

**General information**

In general, a Design Review C is a land use review for the modification of an existing developed commercial, industrial, attached residential, or institutional use lot.

A Design Review C is a Type II process, which requires a pre-application conference when building design review is required. If required, a pre-application meeting will be scheduled with City staff to learn about the application process and receive a preliminary review of the proposal's general compliance with code standards.

**Code**

Information about a Design Review C can be found in Section 7.0003(C) of the Gresham Community Development Code.

A Design Review C may include:

**In all Districts:**

*No pre-application required*

- Some changes to a primary use
- Change to public facility requirements
- Changes to buffers (including alternate buffers)
- New driveway access
- Change in landscape requirements
- New parking lots
- Select expansion of existing parking lots
- Some new outdoor areas

**In Design Districts:**

*Pre-application required for changes to building exteriors*

- Exceeds Design Review A thresholds
- Meets all clear and objective standards or no more than 3 discretionary guidelines
- Meets these thresholds:
  - Addition of less than 50 feet of building frontage along a street
  - Exterior facade changes exceeding one story or 160 feet in length
  - New structures or additions with a total of no more than 2,000 square feet of floor area or building footprint

**In Downtown Plan District:**

*Pre-application required*

- Duplexes

**Timeline (3-6 months)**

