

## Appendix A Future Land Use Implications

### SPECIAL PURPOSE DISTRICTS

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These are overlay district designations shown on the Special Purpose District Map. Uses permitted in areas with these designations are generally as permitted in the districts, which are shown on the Community Development Plan Map, subject to special development standards. All of the special purpose districts are related directly to development constraints or to the presence of significant natural resource or open space values. Development proposals within these special purpose districts must include data for determining the actual portions of a development site which are within one of the districts and therefore subject to special development standards.

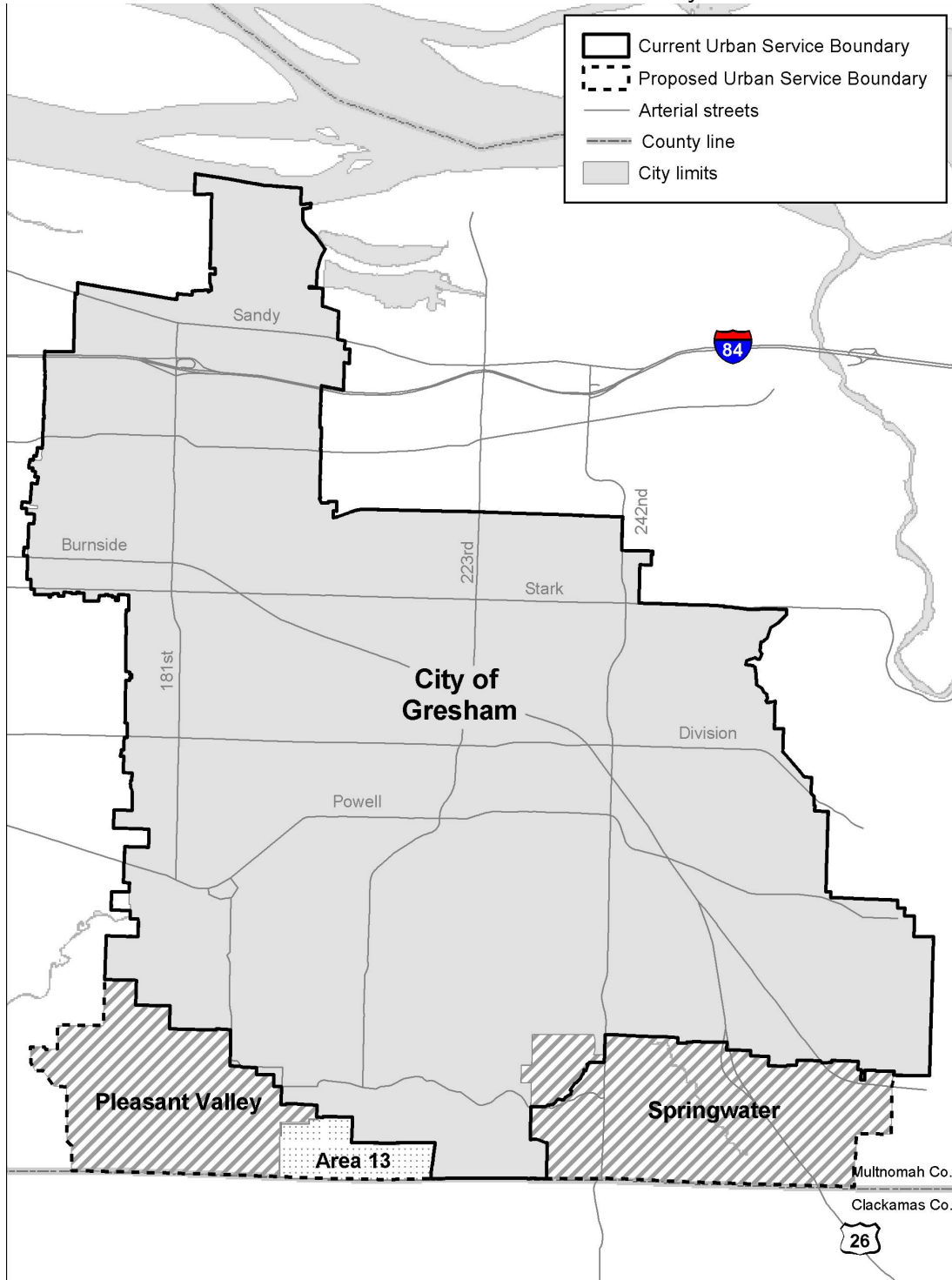
- a. **Floodplain Physical Constraint District** - Development within the 100-year flood plain, as determined by the Federal Emergency Management Agency (FEMA) is restricted where documented natural resource or open space values are also present. In other flood plain areas, development may be permitted subject to design standards intended to minimize potential flood damage, and based on findings that the capacity of the flood plain would not be adversely affected. In low density residential districts, a density transfer credit of two dwelling units for each acre within the flood plain is available.
- b. **Hillside and Geologic Risk Overlay** - This special purpose district is found entirely south of Stark Street and requires geotechnical review of sites for safety and limits overall ground disturbance during development.
- c. **Hillside and Geologic Risk Overlay Highly Sloped Subarea** - This subarea of the Hillside and Geologic Risk Overlay covers areas of 35% slope or greater. Property which is entirely within this district may be improved to the extent of one dwelling unit for each existing lot of record.
- d. **Natural Resource Overlay** - This district encompasses sites of high natural resource value along streams, riparian areas, wetlands and publicly owned upland habitat. A density transfer credit is available for residential sites within this district.
- e. **Open Space District** - This district encompasses sites identified as having significance for open space characteristics, as identified in the Inventory of Natural Resources and Open Spaces. Public and private open space areas with this special purpose designation include parks, schools, golf courses, and greenways. Development within this district is limited to community service developments serving a public need and various recreational uses. A density transfer credit is available for low density and moderate density residential sites lying partially within this district.

**Historic Landmark District** - This special purpose district designation is applied to historic landmark sites which have been identified in the inventory of Historic and Cultural Landmarks. It also applies to property lying north of Interstate 84, where discovery of archaeological resources during development

is likely. Some landmarks with this designation require prior review and approval of proposed exterior alterations, and all landmark structures are subject to standards which could delay issuance of demolition permits

# Appendix B Urban Services Boundary Map

Gresham – Urban Services Boundary



(Amended by Ordinance 1605 passed 5/3/05; effective 6/2/05)

Table 1, Appendix B – Gresham Land Use District Designation Upon Annexation

Tax Lot	Acres	Location	Existing Use	Year Added to Urban Services Boundary	County Zoning	Gresham Land Use District
1N2E36AA 1000	0.64	162 <sup>nd</sup>	Single-Family Residence	1983	LR-10 <sup>1</sup>	LDR
1N2E36AA 1200	0.41	162 <sup>nd</sup>	Single-Family Residence	1983	LR-10 <sup>1</sup>	LDR
1N2E36AA 1300	0.64	162 <sup>nd</sup>	Single-Family Residence	1983	LR-10 <sup>1</sup>	LDR
1N2E36AA 90000	0.6	162 <sup>nd</sup>	Condominium	1983	LR-4 <sup>2</sup>	MDR-12
1N2E36AD 1800	2.29	162 <sup>nd</sup>	Multi-family Residential	1983	MR-4 <sup>2</sup>	MDR-12
1N2E36DA 2200	1.01	Burnside	Multi-family Residential	1983	THR <sup>3</sup>	SC
1S3E18A 1500	10.58	174 <sup>th</sup>	Vacant	1998 (Approved Minor Boundary Adjustment)	LM <sup>4</sup>	LI
1S3E22A 300 <sup>6</sup>	20	SE Hogan	Single-Family Residence	1983	UF-20 <sup>5</sup>	LDR, HPCD
1S3E22A 400 <sup>6</sup>	17.22	Near SE Hogan	Vacant	1983	UF-20 <sup>5</sup>	LDR, HPCD
1S3E22A 500 <sup>6</sup>	20	SE Hogan	Single-Family Residence	1983	UF-20 <sup>5</sup>	LDR, HPCD
1S3E22A 600 <sup>6</sup>	19.99	SE Hogan	Single-Family Residence	1983	UF-20 <sup>5</sup>	LDR, HPCD
1S3E22A 700 <sup>6, 7</sup>	33.39	SE Hogan	Single-Family Residence	1983	UF-20 <sup>5</sup>	LDR, HPCD
1S3E22B 101 <sup>6</sup>	5.6	Near SE Hogan	Vacant	1983	UF-20 <sup>5</sup>	LDR, HPCD, WQRA

Table Note: The Gresham land use district applied to a parcel added to the Urban Services Boundary by the Minor Adjustments to the Gresham Urban Services Area Map Boundaries (12.002) process shall be determined as follows:

- A parcel with an urban Multnomah County zoning designation will sue the Gresham designation that: 1) generally allows the same primary uses and 2) at similar densities. Creating non-conforming situations for use and density shall be avoided.
- For a parcel with a Multnomah County rural or future urban designation, the Gresham Low Density Residential (LDR) designation shall be applied.
- The Hillside Physical Constraint District (HPCD) provisions of the Gresham Development Code shall be applied to any portions of an annexed parcel with Multnomah County slope designations.
- The Gresham Water Quality Resource Area (WQRA) provisions shall be applied to any portions of the parcel with Title 3 and/or West of Sandy River Plan designations.

<sup>1</sup> allows single-family 10,000 square foot minimum lot, duplex 12,000 square foot minimum lot

<sup>2</sup> allows multi-family 7.9 to 10.2 dwelling units per acre

<sup>3</sup> allows transit multi-family 20-55 dwelling units per acre

<sup>4</sup> allows light industrial, warehouse in close proximity to residential

<sup>6</sup> slopes over 25%

<sup>5</sup> allows single family minimum 20 acre lot, future urbanization

<sup>7</sup> Title 3 Water Resource, West of Sandy River Plan

## Appendix C Community Development Plan Map

The **Community Development Plan Map** is reproduced as a separate document. The Plan Map identifies the land use designations (or zoning) assigned to all property within the City of Gresham.

## Appendix D Community Development Special Purpose District Maps

The Community Development Special Purpose District Maps are reproduced as separate documents. Special Purpose Maps identify:

Land which lies within the

- Floodplain Overlay District\*;
- HGRO;
- Open Space Districts
- Historical and Cultural Landmark sites;
- NRO

Specific regulations apply to land or sites that have a Special Purpose District Map designation.

(Amended by Ordinance 1570 passed 5/20/03; effective 6/19/03)

(Amended by Ordinance 1664 passed 12/16/08; effective 1/15/09)

(Amended by Ordinance 1677 passed 8/18/09; effective 9/17/09)

## Appendix E Pleasant Valley Plan District Plan Map

The **Pleasant Valley Plan District Plan Map** is attached as Appendix E.

## Appendix F Pleasant Valley Plan District Future Governance Map

The **Pleasant Valley Plan District Future Governance Map** is attached as Appendix F.



## Appendix G Springwater Plan District Plan Map

The **Springwater Plan District Plan Map** is attached as Appendix G.

## Appendix H Springwater – 100 Year Floodplain Map

The **Springwater – 100 Year Floodplain Map** is attached as Appendix H.

# Appendix I Springwater – Slopes Over 15% Map