SECTION 4.1300
GRESHAM BUTTE PLAN DISTRICT

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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 permitted uses of Table 4.0120 under LDR-5 apply.

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.