ARTICLE 4 LAND USE DISTRICTS AND PLAN DISTRICTS
SECTION 4.0100 RESIDENTIAL LAND USE DISTRICTS

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General

4.0101 Purpose

Development on lands designated Low Density Residential-5, Low Density Residential-7 Transit Low Density Residential, Transition Residential, Moderate Density Residential-12, Moderate Density Residential-24, and Office / Residential is permitted when consistent with the provisions of this section and all other applicable requirements of the Community Development Plan.

Some non-residential uses may also be permitted within some of these districts. Areas of the city determined appropriate for the following Residential Land Use District developments are identified on the Community Development Plan Map.

Development of land in the following Residential Land Use Districts is permitted when development proposals are found to comply with the standards of this section and other relevant supplementary requirements of this ordinance.

Land Use District Characteristics

4.0110 Low Density Residential-5 (LDR-5)

The Low Density Residential-5 District is primarily intended for single-family detached dwellings and manufactured homes at a maximum net density of 8.71 units per acre. For all subdivisions, and for those partitions of parent parcels greater than 20,000 square feet, a minimum net density of 6.22 units per acre is required.

4.0111 Low Density Residential-7 (LDR-7)

The Low Density Residential-7 District is primarily intended for single-family detached dwellings and manufactured homes at a maximum net density of 6.22 units per acre. For all subdivisions, and for those partitions of parent parcels greater than 20,000 square feet, a minimum net density of 4.35 units per acre is required.

4.0112 Transit Low-Density Residential (TLDR)

The Transit Low Density Residential District designation is applied primarily to existing low-density residential neighborhoods within close proximity of light rail and/or bus transit service and is intended for single family detached and attached dwellings, manufactured homes, and duplexes at a maximum net density of 20 units per acre. For all subdivisions, and for those partitions of parent parcels greater than 13,000 square feet, a minimum net density of 10 units per acre is required. This district is intended to continue as a lower-density neighborhood, with detached single-family housing on small lots. Manufactured dwelling parks are allowed at a maximum net density of 14 units per acre and a minimum net density of 7 units per acre.

4.0113 Transition Residential (TR)

The Transition Residential District designation is intended for a mix of single-family detached, single-family attached and duplex housing. It is applied primarily to locations between more intense land use districts (such as those that allow multi-family residential and commercial uses) and less intense land use districts such as LDR-5 and LDR-7. TR provides a transition between these intensities while providing for a variety of housing types. The residential net density is 6.22 to 14.52 or 18.15 units per acre, depending on site size.

4.0114 Moderate Density Residential-12 (MDR-12)

The Moderate Density Residential District-12 is primarily intended for attached housing at a maximum net density of 12.1 units per acre and manufactured dwelling parks at a maximum net density of 8.71 units per acre. Manufactured dwelling parks shall be designed in conformance with standards and procedures of the Oregon Department of Consumer and Business Services, Building Codes Division as contained in Oregon

Administrative Rules Chapter 918 Div. 600. Where standards of OAR 918-600 conflict with the following standards, the more restrictive standard shall apply.

4.0115 Moderate Density Residential-24 (MDR-24)

The Moderate Density Residential District-24 is primarily intended for attached housing at a maximum net density of 24.2 units per acre and a minimum net density of 12.1 units per acre. Some non-residential uses may also be permitted within this district.

4.0116 Office/Residential District (OFR)

The Office/Residential District is primarily intended for business offices, professional clinics and attached housing at a minimum net density of 8.71 units per acre and a maximum net density of 12.1 units per acre.

Permitted Uses

4.0120 Permitted Uses

Table 4.0120 lists those uses that are permitted in each Residential Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of **Section 4.0130-4.0138** and all other applicable requirements of the Community Development Code.

Table 4.0120: Permitted Uses in the Residential Land Use Districts

USES	LDR-5	LDR-7	TLDR	TR	MDR-12	MDR-24	OFR
RESIDENTIAL							
Single-Family Detached Dwelling	P	P	P	P	L[1]	NP	L[1]
Duplex	L[2]	L[2]	P	L[3]	P	P	P
Single-Family Attached Dwellings	NP	NP	P	P	P	P	P
Attached Dwellings on a Single Lot	NP	NP	NP	NP	P	P	P
Elderly Housing[7]	NP	NP	NP	NP	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	P	NP	P	NP	NP
Residential Facility	NP	NP	NP	NP	P	P	P
Residential Home	P	P	P	P	L[1]	NP	L[1]
COMMERCIAL							
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	NP
Business and Retail Service and Trade	NP	NP	NP	NP	NP	NP	L[4]
Clinics	NP	NP	NP	NP	NP	NP	P
Commercial Parking	NP	NP	NP	NP	NP	SUR	SUR
Daycare Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Live-Work	NP	NP	NP	NP	NP	NP	NP
Major Event Entertainment	NP	NP	NP	NP	NP	NP	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	NP	NP	NP	NP	NP
INDUSTRIAL							
Construction	NP	NP	NP	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
INSTITUTIONAL USES							
Civic Uses	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Medical	NP	NP	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces, and Trails	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Religious Institutions	SUR	SUR	SUR	SUR	SUR	SUR	SUR

USES	LDR-5	LDR-7	TLDR	TR	MDR-12	MDR-24	OFR
Schools	SUR	SUR	SUR	SUR	SUR	SUR	SUR
OTHER							
Basic Utilities Minor basic utilities Major basic utilities	 P L/SUR[5]	 P L/SUR[5]	 P L/SUR[5]	 P L/SUR[5]	 P L/SUR[5]	 P L/SUR[5]	 P L/SUR[5]
Heliports[6]	NP	NP	NP	NP	NP	NP	NP
Wireless Communications Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary Uses	P	P	P	P	P	P	P

Notes

[1] Permitted on a lot of record only.

[2] See Section 4.0131.

[3] Duplexes are allowed only on corner lots. Each unit of the duplex must have its address and main entry door oriented toward a separate street frontage. Conversion of an existing house may provide one main entrance with internal access to both units.

[4] Limited Business and Retail Service and Trade when found to be consistent with the requirements of Section 4.0134.

[5] Electrical Generating Facilities are not permitted on residentially designated land.

[6] Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

[7] May have locational limitations, see Section 8.0114.

Land Use District Standards

4.0130 Residential Land Use District Standards

The development standards listed in **Table 4.0130** are applicable to all development within the Residential Land Use Districts. Development within these districts shall also be consistent with all other applicable requirements of the Community Development Code.

For purposes of **Table 4.0130** and **Table 4.0130(E)**, Residential Homes are treated like Detached Dwellings on a single lot; Residential Facilities and Elderly Housing are treated like Attached Dwellings on a Single Lot.

Table 4.0130: Development Requirements For Residential Land Use Districts

	LDR-5[1,2]	LDR-7[1,2]	TLDR	TR	MDR-12	MDR-24	OFR
A. Minimum Site Size	None	None	None, except 20,000 square feet for manufactured dwelling park[13]	None	Attached dwellings: 7,200 square feet Manufactured dwelling parks: 20,000 square ft.	11,000 square feet	7,200 square feet
B. Minimum Lot Size:							
Detached dwelling unit manufactured home:	5,000 square feet	7,000 square feet	None	4,000 square feet	Not Applicable	Not Applicable	Not Applicable
Single family attached dwellings:	Not Applicable	Not Applicable	None	2,400 square feet	3,600 square feet	No minimum lot size	3,600 square feet
Duplexes:	Not Applicable	Not Applicable	None	7,000 square feet	7,200 square feet	3,600 square feet	7,200 square feet
C. Density:							
1. Minimum Net Density (See definition of Net Density In Article 3)	6.22 units per acre[14]	4.35 units per acre[14]	10 units per acre [14] Manufactured dwelling park: 7 units per acre	6.22 units per acre[14]	Attached dwellings: 8.71 units per acre[4] Manufactured dwelling park: 3.78 units per acre	12.1 units per acre[5]	8.71 units per acre
2. Maximum Net Density	8.71 units per acre Also See Section 4.0131(A)	6.22 units per acre Also See Section 4.0131(A)	20 units per acre Manufactured dwelling park: 14 units per net acre	Sites less than 1.5 acres: 18.15 units per acre Sites greater than 1.5 acres: 14.52 units per acre	Attached dwellings: 12.1 units per acre Manufactured dwelling park: 8.71 units per acre	24.2 units per acre Also See Section 4.0134(D)	12.1 units per acre

D. Minimum Lot Dimensions:							
1. Width at building line a. Interior lot b. Corner lot 2. Depth a. Interior lot b. Corner lot	Single Family detached: (1a) 35 feet (1b) 40 feet (2a) 70 feet (2b) 70 feet	Single Family detached: (1a) 40 feet (1b) 40 feet (2a) 70 feet (2b) 70 feet	None, except single-family attached shall be as per MDR-24 single-family attached	Single Family detached and Duplex: (1a) 35 feet (1b) 40 feet (2a) 70 feet (2b) 70 feet; Single Family Attached: (1a)(16) feet[7] (1b) Corner lot[8] (2) 0 feet	All uses except Single-family and Duplex: (1a) 65 feet (1b) 70 feet (2a) 90 feet (2b) 100 feet. Single Family Attached Dwellings and Duplex: (1a) 16 feet[7] (1b) Corner lot[8] (2) 0 feet	All uses except Single-family and Duplex: (1a) 60 feet (1b) 70 feet (2) 100 feet Single Family Attached Dwellings and Duplex: (1a) 16 feet[7] (1b) Corner lot[8] (2) 0 feet	(1a) 60 feet (1b) 70 feet(2) 100 feet
E. Minimum Yard Setback	See Table 4.0130(E). See Section 4.0138 for infill setback standards.	See Table 4.0130(E). See Section 4.0138 for infill setback standards.	See Table 4.0130(E) See Section 4.0138 for infill setback standards.	See Table 4.0130(E). See Section 4.0138 for infill setback standards.	See Table 4.0130(E)	See Table 4.0130(E)	See Table 4.0130(E)

F. Maximum Building Height	35 feet. See Section 10.1100 for shoreline height standards. See Section 4.0138 for infill height standards.	35 feet. See Section 4.0138 for infill height standards.	35 feet. See Section 4.0138 for infill height standards.	35 feet. See Section 4.0138 for infill height standards.	35 feet.	Single family attached dwellings: 35 feet. Other attached dwellings: 3 stories or 40 feet. Also see Sec. 4.0134(A).	35 feet. See Section 4.0134(C).
G. Height Transition	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.	See Section 9.0600 for applicability.
H. Minimum Street Frontage[9]	35 feet. Corner lots: 40 feet [3]	40 feet.	See Table Note 11.	See Table Note 11.	45 feet, except: Single family attached dwellings: 16 feet Single-family attached on a corner lot: varies depending on access.[3] Attached dwellings on a single lot: 45 feet.	Attached dwelling units on a single lot: 45 feet Single-family attached dwellings: 16 feet. Single family attached on a corner lot: varies depending on access[3]	Not Applicable, except: Single family attached dwellings: 16 feet. Single family attached on a corner lot: varies depending on access[3]
I. Public Facilities. Site and Supplementary Requirements	See Section 4.0132(F)	See Section 4.0132(F)	See Section 4.0132(F)	See Section 4.0132(F)	See Section 4.0134(F)	See Section 4.0134(F)	See Section 4.0134(F)
J. Commercial Development	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See Section 4.0134(B)
K. Limited Retail Trade, Retail	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	See Section 4.0134(B)

M. Off Street Parking	See Section 9.0800	See Section 9.0800	See Section 9.0800[12]	See Section 9.0800	See Section 9.0800	See Section 9.0800	See Section 9.0800
N. Safe Neighborhood Design Performance Standards	See Section 4.0132(D)	See Section 4.0132(D)	See Section 4.0132(D) [12]	See Section 4.0132(D)	Applicable for single family attached units	Applicable for single family attached units	Applicable for single family attached units
O. Buffers	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Sec. 9.0100[12]	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100	See Buffer Matrix, Section 9.0100
P. Infill Development Standards	See Section 4.0138	See Section 4.0138	See Section 4.0138	See Section 4.0138	Not Applicable	Not Applicable	Not Applicable

Table 4.0130 Notes:

1 Refer to Section 4.0131(D).
2 Refer to Section 4.0132(C).
3 As measured from the corner radius end point to the property corner 25 feet if there is an alley or shared access and 32 feet if there is no alley or shared access.
4 This does not apply to lots of record less than 7,200 square feet.
5 This does not apply to lots of record less than 11,000 square feet in size.
6 This does not apply to lots of record less than 20,000 square feet in size.
7 Single family attached dwelling lots of less than 22 feet width shall take access from an alley or from a shared access.
8 Abuts an alley = 16 feet; shared access = 25 feet; no alley or shared access = 42 feet
9 A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.
10 Parking stalls, aisles and maneuvering areas not allowed in setbacks.
11 All permitted uses except single family attached dwellings: 35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner. Single family attached dwellings: 16 feet, except corner lots shall be 25 feet as measured from the corner radius end point to the property corner if there is an alley or shared access, and 32 feet from the corner radius end point to the property corner if there is no alley or shared access. A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.
12 For manufactured dwelling parks this provision is replaced by the requirements of Section 7.0211.
13 The minimum site size standard of Table 4.0130 shall be satisfied prior to issuance of a development permit for manufactured dwelling parks.
14 The minimum density standards do not apply to the partition of parent parcels of 20,000 net square feet or less in LDR-5, LDR-7 and TR Districts and the partition of parent parcels of 13,000 net square feet or less in the TLDR District.

Table 4.0130(E) - Minimum Setbacks in Residential Districts[7]

	FRONT	SIDE	REAR

	Front Facade/ Wall	Front Porch	Garage	Interior Side (Not Zero or Common Wall)	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear/ No Alley	Rear/ With Alley
Single Family Detached:[6] [10]										
LDR-5[1]	10 feet	6 feet	20 feet	5 feet	6 inches on zero/ 6 feet on other side[8]	10 feet	6 feet	20 feet	15 feet	6 feet
LDR-7[1]	10 feet	6 feet	20 feet	5 feet	6 inches on zero/ 6 feet on other side[8]	10 feet	6 feet	20 feet	15 feet	6 feet
TLDR[1]	10 feet	6 feet	20 feet	5 feet	6 inches on zero/ 6 feet on other side[8]	10 feet	6 feet	20 feet	15 feet	6 feet
TR[1]	10 feet	6 feet	20 feet	5 feet	6 inches on zero/ 6 feet on other side[8]	10 feet	6 feet	20 feet	15 feet	6 feet
MDR-12	10 feet	10 feet	20 feet	10 feet	NA	20 feet	20 feet	20 feet	15 feet	NA
OFR	10 feet	10 feet	20 feet	10 feet	NA	20 feet	20 feet	20 feet	15 feet	NA
Single Family Attached: [2, 3, 6]										
TLDR	10 feet	6 feet	20 feet	5 feet	NA	6 feet	6 feet	20 feet	10 feet	6 feet
TR	10 feet	6 feet	20 feet	5 feet	NA	6 feet	6 feet	20 feet	10 feet	6 feet
MDR-24, MDR-12, OFR	10 feet	6 feet	20 feet	5 feet	NA	6 feet	6 feet	20 feet	10 feet	6 feet
Attached Dwellings: [2, 3, 4, 6]										
MDR-12	10 feet[5]	NA[5]	NA[2, 5]	10 feet	NA	5 feet[5]	5 feet[5]	20 feet[5]	15 feet	15 feet
MDR-24	10 feet[5]	6 feet[5]	NA[2, 5]	10 feet	NA	5 feet[5]	5 feet[5]	20 feet[5]	15 feet	15 feet

Table 4.0130(E) - Minimum Setbacks in Residential Districts[7]

	FRONT			SIDE					REAR	
	Front Facade/ Wall	Front Porch	Garage	Interior Side (Not Zero or Common Wall)	Zero Lot Line Option	Street Side Wall	Street Side Porch	Street Side Garage Access	Rear/ No Alley	Rear/ With Alley
OFR	10 feet[5]	NA[5]	NA[2, 5]	10 feet	NA	[5]	NA[5]	NA[5]	15 feet	15 feet

Table 4.0130(E) Notes:

1 See Section 10.0200 for setbacks of detached accessory structures and for setbacks of attached and detached patio covers in LDR-5, LDR-7,TLDR and TR.

2 Buffering and Screening Standards of Section 9.0100 may apply.

3 Height Transition Standards of Section 9.0600 may apply.

4 20 foot minimum distance between major structures on same lot, except for non-single family attached townhouse style dwellings on the same lot where a minimum of 10 feet in between major structures (side to side) will be required. Detached carports and detached garages are not major structures. See Section 10.0200 for accessory structure setback standards.

5 Maximum front and street-side setbacks apply as provided for the Corridor Multi-Family District in Table 4.0430 and Section 4.0433(B).

6 For double-fronted lots, each street frontage shall be considered a front yard in terms of setback requirements (except when one of the frontages is an alley or private accessway, in which case that yard will be the rear).

7 In cases where sidewalk access is provided by easement, the setback shall be measured from the easement line closest to the house or garage per Table 4.0130(E).

8 The Zero Lot Line option may only be employed on a lot designated as a zero lot line lot through a land division approval. See Section 4.0132(A)(3).

9 Setbacks for single family attached units are identified in Table 7.0201(M)(3)(a).

10 The maximum setback for single-family detached dwellings from the end of a Minor Access Street is 25 feet.

4.0131 Additional Standards for the LDR-5 and LDR-7 Districts

A. Density Calculations

1. Accessory dwellings are not included in the determination of density nor are dedicated streets or tracts created for non-dwelling unit purposes such as open space tracts, except where transfer of density from the tract to the remainder of the site is allowed by a Special Purpose Overlay District.

2. A new lot created with a pre-existing dwelling on it may be excluded from the density calculation only if this new lot is less than 8,400 square feet or if the dwelling sits on a "leftover parcel" as described with **Section 4.0132(E)**.

B. Development of a Lot of Record in LDR-5: A lot of record which is less than 5,000 square feet may be developed for all uses permitted in the LDR-5 district when in compliance with the other requirements of the LDR-5 District.

C. Development of Duplexes on a Lot Created under standards in effect Prior to December 19, 1996: A lot that was created under standards in effect prior to December 19, 1996, may be developed with a duplex, only if:

1. It is 8,000 square feet or more in size and any portion is located within 275 feet of an arterial street; or

2. It is designated on a recorded plat as a duplex lot.

D. Development of a Lot of Record in LDR-7: A lot of record which is less than 7,000 square feet may be developed for all uses permitted in the LDR-7 District when in compliance with the other requirements of the LDR-7 District.

4.0132 Additional Standards for the LDR-5, LDR-7, TR and TLDR Districts

A. Yard Setbacks for Single-Family Detached Dwellings

1. Refer to **Table 4.0130(E)** for setbacks of single-family detached dwellings.

2. See **Section 10.0200** for yard setback requirements for detached accessory structures and for attached and detached patio and deck covers.

3. Zero lot line special side yard setback conditions:

a. For an adjacent lot, the yard abutting the 6 inch side shall be a minimum of 6 feet.

b. A zero lot line side yard setback shall not be employed where the abutting property is not part of a zero lot line development. When the zero lot line cannot be employed, the structure shall be a minimum of 5 feet from the interior side yard property boundary.

c. All side yard setbacks in a zero lot line development shall be clearly indicated on each lot for both the tentative partition or subdivision plan and final partition or subdivision plat.

d. A perpetual six foot maintenance and general utility easement shall be provided on the lot adjacent to the zero lot property line. This easement shall be kept clear of structures or any other object which could physically preclude access to areas within the easement for utilities access and for maintenance of the wall on the zero lot line side of the structure.

B. Yard Setbacks for Single-Family Attached Dwellings. Refer to **Table 4.0130(E)** and **Table**

7.0201(M)(3)(a) for setbacks of single-family attached dwellings.

C. Maximum number of units per lot: No more than one dwelling unit or duplex may be located on a lot except as authorized for those residential uses subject to a Special Use Review pursuant to **Section 8.0100** and except as authorized through the Accessory Dwelling provisions of **Section 10.0100** of the Community Development Code.

D. Safe Neighborhood Design Performance Standards

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

1. Visible Dwelling Front. Except for homes on the flag portion of flag lots, the front door shall be oriented towards the street which the dwelling faces. At least 75 percent of that street frontage shall be visible from: 1) the front door; or 2) a street facing ground floor window in a frequently used room such as a living room, dining room, kitchen or bedroom (but, for example, not a window to a garage, bathroom or storage area); or 3) a street facing second story, minimum four-foot-by-four-foot window, except a bathroom window, placed no higher than 3 feet 6 inches from the floor to the bottom of the window sill.

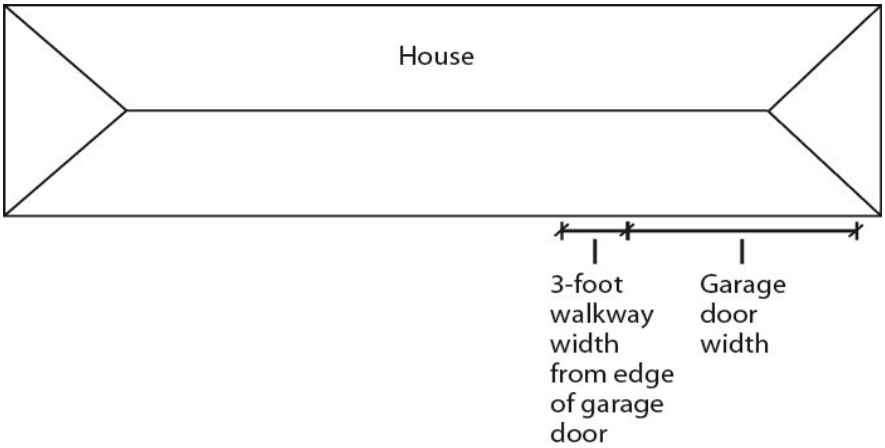
This section allows portions of the front of a dwelling to protrude forward of other portions, as long as the visibility standard is satisfied. A dwelling on a lot created pursuant to **Section 10.1520** may use a private drive or future street to comply with this provision.

2. Street Pedestrian Connection Options. Except for homes on the flag portion of flag lots, 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 from the public sidewalk to the front door with at least a portion of the walkway combined at the edge of the driveway. The walkway width must extend at least 3 feet beyond the edge of the garage door (see **Figure 4.0132(D)(2)(b)**).

Figure 4.0132(D)(2)(b): Combined walkway width extending beyond 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 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.

E. Land Divisions with Left-Over Parcels

An application for a land division may have a "left-over" parcel or portion of the property which is capable of further development and which is not included as part of a phased subdivision. The area of up to two such parcels may be excluded from the average lot size calculation provided that a future development plan is submitted which demonstrates that the parcel(s) can be developed consistent with applicable standards.

Parcels created under this provision may not be developed until:

a. Lots are created pursuant to **Article 6** - Land Divisions, which are consistent with the standards of the LDR-5, LDR-7 , TLDR and TR Districts (as appropriate) and other applicable provisions of the Community Development Code; or

b. Approved through the Special Use Review process found in **Section 8.0100**.

The applicant shall file a note of the plat or other documents in the office of the County Recorder that such left-over parcel(s) shall not be developed until lots are created pursuant to **Article 6** - Land Divisions, which are consistent with the standards of the LDR-5, LDR-7, TLDR, and TR Districts (as appropriate) and other applicable provisions of the Community Development Plan; or approved through the Special Use Review process found in **Section 8.0100**.

F. All developments shall also be subject to the applicable requirements of **Section 4.0130**; **Article 9** - Common Requirements; and **Section A5.000** - Public Facilities.

4.0133 Single-Family Attached Dwelling Standards for Phasing and Design Review

A. If a phased development or subdivision is proposed for a development that includes single family attached dwellings, the first phase shall conform to density requirements without consideration of subsequent phases. Later phases shall conform to density requirements in a cumulative fashion, taking into account previous phases and while continuing to meet density standards at each phase. This is calculated by adding the number of lots for the current phase and all previous phases and dividing by the acreage of the current phase (taking into account subtractions in the "Net Density" definition) and all previous phases. The result shall meet the applicable density standard.

B. All developments that include single family attached dwellings shall receive both land division approval to create lots for the single family attached dwellings as required in **Article 6**, and design review approval as required in **Article 7**.

Recording of the plat for the land division shall be a condition of approval of both design review and the issuance of building permits for single family attached dwellings.

4.0134 Standards for Residential Districts Other Than LDR-5, LDR-7, TLDR and TR

A. Building Height requirements for MDR-24 District. 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 can be increased to 45 feet.

B. Limited Business and Retail Service and Trade in OFR District. Limited Business and Retail Service and Trade are permitted in office complexes when all of the following standards are met:

1. The uses are scaled to service the tenants of the office complex or surrounding office area.

2. The uses do not exceed 20% of the total office floor area of a new or existing structure.

3. The commercial uses are not developed prior to the office uses on which the 20% area is based.

4. Siting and signage are internally oriented.

C. Moderate Density Residential District-12: A lot of record which is less than 10,000 square feet may be developed for all uses permitted in this district, except a manufactured dwelling park when in compliance with the other requirements of the Moderate Density Reidential-12 District.

D. Moderate Density Residential District-24: A lot of record which is less than 11,000 square feet may be developed for all uses permitted in this district. Attached dwellings may be developed on a lot of record which is less than 11,000 square feet when in compliance with the following density requirements:

1. Minimum net density = a duplex

2. Maximum net density = 24.2 units per acre

E. Office/Residential District: A lot of record which is less than 7,200 square feet may be developed for all uses permitted in this district, except an attached dwelling when in compliance with the other requirements of the Office/Residential District.

F. All developments shall also be subject to the applicable requirements of **Section 4.0130; Article 9**- Common Requirements; and **Section A5.000** - Public Facilities.

4.0135 Single Family and Duplex Construction on a Lot

A. The construction of a single-family detached dwelling, manufactured home or duplex in an LDR-5, LDR-7, TR or TLDR District, or single-family attached dwelling in the TR or TLDR District on a lot within an approved land division where sewer lines, water lines, storm drainage facilities, and streets are constructed to the city standards that were in effect when the land division was approved, and (in the case of single-family attached dwellings in TR or TLDR) an active design approval is in effect or the land division predated said requirement, shall be reviewed under the Type I procedure to determine if the proposal meets the site development requirements in Standards **Section 4.0130** or in the Variation to Development Standards of **Section 6.0321** (Planned Development) of the Gresham Community Development Code. The property owner shall still obtain all required permits.

B. The construction of a single-family detached dwelling, manufactured dwelling or duplex or single family attached dwelling that does not meet the requirements of **Subsection (A)** shall also be reviewed under the Type I procedure except that this review shall focus on street and utility requirements for new construction as per **Section A5.000**.

C. Except as provided by **Section A4.003**, the Manager may approve alterations to existing single-family detached dwellings under the Type I procedure. The proposal need not comply with **Section A5.000** of the Community Development Code. If the application for an alteration to a single-family detached dwelling is processed with another development permit application, all the standards of the Community Development Code shall apply.

4.0136 Manufactured Dwelling Requirements

A. An application for a development permit for a manufactured dwelling shall provide proof that the proposed manufactured dwelling meets the definition of manufactured dwelling as stated in **Article 3**.

B. The manufactured dwelling shall be multi-sectional and enclose a space of not less than 1,000 square feet.

C. The manufactured dwelling shall be placed on, and attached to, an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured dwelling is located not more than 12 inches above grade.

The measurement is taken from the top of the foundation to grade. In the case of a sloped lot the foundation may be stepped down with a maximum of 30" of masonry exposed. Supporting framing material shall have coverings of siding material matching the siding material of the manufactured dwelling.

D. The manufactured dwelling shall have a pitched roof with a nominal slope of at least 3 feet in height for each 12 feet of width.

E. The manufactured dwelling shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the State's building code as defined in ORS 455.010.

F. The manufactured dwelling shall have a garage or carport with exterior materials matching the manufactured dwelling.

4.0137 Accessory Dwellings

The establishment of an accessory dwelling unit may be allowed in conjunction with single-family detached dwellings in the LDR-5, LDR-7, TR and TLDR districts. Accessory dwellings may be permitted as a means of providing more affordable housing opportunities for young families, empty nesters and others. Accessory dwellings can encourage additional density with minimal cost and disruption to surrounding neighborhoods; allow individuals and smaller households to retain large houses as residences; provide convenient care for the elderly and infirm on a long-term basis; and allow more energy-efficient use of large, older homes. Refer to **Section 10.0100** for Accessory Dwelling development requirements.

4.0138 Residential Compatibility Standards for LDR-5, LDR-7, TLDR and TR

A. Purpose. These standards are intended to provide safe, connected neighborhoods at a compatible scale supported by public street systems and to establishing special height, bulk and setback requirements.

B. Standards for Non-Standard Lots, Except Flag Lots.
The following standards apply to new residential development on existing or proposed lots in LDR-5, LDR-7, TLDR or TR that are non-standard but not flag lots. A non-standard residential lot or parcel is one that does not meet the standard lot depth, width, size, or frontage requirements for the district.

In addition, the Manager may require compliance with these standards by future development as a condition of approval for any land division which abuts existing single family residential development and which requires an adjustment or variance pursuant to **Section 10.1500**. When required, findings must support compliance with these standards as a condition of approval in order to help preserve the character of existing residential neighborhoods.

1. Residential Floor Area Ratio (FAR). In order to preserve the residential character of existing neighborhoods and limit the mass of residential buildings in relation to the lot area, the following floor area standards are established:

a. Residential Building Size Standard. The floor area on any lot proposed for residential development shall not exceed the following (see **Figure A12.002, Appendix 12.000**):
Lots with less than 4,000 square feet of effective lot area – 60 percent of the effective lot area.

Lots with 4,000 to 8,000 square feet of effective lot area – 2,000 square feet plus 10 percent of the effective lot area.

Lots with greater than 8,000 square feet of effective lot area – this standard does not apply.

b. For the purposes of this section, “floor area” does not include unenclosed areas such as decks or porches and up to 500 square feet of garage space.

c. Effective Lot Area. As used in **Section 4.0138**, “effective lot area” is the gross horizontal area of a lot minus any portion of the lot encumbered by an access easement (see **Figure A12.003, Appendix 12.000**).

2. Building Height Setback (Rear and Side Yards). To provide compatible building scale and privacy between developments, taller buildings shall set back further to create a building height transition to neighboring residence(s). (See **Figure A12.005, Appendix 12.000**).

a. This standard applies to new non-standard lot development over 20 feet in height that is not on a flag lot.

b. For every foot of height over 20 feet, an additional six (6) inches of setback shall be added to the standard rear and/or side yard setback required by **Table 4.0130 E**. The additional setback(s) shall only be required along those property lines that are shared with existing or planned single family residence(s).

c. Porches, bay windows and decks may intrude into the required additional setbacks provided they are less than 20 feet in height.

3. Developments required to comply with **Section 4.0138(B)** are exempt from Section **4.0138(D)**.

C. Standards for Flag Lots

The following requirements apply to new development or expansions on existing or proposed lots in LDR-5, LDR-7, TLDR or TR that are flag lots whether the flag pole is part of the flag lot or the pole portion is an access easement. Flag lots and flag poles are defined in **Article 3**.

1. Process. Flag lots shall require a Type II Adjustment pursuant to **Section 10.1520**, Reduction in Minimum Street Frontage.

2. Minimum setbacks for the flag portion of the flag lot are:

a. Front and side: 10 feet.

b. Rear with no alley: 10 feet.

c. Rear with an alley: 6 feet.

3. Height limits for flag lot structures are:

a. Structures with roofs with a pitch less than 1 foot for each 4 feet of horizontal distance: 22 feet.

b. Structures with a butterfly or mansard roof: 22 feet.

c. Structures with pitched roofs not listed in (b) of this subsection where the pitch is equal to or greater than 1 foot for each 4 feet of horizontal distance: 30 feet.

4. Flag lots must comply with the applicable provisions of **Section 9.0100** – Buffering and Screening Requirements.

5. Creation of flag lots:

a. Permanent flag lots may be created only when mid-block streets or alleys cannot be extended to serve future development. Implementation of a Future Street Plan, pursuant to **Section 9.0700**, identifying mid-block streets shall be required whenever practicable as an alternative to approving a permanent flag lot (see **Figure A12.006, Appendix 12.000**).

For the purposes of this section "whenever practicable" shall mean other than as prevented by a topographic or natural feature, a transportation or public facility (e.g., an existing roadway, rail line, or school), or other feature of a fixed nature. Existing dwellings, other than those on the Gresham Historic and Cultural Overlay District or National Register, existing lot patterns, and financial inability or lack of willing participants shall not preclude a Future Street Plan if future redevelopment and lot consolidation is possible.

b. Interim flag lots may be allowed in conjunction with an approved Future Street Plan in order to allow infill development to occur prior to construction of the future street.

6. Driveways related to flag lots:

a. A flag lot driveway (i.e., flag pole) may serve no more than two (2) flag lots.

b. A drive serving more than one lot shall have a reciprocal and shared access and maintenance access easement agreement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area (see **Figure A12.001, Appendix 12.000**).

c. Driveway width. All driveways serving flag lots, whether on a flag lot parcel or an easement, shall have a minimum travel lane width of 12 feet and a minimum planter strip width of 3 feet. The planter strip shall be located between the pole portion of the flag lot and the neighboring parcel(s) and shall extend the length of the driveway (See **Figure A12.001, Appendix 12.000**). The maximum width is 20 feet, except as required by the Oregon Fire Code.

d. Maximum driveway length. The maximum driveway length is subject to requirements of the Oregon Fire Code and shall not exceed 150 feet.

7. Lot Area. Flag poles or flag pole easements shall be considered not buildable and shall not be included in lot size calculations. Density shall be based on effective lot area. (See **Figure A12.003, Appendix 12.000**). As used in **Section 4.0138**, "effective lot area" is the gross horizontal area of a lot minus any portion of the lot encumbered by an access easement, including the pole of a flag lot (see **Figure A12.003, Appendix 12.000**).

8. Additional Requirements for Interim Flag Lots.

a. Interim flag lots shall have standard street frontage onto the proposed future street and shall take access from the future street upon its completion.

b. If an interim flag pole is not part of a planned future street, then it shall be provided via an easement and said easement shall revert to the property owner upon completion of the planned future street.

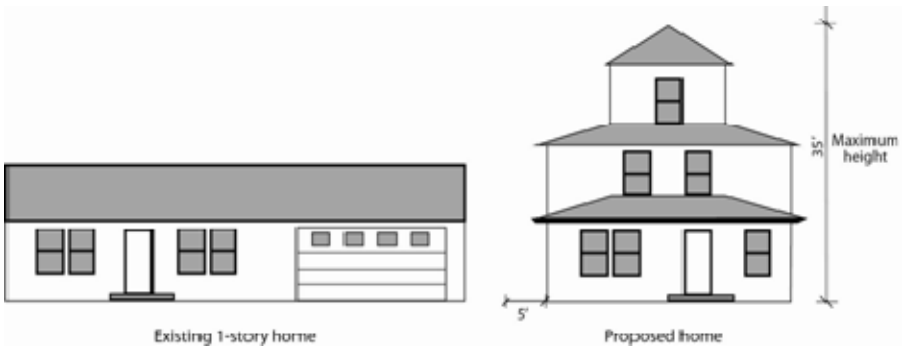
c. Future Street Plans. Building placement and alignment of shared drives shall be designed so that future street connections can be made as surrounding properties develop.

d. Future Street Dedication, Improvement and Non-remonstrance Agreements. The applicant/owner may be required to dedicate right-of-way to support a future street plan. The dedication shall be so indicated on the face of the subdivision or partition plat. Pursuant to **Section A5.408**, street improvements shall be made consistent with public works standards and subject to the requirements of the Oregon Fire Code. An improvement agreement or non-remonstrance agreement may be required to ensure future improvements or participation in a Local Improvement District.

D. Standards for New Residential Development Adjacent to Existing Low-scale Development

1. Intent: In situations where new or expanding residential development is next to an older single-family detached dwelling or duplex in certain districts, the new development should be limited in volume such that a two-story house is allowed with the potential for a third story that has less volume and square footage than the first two stories. This is intended to reduce the difference in scale and massing on the two lots and limit the potential number of views onto the abutting, existing property from proposed structure's windows.

Figure 4.0138(D)(1): Intent for smaller third floor



2. Applicability:

These standards apply to expansion of existing residential structures where building volume is being increased and to construction of new single-family detached dwellings, duplexes, single-family attached dwellings and associated accessory structures in the following circumstances.

The lot abutting the proposed development has the following characteristics:

a. The abutting lot is in LDR-5, LDR-7, TR or TLDR; and

b. A single-family detached dwelling or duplex exists that has been on the lot for at least 10 years; and

c. The existing single-family detached dwelling or duplex is less than or equal to 15 feet tall, which means buildings with flat roofs are less than or equal to 15 feet tall and buildings with pitched roofs measure 15 feet or less from the ground to the highest exterior portion of the eave; and

d. When the shared property line is:

1. The side lot line for both lots and the existing single-family detached dwelling or duplex on the lot is within 15 feet of the shared property line between its lot and the lot with the new construction or expansion; or

2. The rear lot line of the lot with the existing single-family detached dwelling or duplex and the side lot line of the lot with the proposed development and the existing single-family detached dwelling or duplex on the lot is within 30 feet of the shared property line; and

3. The lot with the proposed development is in LDR-5, LDR-7, TR or TLDR or is a new or expanding single-family attached structure on a lot abutting a single-family dwelling or duplex in LDR-5, LDR-7, TR or TLDR.

3. Standards:

Buildings shall comply with a compatibility angle that limits the volume of buildings on the site. The angle is determined in the following manner and is shown in Figure **4.0138(D)(3)**:

a. The starting point for the compatibility angle shall be the midpoint of the lot line of the existing dwelling. (See **Figure 4.0138(D)(3)(a)**). If a retaining wall is located at the property line's midpoint, the starting point shall begin halfway between the ground at the bottom of the wall and the top of the wall.

b. From the midpoint, a horizontal plane perpendicular to the ground and 17 feet directly above the lot line shall be established. Then a plane shall be established at a 45-degree angle inward over the property with the new or expanding development, rising 1 foot of additional rise for each 1 foot from the lot line.

c. A potential adjustment may be allowed for lots on existing slopes where the compatibility angle restricts the building volume more than intended in **Section 4.0138(D)(1)**. It does not apply to lots where the grade has been artificially raised. Adjustments shall meet the following standards:

1. Lots intended for proposed development that have existing slopes as described above can apply for the vertical plane to be raised if the compatibility angle results in a height at the 5-foot setback that is less than 20 feet on the portion of the lot where the applicant intends to build a structure; and

2. The applicant requesting the change in vertical plane shall demonstrate that the development cannot comply with the compatibility angle by changing the location of the building because of Habitat Conservation Area, steep slopes, existing structures, tree preservation or similar constraints; and

3. The revision shall be approved at the discretion of the Manager; and

4. The revision shall conform to the intent of the compatibility angle to limit side wall heights to 22 feet facing the lot with the existing single-family detached dwelling or duplex that meets the standards in **Section 4.0138(D)(2)**.

d. If the compatibility angle results in a height at the 5-foot setback that is more than 26 feet in the area where the applicant intends to build a structure, the 17-foot vertical plane may be lowered at the discretion of the Manager until the compatibility angle results in a 22-foot height at the 5-foot setback. The angle would be lowered to meet the intent of **Section 4.0138(D)(1)**.

e. Solar collection equipment, vents, antennas and chimneys may project beyond the 45-degree compatibility angle. The maximum projection for solar collection equipment shall be 3 feet.

Figure 4.0138(D)(3): Compatibility angle

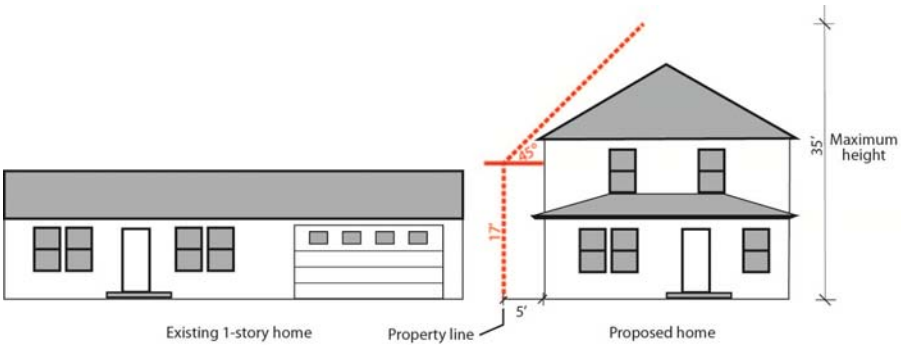
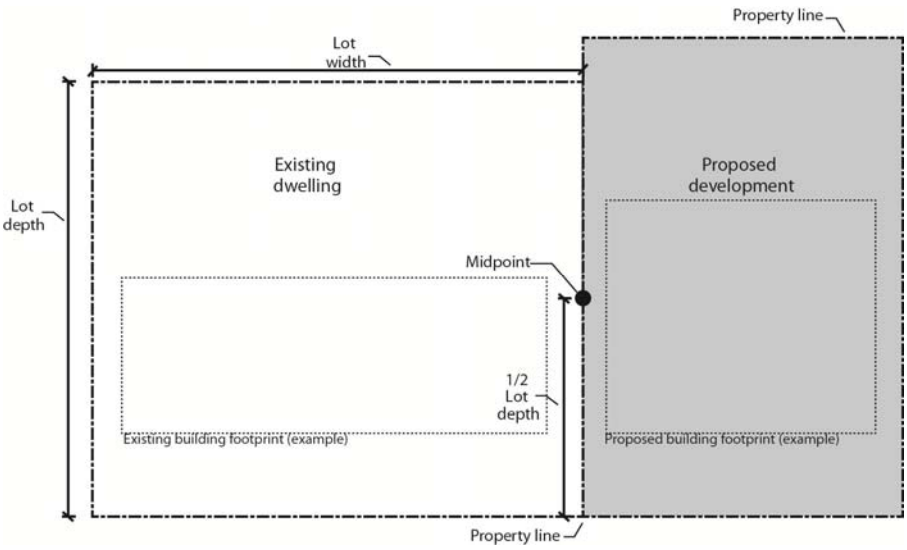


Figure 4.0138(D)(3)(a): Midpoint example



4.0139 Large Lot Subdivision Option for LDR-5 and LDR-7

A. This subsection is intended to provide for a greater range of housing choices in the city by making available as an option to property owners/applicants the opportunity to create a subdivision that has an average lot size within the 8,000 sq. ft. to 14,000 sq. ft. range in LDR-5 or LDR-7. Large lot subdivisions are not required to comply with the minimum density standard of the underlying LDR-5 or LDR-7 District. They shall be processed in the same manner as other subdivisions and subject to the applicable land division requirements of the development code. Subdivision lots created using the Large Lot Subdivision Option are not eligible for further land division.

B. Standards for large lot subdivisions. The following standards apply to large lot subdivisions:

1. A large lot subdivision must have an average lot size of at least 8,000 square feet and less than 14,000 square feet.

2. The minimum lot size in a large lot subdivision shall be 8,000 square feet.

3. Large lot subdivisions are restricted to detached single-family dwellings.

4. Minimum subdivision lot dimensions/yard setbacks:

Minimum subdivision lot dimensions:	
Lot width at building line (interior and corner lots):	50 feet
Lot depth (interior and corner lots):	100 feet
Minimum front yard setback:	
All structures:	20 feet
Minimum side yard setbacks:	
Interior side:	7.5 feet
Street side wall:	15 feet

Street side porch:	9 feet
Street side garage access:	20 feet
Minimum rear yard setbacks:	
Rear (no alley):	25 feet
Rear (with alley):	9 feet

5. Unless otherwise noted above, all other LDR-5 or LDR-7 standards and requirements apply to large lot subdivisions.

4.0140 Poultry and Livestock

The keeping of poultry and livestock is permitted in the LDR-5, LDR-7, TR, TLDR, MDR-12 and MDR-24 districts provided the poultry and livestock are kept over 100 feet from any residence other than the dwelling on the same lot.

See also the Gresham Revised Code for the keeping of chickens.

SECTION 4.0200
COMMERCIAL LAND USE DISTRICTS

General

4.0201 Purpose

Land Use District Characteristics

4.0210 Neighborhood Commercial District (NC)

4.0212 Central Rockwood and Corridor Districts

Permitted Uses

4.0220 Permitted Uses

Commercial Land Use District Standards

4.0230 Commercial Land Use District Standards

4.0231 Additional Commercial Land Use District Standards

General

4.0201 Purpose

Development on lands designated Neighborhood Commercial District is permitted when consistent with the provisions of this section and all other applicable requirements of the Community Development Code.

Land Use District Characteristics

4.0210 Neighborhood Commercial District (NC)

The Neighborhood Commercial District is intended to provide for small to medium sized shopping and service facilities and limited office uses adjacent to residential neighborhoods. The district is intended to meet the shopping and service needs of the immediate neighborhood and to have minimal negative impacts on surrounding residential uses. Areas determined appropriate for Neighborhood Commercial Districts are identified on the Community Development Plan Map.

4.0212 Central Rockwood and Corridor Districts

Additional Commercial Development Districts unique to the Corridor Districts are listed in **Section 4.0400**. The Gresham Community Development Plan map identifies the location of these additional development districts.

Permitted Uses

4.0220 Permitted Uses

Table 4.0220 lists those uses that are permitted in each Commercial District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the site development requirements of **Section 4.0230-4.0231** and all other applicable requirements of the Community Development Code.

Table 4.0220: Permitted Uses in the Commercial Land Use Districts

USES	NC
RESIDENTIAL[1]	
Single-Family Detached Dwelling	NP
Duplex	NP
Single-Family Attached Dwellings	NP
Attached Dwellings on a Single Lot	NP
Elderly Housing	NP
Manufactured Dwelling Park	NP
Residential Facility	NP
Residential Home	NP
COMMERCIAL	
Auto-Dependent Use	L[2]
Business and Retail Service and Trade	L[3]
Clinics	NP
Commercial Parking	SUR
Daycare Facilities	SUR
Live-Work	NP
Major Event Entertainment	SUR
Mini-Storage Facilities	NP
Outdoor Commercial	NP
INDUSTRIAL	
Construction	NP
Exclusive Heavy Industrial Uses	NP
Industrial Office	NP
Information Services	NP
Manufacturing	NP
Miscellaneous Industrial	NP

USES	NC
Trade Schools	NP
Transportation/Distribution	NP
Warehousing/Storage	NP
Waste Management	NP
Wholesale Trade	NP
INSTITUTIONAL USES	
Civic Use	SUR
Community Services	SUR
Medical	SUR
Parks, Open Spaces and Trails	SUR
Religious Institutions	SUR
Schools	SUR
OTHER	
Basic Utilities	
Minor basic utilities	P
Major basic utilities	SUR
Heliports[4]	NP
Wireless Communication Facilities	SUR
Temporary Uses	P

Table 4.0220 Notes

[1] Home occupations may be permitted with a pre-existing dwelling in the NC district. Temporary health hardship dwellings may be permitted with a pre-existing single-family detached dwelling home in the NC district.

[2] Limited to gas stations and similar retail uses with a maximum gross floor area of 10,000 square feet.

[3] Business and Retail Service and Trade are limited to the following:

- Eating and drinking establishments with a maximum gross floor area of 3,500 square feet
- Insurance, real estate, and other similar offices with a maximum gross floor area of 5,000 square feet
- Laundries, dry cleaners, barber salons, and other similar personal services with a maximum gross floor area of 5,000 square feet
- Clothing, drug stores, and similar retail trade uses with a maximum gross floor area of 10,000 square feet
- Grocery store with a maximum gross floor area of 35,000 square feet

[4] Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

Commercial Land Use District Standards

4.0230 Commercial Land Use District Standards

The site development requirements listed in **Table 4.0230** are applicable to all development within the Neighborhood Commercial district. Development within this district shall also be consistent with all other applicable requirements of the Community Development Code.

	NC

	NC
A. Maximum Site Size	4 acres[1]
B. Minimum Lot Size	10,000 square feet
C. Minimum Lot Dimensions 1. Width 2. Depth	 1. 60 feet 2. 70 feet
D. Minimum Yard Setbacks[2] 1. Front 2. Side a. interior lot b. corner lot 3. Rear	 1. 20 feet 2. a. 0 feet b. 0 feet on the interior side and 15 feet on the side abutting the street[3]. 3.0 feet
E. Maximum Building Height	35 feet[4]
F. Maximum Lot Coverage	50%
G. On-Site Activities	See Section 4.0231(B)[5]
H. Public Facilities, Site and Supplementary Requirements	See Section 4.0231(C)

Table 4.0230 Notes:

1 This requirement does not apply to the Springwater Plan District.

2 Buffering and screening may be required in addition to these setbacks. See Section 9.0100 for the buffering and screening requirements. Also, refer to the height transition area requirement found in the Maximum Building Height Section 4.0231(A) since it can increase the minimum yard setbacks where a development abuts a residential district.

3 However, for up to fifty percent (50%) of the length of the side yard abutting a street (excluding that portion of the side yard which overlaps the required front yard), the street-side setback may be reduced to five (5) feet.

4 See Section 9.0600 - Height Transition

5 At least ninety-five percent (95%) of the business activities must be conducted within a completely enclosed structure. No more than five percent (5%) of the area devoted to business use may be used for outdoor business activities, product display, or storage.

4.0231 Additional Commercial Land Use District Standards

A. Maximum Building Height: Three (3) stories or forty (40) feet unless equipped with a built-in fire protection system. When fire sprinklers, alarms, and when needed, enclosed, pressurized exit stairwell systems are provided, the building height can be increased to sixty-five (65) feet.

B. On Site Activities:

1. No outdoor business activities, product display or storage shall be located within yard setback or buffering and screening areas.

2. Areas devoted to on-site outdoor business activities, product display or storage must be located so that they do not interfere with pedestrian circulation.

C. Public Facilities. Site and Supplementary Requirements. All developments shall also be subject to the applicable requirements of **Section 4.0230** - Commercial Land Use District Standards; **Article 9**-Common Requirements; and **Appendix 5.000** - Public Facilities.

SECTION 4.0300
INDUSTRIAL LAND USE DISTRICTS

General Provisions

4.0301 Purpose

Industrial Land Use Districts Characteristics

4.0310 Heavy Industrial (HI)

4.0311 General Industrial (GI)

Permitted Uses

4.0320 Permitted Uses

Development Standards

4.0330 Development Standards Table

4.0331 Additional Industrial District Standards

4.0341 Stormwater Green Development Practices

General Provisions

4.0301 Purpose

This section of the Community Development Code implements Section 10.313 - Industrial Land Use within Volume 2 of the Comprehensive Plan. The purposes of the Industrial Land Use Districts are to: (1) implement the Comprehensive Plan's goals, policies, and action measures to promote economic development (2) include provisions to support viable industrial trends; and, (3) provide clear and objective standards so that implementation of the Industrial Land Use Districts is efficient, effective, and fair.

Characteristics

4.0310 Heavy Industrial (HI)

The Heavy Industrial District (HI) is intended to provide space for industrial users that may include operational characteristics that could create compatibility issues for adjacent land uses (such as noise and/or air emissions). This district also permits certain uses from the General Industrial District.

4.0311 General Industrial (GI)

The General Industrial District (GI) is primarily intended to provide space for a wide range of industrial uses, related enterprises serving primarily industrial clients, and employment oriented uses in office-type buildings. Primary uses shall include manufacturing and associated industrial uses, knowledge-based industries (graphic communications, creative services, and information technology), research and

development facilities, professional services primarily serving industrial and business clients and other industry focused uses and limited retail and commercial professional services that cater to the general public.

Permitted Uses

4.0320 Permitted Uses

Table 4.0320 lists those uses that are permitted in each Industrial District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.0320: Permitted Uses in the Industrial Land Use Districts

USES	HI	GI
RESIDENTIAL		
Single-Family Detached Dwelling	NP	NP
Duplex	NP	NP
Single-Family Attached Dwellings	NP	NP
Attached Dwellings on a Single Lot	NP	NP
Elderly Housing	NP	NP
Manufactured Dwelling Park	NP	NP
Residential Facility	NP	NP
Residential Home	NP	NP
COMMERCIAL		
Auto-Dependent Use	NP	NP
Business and Retail Service and Trade	L[1]	L[1]
Clinics	L[1]	L[1]
Commercial Parking	NP	NP
Daycare Facilities	SUR	SUR
Live-Work	NP	NP
Major Event Entertainment	SUR	SUR
Mini-Storage Facilities	NP	NP
Outdoor Commercial	NP	NP
INDUSTRIAL		

USES	HI	GI
Construction	P	P
Exclusive Heavy Industrial Uses	P	NP
Industrial Office	L[2]	P
Information Services	NP	P
Manufacturing	P	P
Miscellaneous Industrial	P	L[3]
Trade Schools	NP	P
Transportation/Distribution	P	P
Warehousing/Storage	P	P
Waste Management	P/SUR[4]	P/SUR[4]
Wholesale Trade	NP	P
INSTITUTIONAL USES		
Civic Uses	SUR	SUR
Community Services	L/SUR[5]	L/SUR[5]
Medical	NP	NP
Parks, Open Spaces and Trails	L/SUR[6]	L/SUR[6]
Religious Institutions	L/SUR[7]	L/SUR[7]
Schools	L/SUR[7]	L/SUR[7]
OTHER		
Basic Utilities		
Minor basic utilities	P	P
Major basic utilities	SUR	SUR
Heliports	SUR	SUR
Wireless Communication Facilities	SUR	SUR
Temporary Uses	P	P

[1] This includes the sale of goods and materials and of professional services to the general public. Examples include restaurants, stores, mini-marts, factory outlet stores and office supplies. Examples of professional services that cater to daily general public customers include bank branches, financial, insurance, real estate, legal, medical and dental offices.

In order to ensure that these uses are primarily intended to serve the needs of workers in the immediate area the following standards apply:

The total gross leasable square footage shall not exceed 3,000 square feet per use and shall not exceed 5,000 square feet cumulative gross leasable square footage within the same development project. For the purposes of this section, a development project is: a) a single building with less than 50,000 square feet of gross floor area that does not share common development features (such as access, parking, or utilities) with another building that has less than 50,000 square feet of gross floor area, whether or not the second building is located on the same or a different parcel or lot; or b) more than one building with less than 50,000 square feet of gross floor area that shares common development features (such as access, parking, or utilities) with another building that has less than 50,000 square feet of gross floor area, whether or not the buildings are located on the same or a different parcel or lot; or c) a single building with 50,000 square feet or more of gross floor area.

Shall not be permitted in a stand-alone building and instead be included within a building whose primary purpose is for an industrial use.

[2] Only administrative offices which are related to the operation of the industrial use of the property are permitted in the HI. Up to 20% of the total floor area may consist of these administrative offices. Multiple tenant office buildings are prohibited.

[3] Auto and truck salvaging and wrecking are not permitted in GI. All other miscellaneous industrial uses located adjacent to properties that are residentially designated land shall be located at least 100 feet from the residential property.

[4] Waste Management uses are permitted uses, except for solid waste transfer station, composting facilities, and landfills, which are subject to a Special Use Review. When located in the GI, waste management uses adjacent to residentially designated land shall be located at least 100 feet from the residential property.

[5] The following Community Service Uses are not permitted in the HI and GI districts: adult or senior centers, drug and alcohol treatment facilities, cemeteries, and mausoleums.

[6] The following Parks, Open Spaces, and Trails are not permitted in the HI and GI districts: public urban plazas, public neighborhood parks, public community parks, and golf courses. However, public urban plazas, public neighborhood parks, and public community parks are permitted in the HI and GI districts when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.

[7] Religious institutions, elementary schools, middle schools and high schools are permitted in the HI and GI districts when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.

Development Standards

4.0330 Development Standards Table

Table 4.0330(A) summarizes development standards which apply within the Industrial Land Use Districts. The standards contained in this table are supplemented by the referenced subsections and footnotes, which provide additional clarification and guidance.

Table 4.0330 Development Standards for the Heavy Industrial and General Industrial Districts

	HI	GI
A. Minimum Lot Size	None: See Section 4.0331(A)	None: See Section 4.0331(A)
B. Minimum Average Floor Area Ratio (FAR)	None	None
C. Minimum Building Setbacks	20 feet front & street side; 0 feet for interior side and rear	20 feet front & street side; 0 feet for interior side and rear
D. Minimum Building Height	None	None
E. Maximum Building Height	None; see Section 4.0331(B)	None; see Section 4.0331(B)
F. Minimum Off-Street Parking Required	As provided in Section 9.0851	As provided in Section 9.0851
G. Maximum Off-Street Parking	As provided in Section 9.0851	As provided in Section 9.0851

Table 4.0330 Development Standards for the Heavy Industrial and General Industrial Districts

	HI	GI
H. Pedestrian Circulation and Standards Apply	Section 9.0824	Section 9.0824
I. Screening & Buffering Required	Section 9.0100	Section 9.0100
J. Landscaping (Section 7.0202)	Yes; See Section 4.0331 (C)	Yes; See Section 4.0331 (C)
K. Outdoor Uses and Outdoor Storage Uses	Yes; 100% of the site area may include outdoor uses and outdoor storage associated with industrial uses Screening required, see Section 4.0331(D)	Yes; no more than 50% of the site area may include outdoor uses and storage associated with industrial uses Screening required, see Section 4.0331(D)
L. Parking, Loading and Unloading Area Standards	See Section 4.0331(E) and 9.0800	See Section 4.0331(E) and 9.0800
M. External Effects	See Section 4.0331(F)	See Section 4.0331(F)
N. Mechanical Equipment Screening	Yes; see Section 4.0331(G)	Yes; see Section 4.0331(G)
O. Exterior Building Treatment	See Section 4.0331(H)	See Section 4.0331(H)
P. Wellhead Protection	See Section 4.0331(I)	See Section 4.0331(I)
Q. Public Facility Site and Supplementary Requirements	See Section 4.0331(J)	See Section 4.0331(J)
R. Stormwater Management	Yes; See Section 4.0341	Yes; see Section 4.0341

4.0331 Additional Industrial Land Use District Standards

A. Lot Area. Division of lots or parcels are permitted as follows:

1. Lots or parcels 50 acres or smaller may be divided into any number of smaller lots or parcels.

2. Undeveloped lots, parcels, or tracts larger than 50 acres in size may be divided into smaller lots, parcels, or tracts so long as the resulting land division yields at least one lot, parcel, or tract of at least 50 acres in size. If a land division results in more than one lot, parcel, or tract of 50 acres or greater in size, only one of those 50+ acre lots, parcels, or tracts, if further divided, must yield a lot, parcel, or tract of at least 50 acres in size.

3. Development lots or parcels 50 acres or larger in size may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the city so long as at least 40 percent of the net area or the lot or parcel has already been developed with industrial uses or uses accessory to industrial uses, and no portion of the lot is developed, or proposed to be developed, with uses considered Business and Retail Service and Trade.

4. Notwithstanding parts **(2) and (3)** of this subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to right-of-ways for the following purposes:

a. To provide public facilities and services;

b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225:

c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or

d. To allow the creation of a lot for financing purposes when the created lot is part of a master planned development.

B. Maximum Building Height in all Industrial Land Use Districts
There is no maximum building height except when abutting a residential district the height transition standards of **Section 9.0600** shall apply.

C. Landscaping
Seventy five percent of landscaping required by **Section 7.0202** may include preserved natural areas and vegetated stormwater detention/retention facilities.

D. Outdoor Uses to be Screened

1. All outdoor storage uses shall be screened from adjacent properties by a six foot high sight-obscuring fence or wall.

2. All screened or walled outdoor use and storage areas which abut a public street shall be set back a minimum of 25 feet from the property line(s). Within that setback area trees and evergreen shrubs shall be planted. The plants shall be of such a variety and arranged so as to allow only minimum gaps between foliage of mature trees and plants within four years of planting.

3. Alternate plan: an applicant may propose a reduction in the minimum setback required in (2) above to a minimum of at least 20 feet by providing a detailed plan with specifications for landscaping and screening, including plantings, fences, walls, walks, berms and other features designed to afford the degree of the desired screening. The manager may approve an alternative plan if proposed buffering and screening makes up for the lack of horizontal distance and the result minimizes any impact that the storage has to the public street.

E. Parking, Loading and Unloading Areas in Industrial Land Use Districts

1. Parking, loading and unloading areas shall not be located within the required setback.

2. No loading or unloading facilities shall be located adjacent to lands designated for residential uses or parks if there is an alternative location of adequate size adjacent to commercial, industrial or other institutional uses.

3. Standards for parking are located in **Section 9.0800**.

F. External Effects

1. In the GI district, the emission of air pollutants or odorous gasses and changes in temperature detectable by the human senses without the aid of instruments at any point beyond the property line is prohibited.

2. In both the HI and GI districts, electrical disturbances which interfere with the normal operation of equipment or instruments on adjacent properties are prohibited.

3. In the GI district, except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building.

4. In the GI district, loud, unnecessary, or unusual noise which endangers health, peace or safety is prohibited.

5. Prior to the City taking any action on a Type I, Type II or Type III land use application or on

issuance of certificate of occupancy information sufficient to determine the degree of compliance shall be furnished by the applicant. Such request may include continuous records of operations, for periodic checks to ensure maintenance of standards, or for special surveys.

G. Mechanical Equipment in the GI and HI Land Use Districts
Roof mounted mechanical equipment such as ventilators and ducts for buildings located adjacent to residential districts, arterial streets or transit streets shall be contained within a completely enclosed structure that may include louvers, latticework, etc.

H. Exterior Building Treatment in the GI District
In the GI District, unfinished metal structure siding shall not be the major (over 50%) exterior material. Materials such as finished metal, wood, tilt-up concrete, masonry or glass should be the primary structural siding materials.

I. Wellhead Protection
Industrial and commercial development may be subject to the provisions of Gresham Revised Code Article 3.65 Wellhead Protection.

J. Public Facility Site and Supplementary Requirements for all Industrial Land Use Districts
All developments shall also be subject to the applicable requirements of **Sections 4.0320** and **4.0341**; **Article 9** – Common Requirements and **Appendix 5.000** - Public Facilities.

4.0341 Green Development Practices for Stormwater Management

Green Development Practices, such as rain gardens, stormwater planters, and porous pavement, manage stormwater runoff as close as possible to its source and use natural processes such as retention, infiltration, and evapotranspiration to treat and reduce the volume of stormwater runoff that drains into downstream water bodies. They are a toolbox of techniques that help a developed property mimic predevelopment natural hydrology, reducing any negative off-site impacts. Through the use of Green Development Practices local and downstream flooding impacts will be minimized and water quality and aquatic habitat will be protected to the maximum extent practicable.

When Green Development Practices are used in the public street right-of-way to manage stormwater, the street is referred to as a “Green Street”.

A. Definitions

1. Green Development Practices. Green Development Practices are defined as stormwater management techniques that utilize the processes of retention, infiltration, and evapotranspiration to treat runoff and reduce the volume of stormwater. Design standards and requirements for Green Development Practices are included in the City of Gresham’s Water Quality Manual.

2. On-Site Stormwater Management. On-site stormwater management is defined as the management of stormwater as close to the impervious source as possible. For public streets, on-site stormwater management is defined as management within the public right-of-way, also known as Green Streets.

3. Green Streets. Green Streets are streets that utilize Green Development Practices to manage stormwater. Standards for Green Street design can be found in the Public Works Standards.

B. Stormwater runoff from new or redevelopment shall be managed on-site with Green Development Practices and Green Streets to the maximum extent practicable. Green Development Practices shall

be designed per the requirements set forth in the Gresham Water Quality Manual and Green Streets shall be designed per the Public Works Standards.

C. Submittal Requirements Prior to Tentative Land Division or Site Design Approval. Prior to tentative land division or site design approval, applicants for new or redevelopment 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. 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.

3. All Green Street facilities shall comply with the sizing and design standards set forth in the Gresham Water Quality Manual and Public Works Standards.

4. Applicants seeking exemptions for on-site stormwater management requirements listed in this section must follow the procedures outlined in the Gresham Water Quality Manual.

D. 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.

E. 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 Manual.

3. Landscaping for stormwater management within parking lots will count towards total percentage of landscaping required on site.

F. After management in Green Development Practices, excess stormwater from private property must be discharged into an approved conveyance facility.

G. 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.

H. 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.

I. 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.

SECTION 4.0400
CORRIDOR DISTRICTS

General

4.0401 Purpose

Corridor District Characteristics

4.0410 Rockwood Town Center (RTC)
4.0411 Station Centers (SC)
4.0412 Corridor Multi-Family (CMF)
4.0413 Corridor Mixed Use (CMU)
4.0414 Community Commercial (CC)
4.0415 Moderate Commercial (MC)

Permitted Land Uses

4.0420 Permitted Land Uses

Corridor District Standards

4.0430 Development Standards
4.0431 Lot Size and Dimensions
4.0432 Floor Area Ratio
4.0433 Setbacks
4.0434 Building Height
4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts
4.0436 Commercial Uses
4.0437 Outdoor Commercial Uses
4.0439 Clear Vision Area Requirements
4.0440 Off-Street Parking for Single-Family Attached Dwellings in the Rockwood Town Center, Station Center, and Station Center (Ruby Junction Overlay) Districts
4.0441 Public Facilities and Supplementary Requirements

General

4.0401 Purpose

This section of the Community Development Code implements the Central Rockwood Plan and creates districts for the city's transit corridors. The Central Rockwood Plan originated in the Gresham 2020 Action Plan, which called for this area to accommodate intensive commercial, residential, and mixed-use development. Central Rockwood is envisioned as a Town Center, growing into a lively pedestrian-oriented, transit-supportive district. Transit Corridors are made up of lands adjacent to streets with transit service, identified in Figure 20, Volume IV – Transportation System Plan, of the Gresham Community

Development Plan. The land use districts of both the Central Rockwood Plan and the transit corridors are designed to take advantage of the substantial public investments which have been made in transit service, and to create attractive places to live, work, shop, and recreate with less reliance on the automobile than might be found elsewhere in the community.

Corridor District Characteristics

4.0410 Rockwood Town Center (RTC)

This district encompasses the heart of Central Rockwood. It is centered on the triangle formed by E. Burnside, NE 181st Ave., and SE Stark St., but also takes in adjacent properties around the triangle. Primary uses permitted in RTC are retail commercial, services, office uses and housing. Mixed-use developments and various institutional uses (e.g. library, public meeting halls, government facilities) are also permitted. The scale and character of new development is intended to support and reinforce the image of a town center, with buildings of at least two stories, oriented to streets and pedestrians, and with parking lots behind or to the sides of buildings.

A portion of the Rockwood Town Center will be the focus of more concentrated high-density residential, office, commercial, service and institutional mixed-use development in a village type urban form. Within this area, proposals to develop attached dwellings that front on streets (multi-family and attached single-family dwellings) are required to have a mixed-use component along the street frontage. Mixed-use consists of commercial, office, or institutional uses or combinations thereof in combination with residential uses. This "Mixed-Use" Rockwood Town Center area consists of the "triangle" described above, and other properties which front on its abutting streets (see **Appendix 9.000**).

4.0411 Station Centers (SC)

This district takes in properties which are adjacent to, or within easy walking distance, of light rail stations at 162nd Avenue, 172nd Avenue, Ruby Junction (197th Ave.), and Gresham City Hall. The Station Centers district is intended to accommodate uses which are directly supportive of light rail transit. Development types permitted include retail and service businesses, offices, mixed-use projects, higher-density housing, and attached single family dwellings. Acknowledging the different character of existing land uses adjacent to the Ruby Jct. light rail station, an overlay designation here will also permit auto-dependent uses, and small-scale light industrial uses.

4.0412 Corridor Multi-Family (CMF)

This district designation is applied to properties along segments of Transit Streets. The CMF district primarily provides opportunities for moderate-density residential development, including attached dwellings and attached single family dwellings. To help create a pleasant pedestrian environment, most new residential buildings will be oriented to public sidewalks, with parking lots behind or beside buildings. Standards will require that the scale of new housing diminish as buildings approach abutting single-family residential districts.

4.0413 Corridor Mixed Use (CMU)

This district designation is applied to certain clusters of properties along Transit Streets. In addition to moderate-density, multi-family residential uses, the CMU district permits small-scale commercial uses and mixed-use developments. Commercial businesses operating in this district will serve primarily the day-to-day needs of residents in nearby housing developments and neighborhoods. Design standards in **Section 7.0600** for new construction and remodels which meet the thresholds described in **Section 7.0003** will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.

4.0414 Community Commercial (CC)

This district designation is applied to larger nodes of primarily commercial development clustered around the intersections of arterial streets. This district services the surrounding community with a larger trade area than the Moderate Commercial district but still has building size limitations for compatibility with the adjacent residential properties. The CC district will accommodate a wide range of community-scale commercial uses, including retail, services, and offices. This district also permits housing as a secondary use, with attached dwellings being developed in conjunction with commercial construction. New buildings will be pedestrian-oriented, with parking placed behind or beside buildings. Design Standards in **Section 7.0600** for new construction and remodels which meet the thresholds described in **Section 7.0003** will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.

4.0415 Moderate Commercial (MC)

The MC district is applied to smaller nodes of commercial activity than the Community Commercial and is clustered around key intersections. This district is intended to function primarily as locally-oriented centers serving smaller trade areas than the Community Commercial district. Building size limitations ensure compatibility with the surrounding neighborhoods. Permitted development types include commercial retail, service, and office uses. This district also permits housing as a secondary use, with attached dwellings being developed in conjunction with commercial construction. Design Standards in **Section 7.600** for new construction and remodels which meet the thresholds described in **Section 7.0003** will ensure a strong pedestrian orientation for new development.

Permitted Uses

4.0420 Permitted Uses

Table 4.0420 lists those uses that are permitted in each Corridor Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

In addition to the permitted commercial land use types listed in **Table 4.0420**, the manager, under the Type II procedure, may permit other commercial uses which the manager finds to be supportive of, and consistent with, the purposes of the Central Rockwood Plan (Appendix 39 of Volume 1) and Corridor Districts (**Section 4.0400**), and with applicable land use policies and implementation strategies of the Community Development Plan.

Table 4.0420: Permitted Uses in the Corridor Land Use Districts

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
RESIDENTIAL[1]							
Single-Family Detached Dwelling	NP	NP	NP	L[2]	NP	NP	NP
Duplex	NP	P	P	P	P	NP	NP
Single-Family Attached Dwellings	L[3]	P	P	P	P	NP	NP
Attached Dwellings on a Single Lot	L[3]	L[4]	P	P	P	L[5, 6a]	L[5, 7a]
Elderly Housing	SUR[3]	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P[3]	P	P	P	P	L[5, 6a]	L[5, 7a]
Residential Home	NP	NP	NP	L[2]	NP	NP	NP
COMMERCIAL							
Auto-Dependent Use	L[8]	NP	P	NP	L[9]	L[6a, 6b]	L[7a, 7b]
Business and Retail Service and Trade	P	L[10]	P	NP	L[9]	L[6a, 6b]	L[7a, 7b]
Clinics	P	L[10]	P	NP	L[9]	L[6a, 6b]	L[7a, 7b]
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L[10]	SUR	SUR	P	P	P
Live-Work	P	P	P	NP	P	P	P
Major Event Entertainment	SUR	SUR	SUR	NP	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	L[11]	NP	L[11]	L[6a, 6b]	L[7a, 7b]
INDUSTRIAL							
Construction	NP	NP	L[12]	NP	NP	NP	L[7a, 13]
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	L[7a, 13]
Information Services	NP	NP	NP	NP	NP	NP	L[7a, 13]
Manufacturing	NP	NP	NP	NP	NP	NP	L[7a, 13]
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	L[7a, 13]
Trade Schools	NP	NP	NP	NP	NP	NP	L[7a, 13]
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	L[7a, 13]
Waste Management	NP	NP	NP	NP	L/SUR[14]	L/SUR[14]	L/SUR[14]
Wholesale Trade	NP	NP	NP	NP	NP	NP	L[7a, 13]
INSTITUTIONAL USES							
Civic Use	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR[15]	L/SUR[15]	SUR	SUR	SUR	SUR	SUR
Religious Institutions	P	P	P	SUR	P	L[6a, 6b]	L[7a, 7b]
Schools	P/SUR[19]	P/SUR[16, 19]	P/SUR[19]	SUR[19]	P/SUR[19]	P/SUR[19]	P/SUR[19]

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
OTHER							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR[17]	SUR	SUR	SUR
Heliports[18]	SUR	NP	NP	NP	NP	SUR	NP
Wireless Communication Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary Uses	P	P	P	P	P	P	P

Table 4.0420 Notes

[1] Temporary health hardship dwellings may be permitted with a pre-existing single-family detached dwelling home.

[2] Permitted only along the NE Glisan and NE 162nd Avenue corridors. Detached dwellings in the CMF district shall conform with development standards of Table 4.0130 for the TLDR district.

[3] Within the area identified on the Appendix 9.000 map (Rockwood Town Center Mixed Use Area), all buildings on Stark shall have non-residential uses at the ground floor frontages with primary entries on Stark. In a mixed use building, residential uses are allowed above and behind the non-residential uses on Stark.

Ground floor residential uses on Burnside within the area identified on the Appendix 9.000 map (Rockwood Town Center Mixed Used Area) shall have individual entries oriented to Burnside and located above grade a minimum of 4 feet and a maximum of 9 feet. Windows into living areas for ground floor residential uses shall be sited for privacy. Except for Section 7.0210(A)(4) and (5), Transit Design Standards of Section 7.0210 shall apply to all residential development with frontage on Burnside within the RTC district. All other applicable design and development criteria in this code shall apply.

[4] New Attached Dwellings on a Single Lot shall be developed as a mixed use project when the subject parcel fronts East Burnside and is within 500 feet of the center lines of the intersections of East Burnside and 162nd, 172nd or 197th Avenues. A development proposal may be exempted from this standard upon an affirmative finding that the street frontage has insufficient dimensions, such as in the case of flag lots or irregular shaped parcels, whereby it is physically impracticable to develop commercial or institutional uses. Housing developed for persons with special needs is exempted from the mixed use requirement. This is housing for persons with “special needs” consistent with the definition of the most recent “Consolidated Action Plan” as approved by the US. Department of Housing and Urban Development.

[5] May be permitted in conjunction with mixed use developments. Such developments are permitted provided they remain primarily non-residential. This is achieved by having: 1) at least 51% of the site’s ground floor uses be commercial or institutional uses; and 2) at least 75% of the linear street footage be fronted by a ground floor commercial or institutional use. The street frontage requirement only applies to a street classified as principal arterial, arterial or boulevard. The 75% standard does not apply to those parts of street not fronted by a building due to a driveway or other site element required by the Development Code, such as a required buffer or height transition area.

[6] Community Commercial. a) The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 100,000 square feet; and b) The maximum total building size (floor area) for commercial uses shall be 100,000 square feet.

[7] Moderate Commercial. a) The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 40,000 square feet with an exception for a maximum building footprint size of 60,000 square feet

for a grocery store use; b) The maximum total building size (floor area) for commercial uses shall be 80,000 square feet.

[8] In the Town Center district, Auto-Dependent Uses are limited to sites fronting on major or principal arterial streets.

[9] The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 10,000 square feet. For mixed use buildings, the residential and commercial components shall comply with the standards of Section 7.0103(B)(1)(d)(2).

[10] A commercial use permitted in the Station Center district (except for the Ruby Junction Overlay) must be located on a parcel of which some portion is within 500 feet of the intersection of the centerlines of East Burnside / 162nd, or East Burnside / 172nd, or East Burnside / 197th Ave, or East Burnside / 181st, or within ¼ mile of the intersection of the centerlines of Division Street / Eastman Parkway or Division Street / Kelly Avenue.

[11] The maximum site size for a new Outdoor Commercial use is 2 acres. Certain types of Outdoor Commercial Uses may be prohibited. See Section 4.0437.

[12] Any industrial use shall be limited to a maximum of 45,000 square feet of gross floor area. In addition, any new industrial use shall employ at least one person per 500 square feet of gross floor area. An applicant for design review for a new industrial use shall submit documentation as part of the application demonstrating conformance with this employee density requirement. Industrial developments are subject to standards pertaining to GI in Sections 4.0330(A) and 4.0331.

[13] The following General Industrial Uses are permitted only in conjunction with and accessory to a primary allowed use: Construction, Manufacturing, Wholesale Trade, and Warehousing and Storage. Information Services, Trade Schools, Industrial Office, Manufacturing and Miscellaneous Industrial are permitted uses for structure existing on Lot 1 of the Gresham Crossing Subdivision (1N3E34C TL 1001) that were approved through City file DR/MP 06-26000379 for a 5-year period, ending April 1, 2014. No outdoor use (storage or business activity) is permitted in association with these General Industrial uses. Any such General Industrial use still present beginning on April 2, 2014 will be considered a non-conforming use and subject to the provisions of Section 8.0200.

[14] Solid waste transfer stations, composting facilities, and landfills may pursue approval through the Special Use Review process. When located in the Corridor Districts, waste management uses adjacent to residentially designated land shall be located at least 100 feet from the residential property.

[15] Golf courses are not a permitted through a Special Use Review.

[16] Schools are permitted in the SC district if they are located on a parcel of which some portion is within 500 feet of the intersection of the centerlines of East Burnside / 162nd, or East Burnside / 172nd, or East Burnside / 197th Ave, or East Burnside / 181st, or within ¼ mile of the intersection of the centerlines of Division Street / Eastman Parkway or Division Street / Kelly Avenue. If they are not within this area, they are subject to a Special Use Review.

[17] Electrical generating facilities are not permitted through the Special Use Review process.

[18] Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

[19] Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

Corridor District Standards

4.0430 Development Standards

Table 4.0430, below, summarizes development standards which apply in the Corridors Districts. The standards contained in this table are supplemented by referenced subsections which provide additional clarification or guidance. Furthermore, the regulations of **Section 7.0600** Corridor Design District Commercial Design Guidelines and Standards and **Section 7.0500** Rockwood Design District Design Guidelines and Standards shall also apply.

Table 4.0430 Development Requirements For Corridor Districts

	Rockwood Town Center	Station Centers	Station Center (Ruby Jct. Overlay)	Corridor Multi-Family	Corridor Mixed-Use	Community Commercial	Moderate Commer-cial
A. Minimum Lot Size (Section 4.0431)	10,000 square feet for residential; none for commercial, institutional and mixed-use[8]	10,000 square feet for residential; none for commercial, institutional and mixed-use[8, 10]	10,000 square feet for residential; none for commercial, institutional, mixed-use, & industrial[8, 10]	10,000 sq. ft.[8, 10]	10,000 square feet for residential; none for commercial, institutional and mixed-use[8, 10]	None	None
B. Minimum Street Frontage (Section 4.0431)	100 feet for residential; none for commercial, institutional and mixed use[14]	100 feet for residential; none for commercial, institutional and mixed use[11, 14]	100 feet for residential; none for commercial, institutional, mixed use, & industrial[11, 14]	100 feet for residential; [11, 14]	100 feet for residential; none for commercial, institutional and mixed use[11, 14]	None	None
C. Minimum Lot Width/ Depth Ratio (Section 4.0431)	.5 : 1 for residential; none for commercial, institutional and mixed use[8]	.5 : 1 for residential; none for commercial, institutional and mixed use[8]	.5 : 1 for residential; none for commercial, institutional, mixed use, & industrial[8]	.5 : 1 for residential; [8]	.5 : 1 for residential; none for commercial, institutional and mixed use[8]	None	None
D. Minimum Floor Area Ratio (FAR) (Section 4.0432)	.5 : 1	.6 : 1	.6 : 1 for commercial, institutional and mixed-uses; none for industrial	None	None, except .4 : 1 in Central Rockwood Plan Area[13]	None, except .4 : 1 in Central Rockwood Plan Area[13]	None, except .4 : 1 in Central Rockwood Plan Area[13]

Table 4.0430 Development Requirements For Corridor Districts

	Rockwood Town Center	Station Centers	Station Center (Ruby Jct. Overlay)	Corridor Multi-Family	Corridor Mixed-Use	Community Commercial	Moderate Commer-cial
E. Minimum Residential Net Density (See definition of Net Density in Article 3)	18 units per acre for attached single-family dwellings; 20 units per acre for attached dwellings	18 units per acre for attached single-family dwellings; 24 units per acre for attached dwellings	18 units per acre for attached single-family dwellings; 24 units per acre for attached dwellings	12 units per acre	12 units per acre	12 units per acre	12 units per acre
F. Maximum Residential Net Density (See definition of Net Density in Article 3)	Unlimited inside Stark/ Burnside/ 181st Avenue Triangle; 40 units per net acre elsewhere	60 units per acre	60 units per acre	24 units per acre	24 units per acre	40 units per acre	40 units per acre
G. Minimum Building Setbacks (Section 4.0433 and Section 7.0500)	0 feet front, side and rear for commercial, mixed-use, and institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential[1, 16]	0 feet front, side and rear for commercial, mixed-use, and institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential[1, 16]	0 feet front, side and rear for commercial, mixed-use, and Institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential[1, 16]. For industrial uses, see Table 4.0330 (C) [1]	5 feet front; 15 feet rear; 0 feet interior side; 5 feet streetside[1]	5 feet front; 15 feet rear; 0 feet interior side; 5 feet streetside[1]	0 feet front, side and rear, including streetside	0 feet front, side and rear, including streetside

Table 4.0430 Development Requirements For Corridor Districts

	Rockwood Town Center	Station Centers	Station Center (Ruby Jct. Overlay)	Corridor Multi-Family	Corridor Mixed-Use	Community Commercial	Moderate Commer-cial
H. Maximum Building Setbacks (Section 4.0433)	Commercial, Institutional & Mixed-Use: 10 feet front and streetside[2] None for interior side and rear. Residential: 20 feet front; None for interior side and rear; 20 feet street-side[3a]	20 feet front; None for rear and interior side; 20 feet for street-side[3a]	For residential, commercial, institutional and mixed-use: 20 feet front; none for rear and interior side; 20 feet for street-side.[3a] No maximum for industrial uses.	20 feet front; None for rear and interior side; 20 feet for street-side[3a]	20 feet front; None for rear and interior side; 20 feet for street-side[3a]	10 feet front; None for rear and interior side; 10 feet for street-side[3b, 3c]	10 feet front; None for rear and interior side; 10 feet for street-side[3b, 3c]
I. Minimum Building Height (Section 4.0434)	2 stories[15]	2 stories	2 stories (None for auto-dependent and industrial)	None	None	None	None
J. Maximum Building Height (Section 4.0434)	4 stories within Triangle Area and 10 stories in Outside Triangle Area[15]	10 stories in Outside Triangle Area and 80 feet elsewhere[15]	10 stories in Outside Triangle Area and 80 feet elsewhere[15]	45 feet	45 feet	45 feet	45 feet
K. Transit Design Criteria and Standards Apply (Section 4.0435)	Yes[7]	Yes[7]	Yes[7]	Yes[7]	Yes[7]	Yes	Yes
L. Minimum Off-Street Parking Required	None required for commercial uses; 1 space/ unit for residential[9] All other uses see Section 9.0851.	None required for commercial; 1 space/ unit for residential[9] All other uses see Section 9.0851.	None required for commercial; 1 space/ unit for residential[9]; all other uses as provided in Section 9.0851.	As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851	As provided in Section 9.0851

Table 4.0430 Development Requirements For Corridor Districts

	Rockwood Town Center	Station Centers	Station Center (Ruby Jct. Overlay)	Corridor Multi-Family	Corridor Mixed-Use	Community Commercial	Moderate Commer-cial
M. Maximum Off-Street Parking Permitted	2 spaces/ unit for residential[4, 5]; all other uses see Section 9.0851.	1.5 spaces/ unit for residential[4, 5]; all other uses see Section 9.0851.	1.5 spaces/ unit for residential[4, 5]; all other uses see Section 9.0851.	As provided in Section 9.0851[4]	As provided in Section 9.0851[4,5]	As provided in Section 9.0851[5]	As provided in Section 9.0851[5]
N. Screening and Buffering Required	No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU[12]	No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU[12]	No, except where abutting CMF, and for auto-dependent commercial, outdoor commercial and industrial uses[12]	Yes[12]	Yes[12]	Yes	Yes
O. Clear Vision Area Required (Section 4.0439)	Yes [6]	Yes [6]	Yes [6]	Yes	Yes	Yes	Yes

Table 4.0430 Notes:

1 Minimum setbacks for single-family attached dwellings are:

(a) Front Yard:

(i) Front façade = 5 feet
(ii) Front Porch = 3 feet
(iii) Garage = 20 feet

(b) Side Yard:

(i) Interior = 5 feet for any side of a dwelling structure that is not a common wall with another dwelling structure;
(ii) Street side (corner lot): Façade = 5 feet; Porch = 5 feet; Garage with access from street side = 20 feet.

(c) Rear Yard = 10 feet if there is no alley; 5 feet if there is an alley.

(d) Additional setbacks = see Table 7.0201(M)(3)(a).

2 A maximum front or streetside setback of up to twenty (20) feet may be permitted when enhanced pedestrian spaces and amenities are provided that comply with Section 7.0603(A)(5)(D).

3 The following setback standards apply:

a. When abutting a Principal Arterial, a Major Arterial, a Minor Arterial or Boulevard street, the maximum front or streetside setback for a building containing dwelling units is thirty (30) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided that comply with Section 7.0603(A)(5)(D).

b. When abutting a Principal Arterial, a Major Arterial, a Minor Arterial or Boulevard street, the maximum front or streetside setback for a building containing commercial uses is ten (10) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided per Section 7.0603(A)(5)(D).

c. When abutting a Collector, Community or Local streets, the maximum front or streetside setback is five (5) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided that comply with Section

7.0603(A)(5)(D).

4 There is no maximum parking limitation for single-family attached dwelling units.

5 For commercial uses, when included in a mixed-use development, the maximum amount of off-street parking shall be as provided in Section 9.0850 for each commercial use.

6 Conformance with clear vision standards of Section 9.0200 shall be required only for developments with direct access to an arterial street.

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

8 Minimum lot size and lot width/depth ratio standards do not apply to lots or parcels created for single-family attached dwellings. Minimum lot dimensions for single-family attached dwelling lots are as follows:

	Width at building line
Interior Lot	16 feet (lots of less than 22 feet in width shall take access from an alley or from a shared access)
Corner Lot	16 feet where it abuts an alley 25 feet where there is no alley or shared access
Depth	0 feet - all developments that include single family attached dwellings shall receive both land division approval to create lots for the single family attached dwellings as required in Section 6.0001, and design review approval as required in Section 7.0001.

9 The standards of Section 4.0440 shall apply for single-family attached dwellings.

10 There is no minimum lot size requirement for duplexes in the SC, CMF and CMU districts.

11 Minimum street frontage for duplex in the SC, CMF and CMU districts is 35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner.

12 Screening and buffering are not required for attached single-family dwellings abutting the LDR-5, LDR-7, TLDR, or TR District.

13 The Central Rockwood Plan Area is the area shown as Central Rockwood Plan Land Use Districts on Figure 1 of Appendix 39, Volume 1 of the Gresham Community Development Plan.

14 Minimum street frontage for single family attached dwellings shall be 16 feet, except corner lots shall be 25 feet as measured from the corner radius end point to the property corner if there is an alley or shared access, and 32 feet from the corner radius end point to the property corner if there is no alley or shared access. A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.

15 Within the Rockwood Design District:

a. Triangle Area. For lands in the Triangle Area as described in Section 7.0501 buildings shall not exceed four (4) stories in height.

b. Outside Triangle Area. For lands in the Outside Triangle Area as described in Section 7.0501 buildings shall not exceed ten (10) stories in height.

See Section 7.0503(1)(B)(6) Gateways and Prominent Façade Sections for additional building height requirements for properties at the three gateway street intersections of:

a. 181st and Burnside

b. 181st and Stark

c. Burnside and Stark

16 Within the Rockwood Design District:

a. Triangle Area. See Section 7.0503(1)(A)(3)(C) and Section 7.0503(1)(A)(3)(D) Building Placement and Frontage for minimum and maximum front building setbacks.

b. Outside Triangle Area. See Section 7.0503(2)(A)(3)(C) and Section 7.0503(2)(A)(3)(D) Building Placement and Frontage for minimum and maximum front building setbacks.

4.0431 Lot Size and Dimensions

A. Minimum lot size, minimum street frontage, and minimum lot width/depth ratio shall be as

specified in **Table 4.0430** for new development. The lot width/depth ratio shall be determined by dividing the lot width dimension by the lot depth dimension.

B. Minimum lot size, street frontage, and lot width/depth ratio standards of **Table 4.0430** shall be satisfied prior to issuance of a development permit for attached dwellings.

C. Existing lots of record which do not meet the minimum lot size or street frontage standard, or the minimum lot width/depth ratio standard, may be developed with a duplex or two single-family attached dwellings, consistent with permitted uses as listed in **Table 4.0420**. Development permitted under this subsection is exempt from the minimum residential density standard of **Table 4.0430**.

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 in areas with a minimum commercial FAR and a minimum residential density requirement, 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** and **Section 7.0500**.

A. Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in **Section 3.0103**.

B. 1. For Rockwood Town Center (RTC), Station Centers (SC) and Station Center-Ruby Junction (SC-RJ) within the Rockwood Design District see **Section 7.0500**. For Station Center elsewhere in the city, the following shall apply: Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one (1) 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**. 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 (3) or more dwelling units, provided conformance is achieved with the maximum setback distance for at least one (1) building. For single-family attached residential buildings, conformance also must be achieved with building orientation standards of **Section 7.0201(E)**.

2. For commercial developments in Corridor Mixed-Use (CMU), Community Commercial (CC), and Moderate Commercial (MC), see **Section 7.0600**.

3. For mixed-use developments and attached residential dwellings on a single lot in all districts, see **Section 7.0100**.

C. Setback standards for single family attached dwellings are in **Table 7.0201(L)(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, institutional and mixed-use buildings. It does not apply to 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 requirement of **Section 7.0210**, for any new commercial or mixed-use building subject to a two (2) story height minimum, at least twenty percent (20%) of the upper facade area shall be made up of display areas or windows for all facades facing a street, except those developments subject to the Corridor Commercial Design Standards of **Section 7.0600** and those subject to the Rockwood Design Standards of **Section 7.0500**, and those subject to Plan District requirements such as the Downtown Plan District.

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(J)**.

D. Heights of single-family attached dwelling buildings are identified in **Table 7.0201(L)(3)(g).**

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 7.0500** apply to development within the Rockwood Design District. Additionally, the provisions of **Section 7.0210(B)(8)** and **7.0210(B)(10)(b)** apply to new development requiring design review approval in the Rockwood Design District. **Section 7.0103** and **7.0201** apply to new residential and mixed-use (residential) development. **Section 7.0202** applies to new commercial, industrial and mixed-use (commercial) development requiring design review approval that is not in the Corridor Design District. **Section 7.0600** Corridor District Commercial Design Guidelines and Standards applies to all commercial development in the Corridor Design District. **Section 7.0210(A)** applies in addition to other applicable standards and criteria to all developments except to those commercial developments in the Corridor Design District. Additionally, the provisions of **Section 7.0210(B)** apply to new development requiring design review approval in the Station Center outside the Rockwood Design District.

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.

4.0439 Clear Vision Area Requirements

New development in the Town Center District, in the Station Centers District, and in the Ruby Junction Overlay is exempt from the provisions of **Section 9.0200** - Clear Vision Area, except where the development has direct access to an arterial street.

4.0440 Off-street Parking for Single-Family Attached Dwellings in the Rockwood Town Center, Station Center, and Station Center (Ruby Junction Overlay) Districts

A. One space per dwelling unit. Each parking space shall be at least 8.5 feet wide by 18 feet deep.

B. Tandem (end-to-end) parking is allowed.

C. A maximum of one required parking space per unit may be located in a driveway in the front or street side yard setback or in the rear yard setback when there is an alley.

D. Driveways shall have minimum width of 10 feet.

E. Curb cuts shall meet all of the requirements contained in **Section A5.400**.

4.0441 Public Facilities and Supplementary Requirements

All developments shall also be subject to the applicable requirements of **Section 4.0430** - Site Development Standards; **Article 9** - Common Requirements; and **Appendix 5.000** - Public Facilities Standards.

SECTION 4.1000
PLAN DISTRICTS

General

4.1000 Enabling Legislation

General

4.1000 Enabling Legislation

A. A Plan District may be designated when the city finds that conditions within a specific area are such that unique planning and regulatory tools are required to achieve desired results. A Plan District designation may be warranted based on specific land use, economic, transportation, public facilities, historic, or natural conditions found to exist in the area. Plan District designation provides a means to create or modify development districts and standards in ways which address specific opportunities and problems within the plan area. These new or modified development districts and standards are not transferable to properties outside the boundaries of the established Plan District. The Plan District designation is generally not intended to be applied to small areas or to small individual properties.

B. Except as provided in **Section 4.1000(E)**, a Plan District shall be established, amended, or removed at the initiative of the Planning Commission or the City Council through the Type IV legislative procedure. In establishing a Plan District, findings satisfying all of the following criteria must be made:

1. The area proposed for the Plan District designation is generally affected by special characteristics or problems of a land use, economic, transportation, public facilities, historic, natural, or transitional use or development nature which are not common to other areas of the city.

2. Existing development districts and standards applying in the area are inadequate to achieve goals and implementation strategies of the Community Development Code, or to address an identified problem in the area.

3. The proposed Plan District designation is the result of a study or plan which documents the special characteristics of the study area and includes measures to address the relevant issues.

4. Any proposed policies, procedures, development standards, or other measures to be implemented are in conformance with the purposes, findings and recommendations of the study or plan which serves as the basis for the Plan District.

5. The Plan District designation, and related policies, procedures, standards, and other measures are consistent with applicable policies and implementation strategies of the Community Development Code, and with any applicable locational criteria identified in the Community Development Code.

C. Provisions of the Plan District may modify existing standards and procedures of the Community Development Code. The Plan District provisions may also apply additional requirements or allow exceptions to general regulations. Where there is a conflict between the provisions of the Plan District and those of other portions of the Community Development Code, the Plan District provisions control.

D. The location and boundaries of each Plan District shall be shown on the Community Development Plan Map.

E. Within the boundaries of a Plan District, the sub-district designation of any site or small group of sites may be changed to that of a different sub-district already existing within that Plan District. Any such proposal shall be processed under the Type III procedure for Community Development Plan Map Amendments, as provided in **Section 12.0001**. In seeking such an amendment, an applicant shall demonstrate that the proposed change is consistent with the purposes, findings, and recommendations of the study or plan which serves as the basis for the Plan District, and that the proposed change will not have a negative impact on existing or planned public facilities and services.

F. Plan District designation may be removed from all or a portion of a Plan District through the Type IV legislative procedure. Any such action shall be initiated by the Planning Commission or the City Council, and shall be based on a new study or plan containing findings which satisfy all of the criteria of **Section 4.1000(B)**. The new study or plan shall also provide for new land use district designations and development regulations for the affected area in the form of a new Plan District designation or through the application of conventional land use district designations.

G. Policies, procedures, standards, and other measures applying within a Plan District may be amended through the Type IV legislative procedure. Any such amendment intended to apply exclusively within a Plan District shall be initiated by the Planning Commission or the City Council, and shall be based on findings demonstrating that it is consistent with the purposes, findings, and recommendations of the plan or study which serves as the basis for that Plan District. This subsection does not apply to general legislative amendments that will be applied broadly to areas of the city at large, both within and outside of a Plan District.

SECTION 4.1100
DOWNTOWN PLAN DISTRICT
DESIGN MANUAL

Section 4.1100 Downtown Plan District Design Manual is contained in a separate document entitled Section 4.1100

SECTION 4.1200
CIVIC NEIGHBORHOOD PLAN DISTRICT

General

4.1201 Purpose

Civic Neighborhood Sub-Districts Characteristics

4.1210 Transit Development District - Medium Density - Civic (TDM-C)
4.1211 Transit Development District - High Density - Civic (TDH-C)
4.1212 High-Density Residential - Civic (HDR-C)
4.1213 Moderate-Density Residential - Civic (MDR-C)

Permitted Uses

4.1220 Permitted Land Uses

Civic Neighborhood Sub-District Standards

4.1230 Civic Neighborhood Sub-District Development Standards
4.1231 Lot Size
4.1232 Minimum Densities
4.1233 Building Height
4.1234 Setbacks
4.1235 Ground Floor Windows, Window Walls, Blank Walls, and Design
4.1236 Building Lines, Orientation and Primary Entrance
4.1237 Off-Street Parking
4.1238 Auto Dependent Uses
4.1239 Drive-Through Uses
4.1240 Site Landscaping
4.1241 Residential Open Space and Design
4.1242 Architectural Design Review Guidelines
4.1243 View Protection
4.1244 Street Requirements
4.1245 Clear Vision Area Requirements
4.1246 Signage
4.1247 Street Design Requirements
4.1248 Mixed Use Requirements Adjacent to Civic Neighborhood LRT Station and Plaza
4.1249 Adjustments to Certain Development Standards on Primary Pedestrian Streets

General

4.1201 Purpose

This section of the Community Development Code implements the Gresham Civic Neighborhood Plan District. The Gresham Civic Neighborhood Plan District is conceived as an extension of the Downtown and seeks to complement the established surrounding community. The Plan District is to become a mixed-use, transit centered neighborhood that includes uses and features associated with the center of the City. It will embody civic qualities and is likely to inspire a sense of civic pride in those who use it. In order to accomplish these purposes, four land use sub-districts are designated exclusively within the boundaries of the Civic Neighborhood Plan District. All of the sub-districts permit commercial, residential, and mixed-use developments. The sub-districts are distinguished by differences in emphasis on primary uses and intensity of development. The four land use sub-districts are designed to work together to result in a lively, prosperous neighborhood that serves as an attractive place to live, work, shop, and recreate with less reliance on the automobile than is typical elsewhere in the community. Map 4.1200A – Gresham Civic Neighborhood Land Use Sub-Districts (Appendix 38, Volume 1-Findings, Gresham Community Development Plan) shows the land use plan for the district.

Civic Neighborhood Sub-District Characteristics

4.1210 Transit Development District - Medium Density - Civic (TDM-C)

This designation affects land in the Civic Neighborhood which has good access both to existing and future light rail stations and to abutting arterial streets. Primary uses permitted include commercial, retail, and service uses occupying the ground floor area and all or a portion of the second story. Also permitted are mixed-use and multi-family developments with a minimum density of 24 units per net acre. Larger buildings are encouraged in these areas, with parking under, behind, or to the sides of buildings.

4.1211 Transit Development District - High Density - Civic (TDH-C)

This designation affects land around existing and future light rail stations in the Civic Neighborhood area. Primary uses permitted include office buildings, retail, and service uses. Also permitted are mixed-use developments and multi-family residential at a minimum density of 30 units per net acre. Larger buildings are encouraged in these areas, with parking under, behind, or to the sides of buildings. Free-standing retail uses are allowed up to 10,000 square feet of floor area.

4.1212 High-Density Residential - Civic (HDR-C)

This designation is applied to property which is within walking distance of light rail stations, but generally somewhat farther removed from the stations than the TDH-C district. Areas designated HDR-C are high-density residential neighborhoods with a minimum of 24 units per net acre. Secondary uses include neighborhood commercial uses, smaller scale offices and neighborhood parks. Small free-standing Office-Commercial uses are allowed within mixed-use developments, provided they do not occupy more than 50% of the residential floor area, and that minimum residential densities are met. Retail uses in free-standing buildings are not permitted, but are allowed within mixed-use buildings, provided they do not occupy more than 10,000 square feet of floor area, and that minimum residential densities are met.

4.1213 Moderate-Density Residential - Civic (MDR-C)

This designation is applied to property which is within walking distance of light rail stations and bordering

Wallula. Areas designated MDR-C are moderate-density residential uses with a minimum density of 17 units per net acre. Typical forms of housing include row houses, garden apartments, condominiums, and podium apartments. Mixed-use and neighborhood-scale commercial uses are allowed to locate within residential buildings occupying up to 100% of the ground floor area provided that minimum residential densities are met.

For purposes of this Plan District, the boundaries of the sub-districts shall be the centerline of the adjacent public rights of way depicted on the Community Development Plan Map. Any modification of the centerline of such rights of way pursuant to **Section 4.1244** below shall result in a corresponding modification of the affected sub-district boundary.

Permitted Uses

4.1220 Permitted Land Uses

Table 4.1220 lists the types of land uses which are permitted in the Civic Neighborhood Plan District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1220: Permitted Uses in the Civic Neighborhood District

USES	TDM-C	TDH-C	HDR-C	MDR-C
RESIDENTIAL[1]				
Single-Family Detached Dwelling	NP	NP	NP	NP
Duplex	NP	NP	NP	NP
Single-Family Attached Dwellings	P	P	P	P
Attached Dwellings on a Single Lot	P	P	P	P
Elderly Housing	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP
Residential Facility	P	P	P	P
Residential Home	NP	NP	NP	NP
COMMERCIAL				
Auto-Dependent Use	L[2]	L[2, 3]	L[2]	L[2]
Business and Retail Service and Trade	L[4]	L[3, 4, 5]	L[4, 6]	L[4,7]
Clinics	P	L[3]	L[8]	L[7]
Commercial Parking	SUR	SUR	SUR	SUR
Daycare Facilities	L[4]	L[3, 4]	L[4]	L[4, 7]
Live-Work	P	P	P	P

USES	TDM-C	TDH-C	HDR-C	MDR-C
Major Event Entertainment	SUR	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP
Outdoor Commercial	NP	NP	NP	NP
INDUSTRIAL				
Construction	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP
Information Services	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP
INSTITUTIONAL USES				
Civic Uses	SUR	SUR[3]	SUR	SUR
Community Services	SUR	SUR[3]	SUR	SUR
Medical	SUR	SUR[3]	SUR	SUR
Parks, Open Spaces and Trails	L/SUR[9]	L/SUR[9]	L/SUR[9]	L/SUR[9]
Religious Institutions	L[4]	L[3, 4, 5]	L[4, 6]	L[4, 7]
Schools	P/SUR[11]	P/SUR[3,11]	L[4,11]	P/SUR[11]
OTHER				
Basic Utilities				
Minor basic utilities	P	P	P	P
Major basic utilities	SUR	SUR	L/SUR[10]	L/SUR[10]
Heliports	SUR	SUR	SUR	SUR
Wireless Communication Facilities	SUR	SUR	SUR	SUR
Temporary Uses	P	P	P	P

Table 4.1220 Notes

[1] Temporary health hardship dwellings may be permitted with a pre-existing single-family detached dwelling home.

[2] Limited to sites fronting Burnside, Eastman and Division. See Section 4.1238.

[3] For Blocks A-6, A-9 and A-10, these uses shall be permitted only when minimum residential densities are met.

[4] The amount of site area used for outdoor business activities, product display, or storage shall not exceed 50% of the amount of floor area on the site.

[5] When included in a mixed use development, the maximum building footprint size for a free-standing building occupied by this type of use shall be 10,000 square feet. Theaters, hotels and restaurants are not subject to this size limitation and are permitted as stand-alone uses.

[6] These uses are permitted only within mixed use developments and shall have a maximum size of 10,000 square feet,

provided that the minimum residential densities are met.

[7] When included in a mixed use building, this use may occupy up to 100% of the ground floor area. Uses with this footnote are not permitted in any mixed use development where the minimum residential density is not met.

[8] This use is allowed only in mixed use developments. Clinics shall not exceed 50% of the proposed residential floor area within the mixed use development and shall be permitted only when minimum residential densities are met.

[9] Golf courses are not permitted in the Civic Neighborhood Plan District.

[10] Electrical generating facilities and sewage treatment plants are not permitted in the Civic Neighborhood Plan District.

[11] Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

Civic Neighborhood Sub-District Standards

4.1230 Civic Neighborhood Sub-District Standards

Table 4.1230 summarizes development standards which apply within the Civic Neighborhood Plan District and which may, as provided in **Section 4.1000(C)**, modify or replace other standards contained in the Community Development Code and implementing regulations. The standards contained in this table are supplemented by referenced subsections of **Section 4.1200**, which provide additional clarification and guidance. Existing developments which do not meet the standards specified for a particular sub-district may continue in existence and be altered, subject to provisions of **Section 8.0200**, Existing and Nonconforming Uses.

Table 4.1230 Civic Neighborhood Sub-District Development Standards

	TDM-C	TDH-C	HDR-C	MDR-C
A. Minimum Lot Size (Section 4.1231)	None	None	None	None
B. Minimum Average Floor Area Ratio (FAR) (Section 4.1232)	0.4:1 south; 0.6:1 north[5]	1.1:1	None	None
C. Minimum Residential Density (Section 4.1232) (See Net Acreage definition In Article 3)	24 units per net acre	30 units per net acre	24 units per net acre	17 units per net acre
D. Maximum Residential Density (See Net Acreage definition In Article 3)	None	None	None	30 units per net acre
E. Minimum Building Setbacks (Section 4.1234)	0 feet	0 feet	0 feet	5 feet front; 10 feet rear; 0 ft. interior side; 5 feet street side, 20 feet from Wallula ROW
F. Maximum Building Setbacks on all street frontages (Section 4.1234)	0 feet on Primary Pedestrian Streets; 5 feet on all other frontage abutting a public right of way[3]	0 feet on Primary Pedestrian Streets; 5 feet on all other frontage abut-ting a public right of way[3]	0 feet on Primary Pedestrian Streets; 5 ft. on all other frontage abut-ting a public right of way[3]	20 feet front; none for rear & interior side; 20 feet for street-side[3]
G. Minimum Building Height (Section 4.1233)	22 feet[1]	22 feet[1]	22 feet[1]	22 feet[1]
H. Maximum Building Height (Section 4.1233)	40 feet, or 80 feet maximum with built-in fire protection system	40 feet, or 80 feet maximum with built-in fire protection system	40 feet, or 80 feet maximum with built-in fire protection system[6]	40 feet
I. Minimum Off-Street Parking Required (Section 4.1237)	None required for Commercial uses 1 space/unit for residential	None required for Commercial uses 1 space/unit for residential	None required for Commercial uses 1 space/ unit for residential	None required for Commercial uses 1 space/unit for residential
J. Maximum Off-Street Parking Permitted (Section 4.1237)	Residential 1½ space/ unit. Commercial[2, 4]	Residential 1½ space/ unit. Commercial[2, 4]	Residential 1½ space/ unit. Commercial[2, 4]	Residential 1½ space/ unit. Commercial[2, 4]
K. Ground Floor Window Standards Apply (Section 4.1235)	Yes	Yes	Yes	Yes
L. Screening & Buffering Required (Section 9.0100)	N	N	N	N

Table 4.1230 Notes:

1 Two story frontages are required on designated Primary Pedestrian Streets. (For purposes of the Civic Neighborhood Plan District, a Primary Pedestrian Street is a street so designated on Map 2 of Appendix 38, Volume 1 of the Community Development Plan.)

2 For mixed use developments, the total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately.

3 The maximum front or streetside setback may be exceeded subject to the Manager's approval when enhanced pedestrian spaces and amenities are provided. (See Section 4.1234).

4 See Maximum Parking Table, Section 9.0852(A).

5 A minimum FAR of 0.4:1 is required south of the MAX line; and a minimum FAR of 0.6:1 is required to the north of the MAX line.

6 A maximum building height of 60 feet applies to the eastern-most tax lot of Parcel A3 fronting NW Florence Avenue and designated HDR-C.

4.1231 Lot Size

There is no required minimum lot size for any use within the Civic Neighborhood Plan District. Land Divisions are subject to provisions of **Appendix 5.000** of the Gresham Community Development Code.

4.1232 Minimum Densities

A. Purpose. Minimum densities are a tool for achieving the intensity of development. Minimum FAR's help to ensure that the most intensive forms of building development will occur in those areas appropriate for multi-story commercial buildings and higher residential densities. The more intensive levels of development brought about by minimum FAR's close to light-rail stations also encourage increased use of light rail transit.

B. Minimum Densities. Required minimum densities shall be calculated on a project by project basis, and may include multiple contiguous blocks. Each project shall meet residential or commercial density requirements. In the case of a master plan, minimum densities will be calculated on the development of the master plan area as a whole. In residential zones allowing commercial uses, 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 3.0100 -** 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.

B. Standards

1. All new commercial, mixed-use and institutional buildings in the Civic Neighborhood PD shall comply with the following standards for Ground Floor Windows, Window Walls and Blank Walls:

a. All development shall provide ground floor windows along street facades, in conformance with **Subsection d**, below. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows. Required windows may have a sill no more than 4 feet above grade. Where interior floor levels prohibit such placement, the sill 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. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.

c. Where building frontage along a street is greater than 100 feet in length in the HDR-MDR, and TDH sub-districts, or greater than 200 feet in length in the TDM sub-district, elements such as bay windows and recessed entrances shall be used for pedestrian scale.

d. Except in the TDM-C sub-district, any wall which is within 30 feet of the street shall contain at least 50% of the ground floor wall area facing the street in display areas, windows, or doorways. In the TDM-C sub-district, any wall which is within 30 feet of a primary pedestrian street, and within 30 feet of a secondary pedestrian street shall contain at least 50% and 20%, respectively, of the ground floor wall area facing the street in display areas, windows, or doorways. Primary and Secondary Pedestrian Streets are shown on **Map 4.1247A**.

e. Buildings must include changes in relief on 15% of their street facades such as cornices, bases, fenestration, fluted masonry or other treatments for pedestrian interest and scale.

2. For all new multi-level parking structures fronting a primary pedestrian street, at least 50% of such ground-floor street frontage, excluding driveway entrances and elevators, shall be designed to accommodate commercial floor space, in addition to complying with **Subsection (1)**. For purposes of complying with **Subsection (1) (a)** and **(d)**, any wall openings in a parking structure (except driveway entrances) which allow for viewing into the structure from an abutting street shall be considered the equivalent of display areas, windows, and doorways.

4.1236 Building Lines, Orientation and Primary Entrance

A. Purpose. The purpose of this section is to require buildings and entrances to be oriented to the street, with windows looking out onto and surveying the street, in order to make walking safe and direct. Requirements for orientation and primary entrances are intended to:

1. Provide for convenient, direct, and accessible pedestrian routes to and from public sidewalks and transit facilities;

2. Provide for safe, pleasant and convenient pedestrian circulation by connecting activities within a structure to the adjacent sidewalk and to nearby transit stops; and

3. Promote the use of pedestrian and transit modes of transportation to retail and commercial

facilities.

B. Standards:

1. All new commercial, mixed-use, and institutional buildings in all sub-districts of the Civic Neighborhood PD shall comply with the following standards for Building Orientation and Primary Entrance:

a. All buildings shall have at least one (1) of their primary entrances face an abutting street or, if available, on a primary pedestrian street, rather than the parking area. A building may have more than one (1) primary entry, as defined in the Building Code.

b. Building entries must comply with the accessibility Standards as outlined in the Building Code.

c. Buildings shall have a primary entrance connecting directly between the street and the building interior. This entrance shall be open to the public during all business hours.

d. Primary building entrances shall be architecturally emphasized and visible from the street.

e. The minimum lighting level for building entries is 4 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 in the HDR, MDR, and TDH sub-districts, and over 350 feet in length in the TDM sub-district, respectively, facing a street, two or more building entrances on 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. If the building has frontage on more than one street, the building shall provide a primary entrance facing one of the streets, or a single entrance to the corner where two streets intersect.

4.1237 Off-Street Parking

See **Section 9.0800** for general parking lot design standards and submittal requirements. Parking lot location shall be in accordance with **Section 9.0821**. Parking space minimums and maximums shall be as determined in **Table 4.1230(I)** and **(J)**, **Table 4.1230(A)**, and **Section 9.0852(A)**. Interim Parking is permitted in the Civic Neighborhood, when in accordance with **Section 9.0860**.

4.1238 Auto Dependent Uses

A. Purpose:

The Civic Neighborhood Plan District is intended to function equitably for all modes. This means that most uses are designed and developed at a pedestrian scale, with ease, safety, and convenience of pedestrian movement being a primary objective. In order for this objective to be achieved, it is important to limit the number of vehicles and their movements within this district. Auto dependent uses, to the extent that they are permitted in this Plan District, are therefore limited to perimeter

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 3.0100**) 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 3.0100**. 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 institutional buildings;

5. Substantial improvement (as defined in **Section 3.0103**) 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

characteristics of all proposed exterior building features. For purposes of this section, color photographs may be submitted in lieu of exterior elevations for existing buildings.

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.

5. Special attention should be given to designing a primary building entrance which is both attractive and functional. Primary entrances should be clearly visible from the street, and incorporate changes in mass, surface, or finish to give emphasis to the entrance. All building entrances and exits should be well lit.

6. Certain buildings, because of their size, purpose, or location should be given special attention in the form of ornamental building features, such as towers, cupolas and pediments. Examples of these special buildings include theaters, hotels, cultural centers, and civic buildings.

7. Buildings located at the intersection of two streets should consider the use of a corner entrance to the building.

8. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. However, glass curtain walls, reflective glass, and painted or darkly tinted glass should not be used.

9. Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete or stucco.

10. Preferred colors for exterior building finishes are earthtones, creams, and pastels of earthtones. High-intensity primary colors, metallic colors, and black should be avoided.

11. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be removed or screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.

12. For buildings designed to house most types of retail, service, or office businesses, traditional

storefront elements are encouraged for any facade facing a primary pedestrian street. These elements include:

a. Front and side building walls placed within 10 feet of abutting street right-of-way boundaries;

b. Clearly delineated upper and lower facades;

c. A lower facade containing large display windows and a recessed entry or entries;

d. Smaller, regularly spaced windows in upper stories;

e. Decorative trim, such as window hoods, surrounding upper floor windows;

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

g. Piers or pilasters, typically of masonry.

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

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

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

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

15. Arbors or trellises supporting living landscape materials should be considered for ornamentation of exterior walls. Any such feature should cover an area of at least 100 square feet, and include sufficient plantings to achieve at least 30% coverage by plant materials within three years.

4.1243 View Protection

A. Purpose

Views of nearby features such as the station plaza, and of distant objects such as Cascade mountain peaks contribute to the special identity of the Civic Neighborhood. Each new building will inevitably limit views from buildings and sites nearby. The purpose of this guideline is to ensure that all reasonable care is taken to avoid obstructing valued views.

B. View Protection Guidelines

No public view corridors have been designated within or across the Plan District. In siting, orienting and designing structures anywhere within the Civic Neighborhood, consideration shall be given to public and private views from within the Neighborhood and beyond, which may be affected by new construction or associated landscaping. While it is unreasonable to deny the right to develop a site because views will be affected, it is reasonable to require the applicant to consider such factors as alteration of grade, height of buildings, length of buildings, siting and orientation. Also to be considered are species and locations of trees and shrubs to be planted, and the height and transparency of fences and other structures. Applicants shall, therefore, demonstrate that minimization of view encroachment has been taken into consideration in proposed developments, provided that such consideration shall not be a basis for review of or authorization of a proposed project.

C. Special provisions for northwest portions of the site which are above the 330 foot contour are given below:

1. Purpose
The northwestern portion of the Civic Neighborhood stands atop a bluff providing an unobstructed view of Mount Hood to the east. This scenic view should be preserved in a manner benefiting all the potential uses of this area, both to enhance and to increase the desirability of those uses and the likelihood of successful development.

2. Maximizing Scenic Views Guideline
All development atop the bluff in the northwestern portion of the Civic Neighborhood shall be designed to achieve a reasonable balance between (1) taking advantage of the scenic view, if desired, and (2) permitting the scenic view to be available to other development atop the bluff. Factors to be considered in achieving this balance shall include alterations of grade, height of buildings, length of buildings, and vegetation. Vegetation, while desirable, should be limited in height so as to avoid any diminution of the scenic view.

4.1244 Street Requirements

A. Purpose
Public right of way widths and alignments are described in **Section 4.1247** Street Design Requirements for the Civic Neighborhood Plan District, and are generally to be adhered to. **Map 4.1247A** – Functional Street Classifications, shows the Civic Neighborhood street plan. However, lateral adjustment of some streets may be allowed in order to provide greater flexibility in the configuration of development. In addition, this section provides for street and pedestrian/bicycle accessway design flexibility when specific development opportunities are realized.

B. Street Improvements and Standards

1. The Functional Street Classification plan for the Civic Neighborhood is shown on **Map 4.1247A**, and streets, accessways and multi-use pathways shall be constructed per the standards contained in **Section 4.1247**.

2. Gresham Civic Neighborhood Pedestrian Accessways shown on **Map 4.1247A** may be replaced with a Shared Street if criteria for Shared Streets are met, and the replacement is approved by the Manager.

3. A Shared Street may be constructed as adjacent properties are developed at locations shown on **Map 4.1247A**, and per standards in **Section 4.1247**. Shared Streets are subject to the following criteria:

a. A Shared Street must connect at both ends with a public street;

b. Shared Streets shall be permanent public access easements;

c. If the Shared Street design is not desired or approvable, a local street shall be provided per the requirements of **Section 4.1247**.

d. Developments adjacent to Shared Streets are subject to the requirements of **Section 4.1236** - Building Lines, Orientation and Primary Entrances.

4. If a Shared Street is proposed to replace a Pedestrian Accessway through Blocks A9-10, a GCN Pedestrian Accessway is required from NW Civic Drive to the Shared Street if the Shared Street does not extend to NW Civic Drive.

C. Standards for Street Modification

1. Public rights of way shown on the Plan Maps may be shifted by up to half the width of the right of way (30 feet) provided that all of the following conditions are satisfied:

a. All shifts shall be parallel to the mapped right-of-way center line;

b. Shifts shall not result in mis-aligned intersections within the Civic Neighborhood or across the streets which bound the neighborhood;

c. Shifts shall not affect mapped crossings or potential crossings of the light rail line.

2. The street separating Blocks G1 and G2 may be removed if a major commercial development is proposed. The development must include:

a. Ground floor retail with retail, office or residential uses above the ground floor;

b. Pedestrian access from NW Civic Drive to NW Sleret Drive, accessible to the public during normal business hours;

c. Conformance with one of the two following criteria must be met:

i. A minimum of 100,000 square feet of gross leasable area must be provided, or

ii. Significant topographic constraints exist.

D. Pedestrian/Bicycle Facilities

Pedestrian/Bicycle facilities are shown on **Map 4.1247A** and shall be constructed per the standards in **Section 4.1247**.

4.1245 Clear Vision Area Requirements

New development in the Civic Neighborhood Plan District is exempt from the Street and Railroad Clear Vision Area standards of **Section 9.0200**.

4.1246 Signage

A-Board signs may be permitted as provided in **Appendix 6.000**. The regulations of **Section A6.000** shall be applied as follows in the Civic Neighborhood Plan District:

A. The regulations of **Section A6.100** shall be applicable in the TDH-C and TDM-C sub-districts.

B. The regulations of **Section A6.092** and **A6.094** shall be applicable in the HDR-C sub-district.

C. The regulations of **A6.094** shall be applicable in the MDR-C sub-district.

D. In all sub-districts, signage for multi-business complexes shall be regulated as provided in **Section A6.101**.

Section 4.1247 Street Design Requirements

A. Purpose

Special street design features will support pedestrian-oriented, transit-supportive development in the Civic Neighborhood Plan District. These requirements will ensure consistent application of appropriate treatments throughout the district.

B. Standards

All new development in the Civic Neighborhood Plan District shall comply with the following standards for street design in addition to the Public Works Standards. If a conflict arises, the Civic Neighborhood Plan District Street Standards supersedes the Public Works Standards.

1. Streets

a. Five Functional Street Classifications shall apply to the Civic Neighborhood Plan District (refer to **Map 4.1247A** and Public Works Standards Drawings 536, 537, 538). **Table 1** notes the Functional Classifications and associated streets.

Table 1: Street Classifications

	Civic Neighborhood Boulevard	Civic Neighborhood Collector	Civic Neighborhood Community Street	Civic Neighborhood Local	Civic Neighborhood Shared Street
ROW	98' to 116'	80'	60' to 80'	60'	40' Easement
Travel Lane	11'	11'	11'	9'	11' one-way
On-Street Parking***	0' or 7'	7'	Allowed	7'	Allowed
Bike Lane (both sides of street)	6'	6'	Allowed	Not required	Not required
Sidewalk Corridor	15'	15'	13' to 15'	13'	See Section 4.1247(B)(1)(b)
Landscaped Median	12' to 16'	As required by Manager*	Not Required	As required by Manager* **	Not required
Streets	Burnside, Division, Eastman	Civic Drive, Norman, Wallula	See Map 4.1247A	See Map 4.1247A	See Map 4.1247A

Note:

* In areas where traffic volumes and/or pedestrian volumes are high, and/or in areas where a high level of conflict between automobile traffic and pedestrians are projected, the Manager may require the following right-of-way improvements as defined in the Public Works Standards, in addition to those required under Section A5.400: landscaped medians, median island pedestrian refuges, traffic calming circles, and/or other mitigation measures.

** The Manager may approve an adjustment to the sidewalk corridor and right-of-way for local streets not designated Primary Pedestrian Streets per Section 4.1247(B)(2)(c).

*** On-street parking may be eliminated on one or both sides of a Local Street when it can be demonstrated that the on-street parking conflicts with adjacent land use. If on-street parking is removed, the Local Street ROW may be reduced accordingly (7'or 14').

b. The shared street is intended for local access only and will help assure a continuous and connected street grid pattern where a local street may not be feasible, due to topography or other factors (see **Map 4.1247A**). A shared street shall be one-way and must connect at both ends with a public street (Civic Neighborhood Collector or Civic Neighborhood Local).

The shared street is shared by all travel modes. It includes landscaping and may

include parking, and pedestrian amenities. The typical curb and sidewalk grade changes are eliminated for a single surface. The same paving material may cover the entire street width. Interlocking-pavers are preferred and color variations to demarcate parking or other special features are encouraged. There are no conventional, straight stretches of pavement with raised curbs. Pavement and sidewalks are not rigidly demarcated. The impression that the street is divided into a separate roadway for cars and pedestrians shall be avoided (refer to **Figure A11.001, Appendix 11.000**).

A 40-foot public access easement shall be dedicated for a shared street. Within the 40-feet, 11-feet maximum is dedicated to an automobile pathway that may also be used by bicycles, and pedestrians. The automobile pathway shall meander to allow automobile speeds of no faster than 10 to 15 mph. The street design shall encourage drivers to travel at a walking pace. Car speed and movement is restricted by physical barriers, and by deviations, bends, and undulations in the street. The centerline can shift up to 45 degrees at intervals. In general a shared street should appear as a pedestrian-only street yet accessible to automobiles (refer to **Figure A11.002, Appendix 11.000**).

The entrances and exits of a shared street shall be designed so that they can be clearly recognized and obvious to automobile drivers. Signs, raised pavement, colored pavers, and other distinctive design features shall be used to physically control travel speeds immediately upon entry of the shared street, and to clearly indicate the new street environment to all users.

A maximum volume of 800 vehicles per day is allowed on a shared street. A Civic Neighborhood Local Street shall be constructed if projected traffic volumes exceed 800 vehicles per day. The maximum length of a shared street shall be 900 feet. The minimum intersection spacing for shared streets shall be the same as for local streets at 100 feet.

Table 2: Shared Street Minimum Requirements

Public Access Easement	40 feet. Allowed within this space: automobile pathway, bicycle and pedestrian facilities, parking, lighting, landscaping, other pedestrian amenities such as benches. This is a single surface space with no demarcation or elevation changes for pedestrians.
Travel Lane Width	11 feet one-way travel
Design Speed	10 to 15 mph
ADT	Maximum of 800 vehicles per day
Street Length	Maximum of 900 feet
Intersection Spacing	Minimum of 100 feet

c. Any substitution material or alternate method not explicitly approved by the Public

Works Standards will be considered for approval as set forth in Section 1.0010 of the Public Works Standards. Persons seeking such approvals shall make application in writing. Approvals of any major deviation from the Public Works Standards shall be in written form. Approval of minor matters shall be made in writing if requested.

Any alternate must meet or exceed the minimum requirement in the Public Works Standards. The written application is to include, but is not limited to, the manufacturer's specifications and testing results, design drawings, calculations, and other pertinent information.

Any deviations or special problems shall be reviewed on a case-by-case basis and approved by the City's Engineer. When requested by the City, full design calculations shall be submitted for review with the request for approval.

2. Sidewalk Corridor:

a. The standard sidewalk corridor shall consist of the following (refer to **Figure A11.003, Appendix 11.000**):

i. A 6" wide curb

ii. In primary commercial zones:

A. A minimum 4-foot wide amenities zone abutting the curb for street trees, signs, utility and streetlight poles, fire hydrants, bike racks, etc. The amenity zone shall be hard surfaced and a contrasting color and texture from the sidewalk as approved by the Manager.

B. A minimum 9-foot wide through-zone that is clear of all obstacles including utility vaults. Tree wells shall not be included in the 9-foot through-zone. The through-zone shall parallel the street and provide a direct, hard-surfaced, walking path.

b. In primary residential zones:

i. The amenity zone shall be a minimum of 5-feet and landscaped with a low growing groundcover, such as grass, as approved by Manager. The Manager may approve the use of hard surface of contrasting color and texture from the sidewalk in lieu of landscaping only where needed to accommodate pedestrian amenities such as street furniture or water fountains.

ii. A minimum 8-foot wide through-zone that is clear of all obstacles including utility vaults. Tree wells shall not be included in the 8-foot through zone. The through zone shall parallel the street and provide a direct, hard-surfaced, walking path.

c. Adjustments:

i. The Manager may approve an adjustment to the sidewalk corridor and right-of-way for local streets not designated Primary or Secondary Pedestrian Streets when:

A. The adjacent use is primarily residential;

B. There are fewer than three commercial building entries accessing

the sidewalk;

C. Residential density on the abutting block is less than 50 percent higher than the minimum residential density specified in **Table 4.1230**.

ii. In no case shall the sidewalk corridor consist of less than a 4-foot amenity zone and a 6-foot through-zone.

iii. All other requirements of **Section 4.1247(B)(2)** shall apply.

d. Overhead awnings or arcades shall be designed to protect the through-zone from rain water runoff.

e. Street Trees:

i. Street trees shall be placed in the amenity zone. Trees placed back of walk are not considered street trees and do not fulfill the requirements of **Section 9.1020**.

ii. Tree grates or pavers shall be used in hard surfaced amenity zones. Plastic tree grates are not allowed (refer to Public Works Standards Drawing 533).

iii. Recommended street trees are designated per functional street classification as noted in **Table 3**.

Table 3: Street Tree Recommendations

Civic Neighborhood Boulevard	Civic Neighborhood Collector	Civic Neighborhood Local or Shared
Littleleaf Linden	Red Sunset Maple	White or Green Ash
Northern Red Oak	Hedge Maple	Aristocrat Callery Pear
Accolade Elm	Queen Elizabeth Maple	Columnar Sargent Cherry
Autumn Purple White Ash	Bowhall Maple	European Hornbeam

3. Street lights: Decorative pedestrian scale street lighting is required as specified in Public Works Standards Drawings 528 or 532.

4. Intersections:

a. Intersection corners shall be clear of control boxes, street trees, utilities, etc. Traffic signs and signal poles shall be placed outside of the pedestrian through zone (refer to **Figure A11.004, Appendix 11.000**).

b. All crosswalks shall have a contrasting color and texture detail. Colored pavers or concrete is required (refer to Public Works Standard Drawings 534 and 535).

c. Curb extensions shall be required for all intersections and mid-block pedestrian crossings.

d. In no case shall the curb to curb width be less than 20 feet.

5. Shopping cart storage shall not be allowed within public rights-of way.

6. Any encroachments located in the public right-of-way or public pedestrian easement shall be subject to design approval by Manager.

7. Pedestrian connections (multi-use paths and GCN Pedestrian Accessways) shall be

constructed as noted in **Map 4.1247A**. Specific alignments shall be reviewed and approved by the Manager and shall provide the point-to-point connections indicated.

a. The multi-use path shall be constructed of concrete and meet the requirements of the neighborhood pedestrian accessway standard (refer to **Section A5.508** and Public Works Standard Drawing 515).

b. The Civic Neighborhood Pedestrian Accessway shall be used where indicated on **Map 4.1247A**.

i. The Civic Neighborhood Pedestrian Accessway is a 20-to 40-foot public access easement or dedication. Within the 20-to 40-feet, a 12-to 20-foot wide concrete pathway is required. Other hard-surfaced materials may be used as a substitute to concrete with sufficient justification and approval by the Manager. The remaining space will be dedicated to landscaping, including trees, water features, and other pedestrian amenities (refer to **Figure A11.005, Appendix 11.000**).

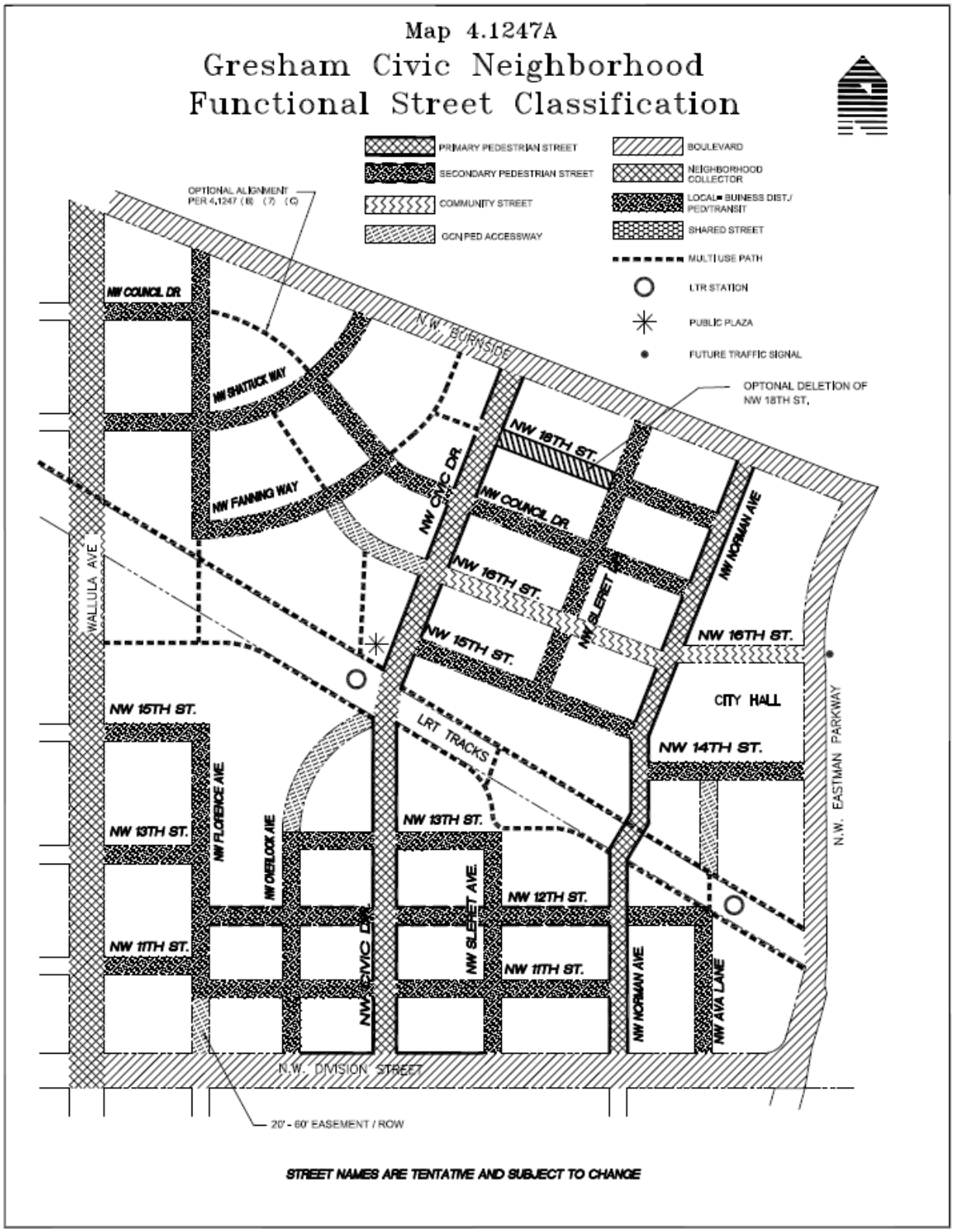
ii. Non-permanent cart vendors, kiosks, outdoor restaurant seating, etc. may be allowed in a Pedestrian Accessway provided a minimum 12-foot wide pathway is continually clear of any and all obstructions.

iii. The Pedestrian Accessway shall be lighted per the multi-use path standards in **section A5.508**.

iv. Local Streets or Shared Streets may be used in lieu of a Pedestrian Accessway subject to approval of the Manager.

c. The multi-use path linking NW Council Drive at NW Florence Avenue to NW Shattuck Way shall provide a connection to NW Shattuck Way within an area extending at least 100 feet from the intersection with NW Burnside and 100 feet from the intersection with NW Florence Avenue. **Map 4.1247A** follows:

Map 4.1247A Gresham Civic Neighborhood functional Street Classification



4.1248 Mixed Use Requirements Adjacent to Civic Neighborhood LRT Station and Plaza

A. Purpose

The purpose of this section is to require development projects adjacent to the Civic Neighborhood LRT Station and the public plaza planned on the north side of the station to contain a variety of commercial, residential and institutional uses. A mix of uses will assure a high level of pedestrian activity in the area at most times of the day, and will contribute to "eyes on the street", enhancing security and safety in the area.

B. Standards

1. Development facing the light rail station, and facing the public plaza as shown on **Map 4.1247A** shall provide for a mix of uses. On these facing developments, Business and Retail Service and Trade, or institutional uses are required on the ground floor. Lobbies or entrances to residential uses are also permitted.

2. Ground floor Business and Retail Service and Trade and Institutional uses shall have primary customer entrances oriented toward the light rail station and public plaza. Off-street parking and loading is not permitted along these frontages.

3. Above the ground floor, Business Service, Institutional or residential uses are required, and the facing development shall have a minimum depth of 30 feet.

4.1249 Adjustments to Certain Development Standards on Primary Pedestrian Streets

A. Purpose

Development standards for Primary Pedestrian Streets are designed to achieve the purpose statement for the Civic Neighborhood, that is to achieve a mixed-use, transit centered neighborhood that has a high quality pedestrian environment and includes uses and features associated with the center of the City. However, because of the varied topographic conditions found within the Civic Neighborhood, some sites are difficult to develop in compliance with certain development standards. The adjustment process allows applicants to propose alternative designs that are consistent with the purpose of the standards and findings are made that the approval criteria are met.

B. Approval Criteria

Adjustment requests will be approved through a Type II process if the review body finds that the applicant has shown that all approval criteria have been met.

1. Granting the adjustment will continue to meet the purpose of the standard(s) to be modified in an acceptable alternative manner; and

2. The proposal will not significantly detract from the livability or appearance of an area and the proposal will be consistent with the desired character of the area; and

3. If more than one adjustment is being requested, the cumulative effect of the adjustments as well as each individual adjustment results in a project which is still consistent with the overall purpose, goals and standards of the zone; and

4. Granting the adjustment is the minimum necessary to allow the proposed use of the site, and any impacts resulting from the adjustment are mitigated to the extent practical.

C. Standards That May be Adjusted

The following standards may be adjusted using the adjustment process.

1. **4.1233(B)(1)** and **(2)**. Requires facades of at least two stories.
2. **4.1233(D)**. Requires second story active uses.
3. **4.1235(B)**. Requires ground floor windows.
4. **4.1236(B)**. Requires a primary entrance connecting to a street.

D. Sites Eligible for Adjustment Process

1. Sites where existing grades or necessary overall site grading results in a finished grade at the street right-of-way that is a minimum of six feet higher or lower than the abutting sidewalk grade.

SECTION 4.1300
GRESHAM BUTTE PLAN DISTRICT

General

4.1301 Purpose

Development Standards

4.1310 Types of Development Allowed and Setback Minimum

4.1311 Density and Average Lot Sizes

4.1312 Site Development Requirements

General

4.1301 Purpose

The Gresham Butte Plan District is an overlay district providing special regulations covering the Gresham Butte area of the city. The boundaries of the Gresham Butte Plan District are shown on the Gresham Butte Overlay Map in Appendix 41 of Volume 1, Gresham Community Development Plan. Contained in this section are special requirements for development within this area.

Special requirements for this area are provided to preserve the natural beauty of Gresham Butte. In addition, the requirements are needed to provide for the unique development conditions experienced on Gresham Butte including special needs in the areas of storm water management, fire protection and access management.

The uses permitted and standards applied match those of the Low-Density Residential-5 District and the Hillside Physical Constraint District unless modified by this section.

Development Standards

4.1310 Type of Development Allowed and Setback Minimum

The LDR-5 development types are allowed except the Gresham Butte Plan District specifically prohibits:

1. Duplexes
2. Zero Lot Line Dwellings

The LDR-5 setback requirements are required except that the side yard setback shall be a minimum of 10 feet to encourage side yard planting.

4.1311 Density and Average Lot Sizes

Table 4.1311(A) summarizes the density and lot size requirements which apply to the Gresham Butte Plan District.

Table 4.1311(A)

Standard	Requirement	Calculation Method
Maximum Density	1 D.U./Acre	Property Area = Gross Property Area as described by recorded legal description or existing boundary survey Rounding of D.U. = 1/2 Acre or more will round up to the next D.U. (i.e. 1.50 Acres = 2 D.U., 1.499... = 1 D.U.)*
Average Lot Size	Minimum Average = 1 Acre	If separate open space area(s)** is(are) created, the area of the open space tract(s) is(are) added into the area calculation but is not counted towards the total dwelling unit count (i.e. Lot A = .5 Acres, Lot B = .3 Acres, Lot C = .5 Acres and Open Space Tract D = 1.7 Acres would result in an average lot size of 1 acre)

* Existing vacant properties under .5 acre, with adequate space get credit for one dwelling unit.

** Separate open space must be put in a tract or tracts owned and maintained by all of the property owners of the lots created with the land division. Tract deeds and maintenance agreement(s) must be approved by the City of Gresham prior to the recordation of the final plat or final subdivision.

4.1312 Site Development Requirements

The Site Development Requirements of LDR-5 shall apply unless modified by this section.

A. Development on a Lot of Record
A lot of record may be developed with a permitted use as per the Gresham Community Development Code. Development on a lot of record must be developed with dwellings protected with a fire sprinkler system consistent with **Subsection (B)** below.

B. Fire Suppression Systems Required
All new dwelling units constructed within the Gresham Butte District shall be built with fire suppression systems installed consistent with the Building Code and shall be inspected and approved by the Gresham Fire Marshal.
New construction within the Gresham Butte Plan District involving the addition to or remodeling (requiring building permits under the Building Code) that either adds to or modifies over 50% of the original structure floor area shall be built with a fire suppression system installed as above.

C. Access Requirements
Access to Gresham Butte shall be enhanced through upgrades to the existing SW Walters Road as described in the City of Gresham Capital Facilities Plan.

All development shall be designed to the greatest extent possible to create connectivity between

streets and sidewalks and the public trail system as described in the Gresham Trails Master Plan.

D. Area-wide and Basin Specific Utility Facilities

In order to effectively manage stormwater runoff from development on Gresham Butte, new development shall participate in area-wide or basin specific stormwater management solutions where the City of Gresham best design approaches indicates an area-wide solution based on efficiency for long term maintenance and safety considerations.

This participation may also be required for other utilities given the unique topographic and open space features of Gresham Butte. Other facilities preliminarily identified, include but are not limited to sanitary sewer systems and water systems.

E. Modifications to Public Facility Standards

For SW Walters Road and in the Gresham Butte Plan District, standards of **Appendix 5.000** - Public Facilities, Gresham Community Development Code, may be modified including right of way, width, pavement, sidewalk, and other standards with approval by the Manager.