

SECTION 5.0600

GRESHAM BUTTE SCENIC VIEW OVERLAY DISTRICT

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General

5.0601 Purpose

The Gresham Butte Scenic View (GBSV) District is an overlay district designed to provide additional regulations that will help protect and enhance the scenic vista provided by the Butte. Contained in this section are special requirements for development within this area that will help to preserve the natural beauty of Gresham Butte. The boundaries of the GBSV Overlay District are shown on **Map 5.0610**.

Due to the impact of certain Special Uses, allowed projections above maximum height, amateur radio antenna structures and the effects of artificial light on Gresham Butte, additional regulations apply.

Development Standards

5.0602 Permitted Uses

The uses permitted and standards applied generally are those of the Low Density Residential-5 District and the Gresham Butte Plan District unless modified by this section. Unless otherwise amended by **Section 5.0603** or **Section 5.0604**:

- A. The permitted uses of **Table 4.0120** under LDR-5 apply for those properties with an underlying LDR-5 District.
- B. The permitted uses, setbacks, density, lot size and site development standards in **Sections 4.1310, 4.1311, Table 4.1311(A)** and **Section 4.1312** apply for those properties designated Gresham Butte Plan District.

5.0603 Restricted Development Types

The following development types are Special Use Reviews under **Section 8.0100** and are restricted in the GBSV District as follows:

- A. The following uses are prohibited:
 - 1. New Cemeteries
 - 2. Elementary Schools
 - 3. Middle Schools
 - 4. Telephone Switching Stations*
 - 5. New Water Storage Facilities
 - 6. Major Stormwater Treatment Facilities
 - 7. Substations

(*This is current code language that may be outdated. A more appropriate term may be Telecommunications Facilities.)

- B. The following Special Use Review is required to be reviewed through the Type III process and is subject to the requirements in **Section 8.0140**:
 - 1. Wireless Communication Facilities
- C. The following Special Use Review is required to be reviewed through the Type II process under **Section 8.0110**:
 - 1. Replacement Water Storage Facilities meeting the underlying district height requirements.
- D. The following Special Use Review is required to be reviewed under the standards outlined in **Section 8.0110** and the Type III Major Variance criteria set forth in **Section 10.1530**.
 - 1. Replacement Water Storage Facilities exceeding the underlying district height requirements. The hearing body is the Planning Commission.

Additional Development Requirements

5.0604 Additional Standards for the GBSV District

The Site Development Requirements of LDR-5 and the Gresham Butte Plan District shall apply unless modified by this section. These additional requirements have been included to help protect the scenic and aesthetic views provided by the Butte.

- A. The following regulations are designed to minimize the effect of tall structures on the scenic resource:
 - 1. All variances to maximum height shall be reviewed under the Type III procedures and under the criteria in **Section 10.1530**.
 - 2. Residential adjustments to height allowed by **Section 10.1521.B.3** are prohibited in the GBSV District.
 - 3. Additional regulations regarding the height of and process required for the placement of Amateur Radio Antennas in the GBSV as found in **Section 10.1011** shall apply.

4. Projections above maximum height as allowed by **Section 9.0901** shall be required to be reviewed under the Type II process and meet the criteria of **Section 10.1510** or demonstrate the need for such projections as part of a Special Use Review as found in **Section 8.0100**.
- B.** The following regulations are designed to help ensure that developments are complementary to the scenic nature of Gresham Butte. These regulations apply to all structures including but not limited to single-family detached homes and accessory structures:
1. All exterior lighting must be directed downward, hooded and shielded by opaque materials. The light bulb shall not be visible from adjacent properties. The use of lower wattage lights is encouraged. Exceptions are:
 - a. Street lighting necessary for safety purposes,
 - b. Lighting required by emergency response agencies,
 - c. Lighting fixtures required by the Federal Communication Commission, the Federal Aviation Administration, the Federal Occupational Safety and Health Administrations or other federal, state, county or municipal agencies,
 - d. Landscape lighting aimed away from adjacent properties that is contained by an overhanging architectural element or evergreen landscaping such that light is not directed to the night sky,
 - e. Residential decorative low wattage lighting used for yards and driveways that do not shine glare, emit illumination or cast a shadow onto adjoining properties,
 - f. Lighting required to illuminate the flag of the United States of America. Such lighting must be shielded and not visible off of the property.
 2. Colors used for all structures are encouraged to be dark earth tones that are present in the landscape at or near the proposed structures. Dark earth tone colors recommended are browns, tans, greens and grays that should be as dark or darker than the surrounding area.
 3. Reflective materials (including, but not limited to mirrored glass, aluminum and smooth metals) are discouraged. The maximum reflectivity of glass is encouraged to be no more than 20%. Painted structures are encouraged to be of an eggshell or flat finish.

Maps

Map 5.0610 Gresham Butte Scenic Overlay District Map

