**Special Use Review Standards**

# 8.0103 - General Standards

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0103(1) - Proposed Use and Operations |  |  |
| 8.0103(2) - Traffic Generation |  |  |
| 8.0103(3) - Location of Parking and Loading |  |  |
| 8.0103(4) - Effects on Off-Site Parking |  |  |
| 8.0103(5) - Street Access Points |  |  |
| 8.0103(6) - Hours of Operation |  |  |
| 8.0103(7) - Crime Prevention Measures |  |  |
| 8.0103(8) - Noxious Odors |  |  |
| 8.0103(9) - Lighting |  |  |
| 8.0103(10) - Effects on Air and Water Quality |  |  |
| 8.0103(11) - Environmental Effects that may Disturb Neighboring Property Owners |  |  |
| 8.0103(12) - Building Location, Characteristics and Activities |  |  |
| 8.0103(13) - Screening or Landscaping |  |  |
| 8.0103(14) - Other Resources |  |  |

# 8.0113 - Bed and Breakfast Facilities

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0113(A) - Single-Family Detached Dwelling Characteristics |  |  |
| 8.0113(B) - Applicant Primary Residence |  |  |
| 8.0113(C) - Maximum of Four Sleeping Rooms |  |  |
| 8.0113(D) - Minimum On-Site Parking and Single-Family Detached Dwelling Parking Standards (One Space Per Room and Single-Family Parking) |  |  |
| 8.0113(E) – Permissible Sign |  |  |
| 8.0113(F) – Maximum Duration of Guest's Stay |  |  |
| 8.0113(G) - Conformance to Applicable Building, Specialty, Fire and Other Codes |  |  |
| 8.0113(H) - City Business License, City Transient Lodging Tax and Applicable Licenses and Permits Required by the State of Oregon |  |  |
| 8.0113(I) - Permit Expiration with Lapse of Use |  |  |
| 8.0113(J) - Violations |  |  |

# 8.0114 - Elderly Housing

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0114(A)(1) - Station Center District Location |  |  |
| 8.0114(A)(2) - Downtown Plan District Location |  |  |
| 8.0114(A)(3) - Rockwood Town Center District Location |  |  |
| 8.0114(A)(4) - Civic Neighborhood Plan District Location |  |  |
| 8.0114(A)(5) – Townhouse Residential – Springwater District Location |  |  |
| 8.0114(A)(6) - Transit Street or Transit Route Frontage (See Section A5.500) |  |  |
| 8.0114(A)(7) - Transit Facility and Street Access within 1,000 Feet |  |  |
| 8.0114(B) - Minimum Land Use District Density and Maximum Living Units Per Acre of 62 Units/Acre |  |  |

# 8.0115 - Civic Uses

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0115(A) - Street Access to Minor Arterial Classification or Greater |  |  |

# 8.0116 - Community Services

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0116(A) - Cemetery FAR and Setback Exemptions |  |  |
| 8.0116(B) – GBSV Prohibition |  |  |

# 8.0117 - Parks, Open Spaces and Trails

Limited to Public Neighborhood Parks, Public Urban Plazas and Public Trails and Associated Trail Access Points

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0117(A) - Open Spaces Special Use Review Exemption |  |  |
| 8.0117(B) - Parks, Open Spaces and Trails FAR and Maximum Setback Exemptions |  |  |
| **Paths, Trails, Access Points and Trailheads** | | |
| 8.0117(C)(1) - Narrative and Plans Concerning Trails Master Plan Consistency |  |  |
| 8.0117(C)(2) - Surface Parking Lot and Alternative Landscaping Plan |  |  |
| 8.0117(C)(3)(a) - Section 9.0100 Exemption: Proposed Trail More Than 30 Feet from an Abutting Property Line |  |  |
| 8.0117(C)(3)(b) - Section 9.0100 Exemption: Abutting Property is an Open Space Parcel |  |  |
| 8.0117(C)(3)(c) - Section 9.0100 Exemption: Proposed Trial Abuts a Street Right-of-Way |  |  |
| 8.0117(C)(4) - Alternative Buffering and Screening Plan |  |  |
| 8.0117(C)(5) - Articles 4 and 7 Site Design Criteria and Standards Exemption |  |  |

# 8.0118 - Religious Institutions

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0118(A) - Principal Place of Assembly Seating No More Than 300 Persons |  |  |
| 8.0118(B) - Direct Access to Minor Arterial Street Classification or Greater |  |  |
| 8.0118(C) - Special Use Review Exemption |  |  |

# 8.0119 – Schools

Including elementary and middle schools.

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0119(A) - Portable Classrooms FAR, Maximum Setback and Special Use Review Exemption |  |  |
| 8.0119(B) – GBSV Prohibition |  |  |

# 8.0120 - Heliports

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0120(A) - Helicopter Landing Facilities FAR and Maximum Setback Exemption |  |  |
| 8.0120(B)(1) - Acoustical and Mitigation Plan Report: Approach/Departure Flight Paths Best Management Practices |  |  |
| 8.0120(B)(2) - Acoustical and Mitigation Plan Report: Approach/Departure Path Slopes |  |  |
| 8.0120(B)(3) - Acoustical and Mitigation Plan Report: Approach/Departure Air Speeds |  |  |
| 8.0120(B)(4) - Acoustical and Mitigation Plan Report: Preferred Times of Use |  |  |
| 8.0120(B)(5) - Acoustical and Mitigation Plan Report: Nearby Existing Natural Flight Corridors |  |  |
| 8.0120(B)(6) - Acoustical and Mitigation Plan Report: Other Relevant Factors |  |  |
| 8.0120(C) - Copy of Oregon Department of Transportation Aeronautics Section Application |  |  |
| 8.0120(D) - Minor or Emergency Repairs and Routine Maintenance |  |  |
| 8.0120(E) - Storage and Repair in Enclosed Buildings |  |  |
| 8.0120(F) - Take-Off, Landing and Parking Areas Surface |  |  |
| 8.0120(G) - Setbacks |  |  |
| 8.0120(H) – Landscape Buffer and Screening |  |  |
| 8.0120(I) - Copy of Oregon Department of Transportation Aeronautics Section Heliport Application Approval |  |  |

# 8.0121 - Major Basic Utilities

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0121(A) - FAR and Maximum Setback Exemption |  |  |
| 8.0121(B) - Electrical Generating Facilities |  |  |
| 8.0121(C) - Sewage Treatment Plant Location Restriction |  |  |
| 8.0121(D) – GBSV Prohibitions |  |  |
| 8.0121(C) – GBSV Restrictions for Replacement of Existing Water Storage Facilities |  |  |

# 8.0122 - Wireless Communication Facilities

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0122(A) – Co-Location Prerogative and New WCF Tower Placement Restriction |  |  |
| 8.0122(B) - Districtwide Location Restriction |  |  |
| 8.0122(C) - Minimum Setback from Residential Development and Allowance for Co-Location Antenna Facilities |  |  |
| 8.0122(D) - FAR and Maximum Setback Exemption |  |  |
| 8.0122(E)(1) – Subject to requirements and Limitations of 47 U.S.C. 332(c)(7) and FCC Rules |  |  |
| 8.0122(E)(2) – Subject to requirements and limitations of 47 U.S.C. 1455(a) and FCC Rules |  |  |
| 8.0122(E)(3) – Resolution of Conflicts or Inconsistencies Between City and Federal Law |  |  |
| 8.0122(F) – Governing Standards in the GBSV District. |  |  |

# 8.0123 - Solar Energy Systems

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0123(A) - Renewable Energy System Building Location Restrictions and Compliance with Section 5.0321 |  |  |
| 8.0123(B) - Protection of Historic Materials and Architectural Features |  |  |
| 8.0123(C)(1) - Visual Impact: Extent to Which the System is Visible from the Impacted Location |  |  |
| 8.0123(C)(2) - Visual Impact: Type, Number, Height and Proximity of Existing Structures |  |  |
| 8.0123(C)(3) - Visual Impact: Amount of Vegetated Screening |  |  |
| 8.0123(C)(4) - Visual Impact: Distance of the Proposed System from the Impacted Location |  |  |
| 8.0123(C)(5) - Visual Impact: Available Reasonable Alternatives that would Allow the Facility to Function Efficiently at an Alternate Location |  |  |

# 8.0124 - Wind Energy Systems

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0124(A) - Renewable Energy System Building Location Restrictions and Compliance with Section 5.0321 |  |  |
| 8.0124(B) - Protection of Historic Materials and Architectural Features |  |  |
| 8.0124(C) - Landscape Screening Type and Location for Fenced Facilities |  |  |
| 8.0124(D) - Equipment: Neutral Color or Muted Tones |  |  |
| 8.0124(E)(1) - Visual Impact: Extent to Which the System is Visible from the Impacted Location |  |  |
| 8.0124(E)(2) - Visual Impact: Type, Number, Height and Proximity of Existing Structures |  |  |
| 8.0124(E)(3) - Visual Impact: Amount of Vegetated Screening |  |  |
| 8.0124(E)(4) - Visual Impact: Distance of the Proposed System from the Impacted Location |  |  |
| 8.0124(E)(5) - Visual Impact: Available Reasonable Alternatives that would Allow the Facility to Function Efficiently at an Alternate Location |  |  |

# 8.0125 - Biomass Energy Systems

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0125(A) - Minimum Setback: 300 Feet: Any Residential Dwelling 1,000 Feet: Residentially Designated District or Hospital |  |  |
| 8.0125(B) - Identification of Specific Location, Type and Number of Trips of All Anticipated Vehicular Traffic |  |  |
| 8.0125(C) - Prevention of Unauthorized Access |  |  |
| 8.0125(D) - Screening of Outdoor Storage of Biomass Materials |  |  |
| 8.0125(E) - Type E Buffer Per Table 9.0111(A) or Alternate Plan Per Section 9.0100. |  |  |
| 8.0125(F)(1) - Visual Impact: Extent to Which the System is Visible from the Impacted Location |  |  |
| 8.0125(F)(2) - Visual Impact: Type, Number, Height and Proximity of Existing Structures |  |  |
| 8.0125(F)(3) - Visual Impact: Amount of Vegetated Screening |  |  |
| 8.0125(F)(4) - Visual Impact: Distance of the Proposed System from the Impacted Location |  |  |
| 8.0125(F)(5) - Visual Impact: Available Reasonable Alternatives that would Allow the Facility to Function Efficiently at an Alternate Location |  |  |

# 8.0126 - Geothermal Energy Systems

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0126(A)(1) - Visual Impact: Extent to Which the System is Visible from the Impacted Location |  |  |
| 8.0126(A)(2) - Visual Impact: Type, Number, Height and Proximity of Existing Structures |  |  |
| 8.0126(A)(3) - Visual Impact: Amount of Vegetated Screening |  |  |
| 8.0126(A)(4) - Visual Impact: Distance of the Proposed System from the Impacted Location |  |  |
| 8.0126(A)(5) - Visual Impact: Available Reasonable Alternatives that would Allow the Facility to Function Efficiently at an Alternate Location |  |  |

# 8.0143 - Criteria

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0143(A) - Address Standards in: - Section 8.0103 - Section 8.0144 - Section 8.0151 - Applicable Land Uses  District |  |  |
| 8.0143(B) - Narrative Concerning Compatibility with Surrounding Area |  |  |

# 8.0144 - Major Event Entertainment

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0144(A) - Direct Access to Major or Standard Arterial Street Classification or Greater |  |  |
| 8.0144(B) - Decision Authority |  |  |

# 8.0145 - Waste Management

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0145(A) - Location Restriction |  |  |
| 8.0145(B) - Direct Access to Major or Standard Arterial Street Classification or Greater |  |  |

# 8.0146 - Medical Uses

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0146(A) - Direct Access to Arterial Street Classification or Greater |  |  |
| 8.0146(B) - Decision Authority |  |  |

# 8.0147 - Parks, Open Spaces and Trails

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0147(A) - FAR and Maximum Setback Exemptions |  |  |
| 8.0147(B) - Direct Access to Minor Arterial Street Classification or Greater for Golf Courses |  |  |

# 8.0148 - Religious Institutions

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0148(A) - Applicability when Accommodating Greater Than 300 Individuals |  |  |
| 8.0148(B) - Direct Access to Minor Arterial Street Classification or Greater |  |  |

# 8.0149 - Schools

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0149(A) - FAR, Maximum Building Height and Setback Exemption for Portable Classrooms |  |  |
| 8.0149(B) - Direct Access to Minor Arterial Street Classification or Greater for High Schools |  |  |
| 8.0149(C) - Decision Authority |  |  |

# 8.0150 - Major Basic Utilities

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0150(A) - Location Restriction for Electrical Generating Facilities |  |  |

# 8.0151 – Wireless Communication Facilities in the GBSV District

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0151(A) – Decision Authority |  |  |
| 8.0151(B) – Study by Expert in WCF Engineering Firm |  |  |
| 8.0151(B)(1) – Demonstration of Necessity |  |  |
| 8.0151(B)(2) – Alternatives Analysis |  |  |
| 8.0151(C) – WCF Shall Not Be Visible from Beyond GBSV District |  |  |
| 8.0151(C)(1) – Visual Impact Study: Site Plan and Elevations |  |  |
| 8.0151(C)(2) – Visual Impact Study Photo Simulation or 3D Rendering |  |  |
| 8.0151(C)(3) – Replacement of Existing Vegetation Screen |  |  |
| 8.0151(D) – Subject to requirements and Limitations of 47 U.S.C. 332(c)(7) and FCC Rules |  |  |
| 8.0151(E) – Subject to requirements and limitations of 47 U.S.C. 1455(a) and FCC Rules |  |  |
| 8.0151(F) – Resolution of Conflicts or Inconsistencies Between City and Federal Law |  |  |

# 8.0160 - Modifications of a Special Use

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 8.0160(A) - Design Review A Threshold: Less Than 2,000 Square Feet |  |  |
| **Type III Procedure Required** | | |
| 8.0160(B)(1) - Use Originally Subject to Type III Review |  |  |
| 8.0160(B)(2) - Exceeds Floor Area Thresholds for Non-Industrial Uses |  |  |
| 8.0160(B)(3) - Exceeds Outdoor Area Thresholds for Non-Industrial Uses |  |  |
| 8.0160(B)(4) - Exceeds Floor Area Thresholds for Industrial Uses |  |  |