In designing accesses for single-family attached dwellings, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes specified in **Sections A5.501** shall be considered.

5. Single-family dwellings shall submit a Neighborhood Parking Analysis that identifies potential on-street parking conflicts on adjacent streets and recommends possible mitigation measures. The analysis shall include an assessment of the supply and demand for adjacent on-street parking and the estimated on-street parking demand created by the proposed development. Mitigation measures may include, but are not limited to, parking duration limitations, time of day limitations, or supplemental off-street parking.

6. Garages for attached dwellings shall only be used for the parking or storing of vehicles of residents.

H. Crime Prevention

The site design shall promote crime prevention and public safety by meeting the following criteria:

1. An addressing system shall be provided and shall consist of the following:

   a. Individual building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street, shall be at least 6 inches in height, shall be of a contrasting color to the background and shall be illuminated so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.

   b. Each individual unit within a complex shall display a unit number that shall be at least 4 inches in height and illuminated during the hours of darkness. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters) for the breezeway.

2. For single family attached dwelling complexes, shared parking areas and common walkways shall be similarly lit. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off-features. Lighting devices shall be protected by weather- and vandalism-resistant covers.

3. Any individual stair landing may serve a maximum of six units per landing. The area of railings on stair landings shall be a minimum of 50% open. The area of railing is the height of the railing times the length of the railing. This requirement does not apply to single-family attached dwelling structures.

4. Where parking spaces are numbered and assigned to specific dwelling units, numbers on parking spaces should correspond to the numbers of the units to which the spaces are assigned.

5. Safe Neighborhood Design Performance Standards of **Section 4.0132(D)** shall apply to single-family attached dwellings except those in the Downtown Plan District.

I. Pedestrian Circulation

The site design shall promote safe, attractive and usable pedestrian facilities and a direct pedestrian connection between the street and buildings on the site by providing an on-site, continuous pedestrian circulation system that meets the following criteria:

1. For all uses including single family attached dwellings:
    a. The on-site pedestrian circulation system shall consist of hard surfaced, minimum 5-foot wide walks. A 7-foot walk shall be provided when the walk abuts shared motor vehicle parking spaces unless wheel stops are used to ensure a minimum 5-foot wide, clear walk.
    b. Walks shall be separated from auto parking and maneuvering areas, except for individual unit driveways, through physical barrier features such as planter strips, raised curbs, or bollards.
    c. Where walks cross through driveway or parking areas except for individual unit driveways, they shall be paved with a material different and visually contrasting from the pavement material in the auto area.
    d. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common building entrances; common buildings such as laundry and recreation facilities; parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints.
2. The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code.

J. Transition and Compatibility Between Single-Family Attached Dwellings and LDR-5/LDR-7/TLDR/TR Development

Restrictions for residential buildings, any portion of which is within 50 feet of an abutting LDR-5, LDR-7, TLDR or TR District:

1. The residential building shall contain no more than 12 dwelling units.
2. The Height Transition standards of **Section 9.0610(A)** shall apply to all residential buildings.
3. Minimum spacing distance between buildings shall be 15 feet. However, where a building exceeds 100 feet in length the minimum spacing distance between that building and any other residential building shall be 20 feet.

K. Architectural/Design Standards for Single Family Attached Dwelling Structures

The following structural and architectural design elements for single family attached dwelling structures are intended to help create a sense of individuality besides providing a measure of quality, and shall be provided for all proposals.

1. No building exterior wall dimension or row of contiguous dwellings (in one structure) shall exceed 100 feet in continuous building length. An exception to this are courtyards ("U" shaped) developments where no unbroken (i.e. continuous) section of the "U" shall exceed 100 feet. (Note: courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 100 feet.)
2. Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings 1 story in height or less than 50 feet in length.
3. For each entry, provide a covered porch or portico with a floor area of at least 40 square feet.

4. Roofs shall be pitched and have a minimum 3 to 12 slope.
5. Roof eaves shall be provided (minimum 12-inch projection).
6. Window trim shall be provided (minimum 3-inches wide).
7. Façade (wall) treatments (including exterior finish patterns, story lines/floor banding, window trim, corner trim/corner boards, and related items) shall be provided on all sides of the building.
8. Provide windows on building ends that front streets and where necessary to meet the safe neighborhood standards of **Section 7.0201(M)**.
9. The applicant shall also provide a minimum of 4 of the following architectural elements in the building design:
    - **a.** Dormers
    - **b.** Gables
    - **c.** Recessed entries
    - **d.** Cupolas or towers
    - **e.** Pillars or columns
    - **f.** Additional offsets in building face or roof (minimum 16-inches)
    - **g.** Bay windows
    - **h.** Decorative and/or alternating patterns on the exterior finish (e.g. scales/shingles, trim boards, ornamentation or similar features
    - **i.** Decorative cornice or pediment
    - **j.** For one story buildings, the use of at least 2 or more different exterior finishes and patterns including such types as masonry, stone, stucco, wood, terra cotta, and tile
    - **k.** Where masonry is used for exterior finish, apply decorative bonds and a range of colors
    - **l.** Cantilevers
    - **m.** Energy Conservation features including non-window elements and other design features that channel natural light from exterior walls or roof (such as by the use of skylights, solar tubes, atriums, and related features)
    - **n.** Windows on all non-street fronting building ends.
10. Provide at least 2 different exterior finish patterns for all multi-story buildings.
11. The design of corner buildings that have facades facing both streets shall include a unique feature at the corner such as a tower, corner bay or gable, or a combination of architectural elements that visually enhance the building corner. As an alternative, a functional (i.e. usable) and decorative pedestrian or landscaping feature of not less than 300 square feet in ground area may be provided.
12. Non lineal ("U" or other shaped) building footprints that create common area courtyards may be permitted if proper rear access is provided.
13. Garage facades shall not be located closer to a street than façade portions of the structure facing said street containing living space (i.e. no "snout" units are permitted).

L. Other standards for Single Family Attached Dwellings

1. Street Frontage and Building Orientations

The following standards are intended to promote and maintain an orientation to the street for single family attached dwelling developments.

a. Single family attached units are not allowed to be constructed on flag lots except in cases where minimum density standards would otherwise not be met. When located within LDR-5, LDR-7, TLDR or TR, the standards of **Section 4.0138** (Residential Infill Standards for LDR-5, LDR-7, TLDR and TR) would be applicable. The end unit abutting the street (as applicable) must have its primary entrance oriented to the street.

b. Where property configuration is such that development can not occur in standard row to row relationships, fronts of units shall not be permitted to face non-street fronting sides or rear of the site.

c. Back to front facing relationships between groups of buildings (such as front doors facing rear yards or service areas) are not allowed.

d. Projects that include a courtyard fronting a public street must provide a street fronting building orientation and doorway access for those portions of the project that directly face and abut a street and are not between the street and courtyard. Courtyard development building facades separated from a street by an approved courtyard are exempt from street orientation requirements.

e. Where two groups of single family attached dwelling buildings in a complex face each other, a minimum separation of 30 feet shall be required between front building facades, inclusive of setbacks. If such a grouping is provided internally within a single family attached dwelling complex, the separation area shall include, at minimum, a shared pedestrian walkway.

f. Buildings shall face one another with a front-to-front and a back-to-back relationship whether on either side of a street, alley or open space. An exception to this is with oddly configured properties where a partial building grouping accessed (for example) by a short section of public or private street or alley, might be located to a side in a side-to-rear relationship.

g. Single family attached units are required to be located adjacent to public streets and alleys and oriented to public streets. Private streets or alleys may be utilized only in districts that permit these following adopted public street and public works standards and appropriate design modifications.

h. In the case of single family attached complexes, private shared accesses to the rear or to common parking areas may be provided, subject to City circulation and parking standards. Such shared access and parking areas may be located in easements or tracts and shall not take the place of street orientation provisions.

i. Garage facades shall not be closer to the street than portions of the unit containing living space.

2. Driveways and Unit Access

The following standards are intended to promote access at the rear of the lots so as to limit the number of driveways to the street and to allow for availability of on street parking.

a. Single family attached lots shall be accessed from the rear by alleyway, rather than from a public street except as otherwise authorized within this section. Exceptions to this are: lots at least 30 feet wide may direct access a public street or a development of 5 or less lots may access the street directly. Private alleys or access drives may be substituted where allowed by the district, where extension potential is not feasible and if appropriate maintenance provisions are established. In addition, a private side access to a common parking area may also be permitted if parking section standards are met. (Note: Single family attached developments on large parcels are not permitted to avoid alleyway and rear access requirements by utilizing multiple structures of 5 or less units/lots or providing serial or by sequential land divisions from one "parent" parcel.)

b. Up to 20% of proposed lots less than 30 feet wide in a single family attached residential development, and, not covered by subsection (a) above, can be accessed from the front.

c. The maximum width for individual single garage driveways located at the front of a dwelling unit is 10 feet wide (excluding the driveway approach width). Alternately, a driveway may be wider to access a garage that has a width no larger than 50% of the total dwelling width.

d. The maximum width for a shared driveway that serves two units or a double car (side-by-side) garage is 20 feet (excluding the driveway approach width), except in the Downtown Plan District, where the maximum driveway width is 16 feet.

e. A minimum distance of 20 feet shall be between driveways, whether shared or individual, so as to allow for on street parking.

f. In the case of a single loaded public alleyway or private street or alley utilized for access, provide a 6 foot high sight obscuring fence or wall and a 5 foot wide landscape planter strip along the side of the alleyway/private street that abuts adjoining properties. Plant materials shall include a combination of ground cover, shrubs and trees and follow the same planting size requirements as for Shared Open Space Areas.

g. When common area courtyards are being provided that face the street, private rear access and parking may be established provided secondary access or adequate turnaround area is available and maintenance provisions are adopted.

h. When property configuration is such that rear access cannot be provided in consideration of setback and separation standards, parking to the side in a common parking area may be provided, or, shared driveway accesses to the street may be allowed up to the limit of minimum site density.

i. If common rather than individual (per unit) parking areas are proposed, the General Design Standards for Surface Parking Lots (**Section 9.0820-9.0826**) shall apply to the common parking areas. Such common parking areas may be within easements or on commonly owned tracts held and maintained by a homeowners association. Provide a 6 foot high sight obscuring fence or wall and a 5 foot wide landscaped planter strip along any side(s) of the common parking area that abuts adjoining properties. Plant materials shall include a combination of ground cover,

shrubs and trees and follow the same planting size requirements as for Shared Open Space Areas.

3. Setback, Separation and Height Standards for single family attached dwellings

   a. The minimum setback standards on the following table are required for single family attached dwellings in all districts where they are permitted excepting the Pleasant Valley (**Table 4.1408**) and Springwater Plan Districts (**Table 4.1508**):

Table 7.0201(L)(3)(a)

Minimum Setback Standards for SFA Dwelling Units	Districts with Maximum Density generally at or less than 24 units per acre (TR, TLDR, MDR-12, MDR-24, and OFR districts)	Districts with Maximum Density greater than 24 units per acre and the CMF and CMU Districts
Front facade	10 feet	5 feet
Front porch	6 feet	3 feet
Front face of garage	20 feet	20 feet
Interior side (not common wall)	5 feet	5 feet
Side (common wall)	0 feet	0 feet
Street side (façade)	6 feet	5 feet*
Street side (porch)	6 feet	5 feet*
Street side (garage face)	20 feet	20 feet*
Rear (no alley)	10 feet	10 feet
Rear (alley)	6 feet	5 feet

*For street side in MDR-C, see **Table 4.1230(E)**.

   b. Maximum setbacks are as provided by the individual districts with the exception that courtyard type developments are exempted from maximum setbacks for that portion of a building or buildings having a courtyard area between it and the street.

   c. Where the rear of a dwelling unit(s) faces the side of another (within the same development project), provide a minimum separation of 20 feet between the building walls of both structures (i.e. side to rear).

   d. Where the front, rear or side of a dwelling unit(s) faces the rear or side of an existing structure on adjoining property, provide adequate setback so that there is at least 20 feet of separation between the adjoining building structures. This separation distance may include required setbacks and is not intended to be in addition to required setbacks (such as with buffer calculations) except where setback distance is added in to obtain the 20 feet separation. Screening (which may consist of fencing and/or hedge plantings) shall be provided along the property line with the adjoining structure(s).

   e. Referring to (**d**) above, if the structure on the adjacent property has an adjacent setback of 5 feet or less, the proposed dwelling unit(s) must provide a rear setback

of at least 15 feet plus screening along the common property line so as to provide as close to the required 20 feet separation as is capable.

f. To ensure rear yard privacy, second story and higher rear decks or balconies may not be permitted when the separation between the dwelling unit(s) and a structure on adjoining property is less than 20 feet, or, the structure on the adjoining property is residential, is a rear yard, and is shorter in height (as measured by the # of stories) than the proposed dwelling unit(s). This standard does not apply if the structure on the adjoining property is not residential, is a residential structure of the same height (in stories) as that proposed, is a residential yard other than the rear, or, a proposed deck or balcony would not be any higher in elevation than an existing deck or balcony on the abutting residential structure, or can be recessed or designed so that the deck or balcony will not directly overlook yard areas of abutting residential units.

g. Except for the Downtown (4.1100), Pleasant Valley (**4.1400**) and Springwater (**4.1500**) Plan Districts, heights for single family attached dwellings are as identified in the following table:

Table 7.0201(L)(3)(g)

Building Heights for SFA Dwelling Units	TLDR, MDR-12, MDR-24, and OFR districts	All other districts where SFAs are permitted
Minimum building height	1 story	1 story in CMF and CMU; all others 2 stories
Maximum building height	35 feet*	45 feet*

*See Building Height and Grade definitions from **Section 3.0000**.

4. Private Open Space

Each unit needs its own private space so as to maintain a feeling of livability and to not encourage crowding. The following options are offered:

a. Each single family attached unit shall have an attached private open space area located at the rear of the unit of at least 120 square feet in size. The area shall be enclosed, screened or otherwise designed to provide privacy with elements such as 6 feet high sight-obscuring fencing, building offsets, and/or vegetative screening. The combined total area of a deck or balcony and patio/rear yard area may be used to obtain the required private area square footage.

b. Where it is not possible to locate the private open space entirely at the rear of the unit, a private open space may be located on the front façade in the form of an upper story balcony and the square footage counted towards the 120 square feet requirement.

c. No dimension of private open space area shall be less than a minimum of 6 feet.

5. Shared Open Space Standards for Complexes

Large single family attached complexes are similar in scale and operation to multi-family and condominium complexes and should, therefore, provide similar amenities on the property of the project including common open space, play areas, and a mechanism for

maintenance of such areas. The following standards are provided for those purposes:

a. For attached single family developments of 20 or more units (including elderly housing single family attached complexes of 20 or more units), provide one or more common (shared) open spaces with a minimum combined total area of 1,000 square feet. For developments over 20 units, add an additional 250 square feet of open space for every additional 10 units. For phased developments open space requirements shall be met per phase.

b. No common open space area is to be less than 400 square feet in area nor have a horizontal distance less than an average of 20 feet.

c. Common open space areas shall primarily be planted in lawn unless the open space area comprises a natural area (such as a wetland feature or habitat area or a stormwater detention area). Up to 40% of the common open space area may be hard surfaced, improved and dedicated for a specific use (barbecue areas, tennis court, recreation building, community garden, playground, etc.), subject to approval by the City. Where feasible, the surface of open space areas shall be pervious, allowing infiltration of storm water.

d. If a hard surfaced area is provided, the perimeter shall be landscaped with a combination of evergreen groundcover, shrubs and trees, with the trees spaced 20 feet on center.

e. Required open space area landscaping shall include lawn, groundcover, shrubs and trees. Non-lawn groundcovers shall be a minimum of 4 inch pots spaced 2 feet on center. Shrubs shall be a minimum one gallon size at the time of planting. Trees shall be at least 1.5 inch caliper minimum size at the time of planting. Mulch materials are only permitted as a filler until living plant materials mature and spread.

f. For single family attached developments adjacent to public parks or public open spaces (such as schoolyards, public trails, natural areas, etc.):

i. Parking, loading and service areas may not be located between the residences and the public areas. Parking may be located under a building provided access to the parking is not from the park or open space side of the development.

ii. A minimum of 10% of the building façade facing the park or open space shall be comprised of windows.

iii. Sight obscuring fences greater than 6 feet in height are not permitted between single family attached developments and the park or open space.

g. Children's play areas shall be provided for developments of 20 or more units following the dimensional, equipment and perimeter standards of **Section 7.0201(D)(4)**, except if the development is for elderly housing. Elderly housing single family attached complexes (subject to Community Service requirements per **Section 8.0112**) are not required to provide children's play areas but are required to provide required open space area if 20 units or more in complex size. In

addition, the following are required for children's play areas:

i. Shall be located outside of required yard setbacks and buffer areas.

ii. Must be located so as to be visible from living area windows of at least 3 dwelling units.

Alternatives to children's play areas may be provided in an equivalent square footage as long as at least one play area is still provided within complexes that are family oriented. Suitable alternatives include shared picnic facilities, gazeboes, gardens, exercise facilities, basketball area, and other related shared open space type uses.

h. Pedestrian access to common open space and children's play areas shall be provided by 5 foot wide, all weather hard surface walkways that connect to the overall site pedestrian walkway system and ultimately to public sidewalk.

i. If a private open space (in a front, rear or side yard) is adjacent to common or public open space, parking, or a property line at the perimeter of the development, provide a visual separation consisting of at minimum a 3 foot high fence, wall, or landscaping capable of growing to a 3 foot height between the private open space and the adjacent element.

j. Homeowners associations, site management offices, or other acceptable means shall be established for purposes of maintaining all common areas. An ongoing financial mechanism and oversight functions to provide for maintenance shall be established prior to occupancy of any unit.

k. Open space and other common or shared use areas may be established as tracts or as easements over portions of platted lots.

l. Landscaped areas within public right-of-way shall not be counted as project open space.

6. Pedestrian Walkways

Pedestrian walkways are required to provide access to the street(s) and within the site to common areas.

a. Walkways shall connect each unit's front entry to the public street and other features such as common parking areas, common open space areas, children's play areas, adjacent public uses or public parks/open space as applicable.

b. Walkways shall be barrier-free and unblocked at all times, and be an all weather hard surface.

c. Walkways in common areas shall measure a minimum of 5 feet wide.

d. Walkways in common areas (including shared parking areas) shall be illuminated to an average of 1.5 foot-candles and a minimum of 0.5 foot-candles during the hours of darkness. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off or directional features.

e. All pedestrian walkways shall be in view of at least one unit's living area windows.

f. When pedestrian walkways are located between two buildings, a minimum 10 foot wide corridor shall be provided between the buildings. Such walkways are permitted within setback areas.

g. Front entry stoops shall not be elevated more than 6 feet above the grade of the sidewalk.

h. Walkways adjacent to or within a parking area are subject to standards of **Section 9.0824**.

7. Landscaping

Landscaping is intended to enhance the visible appearance and livability of single family attached dwelling projects and preventing building footprints from dominating available lot areas.

a. At least 20% of the gross site area of a single family attached development must be landscaped.

b. All landscaped front, side, and rear yard areas, landscaped common open space, preserved natural areas, planter areas, landscaped screening and separation area, as well as landscaped strips located between the curb and sidewalk, can be included to meet the 20% landscaping requirement. In addition, shared walkways within landscaped areas may count for up to 10% of the total landscaping requirement (i.e. 10% of the 20% of gross area total).

c. Of the 20 % landscape requirement in (a) above, a portion of the landscaping total shall be located in rear yard areas of lots that are not rear accessed.

d. At least 80% of the front yard setback area must be landscaped when the driveway is at the rear of the unit or when a shared parking area is provided.

e. At least 25% of the front yard setback area must be landscaped when the driveway is at the front of the unit.

f. Of the required front yard landscaping as stated above, up to 20% of that area may be walkways or stoops associated with unit access and at least 80% of those areas must consist of a continuous ground cover of lawn and/or low growing evergreen shrubs, or other evergreen ground cover. Trees and larger shrubs may also be added to the landscaped area. Planting sizes are as follows:

i. Groundcovers, other than lawn, must be a minimum of 4 inch pots spaced 2 feet on center.

ii. Trees shall have a minimum caliper of 1 ½ inches at planting and must be staked for at least one year.

iii. Evergreen shrubs must be at least 24 inches high at finished grade and a minimum one gallon size at planting.

iv. Mulches and barkchips are only allowed as a filler, until required groundcover and shrub materials mature and spread. Mulches and barkchips are not permitted as a substitute for living plant materials.

g. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.

h. In addition to street trees as required by **Sections 9.1020-9.1022**, site trees shall be required at the rate of one tree per 2,000 square feet of gross site area. On site trees that are preserved may count at a 1 to 1 ratio for purposes of meeting site tree requirements.

i. New site trees must be capable of growing to a height of 25 feet. However, when accompanied by an arborist's report, ornamental, dwarf, and other smaller species may be permitted in locations where larger sized trees are not appropriate.

ii. New deciduous site trees shall be a minimum of 1.5 inch caliper at the time of planting.

iii. Evergreen trees shall be a minimum 6 foot height at time of planting.

iv. As much as possible, new site trees shall be distributed throughout the project rather than clumping them in one location.

v. New site trees shall be staked for support for at least one year.

i. All plantings shall be maintained and dead or diseased plants replaced within 3 months of removal.

8. Miscellaneous Standards for Single Family Attached Dwellings

a. A minimum 6 foot high sight obscuring fence or wall shall screen common loading, garbage/recycling, and other service areas that are shared by two or more single family attached dwelling units within a development.

b. Screen transformers and heating, ventilation and air conditioning (HVAC) equipment.

c. Screen freestanding HVAC units with a sight obscuring fence, wall or evergreen landscaping if located adjacent to a property line shared with another residential unit/building or adjacent to open space.

d. Provide utility meter/box screening from the street or from public view.

e. Private storage areas are required for each unit. Each storage space shall consist of an enclosed closet type space at least 6 feet in height with at least 24 square feet of floor area. Optionally, the storage space may be in a central storage facility close to the unit or as designated storage area within a garage dedicated to said unit. If garage located, the storage unit shall be separate from and not impede parking within the garage.

9. Except in the Downtown Plan District, the single family attached dwelling standards in these sections shall take precedence over individual plan district standards in case of conflict except as otherwise stated.

M. Safe Neighborhood Design Performance Standards

These provisions, which are repeated in **Section 4.0132(D)**, are intended to help create safer neighborhoods and a high quality pedestrian environment by incorporating crime prevention design that emphasize linkages and surveillance between the dwelling and the street. These provisions are required for single family attached dwellings proposed in all districts that permit single family attached dwellings as specified in **Section 4.0132(D)**.

1. Visible Dwelling Front. The front door shall be oriented towards the street which the dwelling faces. At least 75% of that street frontage shall be visible from 1) the front door; or 2) a street facing ground floor window (except a garage window); or 3) a street facing second story, minimum four foot by four foot window, placed no higher than 3 feet 6 inches from the floor to the bottom of the window sill. This section allows portions of the front of a dwelling to protrude forward of other portions, as long as the visibility standard is satisfied. A dwelling on a lot created pursuant to **Section 10.1520** may use a private drive or future street to comply with this provision.
2. Street Pedestrian Connection Options. At least one of the following shall be provided:
    a. Separate Walkway. A separate, minimum three foot wide hard surfaced walkway directly from the public sidewalk to the front door; or
    b. 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.
3. Street Surveillance Options. At least one of the following shall be provided:
    a. 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
    b. 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
    c. Dwelling Front Location. The front of the dwelling (not including the garage) or of a covered entry has maximum setback of 16 feet; or
    d. 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.
4. Front Yard Fence Height. The maximum height of a fence forward of the minimum front yard setback shall be 4 feet.
5. Rear Yard Fence Height on Alley. The maximum height of a fence along an alley lot line shall be 6 feet.

7.0202 Community Service, Commercial, Industrial, and Mixed Use Developments (Commercial Component)

The following design review criteria and standards shall apply to Community Service (except elderly housing), Commercial, Industrial, and Mixed Use Developments (with exception that single family attached units in a mixed use development shall be reviewed per the standards of **Section 7.0201**and that the residential portion of the mixed-use development shall comply with **Sections 7.0101-7.0103**):

In designing the site development plan and landscaping plan the following design criteria and standards shall apply:

A. Areas to be landscaped as defined in **Section 3.0010 - Definitions**:
    1. Community Services
    All areas not occupied by structures, pavement, or outdoor business activity, display or storage areas. In no case shall less than 15% of the gross site area be landscaped.
    2. Commercial, Industrial and Mixed Use Developments

a. A minimum of 15% of the gross site area:

- Office/Residential District;
- Neighborhood, General, Moderate, and Community Commercial Districts;
- General and Heavy Industrial Districts

b. A minimum of 20% of the gross site area:

- CMU District

c. Setback areas shall be landscaped or provided with enhanced pedestrian spaces such as benches, drinking fountains:

- Station Center and Rockwood Town Center Districts
- Neighborhood, General, Moderate, and Community Commercial Districts

d. Any site area not developed for structures, paving, or enhanced pedestrian spaces shall be improved with landscaping.

- Station Center and Rockwood Town Center Districts

B. Energy conservation is promoted by one or all of the following measures except for those developments in the Downtown Plan Districts:

1. Evergreens are planted on the north and east sides of the proposed structure so that the trees will be within 10 feet of the structure at maturity to buffer against the cold north and east winds.

2. Large areas of window glass and unprotected entry doors are avoided on the north and east sides of the structure. Where north and east facing entries cannot be avoided, there shall be an effective windbreak such as a wall, fence or double entry door.

3. The long axis of the building is oriented east and west with unobstructed solar access to the south wall and roof.

4. The majority of the windows are located on the south side of the structure to take advantage of passive solar collection and architectural shading devices (such as window overhangs) are incorporated to reduce summer heat gain.

C. Newly planted trees shall be supported (by the use of stakes and wire) to prevent damage by the strong northeast wind;

D. Landscaping shall be irrigated by an underground system except that landscaping certified by a licensed landscape architect as being able to survive without irrigation shall be excluded.

E. When frequent deliveries coincide with customer hours the loading and delivery areas are separated from parking and pedestrian areas.

F. Where possible, the loading and delivery areas are oriented to avoid the cold northeast wind.

G. All outdoor storage areas and garbage collection areas, are entirely screened by the employment of vegetative materials or alternative as deemed appropriate by the approval authority. Exceptions to the preceding requirements include: New or used cars, cycles, and truck sales (but not including car parts or damaged vehicles); new or used boat sales; recreational vehicle sales; mobile homes sales; new or used large equipment sales or rentals; florists and plant nurseries.

H. An identification system, as approved by the Manager shall be designed and posted in such a manner as to allow the quick location of on-site buildings and entries.

I. Traffic Impacts and Transit Facilities. Based on the anticipated vehicular and pedestrian traffic

generation, and the policies of the Community Development Plan, adequate right-of-way and improvements to abutting streets shall be provided by the applicant and shall meet the street standards of the City. Required right-of-way improvements may include but not be limited to installation of lighting, signalization, turn lanes, paving, curbs, sidewalks, street signs, bikeways and other facilities needed because of anticipated vehicular and pedestrian traffic generation (refer to **Sections A5.400 and A5.500**).

J. In designing accesses for the development, efforts shall be made to mitigate adverse traffic impacts on adjacent, low-density residential neighborhoods. In assessing such impacts, the typical daily street volumes shall be considered as specified in **Sections A5.501**.

K. On-Site Pedestrian Circulation. Developments shall include an on-site Pedestrian Circulation system connecting building entrances, public sidewalks, bicycle and auto parking spaces, transit facilities, and other parts of a site or abutting properties that may attract pedestrians. All developments must comply with the following Standards for On-Site Pedestrian Circulation Systems:

1. On-Site exterior pedestrian circulation path facilities and improvements must be provided, and meet accessibility standards of the Building Code. Pedestrian circulation paths within the site, connections to the public sidewalk, and external connections off site shall provide convenient, accessible, and the most practical direct, barrier-free route design.

2. The on-site pedestrian circulation shall connect the street to the main entrance of the primary structure on the site; walks shall be aligned to minimize out-of-direction travel.

3. On-site pedestrian walks must be hard surfaced, and be at least 5 feet wide. A pedestrian walk must be increased to 7 feet wide when bordering parking spaces and surface material shall contrast visually with adjoining surfaces.

4. Where the pedestrian pathways are parallel and adjacent to an auto travel lane, the pathway shall use a raised walk or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walk is used the ends of the raised portions must be equipped with curb ramps.

5. On-site pedestrian circulation pathways must be lighted to a level where the system can be used at night by employees, residents, customers or the public to an average of 1.5 foot-candles and a minimum of 0.5 foot-candles. Pedestrian pathway lighting through parking lots shall be designed to light the walkway and to enhance pedestrian safety.

6. Pedestrian facilities must be designed and constructed to provide a direct connection to existing public rights-of-way, public accessways and other on-site pedestrian facilities. Pedestrian walkways and facilities shall be constructed:

a. Between all primary building entrances and all streets adjacent to the development site.

b. To connect any new building entrances on a development site to all other new and existing building entrances except those used for loading and unloading freight.

c. At least one access point must connect to any frontage transit stop.

d. To provide a reasonable direct connection between pedestrian destinations and limiting out of direction of travel.

Where berms, landscaping, fencing or other factors create or would create a site frontage impenetrable to pedestrians and bicyclists, there shall be no less than 1 point of pedestrian access every 200 feet of street frontage where feasible.

7. Sidewalks or pedestrian paths must connect to other pedestrian-use areas on site such as other buildings, parking areas, recreation or play areas, common outdoor areas, and any pedestrian amenities such as plazas, resting areas and viewpoints.

8. Pedestrian pathways must also connect to adjacent developments, when mutually agreed upon between uses. Development patterns must not preclude eventual site-to-site pedestrian connections, even if infeasible at the time of development.

9. Public or Private Schools and Parks (Community Services) over one acre lot size, in addition, shall provide direct pedestrian access from adjacent neighborhoods, using multiple pedestrian access points in all directions, which minimize neighborhood walking distance to a site.

10. On-site vehicular and pedestrian circulation shall be designed to minimize vehicular/pedestrian conflicts through measures such as minimizing driveway crossings, creating separate pedestrian paths through the site and parking areas, designating areas for pedestrians by marking crossings with changes in textural material, and other techniques for minimizing vehicular/pedestrian conflicts. Painted stripes are not allowed as permanent marked crossings.

L. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface water facilities are constructed, when necessary, so that there is no adverse effect on neighboring properties, public right-of-way or the public storm drainage system.

M. The circulation pattern is safe and efficient within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular and pedestrian access, exits, drives, walkways, bikeways, emergency equipment ways and other related facilities.

N. Attempts to preserve significant wildlife habitat have been made.

O. The development is designed in such a manner that as many trees as possible can be preserved. Preserved trees and shrubs shall be protected during construction

P. Crime prevention elements shall be included in the design, with specific attention to landscaping, parking areas, walkways, lighting, entries (with clear, visible address or unit number), exits and visibility.

Q. All mechanical equipment on roofs shall be screened when abutting a residentially designated property or an arterial street. Screening shall obscure mechanical equipment at elevation. Solar collecting panels are exempt from this requirement.

R. For mixed use developments including single-family attached housing, the residential or single-family attached housing shall address the standards within **Section 7.0101-7.0103 or 7.0201** as applicable while the commercial component shall address the standards of **Section 7.0202**.

7.0210 Transit Design Criteria and Standards

A. Purpose and Applicability

1. Transit Design Criteria and Standards are intended to provide for convenient, direct, and accessible pedestrian routes to and from public sidewalks and transit facilities; to provide for safe, pleasant, and convenient pedestrian circulation by connecting activities within a structure to the adjacent sidewalk and to nearby transit stops; and to promote the use of pedestrian and transit modes to retail and commercial facilities. Standards for windows and walls are designed to encourage surveillance opportunities, to avoid a monotonous pedestrian environment, and to prevent fortress-like facades along public streets.

2. Transit Design Criteria and Standards shall apply to development along Transit Streets, and within the Station Center and Rockwood Town Center Districts.

3. Exceptions to Transit Design Criteria and Standards on Transit Streets

   a. Certain motor vehicle service uses permitted in the underlying district are exempt from Transit Design Criteria and Standards: These uses include gas pump islands, service stations, car washes, and vehicle service bays. However, walk-in retail uses such as a mini-mart or convenience store connected with a motor vehicle service use, are not exempt.

   b. Industrial uses within the General and Heavy Industrial Districts (such as manufacturing, processing, assembly, distribution, repair, warehousing, fabrication, and other uses as determined by the manager) are exempt. However, in Industrial Districts, buildings devoted to 100% non-industrial uses, which include industrial uses listed under **Table 4.0320 (F), (G), (H), (L), (M)**, and may include uses in office-type buildings under **Table 4.0320(A)** are not exempt from the Transit Design Criteria and Standards.

   c. When a site has frontage on both a Transit Street and on other streets, the Transit Design Criteria and Standards shall apply only to site development along the Transit Street frontage, unless otherwise specified.

4. Orientation/ Design of Building and Entrance for Non-Residential Buildings on Transit Streets, in the Station Center District and in the Rockwood Town Center District

   a. Primary building and entry orientation shall be to the street rather than to a parking lot. All buildings shall have at least one of their primary entrances oriented toward a Transit Street, or (if no Transit Street in the Station Center or Rockwood Town Center Districts) toward an adjacent street. A building may have more than one primary entry as defined in the Oregon State Structural Specialty Code. When a primary entrance is located on more than one street, the full address (including street name) shall also be clearly posted on or near the entrance not bearing the assigned street address.

   b. If a lot has frontage on more than one Transit Street, the building shall provide one primary entrance oriented to a Transit Street or shall provide a single entrance at the corner where two streets intersect.

c. Buildings shall have a primary entrance connecting directly between the Transit Street (or other abutting street when there is no Transit Street) and the building interior. Primary entrances for non-residential development shall be open to the public during all business hours.

d. Primary building entrances shall be architecturally emphasized and visible from the street.

e. All building entrances and exits shall be well lighted. All unit entrances shall be posted with the assigned address as determined by the Manager. Failure to post an address as assigned by the Manager shall constitute a violation of the Code. Exterior lighting should be an integral part of the architectural and landscape design. The minimum lighting level for non-residential building entries is an average of 3.5 foot-candles. Lighting shall be a pedestrian scale (3 feet to 12 feet) and the source light shall be shielded to reduce glare.

f. For building facades over 300 feet in length on a Transit Street, two or more primary entrances facing the street must be provided.

g. Building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes, and awnings that protect pedestrians from the rain and sun.

h. Building entries must comply with the accessibility standards as outlined in the Building Code.

5. Ground Floor Windows, Window Walls, Blank Walls, and Design for Non-Residential Buildings on Transit Streets, in the Station Center District and in the Rockwood Town Center District

a. All development shall provide ground floor windows along street facades. Required window areas must be either windows that allow views into working areas or lobbies, or pedestrian entrances, or display windows. Required windows shall have a sill no higher than 4 feet above grade, except as follows: Where interior floor levels prohibit such placement, the sill height may be raised to allow it to be no more than 2 feet above the finished floor level, up to a maximum sill height of 6 feet above grade.

b. For any wall within 30 feet of a street, at least 20% of the ground floor wall area facing the street shall be display areas, windows, or doorways. Blank walls are prohibited.

c. Darkly tinted windows and mirrored windows that block two way visibility are prohibited as ground floor windows along street facades.

d. Buildings must include changes in relief on 15% of their street facades such as cornices, bases, window treatments, fluted masonry, or other designs for pedestrian interest and scale.

e. Building facades greater than 100 feet in length shall have offset jogs, using elements such as bay windows and recessed entrances for pedestrian scale.

6. Except for uses exempted under **Section 7.0210(A)(3), Section 9.0821** (Parking Lot Location on Transit Streets) shall apply to parking lots on sites that are subject to the Transit Design Criteria and Standards.

7. Service and Loading areas shall be located in accordance with the restrictions of **Section 9.0822(A)(12)**.

B. Additional Design Criteria and Standards for Station Center and Rockwood Town Center Districts

1. All development within the Station Centers and Rockwood Town Center Districts shall follow standards for Orientation/Design of Building and Entrance of **Section 7.0210(A)(4)** and parking lot location standards of **Section 9.0821**. However, single family attached dwellings and duplexes which are not located on a transit street are exempt from the parking location standards of **Section 9.0821(A) and (B)**. Development within the Station Centers and Rockwood Town Center Districts shall also meet the following additional criteria of **subsections (B)(3)** through **(B)(10)** below.

2. Exceptions: As specified in **subsections (B)(3)** through **(10)** below, some Additional Transit Design Criteria apply only to sites that abut or face a transit station (across the street) or that abut a street containing a transitway (e.g. Burnside). Some criteria may not apply to sites with unique physical characteristics.

3. Pedestrian Environment and Access to Transit Facilities – All Sites

   a. Development shall provide convenient, direct, and barrier-free pedestrian circulation between buildings and adjacent light rail stations, park and ride facilities, public sidewalks, and pedestrian routes. All buildings and sites shall orient their interior and on-site pedestrian circulation to the closest adjacent light rail station. Pedestrian activity centers within one-quarter mile walking distance should also be considered in the layout of pedestrian circulation.

   b. On-site vehicular and pedestrian circulation shall be designed to minimize vehicular/pedestrian conflicts (e.g. driveway crossings).

   c. Enhanced pedestrian spaces and amenities accessible to the public are encouraged, such as plazas, arcades, gallerias, courtyards, outdoor cafes, widened public sidewalks (more than 6 feet wide outside the public right of way), benches, shelters, street furniture, public art, kiosks, and street vending. Arcades (covered walks) are encouraged between public art, kiosks, and street vending. Covered walks are also encouraged between primary building entries and adjacent public sidewalks and on other on-site walkways.

4. Building Facades Adjacent to Transit Facilities

   a. Site abutting or facing a light rail station: Building should maintain a continuity in design elements with the stations, such as roof lines and materials, and should connect to existing or proposed transit pedestrian spaces and amenities and to transit station landscape treatments.

   b. All Sites: Buildings should avoid blank walls and provide a series of openings (windows, entries, display areas) on facades which are at street level and/or which face a light rail station.

   c. All Sites: Enhanced pedestrian spaces as described in **subsection (3)(c)** above.

5. Building Orientation to Light Rail Transit

   a. Site abutting or facing a light rail station, or abutting a street containing a transitway: At least one primary building entry and facade shall face the station or

the transitway street.

b. Site abutting or facing a light rail station: All building(s) and site design arrangements shall be linked as directly as possible to the light rail station by a continuous on-site landscaped courtyard plaza or square that leads directly to the station and public walkways accessing the station. Areas for the courtyards, plazas, or squares must contain seating and 20% landscape areas including trees within the enhanced areas.

6. Required Parking and Parking Location - All Sites: Parking and maneuvering areas, except spaces designated for park and ride or kiss and ride use, should be located on portions of a site that are furthest in walking distance from an adjacent light rail station.

7. Building Setback Variation – All Sites: The required minimum building yard setback standards of the underlying land use district may be reduced to zero. Minimum yard setbacks shall apply to off street parking spaces.

8. Incidental Drive-Through Uses – All Sites:
Drive through uses as defined in **Section 3.0010** are not permitted, except when such use is incidental to a primary site use and when designed in conformance with the following standards:

a. 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.

b. On a street containing a transitway, no curb cuts are permitted for the exclusive use of drive-through queuing or exit lanes.

c. The drive-through service window and queuing lane(s) are located as far as practical from the closest light rail transit station or a street containing a transitway, and not adjacent to such transit facilities.

9. Service and Loading Areas -- All Sites
Service and loading areas shall be visually screened from a light rail station or transitway. See also the restrictions of **Section 9.0822(A)(12)**.

10. Special Criteria for sites abutting or facing a light rail station or park and ride facility contiguous to a light rail station (e.g., Cleveland, or City Hall).

The manager shall approve a development when the applicant can demonstrate compliance with relevant portions of the Community Development Plan and the following criteria are satisfied:

a. The development satisfies applicable design review criteria and standards, especially those related to transit development (**Sections 7.0210 (A) and (B)**). Also see the applicable parking standards in **Section 9.0800** and the applicable transit standards found in **Section A5.504**.

b. The development satisfies the applicable Public Transit Services and Central Area Development Policy Implementation strategies in Volume II, Policies, Gresham Community Development Plan.

7.0211 Manufactured Dwelling Park Design Standards

Except as otherwise provided by the Oregon State Structural Specialty Code, ORS 446.003 to ORS 446.140 and OAR 918-600-0005 to 918-600-0095, the following standards shall apply:

A. Permitted structures

1. Manufactured dwellings have a gross floor area of at least 400 square feet, provided that all manufactured dwellings shall:

a. Bear an insignia of compliance with the Federal Manufactured Housing Construction and Safety Standards Code; or

b. If manufactured prior to June 15, 1976, be demonstrated to be in a condition that is not less than the substantial equivalent of construction standards in effect in Oregon at the time the manufactured dwelling was constructed.

2. Accessory structures, including garages, carports, awnings, and storage buildings located on individual spaces; and utility, service, and recreation facilities to be used in common by residents of the park.

3. One dwelling other than a manufactured dwelling for the use of a caretaker or park manager responsible for maintaining or operating the park.

B. Space Dimension and Separation

1. Minimum length for any manufactured dwelling space shall be 50 feet; minimum space width shall be 30 feet at any point adjacent to a manufactured dwelling on that space.

2. Manufactured dwellings shall be separated by a distance of at least 15 feet.

3. An accessory structure shall be separated from any other structure by a distance of at least 6 feet, except that an accessory structure may be less than 6 feet from a manufactured dwelling on the same space.

4. Each manufactured dwelling shall be set back a distance of at least 6 feet from the closest edge of an adjacent park street or sidewalk. This area shall remain unobstructed by any structure with a height of more than 30 inches above ground level, except that poles, posts, and other customary yard accessories may be permitted.

C. Landscaping as defined in **Section 3.0010**:

1. Perimeter Buffering and Screening

a. Abutting all contiguous parcels occupied by uses other than manufactured dwelling parks and adjacent to all public streets, a perimeter setback and buffer area of at least 20 feet in width shall be provided. This area shall remain unoccupied by any structure, street, parking or driveway area, except that private street entrances may cross the perimeter buffer area where necessary to provide access to the park. A perimeter setback of at least 5 feet in width shall be provided when abutting parcels are occupied by manufactured dwelling parks.

b. The entire perimeter setback and buffer area shall be landscaped. No less than 75% of the perimeter setback and buffer area shall be covered with living plant material, including lawns and other ground covers, shrubs, and trees. The landscape plan shall indicate plant species and spacing of plant materials sufficient to achieve the required 75% coverage within two years of planting.

c. Within that portion of the perimeter setback and buffer area which abuts public street right-of-way, screening of the park shall be achieved through a combination of earth berms, or decorative masonry walls, or plant materials sufficient to form a visual screen at least 6 feet in height. When warranted by topography or other local conditions, the Manager may require screening in excess of 6 feet in height in order to achieve effective visual screening of the park from an abutting public street. Clear vision areas shall be maintained in accordance with **Section 9.0200**.

d. Within that portion of the perimeter setback and buffer area which abuts adjacent parcels, a sight-obscuring wooden fence or a decorative masonry wall at least 6 feet in height shall be installed to screen the park from adjacent properties. When warranted by topography or other local conditions, the Manager may require screening in excess of 6 feet in height in order to achieve effective visual screening of the park from adjacent properties.

2. Interior Open Space

a. At least 15% of the gross area of a manufactured dwelling park shall be in landscaped open space. Such open space may include the perimeter setback and buffer area and improved outdoor recreation facilities, but shall not include streets, parking areas, or any land area within designated manufactured dwelling spaces.

b. For each space in a manufactured dwelling park where occupancy by children under 18 years of age is permitted, 100 square feet of improved recreation area shall be provided within the park. Any such recreation area shall contain at least 2,500 square feet and have a minimum width dimension of 30 feet.

3. All landscaped areas shall be irrigated by an underground system unless a licensed landscape architect certifies that the landscaping will likely survive without irrigation.

4. Newly planted trees shall be irrigated by an underground system unless a licensed landscape architect certifies that the landscaping will likely survive without irrigation.

D. Interior streets and pedestrian facilities shall be designed in accordance with the following standards:

1. Each manufactured dwelling space shall have direct access to an interior street improved with a hard surface.

2. No manufactured dwelling space shall have direct access to a public street.

3. The intersection of any entrance to a manufactured dwelling park and a public street shall be separated from any other public street intersection in accordance with public street intersection spacing standards of **Section A5.502**.

4. Interior streets shall be improved to the following minimum widths:

Street Class	Parking	Pavement Width
Class 1		
Serving fewer than 50 spaces	None	20 feet
	One side	30 feet
	Both Sides	32 feet
Class 2		
Serving 50 or more spaces	None	22 feet
	One side	30 feet
	Both Sides	34 feet

5. Private cul-de-sac streets and dead-end driveway accesses shall serve no more than 25 spaces, and shall not exceed a length of 600 feet. Minimum radius for a cul-de-sac turnaround shall be 43 feet, except that the Manager may approve a reduction of pavement width to a 35' radius with a rolled or low profile curb with a sidewalk adjacent to the pavement; where additional off-street parking is provided and the cul-de-sac posted with "No Parking" signs.

6. In any manufactured dwelling park containing more than 18 spaces, more than one public street access may be required.

7. Interior streets shall be designed and constructed in accordance with standards established by the State Department of Commerce in OAR 918-600-0050(8) for manufactured dwelling park roads and streets.

8. A system of sidewalks or pedestrian pathways shall be installed linking all manufactured dwelling spaces, recreation areas, parking lots, and common buildings. This system may consist of conventional sidewalks flanking interior streets or an independent network of pathways, provided that for Class 2 streets a sidewalk shall be constructed along at least one side of the street. Where sidewalks are installed along the sides of streets, and for all on-site walkways, public or private walks shall meet applicable City construction and dimensional standards.

9. Minimum sidewalk width shall be 4 feet unless otherwise specified in this Code.

10. Maximum grade for any interior street shall be 12%.

11. The property owner(s) shall be responsible for posting and maintenance of any private street signage, building identification, and individual space identification in accordance with a plan approved by the Manager.

E. Parking facilities shall be provided in accordance with the following standards:

1. Each manufactured dwelling space shall be provided with a hard surface parking area. Each such parking area shall have minimum dimensions of 10 feet by 40 feet or 20 feet by 20 feet.

2. Where on-street parking is prohibited on both sides of an interior street, guest parking shall be provided in off-street parking bays at the rate of 1 parking space for every three manufactured dwelling spaces along the street. Guest parking bays shall be located in close proximity to the manufactured dwelling spaces being served.

3. Where on-street parking is available on a public street which borders the manufactured dwelling park, such parking spaces may count toward fulfillment of the requirement for guest parking for those manufactured dwellings located between the public street and an interior street on which parking is prohibited. Such parking spaces shall count toward fulfillment of the guest parking requirement only when suitable pedestrian links exist between the public street and the manufactured dwelling park, and only those on-street parking spaces which are located on the side of the public street which abuts the manufactured dwelling park shall be counted toward fulfillment of the guest parking requirement.

4. Recreational vehicles, trailers, and boats shall not be permitted to park on interior streets or in guest parking areas. Such vehicles may be stored within the park in areas designated for storage of personal items.

F. General Design Standards

1. No more than 60% of any manufactured dwelling space may be occupied by a manufactured dwelling and any other attached or detached accessory buildings.

2. Each manufactured dwelling space shall be provided with at least one slab, deck, or patio constructed of concrete, wood, asphalt, flagstone, or other equivalent material with a minimum size of 120 square feet and a minimum width dimension of 8 feet.

3. A system of hydrants, water lines, and related fire suppression facilities shall be constructed within the manufactured dwelling park as required by the Manager.

4. Wheels, axles, and hitch mechanisms shall be removed from all manufactured dwellings at time of placement.

5. All manufactured dwellings shall have continuous skirting consisting of weather-resistant, non-combustible materials which blend with the exterior siding of the manufactured dwelling.

6. Each manufactured dwelling space shall be provided with one accessory storage building with at least 100 square feet of enclosed floor area. All such storage buildings within the park shall be of a uniform design and constructed of the same materials.

G. See **Section 7.0220 - 7.0223** for additional requirements.

7.0212 Standards for New Solid Waste and Recycling Collection Areas for Multi-Family, Commercial, Industrial, and Community Service Development

A. Multi-family development of four or more units, commercial development, industrial development, and community service development shall provide for solid waste and recycling collection areas (collection areas) according to the following standards:

1. There shall be unobstructed and safe access for the local licensed hauler's equipment and personnel, including unobstructed overhead and vertical clearance for collection.

2. Collection areas shall be adequately sized for the necessary number and size of recycling and solid waste containers to serve the development at maximum occupancy, as outlined in the City of Gresham Solid Waste and Recycling Collection Service Planning Matrix guidelines.

3. An adequate number of collection areas shall be provided in locations that are conveniently accessible by the development's users, tenants and/or residents.

4. When solid waste and recycling collection areas are not within the same enclosure, they shall be located in close proximity to each other, no more than 20 feet from each other.

5. No collection area shall be located within any required buffer, screening or setback areas.

6. Collection areas shall comply with the Gresham Revised Code, 7.25, related to placement of containers for collection.

7. Exterior collection areas shall be entirely screened by the employment of a vegetative screening and/or minimum six-foot high sight-obscuring enclosure (fence) or wall. Alternatively, they may be screened by a 6-foot high brick or concrete block (or similar material) wall. This applies to single-family attached dwellings only if a shared common collection area is provided for the site.

    a. Enclosures constructed of wood or chain link fencing material shall contain a bumper curb at ground level inside the enclosure or fencing, at least 8 inches thick and four inches high, and 12 inches from enclosure walls to prevent damage from container impacts.

    b. Enclosures constructed of concrete, brick, masonry block, or similar type of materials shall contain a bumper curb to prevent damage from container impacts, or a bumper rail. The rail shall be secured by anchor bolts recessed in the rail within the perimeter walls of the enclosure at a height compatible with service container.

8. Enclosure gates shall swing free of obstructions and have restrainers in the open and closed positions. The gate swing should open to a minimum of 120 degrees.

9. "No Parking" signs shall be placed in a prominent location on, or near, the enclosure or painted on the pavement in front of the collection area to provide unobstructed and safe access for servicing containers.

10. The location for collection areas and method of storage shall conform to local fire and structural specialty code provisions and be accepted by the approval authority.

11. Within enclosures, containers shall be located on a level cement concrete pad, a minimum four (4) inches thick, at ground elevation or other location compatible with the local licensed hauler's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to prevent standing water.

12. Collection areas designed for containers smaller than three yards shall have a staging area in front of the enclosure with a minimum length and width to allow for a three foot perimeter around all sides of the container when being serviced outside of the enclosure.

13. The vehicular approach area and staging area shall not have a percent of grade exceeding three (3) percent, sloped in any direction.

14. Adequate room shall be provided within enclosures for length and width of the service containers and for maneuverability in depositing solid waste or recyclable materials.

    a. A minimum of two feet, including pad area, shall be provided around the sides and rear of each container.

b. A minimum of three feet, including pad area, shall be provided in front of each container for maneuverability in depositing solid waste or recyclable materials.

c. In cases where the containers face each other, a minimum of four feet shall be provided in between containers.

15. Adequate area shall be provided around the outside or enclosures to allow for maintenance to prevent accumulation of waste.

16. Containers 3 yards and larger must be placed facing the opening of the enclosure.

17. For containers of three yards and larger, including drop boxes and compactors, the minimum safe access to the front of a service container pad or enclosure shall be a length of 65 feet and width of 12 feet.

B. Design and construction of collection areas that accommodate drop boxes and compactors shall comply with the standards listed in **subsection (A)** above as well as the following standards:

1. The size of the pad for drop boxes and compactors shall be at least 14 feet wide and at least 5 feet longer than the length of the drop box or compactor.

2. The pad shall be located a minimum of two feet from any perimeter wall or structure.

3. Loading dock areas that accommodate drop boxes or compactors shall have a guide rail and bumper stop placed at ground level or at dock level, where the rear of the drop box or compactor is to rest to protect any enclosure, wall, or structure from damage due to loading or unloading.

4. Compactors shall be compatible with collection equipment and weight limits prescribed by State and local law. The local franchised collection firm shall be consulted for equipment compatibility.

C. The on-site storage of special wastes/recyclable materials shall conform to the following standards:

1. Environmentally hazardous wastes defined in ORS 466.005 shall be located, prepared, stored, maintained, collected, transported, and disposed of in a manner acceptable to the Oregon Department of Environmental Quality.

2. Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials should be stored in separate storage areas designed for this purpose.

D. Exceptions. As part of a Type II development permit procedure, modification to these provisions may be permitted when the changes are consistent with the purpose of these provisions and the City receives written evidence from the local licensed solid waste and recycling firm that the proposed changes:

1. Are compatible with firm's methods of operations.

2. Will not result in an unreasonable increase in the cost of service.

Additional Requirements

7.0220 Optional Improvements With Design Review

To the extent necessary to meet the criteria for design review contained in this ordinance, the approval authority may impose the following additional requirements on a development subject to advising the applicant of the reason in writing.

A. Establish the suitability of the landscape plan by having it prepared by a licensed landscape architect.

B. Obtain City Engineer's approval of a grading and drainage plan for the collection and transmission of storm or ground water.

C. Establish vehicle and pedestrian access facilities with due consideration to size, location and grade.

D. Dedicate and improve public street right-of-way, a pedestrian way, or an easement for utilities, a waterway or slope protection.

E. In the case of commercial or industrial development, provide access by a frontage road having limited and controlled access onto an arterial street by means of traffic signals, traffic control islands, or other means that will preserve the traffic carrying capacity and safety of the arterial street and will avoid the cumulative effect of individual access points directly onto the arterial street.

F. Provide access to a street that intersects an arterial street instead of taking access directly from the arterial street in order to preserve the traffic carrying capacity and safety of the arterial street and avoid the cumulative effect of individual access points directly onto the arterial street.

7.0221 Landscaping Installation

A. Occupancy permits may be issued prior to the complete installation of all required landscaping if a Guarantee of Completion equal to 110% of the estimated cost of plant materials and labor as determined by the Manager is filed with the City ensuring such installation within a time specified by the Manager, but not exceeding six months after occupancy.

B. The final landscape inspection shall be made prior to any security being returned. Any portions of the plan not installed, not properly installed, or not properly maintained shall cause the inspection to be postponed until the project is completed or cause the security to be used by the City.

7.0222 Irrigation Provisions

Except as required in **Section 7.0103**, underground irrigation may be eliminated without the signature of a licensed landscape architect if the existing vegetation which is employed in the landscape plan has been previously established.

7.0223 Maintenance Responsibility

The property owner is responsible for the maintenance of the site improvements including plant material, restriping parking stalls, posting of the correct address as determined by the Manager, and ensuring the preservation of the Clear Vision area and the visibility of addresses and street signage.

For the purpose of this subsection, maintenance also includes the replacement of landscaping and street trees that are dead or damaged for various reasons.

For complexes, homeowner associations, site management offices, or such other system (including financial assurances) for maintenance management shall be established for purposes of maintenance responsibilities. Where private easements are established (such as with single family attached complexes) to meet open space requirements, property owners will be held responsible for maintenance responsibilities via easement language and deed covenants and restrictions. Maintenance systems shall be established prior to occupancy and appropriate documentation provided to the City for verification. Two or more units, elderly housing and mixed-use developments have additional maintenance requirements in **Section 7.0103**.

Failure to maintain site improvements and landscaping may be determined to be a violation of this section.

7.0224 Site Lighting

On-site lighting for all developments subject to design review shall be hooded or directional so as to reduce the lighting of adjacent properties. The Manager may require reduced lighting intensities or special fixtures to accomplish this provision. Lighting plans addressing this requirement are required to be submitted as part of the design review application package.

SECTION 7.0300
INNOVATIVE HOUSING DEMONSTRATION PROJECTS

General

7.0301 Purpose
7.0302 Applicability
7.0303 Review of Projects
7.0304 Submittal Requirements
7.0305 Definitions

Development Principles and Guidelines

7.0310 Development Principles and Guidelines

Standards

7.0320 Size and Configuration
7.0321 Permitted Uses
7.0322 Density
7.0323 Unit Size
7.0324 Dimensional Requirements
7.0325 Open Space
7.0326 Parking
7.0327 Maintenance of Commonly Owned Property

General

7.0301 Purpose

The purpose of this interim section on Innovative Housing Demonstration Projects is to:

A. Allow a limited number of Innovative Housing Demonstration Projects that provide housing choices that are not currently allowed in Gresham.

B. Promote high-quality site and building design.

C. Respond to changing household size and composition.

D. Support a more efficient use of urban residential land.

E. Promote a sense of community while being compatible with adjacent developments. The City will evaluate innovative projects to identify desirable housing types and/or configurations. The City may then consider permanent Code provisions that allow innovative housing types or configurations or successful elements of the innovative housing demonstration projects.

7.0302 Applicability

A. Land use districts: Innovative Housing Demonstration Projects are allowed in the following land

use districts: LDR-5, TLDR, TR, MDR-12, MDR-24, CMF, CMU, DRL-1, DRL-2 and THR-SW.

B. This ordinance shall expire five (5) years following its effective date, or when seven (7) projects are approved under this ordinance, whichever occurs first unless extended by the City Council, or unless the City Council specifically authorizes additional projects. Projects submitted prior to the expiration date and prior to approval of seven projects shall be permitted to complete the application process. The effective date of this ordinance is June 4, 2009. If seven (7) projects are not approved prior to five (5) years following the effective date, this ordinance shall expire on June 3, 2014.

C. Demonstration projects shall not be approved within 1,500 feet of another approved demonstration project.

7.0303 Review of Projects

A. Innovative Housing Demonstration Projects will be reviewed by the Planning Commission using a Type III procedure as detailed in **Section 11.0500**, except for those in a Design District which will be reviewed by the Design Commission. This process is a discretionary review, using the Development Principles and Guidelines in **Section 7.3010** to guide decision making. Projects within a Design District will also be reviewed using the Design Principles of the Design District to assist in judging compatibility with the applicable district or Plan District. Once deemed complete and prior to the Planning Commission hearing on a proposal outside of a Design District, the Design Commission will issue a recommendation on the design aspects of the proposal in accordance with **Section 11.0402(D)(1)(e)** for review and comment on applications. For those applications in a Design District, the Design Commission will issue a decision on all aspects of the proposal. Appeals of the decision will be heard by the City Council.

B. An application for an Innovative Housing Demonstration Project will replace an application for a land division, condominium approval, and design review. Other reviews sought in concert with the Innovative Housing Demonstration Project application – such as a variance, tree removal, or overlay district review – shall be submitted at the same time as the Innovative Housing Demonstration Project application. If changes to an approval are sought after the time of approval, those changes will be subject to the appropriate land use application review.

C. Plats reviewed through this process are subject to all procedures outlined in **Article 6**.

D. All developments approved through this section shall be subject to the applicable requirements of **Appendix 5.000,** Public Facilities Standards.

E. Standards listed in this section will apply to Innovative Housing Demonstration Projects and will prevail if they conflict with existing regulations in other sections of the Gresham Community Development Code.

F. Applicants may propose additional modifications to the development standards required in the following sections of the Development Code upon demonstration that such modifications satisfy the principles and guidelines in **Section 7.0310**:

1. **Article 4** – Land Use Districts and Plan Districts
2. **Section 6.0000** – Land Divisions, Introductory Provisions
3. **Section 7.0100** - Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) Criteria, Guidelines and Standards and **Section 7.0200** – Design Review, Standards and Criteria

Bicycle Parking Standards

9.0830 Bicycle Parking Design Standards

All developments shall meet the following minimum requirements for bicycle parking and design:

A. Purpose. Bicycle parking is required in most land-use districts and categories to encourage the use of bicycles by providing safe and convenient places to park bicycles. The required number of spaces is lower for uses that do not tend to attract bicycle riders and higher for those that do. Additionally, some bicycle parking is required on the basis of specifically encouraging employee, student or customer related bicycle use.

The main purpose of these design standards is to ensure that bicycle parking is visible from the street, is convenient to cyclists in its location, and provides sufficient security from theft and damage.

B. Minimum Required Bicycle Parking Spaces and Methods: The required minimum number of bicycle parking spaces for each principal use is given in **Table 9.0851**. Additional bicycle parking spaces may be required at common use areas.

C. Bicycle Parking Location and Access

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.

2. Lighting. Required bicycle parking must have a minimum lighting level of two (2) foot-candles.

3. Location. Outdoor bicycle parking must be located closer to primary building entrances than auto parking, within 50 feet or less from the primary building entrances. Outdoor bicycle parking shall be visible from on-site buildings and/or the street. When the bicycle parking area is not visible from the street, directional signs shall be used to locate bicycle parking areas (see Sign Code **Section A6.050**(C)). Bicycle parking may be located inside a building on a floor which has an outdoor entrance open for use and floor location which does not require stairs to access the space; exceptions may be made for parking on upper stories within multi-story residential buildings.

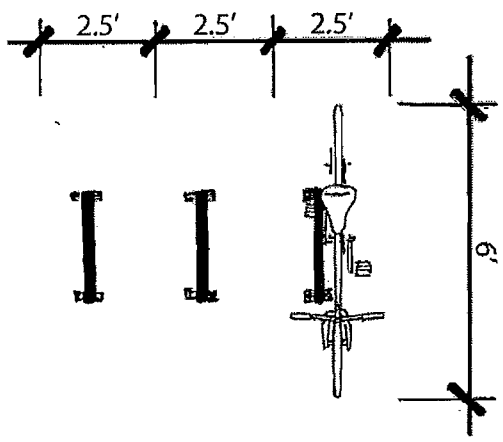
4. Amenities. Bicycle parking areas are encouraged to include a bench and bicycle rack screened with 30-36 inches shrubs from any parked cars or arterial streets.

5. Pedestrian Conflicts. Bicycle parking and bicycle racks shall be located to avoid conflict with pedestrian movement and access walk required by the Building Code. With approval of the Manager, bicycle parking may be located in the public sidewalk or right-of-way, where this does not conflict with pedestrian accessibility.

D. Covered Bicycle Parking Spaces. All required bicycle parking spaces must be sheltered from precipitation by means such as roof extensions, overhangs, awnings, arcades, carports or enclosures. Bicycle parking permitted in the public right of way is not required to be covered. Bicycle parking for public trails is not required to be covered except when located at picnic shelters where bicycle parking must be sheltered.

Fifty percent of the required bicycle parking at transit stations, centers, and park and ride lots, must be lockable enclosures or lockers.

FIGURE 9.0830 BICYCLE PARKING



E. Bicycle Rack Types and Space Dimensions

1. Bicycle rack type. The racks provided in the required bicycle parking facilities shall ensure that bicycles may be securely locked to them without undue inconvenience.

a. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object (i.e., a "rack") upon which the bicycle can be locked. Bicycle parking racks, shelters or lockers must be securely anchored to the ground or to a structure.

b. Bicycle racks must hold bicycles securely by means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. A list of standard, acceptable bicycle racks, shelters and lockers will be provided by the City. This will not preclude other designs with approval of the Manager.

2. Bicycle Parking Space Dimensions. Bicycle parking spaces shall be at least 2.5 feet wide by 6 feet long and, when covered, provide a vertical clearance of 7 feet. An access aisle of at least 5 feet wide shall be provided and maintained beside or between each row of bicycle parking.

a. Each required bicycle parking space must be accessible without moving another bicycle.

b. Bicycle parking spaces required by this Chapter may not be rented or leased except where required motor vehicle parking is rented or leased. At cost or deposit fees for bicycle parking are exempt from this requirement.

F. Paving and Surfacing of Bicycle Parking Area. Outdoor bicycle parking facilities shall be surfaced with hard surfacing material at least 2 inches minimum (i.e. pavers, asphalt, concrete or similar material). This surface must be designed to maintain a well-drained condition.

G. Exemptions. The following uses are exempted from Bicycle Parking requirements:

- Temporary Uses
- Agricultural

CITY OF GRESHAM
DEVELOPMENT SERVICES
PLANNING SERVICES
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GRESHAM, OR 97030



neopost
049J82046171
$05.000
04/26/2010
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DLCD
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