**Top of Bank**. *See HCA, ESRA, Article 5 Definitions,* ***Section 3.0030.***

**Townhouse.** Also known as "rowhouse", this building construction style is a single structure, usually two- or three-story in construction, that provides vertical separation between multiple two- or three-story units. Townhouse units may include: dwelling units on individual lots, dwelling units on a single lot, or as condominium units with the land area under common ownership. When developed with each unit on its own separate lot, a townhouse is also referred to in this code as "single-family attached dwelling units."

**Tract.** Any unit of land.

**Transit Facility.** A transit facility includes a light rail transit station, or a park and ride lot for transit riders, or a transit center, or a transit stop and their transit improvements.

**Transit Streets and Routes.** Shown in the Transportation System Plan, of the Gresham Community Development Plan and categorized according to three classes:

- Future Transit Routes are anticipated for future transit service and may include all streets classified as collector or higher.
- Transit Routes. Transit routes currently have existing but infrequent transit service but are not currently subject to the design criteria in this subsection. Transit Routes are subject to future designation as Transit Streets.
- Transit Streets are streets which are currently served by frequent transit service or streets that are designated as regional transit corridors in a regional growth plan or transportation plan. Special criteria apply to Transit Streets.

**Transit Supportive Use.** A transit supportive use provides goods, services, or activities which are attractive and convenient to transit riders and pedestrians. A transit supportive use is one which, by its design and character, is highly compatible with rail transit station areas. A transit supportive use generates a high level of transit trips relative to vehicular trips as compared to less transit supportive uses. A transit supportive use minimizes surface parking lot demands.

**Transitional Setback Space.** An area between the property line and building that allows for a transition between the public realm of streets and sidewalks and the private use. This space can include porches, stoops, landscaped yards, gardens, hedges, low fences, and other elements that provide layers of transition.

**Transom Window.** A window above a door that is usually hinged to a horizontal crosspiece over the door.

**Transportation Facility.** A physical facility that is used to accommodate the movement of people or goods. Transportation facilities include, but are not limited to: sidewalks, paths, streets, roads, and highways. Transportation facilities do not include electricity, sewage, and water systems.

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

- **Buffer Tree.** An evergreen or deciduous tree that has been approved as part of a buffering and screening plan.
- **Deciduous Tree.** A tree typically with broad, flat leaves that normally sheds leaves annually and becomes dormant for some period of time.
- **Evergreen Tree.** A tree with needles or leaves that remain alive and on the tree through the winter and into the next growing season.
- **Hazardous Tree.** A tree that constitutes a hazard to life or has a significant potential to cause injury to persons or damage to property because the tree is in imminent danger of collapse, or is otherwise considered to be or likely to create a hazard. Hazardous trees may include, but are not limited to dead, broken, split, cracked, leaning, and uprooted trees.
- **Hogan Cedar Tree.** A unique form of *Thuja plicata*, the western red cedar, which grows naturally only in the Gresham area. The population center is located approximately where Hogan Road meets Johnson Creek.

- **Imminent Hazard Tree.** A hazardous tree where all or more than 30% has already fallen or is estimated to fall within 72 hours into the public right of way or onto a target that cannot be protected, restricted, moved, or removed. Determination of Imminent Hazard is made by the City of Gresham Public Works or Emergency Personnel, a PGE forester, or a Consulting Arborist
- **Major Tree.** Those trees that have a 12-inch DBH or greater (30-inches DBH for Trees First Policy). Major trees are those that contribute to the landscape character of the area, to include Douglas-fir, redcedar, redwood, giant sequoia, oak, ash, birch, and maple. Major trees are typically suitable for retention next to streets and are not of a species that would likely create a public nuisance, hazard, or maintenance problem.
- **Ornamental Tree.** For purposes of tree removal, any tree (including shade trees) that originated as nursery stock as opposed to native trees that originated at the site prior to development.
- **Parking Lot Tree.** A tree which was approved as part of a parking lot plan.
- **Perimeter Tree.** A tree located within five feet of either side of a property line. Does not include trees in the public right-of-way.
- **Regulated Tree.** A tree that has a Diameter at Breast Height (DBH) of 8 inches or greater. Street Trees, Buffer Trees, and Parking Lot Trees of any size, as well as Significant Trees and Groves, also fall under the general category of "regulated" or protected trees, but are subject to specific standards that may supersede those that pertain only to Regulated Trees as identified by size.
- **Shade Tree (or Canopy Tree).** A deciduous tree, planted primarily for its high crown of foliage or overhead canopy.
- **Significant Tree; Significant Grove.** Also commonly known as a Heritage Tree or Grove. A tree or group of trees that have been designated by the City as having unique importance, and subject to the Significant Tree Regulations of **Section 9.1000**, Tree Regulations, and **Appendix 14**, Significant Trees.
- **Site Tree.** Any tree located within the property boundaries of a site. *See Site Definition,* ***Section 3.0010****.*
- **Street Tree.** Any tree located within the public right-of-way, or any tree located within 10 feet of the public right-of-way where the planter strip is missing or of inadequate width for tree placement within the right-of-way.
- **Tree Caliper.** An ANSI (American National Standards Institute) standard for the measurement of nursery trees. For trees up to six (6) inches in diameter, caliper is measured at six (6) inches above the ground level. Trees that are six (6) to twelve (12) inches in diameter, caliper is measured at twelve (12) inches above the ground. For nursery stock above twelve (12) inches in diameter, a DBH measurement is used (see Diameter Breast Height).

**Tree Protection Plan.** *See Tree Related Definitions,* ***Section 3.0050.***

**Tree Removal.** *See Tree Related Definitions,* ***Section 3.0050.***

**Tree Survey.** *See Tree Related Definitions,* ***Section 3.0050.***

**Tree Topping.** *See Tree Related Definitions,* ***Section 3.0050.***

**Tree Well.** *See Tree Related Definitions,* ***Section 3.0050.***

**Truck**. *See Motor Vehicle.*

**Underground Injection Control (UIC) System**. As defined by DEQ: A well, improved sinkhole, sewage drain hole, subsurface fluid distribution system or other system or groundwater point source used for the subsurface emplacement or discharge of fluids.

**Under Marquee Sign.** S*ee Signs.*

**Undevelopable area.** An area that cannot be used practicably for a habitable structure because of: