Commentary is for information only.
Proposed new language is double-underlined;
Proposed deleted language is ~~stricken~~.

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ORDINANCE NO. XX

AMENDMENTS TO VOULME 2, POLICIES AND VOLUME 3, DEVELOPMENT CODE OF THE GRESHAM COMMUNITY DEVELOPMENT PLAN, REGARDING PHASE ONE OF THE DEVELOPMENT CODE AND PROCESS UPDATES (DCPU) PROJECT

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 2, Policies, Section 10.316 City of Gresham's Historic Resources is amended as follows:

Proposed Text Amendment	*Commentary*
*** **BACKGROUND AND DISCUSSION** *** **Gresham's Historic Landmark District** *** **Figure 1** **HISTORIC AND CULTURAL LANDMARKS LIST** **Class 1 Landmarks** *** ~~2415 SE Ambleside Ambleside House 90 Residential~~ ***	*Table update to reflect 2018 demolition of Ambleside House per application MIS 17-26000117.*

Section 2. Volume 3, Development Code, Article 3 Definitions, Section 3.0103 General Terms and Definitions is amended as follows:

Proposed Text Amendment	*Commentary*
3.0103 General Terms and Definitions *** **Building, Contiguous.** A contiguous building for purposes of ~~the Commercial Design Standards~~ commercial, industrial, or institutional development in the Corridor Design District is a single building or combination of buildings planned as a single development, regardless of structural independence, development phase or final lot lines, which have a continuous and/or common wall plane. Referred to herein as Building within ~~**Section 7.0600**~~ **Section 7.0100**. ***	*Clarifying language added. Reference updated per deletion of Section 7.0600 and addition of commercial development guidelines and standards in new Section 7.0100.*

Dwelling Unit. ~~One or more rooms designed for residential occupancy by one family and having only one cooking facility. A single-family house and an apartment unit are each considered to be a dwelling unit as per this definition.~~ A building, or any portion thereof, providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. *** **Historic and Cultural Landmark.** ***	*Updated to match the Gresham Revised Code (GRC).*
• **Class 1 Historic and Cultural Landmarks**. These are the most significant historic resources (site, building, structure, district or object) found on the Historic and Cultural Landmarks List and include all resources that are also listed on the National Register of Historic Places. The exteriors of Class 1 Landmark buildings have been relatively unaltered since the time they were built and closely resemble their historic appearance. ***	*National Register resources can no longer be required to be locally listed. Update clarifies National Register resources might not also be locally listed.*
Gresham Public Works Standards. The Gresham Public Works Standard Details, Construction Specifications, and Design Standards. Also referred to as the Public Works Standards. ***	*Clarifying language added.*
Hazardous Tree (or Hazard Tree). A tree that is a dead, dying tree, or an unstable live tree (due to disease, structural defects or other factors) that is within striking distance of a target, such as people or property; or has been diagnosed with a lethal pathogen recognized by a Consulting Arborist to present significant contagion risk to adjacent trees. A Hazard Tree has the potential to cause property damage, personal injury or fatality in the event of a failure. ***	*Clarifying language added.*
Visible. As used in Sections 4.1151B.5.D.1, 4.1151.B.6.D.9, 7.0002.D.8, 7.0003, ~~7.0003.E.5,~~ 7.0103.B.4.S3, 7.0103.B.4.S5.c, 7.0103.B.4.S6, 7.0103.B.4.S9, ~~7.0503.B.4.D.11, 7.0503.B.5.D.7.a~~ 7.0503(B)(3)(S14), 7.0503(B)(5)(S11), ~~7.0603.B.1.D.2,~~ and 11.0102.D.6, a structure is visible if its ground floor façade can be seen when viewed from 6 feet above grade, at a 90 degree angle from, and within 250 feet of the abutting property line of a public place. ***	*Updated references in the definition for the term "Visible".*

Section 3. Volume 3, Development Code, Article 3 Definitions, 3.0150 Tree Related Terms and Definitions is amended as follows:

Proposed Text Amendment	*Commentary*
3.0150 Tree Related Terms and Definitions	

The following definitions apply to Tree-related applications, including but not limited to Section 9.1000, Tree Regulations. • Clear Cutting. Any tree removal which leaves fewer than an average of 1 tree per 1,000 square feet of lot area, well-distributed throughout the entirety of the site. This definition does not apply to sites that have fewer than an average of 1 tree per 1,000 square feet of lot area at the time development is proposed, except for sites from which the current owner or the proposed developer or his or her representative has removed Regulated Trees in excess of the number that may be removed without a development permit under Section 9.1013~~24(D)~~ of the Development Code. ***	*Reference updated per reorganization of Section 9.1000*

Section 4. Volume 3, Development Code, Article 4 Land Use districts and Plan Districts, Section 4.0100 Residential Land Use Districts is amended as follows:

Proposed Text Amendment	***Commentary***
*** ~~**Table 4.0130: Development Requirements For Residential Land Use Districts**~~ ***	*Table 4.0130 is repealed in its entirety and replaced with Attachment 1. Draft Table 4.0130: Development Requirements For Residential Land Use Districts.* *Table updated to include table heading rows on each page.*
4.0132 Additional Standards for the LDR-5, LDR-7, TR and TLDR Districts *** **E.** Land Divisions with Left-Over Parcels See Section 6.0014. ~~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~~	*New Section 6.0014 combines existing Section 4.0132(E) language with language codifying the April 6, 2018 Policy allowing the division of land to accommodate left over parcels in annexed areas of Pleasant Valley and Springwater.*

~~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**.~~ ***	
4.0135 Single Family and Duplex Construction on a Lot *** **C.** Except as provided by Section 5.0300~~28~~, 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.	*Reference updated per reorganization of Section 5.0300*

Section 5. Volume 3, Development Code, Article 4 Land Use districts and Plan Districts, Section 4.0200 Commercial Land Use Districts is amended as follows:

*** ~~**Table 4.0230**~~ ***	*Table 4.0230 is repealed in its entirety and replaced with Attachment 2. Draft Table 4.0230 Commercial Land Use District Standards.* *Table format updated with new rows for clarity and ease of use.*

Section 6. Volume 3, Development Code, Article 4 Land Use districts and Plan Districts, Section 4.0400 Corridor Districts is amended as follows:

Proposed Text Amendment	***Commentary***
*** **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-today needs of residents in	

nearby housing developments and neighborhoods. Design standards in ~~**Section 7.0600**~~ **Section 7.0100** 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 major and/or standard 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**~~ **Section 7.0100** 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. *** **Table 4.0420: Permitted Uses in the Corridor Land Use Districts** *** **Table 4.0420 Notes** *** [9] The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 20,000 square feet. For mixed use buildings, the residential and commercial components shall comply with the standards of **Section ~~7.0103(B)(1)(d)(2)~~ 7.0103(B)(1)(S4).** *** **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~~ **Section 7.0100** Corridor Design District 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** *** **Table 4.0430 Notes:** 1 Minimum setbacks for single-family attached dwellings are:	*Reference updated per deletion of Section 7.0600 and addition of commercial development guidelines and standards in new Section 7.0100.* *Reference updated per deletion of Section 7.0600 and addition of commercial development guidelines and standards in new Section 7.0100.* *Updated code section reference for Table Note 9.* *Reference updated per deletion of Section 7.0600 and addition of commercial development guidelines and standards in new Section 7.0100.*

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***	
(d) Additional setbacks = see **Table 7.0201(~~M~~L)(3)(a).**	*Corrected reference.*
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)~~ Section 7.0103(A)(5)(S1) and (S2).	*Reference updated to new Corridor Design District, Section 7.0100.*
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)~~ Section 7.0103(A)(5)(S1) and (S2).	*Reference updated to new Corridor Design District, Section 7.0100.*
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)~~ Section 7.0103(A)(5)(S1) and (S2).	*Reference updated to new Corridor Design District, Section 7.0100.*
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)~~ Section 7.0103(A)(5)(S1) and (S2).	*Reference updated to new Corridor Design District, Section 7.0100.*
***	
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 six stories for buildings with exclusively commercial and/or institutional uses and four stories in height for buildings that include other uses. 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(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	*Reference updated to reorganized Section 7.0500 Rockwood Design District Design Guidelines and Standards.*
16 Within the Rockwood Design District: a. Triangle Area. See Section 7.0503(A)(2) Building Frontage and Placement ~~7.0503(A)(3)(C) and Section 7.0503(A)(3)(D) Building Placement and Frontage~~ for minimum and maximum front building setbacks.	*References updated to reorganized Section 7.0500 Rockwood Design District*

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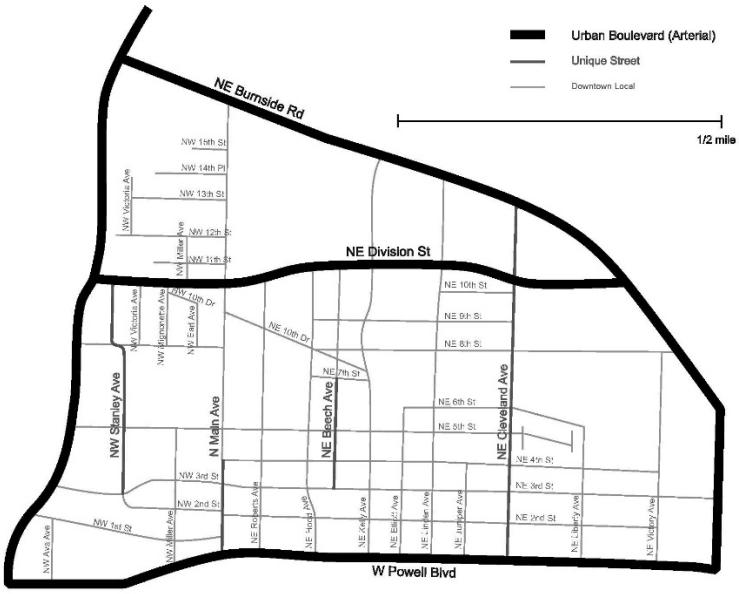
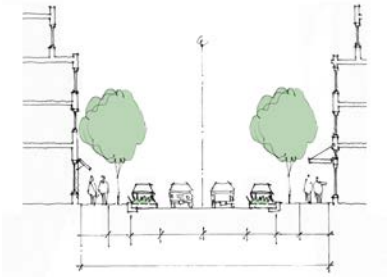
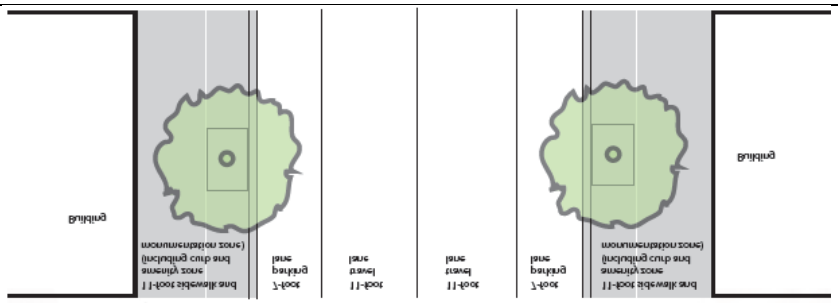
b. Outside Triangle Area. See Section 7.0503(A)(2) Building Frontage and Placement ~~7.0503(A)(3)(C) and Section 7.0503(A)(3)(D) Building Placement and Frontage~~ for minimum and maximum front building setbacks. *** **4.0433 Setbacks** *** B. ***	*Design Guidelines and Standards.*
2. For commercial developments in Corridor Mixed-Use (CMU), Community Commercial (CC), and Moderate Commercial (MC), see ~~**Section 7.0600**~~ **Section 7.0100**. *** **4.0434 Building Height** Maximum building heights are specified in **Table 4.0430**. Any required building story must contain a habitable floor.	*Reference updated to new Corridor Design District, Section 7.0100.*
A. In addition to conforming with the Ground Floor Windows requirement of **Section 7.0210**, for any new commercial or mixed-use building of more than one story, at least twenty percent 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**~~ Corridor Design District Design Standards of **Section 7.0100** 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. *** **4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts**	*Reference updated per deletion of Section 7.0600 and addition of commercial development guidelines and standards in new Section 7.0100.*
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 7.0103** applies to commercial development in the Corridor Design District. **Section 7.0202** applies to new commercial and mixed-use (commercial) development requiring design review approval that is not in the Corridor Design District. **Section 7.0203** applies to new industrial development requiring design review approval. ~~**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	*Reference updated per deletion of Section 7.0600 and addition of commercial development guidelines and standards in new Section 7.0100.*

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. ***	

<u>Section 7</u>. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1100 Downtown Plan District Design Manual is amended as follows:

Proposed Text Amendment	***Commentary***
4.1101 Purpose *** **B. How to Use the Code** *** **6. Compliance with other Code sections includes but is not limited to:** *** **e. Appendix 6.000 – Signage** *** 3. Dwelling Structures with Two or More Units, Elderly Housing and Mixed-Use: See applicable signage Guidelines and Standards in <u>Corridor Design District</u> **Section 7.0101- 7.0103** for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review. *** **7. Downtown developments are exempt from the following standards, unless otherwise specified within Section 4.1100:** **a. Section 7.0100** ~~Multi-Family Design Guidelines and Standards~~ <u>Corridor Design District Guidelines and Standards</u>; and ***	*Clarified reference to Corridor Design District. Section references remain unchanged.* *Reference updated to new Corridor Design District, Section 7.0100.*
4.1120 Table Notes The following describe limitations on use categories marked as limited <u>or special use review</u> in Table 4.1120. ***	*Clarifies table notes also apply to uses designated as special use review.*
*** **Map 4.1140: Downtown Street Types**	

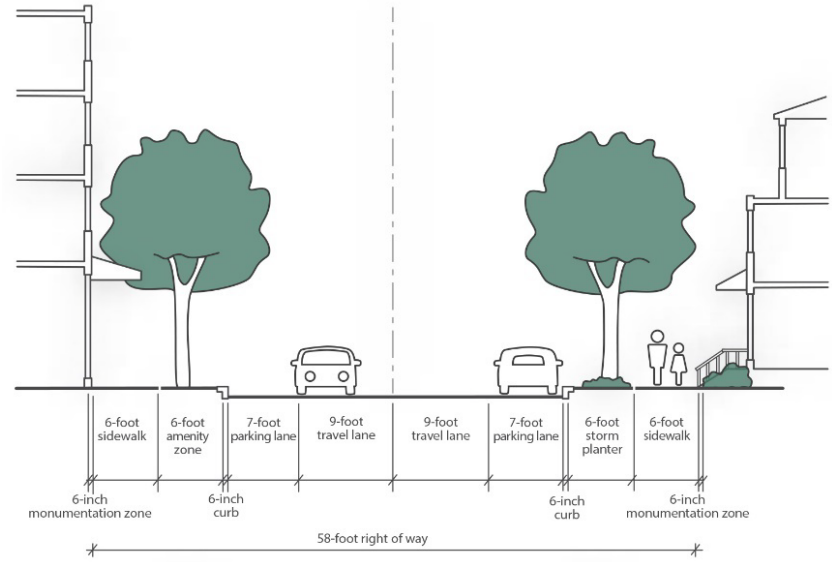
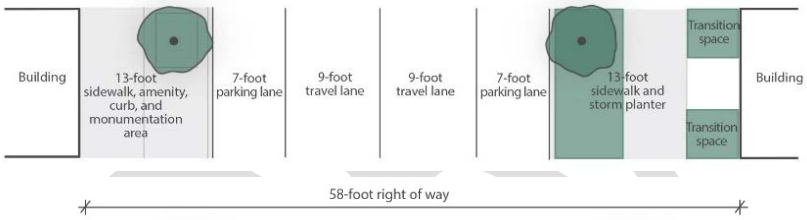
 Map 4.1140 Note: Any unclassified or future street bounded by Burnside, Hogan, Powell, and Eastman, shall be classified as Downtown Local streets. Any unclassified street outside of that boundary shall be classified and dimensioned per the Transportation System Plan and shall meet the frontage, setback, and street type guidelines and standards of the Downtown Local street type. ***	*Update map to clarify south end of Stanley unique street type is at 3rd St.* *Language added to address unclassified streets per previous code versions.*
4.1143 Downtown Street Type Standards *** **A. Urban Boulevard (Arterial)** *** 7. Development along Powell Boulevard may be required to provide on-street parking. When on-street parking is required, the amenity zone and/or sidewalk widths ~~will~~ may be reduced, as determined by the Manager, to ensure the 96-foot standard right-of-way width is not exceeded. *** **B. Downtown Local** ***  **Figure: ~~Urban Commercial~~ Downtown Local cross-section**	*Edit for language consistency.* *Typo correction.*

 **Figure: ~~Urban Commercial~~ <u>Downtown Local</u> plan view** ***	*Typo correction.*
4.1151 Downtown Design Guidelines and Standards *** **A. Site Design** **1. Integrated Site Planning** *** **D. Standards:** **All Development and Single-Family Attached** 1. In each development, the minimum percentage of site frontage that must be occupied by a building shall be: *** b. ~~Urban~~<u>Downtown Local</u>: 75 percent, except for Multi-Family Residential and Single-Family Attached *** <u>Unlisted/undesignated street types: Follow the standards for Downtown Local</u>	*Typo correction.* *Language added to address unclassified streets per previous code versions.*

<u>Section 8</u>. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1200 Civic Neighborhood Plan District Design Manual is amended as follows:

Proposed Text Amendment	*Commentary*
4.1201 Purpose *** **B. How to Use the Code** *** **7. Civic Neighborhood developments are exempt from the following standards unless otherwise specified within Section 4.1200:** a. **Section 7.0100** ~~Multi-Family Design Guidelines and Standards~~ <u>Corridor Design District Guidelines and Standards</u>; *** ~~f. **Section 7.0600** Commercial Design Guidelines and Standards;~~ ~~g.~~ <u>f.</u> **Section 9.0100** – Buffering and Screening Requirements: Except where a proposed development abuts a lot that is outside the Civic Neighborhood Plan	*Reference updated to new Corridor Design District, Section 7.0100.* *Reference to Section 7.0600 Commercial Design Guidelines and Standards is*

District, new development in the Civic Neighborhood Plan District is exempt from the provisions of Section 9.0100; and ~~h.~~ g. **Section 9.0200** – Clear Vision Area: Except for developments with frontage on an Urban Boulevard street type, new development in the Civic Neighborhood Plan District shall be exempt from Section 9.0200 – Clear Vision Area. ***	*deleted; other sub-sections are renumbered accordingly.*
*** **4.1240 Civic Neighborhood Streets** *** **Map 4.1243: Civic Neighborhood Streets and Future Streets** Map 4.1243 Note: Any unclassified or future street bounded by Burnside, Eastman, Division and Wallula, shall be classified as Civic Neighborhood Local streets. Any unclassified street outside of that boundary shall be classified and dimensioned per the Transportation System Plan and shall meet the frontage, setback, and street type of the Urban Boulevard or Civic Neighborhood Local, whichever is more similar. ***	*Update map format for legibility and clarify trails/paths.* *Clarifying language added.*

E. Civic Neighborhood Local *** **Diagram E.1: Civic Neighborhood Local Street Type Cross Section**  	*Update cross-section travel lanes from 11 ft. to 9 ft. and sidewalk amenity zones from 11 ft. to 13 ft. for greater pedestrian orientation.*
Diagram E.2: Civic Neighborhood Local Street Type Plan View Diagram  ***	*Update plan view travel lanes from 11 ft. to 9 ft. and sidewalk amenity zones from 11 ft. to 13 ft. for greater pedestrian orientation.*

<u>Section 9</u>. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1400 Pleasant Valley Plan District is amended as follows:

Proposed Text Amendment	***Commentary***
*** **4.1475 Neighborhood Design Guidelines** *** B. ~~Lots with less than 50 feet of frontage shall receive access from a rear alley, parking court, an access that is shared with an adjoining property, or other similar access technique approved by the City.~~ <u>Street designs shall support street trees, rain gardens, and on-street parking by minimizing the width of driveway curb cuts, using alternate access strategies such as alleys or parking courts, or other technique approved by the City.</u> ***	*Codification of September 5, 2019 Development Code Policy; removes shared driveway requirement for single family homes and clarifies the intent of the neighborhood design guideline.*

Section 10. Volume 3, Development Code, Article 4 Land Use Districts and Plan Districts, Section 4.1500 Springwater Plan District is amended as follows:

Proposed Text Amendment	*Commentary*
*** **4.1507 Permitted Uses in the Springwater District –Residential** *** **Notes** 1 See **Section 4.1512(C).** 2 See **Section ~~4.1510~~ 4.1410**. ***	*Corrected reference*

Section 11. Volume 3, Development Code, Article 5 Overlay Districts, Section 5.0300 Historic and Cultural Landmarks Overlay District is amended as follows:

Proposed Text Amendment	*Commentary*
~~Section 5.0300 Historic and Cultural Landmarks Overlay District~~	*Section 5.0300 is repealed in its entirety and replaced with Attachment 3. Draft Section 5.0300 Historic and Cultural Landmarks Overlay District. Updates required by OAR 660-023-0200(8)(c) – historic amendments for national register properties.* *Code section reorganized for content clarity and ease of use.*

Section 12. Volume 3, Development Code, Article 5 Overlay Districts, Section 5.0400 Habitat Conservation Area (HCA) Overlay District is amended as follows:

Proposed Text Amendment	*Commentary*
*** **5.0411 Specific Development Standards** *** **A.** Application Requirements. *** **4.** The following additional information shall be provided about the HCA: *** **c.** Provide the tree removal/protection data requirements of Sections 9.1021, 9.1031 and 9.1032. ~~9.1022, 9.1024, 9.1026, 9.1032, 9.1034 and 9.1036.~~ ***	*Reference updated per reorganization of Section 9.1000*

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Section 13. Volume 3, Development Code, Article 6 Land Divisions, Section 6.0000 Introductory Provisions is amended as follows:

Proposed Text Amendment	*Commentary*
*** **Left Over Parcels** **6.0014 Land Division with Leftover Parcels** **A. Applicability.** This provision applies within the LDR-7, LDR-5, TLDR, TR, LDR-PV, MDR-PV, and LDR-SW sub-districts), or on lots where there is an existing single-family home which will be on the left-over parcel in the HDR-PV, TC-PV, MUE-PV, EC-PV, and THR-SW sub-districts. **B. Conditions.** An application for a land division may have a maximum of two "leftover" parcels, or portions of the property which are capable of further development and which are not included as part of a phased subdivision if the following conditions are met: 1. In the HDR-PV, TC-PV, MUE-PV, EC-PV, and THR-SW sub-districts, the parent parcel has an existing habitable home on it built on or before April 6, 2018. 2. The leftover parcel(s) must be capable of further development. 3. The land division will not preclude ultimate buildout of the parent parcel per an adopted or submitted and approved Master Plan, as applicable. 4. The area of up to two leftover 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. 5. As required per **Section 10.0120(C)** and **Section 10.0203(G)(2)**, when a land division places the primary residence on a separate parcel than an accessory structure or an accessory dwelling, the accessory structure or dwelling must be: a. Removed upon transfer of ownership of either parcel; or b. An accessory dwelling be converted to a conforming primary dwelling as part of the land division application. **C. Development of Leftover Parcels.** Parcels created under this provision may not be developed until: 1. Lots are created pursuant to Article 6 - Land Divisions and to the Master Plan, where applicable. Lots shall be consistent with the standards of the applicable underlying sub-district(s) and other applicable provisions of the Community Development Code; or	*New language codifies April 6, 2018 Policy allowing the division of land to accommodate left over parcels capable of future development in annexed areas of Pleasant Valley and Springwater. Update combines policy language with existing Section 4.0132(E).*

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2. The development is approved through the Special Use Review process found in Section 8.0100. **D. Submittal Requirements.** The following must be provided with submittal for the land division: 1. Payment-in-lieu of required future improvements along the existing street frontage(s) of the leftover parcel(s). 2. In the LDR-PV, MDR-PV, HDR-PV, TC-PV, MUE-PV, and EC-PV sub-districts, dedication of all perimeter right(s)-of-way of the created leftover parcel(s). Dedications shall be in compliance with the Master Plan, where applicable. 3. A deed restriction requiring removal of any applicable accessory structure or accessory dwelling pursuant to **Section 6.0014(B)(5)** above upon transfer of ownership of either parcel. 4. A site plan shall be provided showing the minimum density build-out of the leftover parcel(s). In applicable Pleasant Valley and Springwater sub-districts the site plan shall be per the approved, or submitted and approved, Master Plan. Site plans shall include the following: a. For single-family detached developments: i. A conceptual plot plan. ii. Access and street layout, as applicable. iii. Plan requirements of other applicable provisions of the Community Development Code. b. For all other uses, including but not limited to single-family attached, commercial, mixed-use, and Special Use Reviews: i. A conceptual plot plan. ii. Future uses. iii. Building footprints. iv. Parking areas. v. Access and street layout (as applicable). vi. Plan requirements of other applicable provisions of the Community Development Code. ***	

Section 14. Volume 3, Development Code, Article 6 Land Divisions, Section 6.0300 Planned Developments is amended as follows:

Proposed Text Amendment	***Commentary***
*** **6.0326 Street Trees** Street trees shall be provided for all streets within a PD following the standards of Section~~s~~ 9.10~~23~~44 ~~and 9.1033~~ of the Community Development Code. ***	*Reference updated per reorganization of Section 9.1000*

Section 15. Volume 3, Development Code, Article 7 Design Review, Section 7.0000 Purpose and Authority is amended as follows:

Proposed Text Amendment	***Commentary***
*** **7.0002 General** *** **D. Uses exempt from Design Review include:** *** 7. Renewable energy systems except that the following standards discussing mechanical equipment placement and screening apply: *** l. ~~7.0103(B)(2)(C)(2) and (7)~~ 7.0103(B)(4)(G1) and (S1) m. ~~7.0103(B)(2)(D)(2) and (7)~~ 7.0103(B)(4)(G3) and (S3) n. ~~7.0103(B)(4)(C)(3)~~ 7.0103(B)(4)(G4) and (S4)(c) o. ~~7.0103(B)(4)(D)(3)(d)~~ 7.0103(B)(4)(G10) and (S10) *** r. ~~7.0503(B)(2)(C)(1) and (2)~~ 7.0503(B)(4)(G1) and (G2) s. ~~7.0503(B)(2)(D)(1) and (2)~~ 7.0503(B)(4)(S1) and (S2) ~~t. 7.0503(C)(1)(C)(1) and (4)~~ ~~u. 7.0503(C)(1)(D)(1) and (4)(b)~~ t. 7.0503(A)(6)(G2) and 7.0503(A)(6)(S2) u. 7.0503(B)(4)(G3) and 7.0503(B)(4)(S3)(b) ~~v. 7.0503(B)(2)(C)~~ ~~w. 7.0503(B)(2)(D)~~ v. 7.0503(B)(1) w. 7.0503(B)(6) ~~x. 7.0603(B)(5)(C)(1)~~ ~~y. 7.0603(B)(5)(D)(1)~~ ~~z. 7.0603(C)(1)(C)(3) and 7.0603(C)(1)(D)(3)~~ ***	*References updated to new Corridor Design District, Section 7.0100.* *References updated to reorganized Section 7.0500 Rockwood Design District Design Guidelines and Standards.* *References to Section 7.0600 Commercial Design Guidelines and Standards are deleted; references updated in subsections 7.0002(D)(l)-(o).*
~~**Section 7.0003 Design Review Categories**~~ ***	*Section 7.0003 is repealed in its entirety and replaced with Attachment 4. Draft Section 7.0003 Design Review Categories.* *Update reformats Table 7.0003, clarifies and simplifies existing policies, and corrects omissions from previous code updates.*

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Section 16. Volume 3, Development Code, Article 7 Design Review, Section 7.0100 Multifamily Design Guidelines and Standards is amended as follows:

Proposed Text Amendment	*Commentary*
~~**Section 7.0100 Multifamily Design Guidelines and Standards**~~ ***	*Section 7.0100 is repealed in its entirety and replaced with Attachment 5. Draft Section 7.0100 Corridor Design District Design Guidelines and Standards.* *Update combines existing Section 7.0100 Multifamily Design Guidelines and Standards and Section 7.0600 Corridor Design District Design Guidelines and Standards to simplify reviews.*

Section 17. Volume 3, Development Code, Article 7 Design Review, Section 7.0200 Standards and Criteria is amended as follows:

Proposed Text Amendment	*Commentary*
Section 7.0200 Design Review Standards And Criteria ***	*Clarifies section contents in section title*
7.0201 Single-Family Attached Dwelling Units *** **D.** Landscaping Standards: Areas to be Landscaped as defined in **Section 3.0103**: *** **5.** The development is designed in such a manner that as many trees as possible can be preserved. Preserved trees and shrubs shall be protected during construction per Section 9.1031. *** **H.** Crime Prevention *** **4.** Where parking spaces are numbered and assigned to specific dwelling units, numbers on parking spaces should not correspond to the numbers of the units to which the spaces are assigned. *** **L.** Other standards for Single Family Attached Dwellings *** **3.** Setback, Separation and Height Standards for single family attached dwellings ***	*Edited to make more clear and objective.* *Clarification per best Crime Prevention Through Environmental Design (CPTED) practices.*

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d. Where the front, rear or side of a dwelling unit(s) faces the rear or side of an existing structure on adjoining property, provide ~~adequate setback so that there is~~ at least 20 feet of separation between the adjoining building structures. This separation distance may include required setbacks and is not intended to be in addition to required setbacks (such as with buffer calculations) except where setback distance is added in to obtain the 20 feet separation. Screening (which may consist of fencing and/or hedge plantings) shall be provided along the property line with the adjoining structure(s).	*Edited to make more clear and objective.*
e. Referring to (d) above, if the structure on the adjacent property has an adjacent setback of 5 feet or less, the proposed dwelling unit(s) must provide a rear setback of at least 15 feet plus screening along the common property line ~~so as to provide as close to the required 20 feet separation as is capable~~.	*Edited to make more clear and objective.*
***	
5. Shared Open Space Standards for Complexes	
***	
e. Required open space area landscaping shall include lawn, groundcover, shrubs and trees. At time of planting, ~~N~~non-lawn groundcovers shall be a minimum of 4 inch pots spaced 2 feet on center. Shrubs shall be a minimum one gallon size at the time of planting. Trees shall be at least 1.5 inch caliper minimum size at the time of planting. Mulch materials are only permitted as a filler until living plant materials mature and spread.	*Clarification of standard.*
***	
g. Children's play areas shall be provided for developments of 20 or more units following the dimensional, equipment and perimeter standards of Section ~~7.0103.A.4.3.a-d~~ 7.0103(A)(5)(S6)(a)-(e), except if the development is for elderly housing. Elderly housing complexes are not required to provide children's play areas but are required to provide required open space area if 20 units or more in complex size.	*Reference updated to new Corridor Design District, Section 7.0100.*
***	
7. Landscaping	
***	
h. In addition to street trees as required by **Section 9.10~~23~~44**, landscape/site trees shall be required at the rate of one tree per 2,000 square feet of gross site area. Existing landscape/site trees that are preserved may count at a 1 to 1 ratio for purposes of meeting site tree requirements.	*Reference updated per reorganization of Section 9.1000.*

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i. New landscape/site trees must be capable of growing to a height of at least 25 feet. However, when accompanied by an arborist's report outlining where such larger sized trees are not appropriate, ornamental, dwarf, and other smaller species may be permitted in those locations ~~where larger sized trees are not appropriate~~.	*Edits for clarity.*
***	
iv. ~~As much as possible, n~~ New site trees shall be distributed throughout the project rather than clumping them in one location.	*Edited to make more clear and objective.*

Section 18. Volume 3, Development Code, Article 7 Design Review, Section 7.0300 Innovative Housing Demonstration Projects is amended as follows:

Proposed Text Amendment	***Commentary***
***	
7.0303 Review of Projects	
***	
F. Applicants may propose additional modifications to the development standards required in the following sections of the Development Code upon demonstration that such modifications satisfy the principles and guidelines in Section 7.0310: 1. Article 4 – Land Use Districts and Plan Districts 2. Section 6.0000 – Land Divisions, Introductory Provisions 3. Section 7.0100 - ~~Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) Criteria~~ Corridor Design District Guidelines and Standards and Section 7.0200 – Design Review, Standards and Criteria.	*Reference to Two or More Units, Elderly Housing and Mixed-Use Developments (Residential) Criteria updated to Corridor Design District Guidelines and Standards.*
***	

Section 19. Volume 3, Development Code, Article 7 Design Review, Section 7.0500 Rockwood Design District Design Guidelines and Standards is amended as follows:

Proposed Text Amendment	***Commentary***
~~**7.0501 Rockwood Design District Design Guidelines and Standards**~~ ***	*Section 7.0500 is repealed in its entirety and replaced with Attachment 6. Draft Section 7.0500 Rockwood Design District Design Guidelines and Standards. Section reorganized and reformatted for ease of use and references updated (no changes to the existing standards proposed).*

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Section 20. Volume 3, Development Code, Article 7 Design Review, Section 7.0600 Corridor Design District Design Guidelines and Standards is amended as follows:

Proposed Text Amendment	*Commentary*
~~**7.0600 Corridor Design District Design Guidelines and Standards**~~ ***	*Section 7.0600 is repealed in its entirety and replaced with Attachment 6. Draft Section 7.0100 Corridor Design District Design Guidelines and Standards. Update combines existing Section 7.0100 Multifamily Design Guidelines and Standards and Section 7.0600 Corridor Design District Design Guidelines and Standards to simplify reviews.*

Section 21. Volume 3, Development Code, Article 8 Special Uses, Section 8.0100 Special Use Review is amended as follows:

Proposed Text Amendment	*Commentary*
*** **8.0123 Solar Energy Systems** In addition to the standards in Section 8.0103, the following apply to solar energy systems where they are allowed through the Type II Special Use Review procedure: **A.** Renewable energy systems shall not be located on prominent building façade sections or on any facades or roof visible from the street of any listed landmark in Table 5.0324~~30~~ Historic and Cultural Landmarks List, and shall comply with Section 5.0330~~21~~. **B.** Historic materials and architectural features shall not be removed or damaged with the installation of renewable energy systems per Section 5.0330~~21 and Section 5.0323~~.	*References updated per reorganization of Section 5.0300*
*** **8.0124 Wind Energy Systems** In addition to the standards in Section 8.0103, the following apply to wind energy systems where they are allowed through the Type II Special Use Review procedure: A. Renewable energy systems shall not be located on prominent building façade sections or on any facades or roof visible from the street of any listed landmark in Table 5.0324~~30~~ Historic and Cultural Landmarks List, and shall comply with Section 5.0330~~21~~.	*References updated per reorganization of Section 5.0300*

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B. Historic materials and architectural features shall not be removed or damaged with the installation of renewable energy systems per Section 5.0330~~21 and Section 5.0323~~. ***	*References updated per reorganization of Section 5.0300*

Section 22. Volume 3, Development Code, Article 8 Special Uses, Section 8.0200 Existing And Nonconforming Uses and Development is amended as follows:

Proposed Text Amendment	*Commentary*
8.0202 Design Review Standards *** **C.** The street tree planting requirements in Section~~s~~ 9.1044 ~~9.1023 and 9.1033~~. ***	*References updated per reorganization of Section 9.1000*

Section 23. Volume 3, Development Code, Article 9 Common Requirements, Section 9.0100 Buffering And Screening Requirements is amended as follows:

Proposed Text Amendment	*Commentary*
*** **9.0110 Buffering and Screening Requirements** *** G. When the following situations exist, the buffering and screening may be reduced or eliminated, or alternative means of providing the desired screening may be instituted. 1. Existing buffering and screening: If the subject parcel or abutting use has provided buffering and screening in compliance with this section, the buffering and screening elements already provided (such as trees, fences or walls in good condition, and plant material) may count toward required buffering and screening requirements. For existing trees: a. Existing healthy trees of at least 2.5 inches in diameter breast height that meet the standards of Section 9.0110(E)(1) for eventual height and crown at maturity may count toward the trees required in Table 9.0110(B). They shall be protected during construction following the standards in Section~~s~~ 9.1031~~22 and 9.1032~~. Existing trees to be counted toward this requirement must be confirmed by a Certified Arborist to be healthy trees. ***	*References updated per reorganization of 9.1000*

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Section 24. Volume 3, Development Code, Article 9 Common Requirements, Section 9.0800 Parking is amended as follows:

Proposed Text Amendment	*Commentary*
***	
9.0822 Surface Parking Lot Design	
A. All parking areas shall meet the following minimum design standards. By definition, parking for detached, duplex, or single-family attached dwellings are exempt from these requirements.	
1. Surfacing and Striping. ~~Areas used for parking and maneuvering of vehicles shall be paved with a minimum of 2-inch asphalt, concrete, or equivalent surface. Pervious pavements may be utilized to help meet stormwater management requirements.~~ All parking areas shall be appropriately striped, marked and signed.	
a. Areas used for parking and maneuvering of vehicles shall be paved with a minimum of 2-inch asphalt, concrete, or equivalent surface. Pervious pavements may be utilized to help meet stormwater management requirements; or	*Update codifies January 23, 2019 policy to allow small-scaled gravel parking lots in the Downtown and Rockwood Town Center districts with the conversion of a single family home to a commercial use.*
b. Compacted gravel or pervious pavers may be permitted if the site is located in the Downtown Plan Districts or Rockwood Town Center district and meets the following requirements:	
i. The primary use of an existing single-family detached structure is being converted from residential to commercial;	
ii. There is no physical change proposed to the primary building that requires a Type II or Type III Land Use Permit;	
iii. The parking lot will have no more than five (5) spaces;	
iv. All ADA requirements are met per the ADA provisions, including walkway connections to the primary entrance of the commercial use;	
v. The parking lot location meets the requirements of **Section 9.0822(A)(6)** and **Section 4.1151(A)(1)(D)(8-10) or 7.0503(A)(3)(D)(2) and 7.0503(A)(6)(D)(1)&(4)**; and	
vi. Parking lot landscaping meets the requirements of **Section 9.0823(C)(2-4).**	
***	

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9.0823 Landscaping of Parking Lots *** **B.** General Provisions **1.** Efforts shall be made to keep existing non-hazardous and non-invasive trees and shrubs on the site unless the applicant can demonstrate there is a health or non-health reason for removal as listed in Section 9.1032(E)(6) ~~9.1034(D)(6) and (7)~~.	*References updated per reorganization of Section 9.1000*

Section 25. Volume 3, Development Code, Article 9 Common Requirements, Section 9.0900 Projections is amended as follows:

Proposed Text Amendment	*Commentary*
9.0901 Projections Into Required Yards And Above The Maximum Building Height **A.** Projections into Required Yards. The following objects and structures may project into the required yard: *** **4.** Eaves may project 1 foot over a public side yard utility easement if there is a vertical clearance of at least 15 ft. and there is no violation of the Building Code. ***	*Changes to address conflicts with DES truck access and maneuvering.*

Section 26. Volume 3, Development Code, Article 9 Common Requirements, Section 9.1000 Tree Regulations is amended as follows:

Proposed Text Amendment	*Commentary*
~~Section 9.1000 Tree Regulations~~	*Section 9.1000 is repealed in its entirety and replaced with Attachment 7. Draft Section 9.1000: Tree Regulations. Section reorganized for ease of use and design modification policy for tree protection restored.*

Section 27. Volume 3, Development Code, Article 10 Supplementary Development Regulations, Section 10.0100 Accessory Dwellings is amended as follows:

Proposed Text Amendment	*Commentary*
~~Section 10.0100 Accessory Dwellings~~	*Section 10.0100 is repealed in its entirety and replaced with Attachment 8. Draft Section 10.0100 Accessory Dwellings.*

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	Section reorganized for ease of use and parking requirement deleted due to conflicts with State law (As of January 1, 2020 House Bill 2001 prohibits requiring parking spaces for ADUs).

<u>Section 28</u>. Volume 3, Development Code, Article 10 Supplementary Development Regulations, Section 10.1400 Temporary, Intermittent and Interim Uses is amended as follows:

Proposed Text Amendment	***Commentary***
***	

Table 10.1420: Where Uses are Permitted

	Low-density residential districts [1]	Multi-family districts [2]	Commercial and mixed-use districts [3]	Industrial districts (GI, HI, RTI-SW, IND-SW)	Sites of approved institutional uses [4]
Temporary Uses:					
***					
Temporary Commercial, Institutional or Industrial Building	L [9]	L [9]	P	P	P
***					

Reference to Table Note 9 added on Limited uses.

Table 10.1420 Notes:

***

<u>9 Temporary buildings for commercial kitchens are permitted only where a facility has been approved through a Special Use Review and the main kitchen facility(ies) is/are being renovated.</u>

New table note codifies July 30, 2019 Policy allowing Residential Care and Elderly Housing Facilities to have a temporary kitchen to accommodate kitchen remodels.

<u>Section 29</u>. Volume 3, Development Code, Article 11 Gresham Procedural Code, Section 11.0200 Initiation and Classification of Applications is amended as follows:

Proposed Text Amendment	***Commentary***
*** **11.0203 Classification of Applications by Procedure** *** **B.** Determination of Proper Procedure Type and Concurrent Reviews *** **3.** The applicant may determine whether the application will be processed collectively or individually, ~~with the exception of single family attached dwellings which require a combined (concurrent)~~	*Update codifies May 17, 2019 Policy removing*

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~~review consisting of design review and land division and~~ with the exception of a new or revised Future Street Plan, done concurrently with a Design Review Type E, which shall be done as a Type II. ***	*concurrent review requirement in order to allow flexibility for residential development.*
Table 11.0204 Land Use Applications and Review Authorities ***	*Updates are noted in Attachment 9. Draft Updates to Table 11.0204 Land Use Applications and Review Authorities.* *New table note added to Design Review - C to clarify in which cases a preapplication meeting is required.* *Procedures for Historic Resources updated to reflect new review processes per updated Section 5.0300 and OAR 660-023-0200(8)(c).*

<u>Section 30</u>. Volume 3, Development Code, Article 11 Gresham Procedural Code, Section 11.0800 Neighborhood Meeting is amended as follows:

SECTION 11.0800 NEIGHBORHOOD MEETING *** **11.0803 Procedures and Evidence of Compliance** *** B. Meeting Location and Time. Neighborhood meetings shall be held at a location in reasonable proximity to the subject site. The meeting shall be held at a location open to the public ~~or at a public facility~~ that is ADA accessible. The neighborhood meeting may be combined with a regularly scheduled meeting of the recognized neighborhood association in which the project is located, if feasible. An 8½ x 11" sign shall be posted at the entry of the building before the meeting. The sign will announce the meeting, state the meeting is open to the public and that interested persons are invited to attend. The starting time for meeting shall be limited to weekday evenings between the hours of 6 pm and 8 pm or Saturdays between the hours of 10 am and 4 pm. Neighborhood meetings shall not be held on national holidays. If no one arrives within 30 minutes of the scheduled starting time for the neighborhood meeting, the applicant may leave. *** F. Meeting Notes. The applicant shall take notes of the discussion at the neighborhood meeting, including a summary of issues raised.	*Development Code changes recommended based on work sessions with the Planning Commission and the Coalition of Gresham Neighborhood Associations.*

Notes will indicate ~~how many people attended~~ the names and contact information of those attending the meeting. Within seven (7) calendar days of the neighborhood meeting and before submitting an application to the City, the applicant shall send a copy of the meeting notes by certified mail to the President and Land Use Chair of the recognized neighborhood association in which the project is to be located. The neighborhood association may also prepare and submit notes of the neighborhood meeting. The purpose of the notes is to demonstrate that the meeting occurred. *** G. Evidence of Compliance. *** 8. At the discretion of the Neighborhood Association in which the proposed development is located, submittal items (G)(3) and (G)(7) (certified mailing receipts) may be substituted with email documentation from the Neighborhood Association that sufficient notice was provided to the Neighborhood Association. ***	

Section 31. Volume 3, Development Code, Appendix 5 Public Facilities is amended as follows:

Proposed Text Amendment	***Commentary***
*** A5.000 General *** A5.003 Guarantee of Completion *** B. The Manager may allow reduction of the guarantee amount as portions of the public improvements are satisfactorily constructed and inspected. 10%~~Ten percent~~ of the cost of those portions constructed shall be retained as the guarantee amount is reduced. Upon acceptance for ownership and operation, the guarantee shall be released or returned unless required to satisfy the warranty guarantee requirement in Section A5.004. *** A5.006 Subdivisions and Land Partitions *** D. Subject to the following conditions, building permits for model homes may be approved prior to the release of subsequent permits in accordance with A5.006(E) & (F): 1. One model home is permitted for a land division with a total of 20 or fewer lots in all phases. For a subdivision with a total of more than 20 lots in all phases, the maximum	*Edits for text consistency*

number of model homes permitted for each phase shall be 10% ~~percent~~ of the total number of lots in that phase, rounded down to the nearest whole number. *** E. The Manager may approve issuance of up to 50% ~~percent~~ of the building permits after the public improvements are completed as described below: 1. Sewer, water and stormwater facilities, except for planting requirements, are complete and operational, constructed to City standards and ready for acceptance ("Final" inspection corrections completed). 2. Streets are curbed and at least one lift (2-inch minimum section) of asphalt is installed. Streetlight installations shall be completed and ready for energizing. ~~3. As-built drawings of the sewer and water systems are submitted and accepted.~~ 3~~4~~. All site grading is completed and approved in accordance with the ~~City of Gresham~~ Public Works Standards, the City of Gresham Community Development Code and the Gresham Revised Code. ***	*Edits for text consistency* *Edits for text consistency* *As-builts required at close of public facility improvement projects only.* *Edits for text consistency*
A5.300 - Water Facilities A5.301 General Provisions *** **D.** Connections to public water systems shall be made in accordance with Chapter 5 of the ~~City of~~ Gresham Revised Code. **E.** Water distribution systems shall be in conformance with the ~~City of Gresham~~ Public Works Standards. ***	*Missing word replaced* *Edits for text consistency*
A5.400 Streets *** A5.402 General Design Requirements *** D. For Residential Subdivisions and for Attached Dwellings on a Single Lot The primary local street shall be the local queuing street. The local transitional street shall be used only when consistent with **Section A5.501~~(F)(2)~~(B)** or when exceptions are allowed to the maximum 400-foot block length due to topographic or physical constraints, existing development patterns, or as approved through an adopted master plan. ***	*Corrected reference.*

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Alleys are encouraged pursuant to **Section A5.501~~(G)~~(H)(6)**. ***	*Corrected reference.*
A5.500 Transportation System Description and Function A5.501 Streets *** ~~**G.** Public Access Road~~ ~~The access road is a limited purpose classification to address the access needs and requirements within the City's park and recreation facilities, including but not limited to parks, open space, natural areas, and trails. This standard would be applied when the full standard public street design is not necessary due to the limited nature of the access needed to or through park or open space areas. The circumstances of the surrounding land use shall be considered when applying this special function classification.~~ ~~The intent of this special function is to minimize the impact and intrusion on the natural systems that exist while providing a minimum level of access for emergency services, maintenance and user needs.~~ ~~1. Limits: The park road standard is principally intended to provide emergency service or park user access to an area that does not possess neighborhood circulation requirements. The road may provide public access to a terminal trailhead, allow ingress and egress for maintenance and operation purposes or to be used for emergency services purposes.~~ ~~The road may be designed with removable traffic control bollards at the entrances to the open space, dependent upon use patterns, to prevent unwanted vehicular traffic.~~ ~~2. Vehicle control devices may be installed to deter vehicular intrusion into the park, open space and natural areas. These include but are not limited to bollards, berms, or 6 inches extruded curb, and should be compatible with the surrounding environment and resistant to vandalism.~~ ~~3. Parking: Parking shall be permitted only in designed and designated turnouts and parking areas.~~ ~~4. Signage: Signs shall be designed to be compatible with natural character of the site.~~ F~~H~~. Other Classifications *** **6.** Alleys	*Moved to A5.500(H)(7) Other Classifications.*

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a. Alleys, with a 21-foot-wide right-of-way and 20-foot-wide pavement width, are allowed in residential developments and can provide efficient lot use, support front yard pedestrian orientation and landscape spaces and reduced lot coverage by driveways. Alleys serve as a common driveway, for access, utilities, and deliveries. Alleys may be provided in commercial and industrial developments with approval by the Manager.	*Two-way travel is needed on alleys to allow garbage service.*
~~**b.** Alleys shall be dedicated to the City and shall meet the same design criteria as other public streets. The exception to those criteria may be centerline radius and design speed. Generally, alleys shall be designed for one-way operation.~~	*Two-way travel is needed on alleys to allow garbage service.*
~~c.~~b. Alleys must be constructed continuously from one street to a parallel or intersecting street. All lots must have frontage to a public street. If there are parking restrictions on the public street, additional parking spaces must be provided off ~~of~~ the alley.	
7. Public Access Road The access road is a limited purpose classification to address the access needs and requirements within the City's park and recreation facilities, including but not limited to parks, open space, natural areas, and trails. This standard would be applied when the full standard public street design is not necessary due to the limited nature of the access needed to or through park or open space areas. The circumstances of the surrounding land use shall be considered when applying this special function classification. The intent of this special function is to minimize the impact and intrusion on the natural systems that exist while providing a minimum level of access for emergency services, maintenance and user needs. ~~1.~~ a. Limits: The park road standard is principally intended to provide emergency service or park user access to an area that does not possess neighborhood circulation requirements. The road may provide public access to a terminal trailhead, allow ingress and egress for maintenance and operation purposes or to be used for	*Moved, without modification, from A5.501(G).*

emergency services purposes. The road may be designed with removable traffic control bollards at the entrances to the open space, dependent upon use patterns, to prevent unwanted vehicular traffic. ~~2.~~ b. Vehicle control devices may be installed to deter vehicular intrusion into the park, open space and natural areas. These include but are not limited to bollards, berms, or 6 inches extruded curb, and should be compatible with the surrounding environment and resistant to vandalism. ~~3.~~ c. Parking: Parking shall be permitted only in designed and designated turnouts and parking areas. ~~4.~~ d. Signage: Signs shall be designed to be compatible with natural character of the site.	

Section 32. Volume 3, Development Code, Appendix 6 Sign Regulations and Sign Definitions, Section A6.050 Sign Requirement Exemptions is amended as follows:

Proposed Text Amendment	***Commentary***
Exemptions **A6.050 Sign Requirement Exemptions** The following signs shall not require a Development Permit but shall conform to all other applicable provisions of the Gresham Development Code. *** I. One time clock and/or scoreboard sign shall be permitted at each athletic field. Such signs shall: ~~have a maximum height of 15 feet above grade.~~ a. Have a maximum height of 15 feet above grade in the LDR-5, LDR-7, TLDR, TR, LDR-GB, LDR-PV, VLDR-SW, and LDR-SW land use districts; or b. Have a maximum height of 18 feet above grade in all other districts.	*Codification of March 1, 2019 Development Code Policy: Clarifies scoreboard sign height limitations based on land use district.*

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